

# Solar Energy

Supporting the rural community



# Welcome

Lightsource bp is a trusted solar partner to landowners and local communities. We're focused on writing the next chapter of the solar success story in a fast-changing American energy landscape.

We provide renewable energy directly to local communities by developing large-scale solar farms. We work with landowners to identify and develop optimal solar sites, and we partner with utilities to deliver electricity to their customers. Our projects create both access to clean, affordable energy and a wealth of opportunities for landowners.

Solar can play a vital role supporting farms and other agricultural based businesses by generating a steady income alongside existing land uses. Our team of in-house experts designs a project that works with and compliments the current land use. As the custodians of property leased for up to 40 years, we work hard to ensure our projects integrate into the local community and surrounding landscape.



Kevin Smith, CEO Americas



# Ground mount solar

Our proposition is simple: you allow us to construct a solar farm on your land; we pay rent and assume property maintenance for the full 35-year project lifespan. If you are interested in becoming a partner for one of our solar projects, we will undertake assessments and formalize the partnership by entering into a long-term property lease.

The lease carefully details Lightsource bp's commitments to the landowner, which include scheduled payments and responsibilities for us to uphold as custodian of the land during the lease period. The lease also details the landowner's commitments to Lightsource bp, including an agreement to protect the land's access to solar resource and to enable us to access the property as needed for project construction and servicing.

Our development team will work closely to design a solar array that integrates effectively with current and future land uses, striving to achieve minimal-impact. In certain cases, livestock can continue to graze on site throughout the lifetime of the project. As your partners, we believe it is important to keep you informed about project plans, progress, and schedules, and we strive to be fully accessible for any questions or concerns.

In addition to developing, financing, constructing and operating solar farms for local utilities, we also work with large energy users directly to supply renewable power via Power Purchase Agreements (PPA). This means that a solar project on your land could be powering a local business.

## What are the benefits?

- Long-term, fixed income
- Low-impact, emission-free infrastructure
- New opportunities for landowners
- Support clean energy resources for your local community



## Ground mount solar timeline

Step 1



### Site Assessment

We assess the suitability of your land for a solar installation.



← Collaborate with you to sign option, lease or purchase agreement

Step 2



### Utility interconnection application

We begin the process of arranging the connection to the electric grid.



Step 3



### Permitting Application

We work closely with local authorities to obtain any permits required.



← Permits

Step 4



### Construction & 1st Lease Payment

Lightsource bp constructs the solar farm and enters into the lease paying the first quarter's rent.



← Construction Completed

Step 5



### Operations & Maintenance

Once operational, our in-house asset management and operations & maintenance teams will oversee long-term care for the solar farm.



# Permitting and local approval

Our in-house development team has unparalleled expertise working with local authorities to obtain land use permitting for solar projects. A thorough evaluation and impact assessment is prepared for each site, drawing on local knowledge and specialists. We engage collaboratively with the community to investigate any potential concerns, and projects are designed to meet local authority specifications to ensure successful permitting applications.



## Preparing the application

Once we have completed our initial land assessments, we will start preparing the permitting application. This involves creating a provisional design and conducting technical assessments on-site to support the application. These assessments are carried out by professionals such as biologists, landscape architects and surveyors.



## Community engagement

We implement a community engagement program by consulting with local residents and throughout the permitting process. Where possible, we try to tailor our plans to address any concerns.



## The application

Once the application is submitted to the local authority, we stay in touch with the community throughout the process and actively encourage people to voice their opinions to the decision makers.



## Decision-making

The project permitting process varies greatly by location. Depending on state and local (County, Town, City) requirements, the process typically takes from 3 - 9 months. Decisions on applications are made by the local authority permitting officers. Our development team describes the project to committee members and attends relevant local meetings to ensure progress towards a successful decision.



# Community engagement

Lightsource bp takes great pride in engaging with local communities, not just during the permitting and development, but throughout the lifetime of our projects.

Solar farms are passive and easily accessible, with no emissions or harmful chemicals impacting visitors. Our projects create excellent educational opportunities for local communities. Lightsource bp is eager to engage with local schools and corporations to host visits and share knowledge about solar technology, industry trends and clean energy career opportunities.



## Pollinator habitat preservation

Solar farms can be an ideal habitat for bees and butterflies. They sit largely undisturbed throughout the year and can help foster the growth of wildflowers and vegetation. Wild plants are critical to bee populations, which in turn boost agricultural production, and these ecosystems are shrinking at alarming rates worldwide.

Lightsource bp works closely with communities to understand species native to our solar sites, and across many locations we partner with local beekeepers to install and maintain hives. A thriving bee population boosts surrounding farmland pollination and biodiversity. All proceeds from these solar-powered honey harvests benefit Lightsource Foundation charitable causes.





# Construction

Once permitting is complete, Lightsource bp assigns a project manager to oversee solar farm construction and successful interconnection to the electric grid. Construction takes place over approximately a 12 month period, depending on project size. Upon completion of the build, the solar PV system is tested and commissioned before being connected to the transmission system.

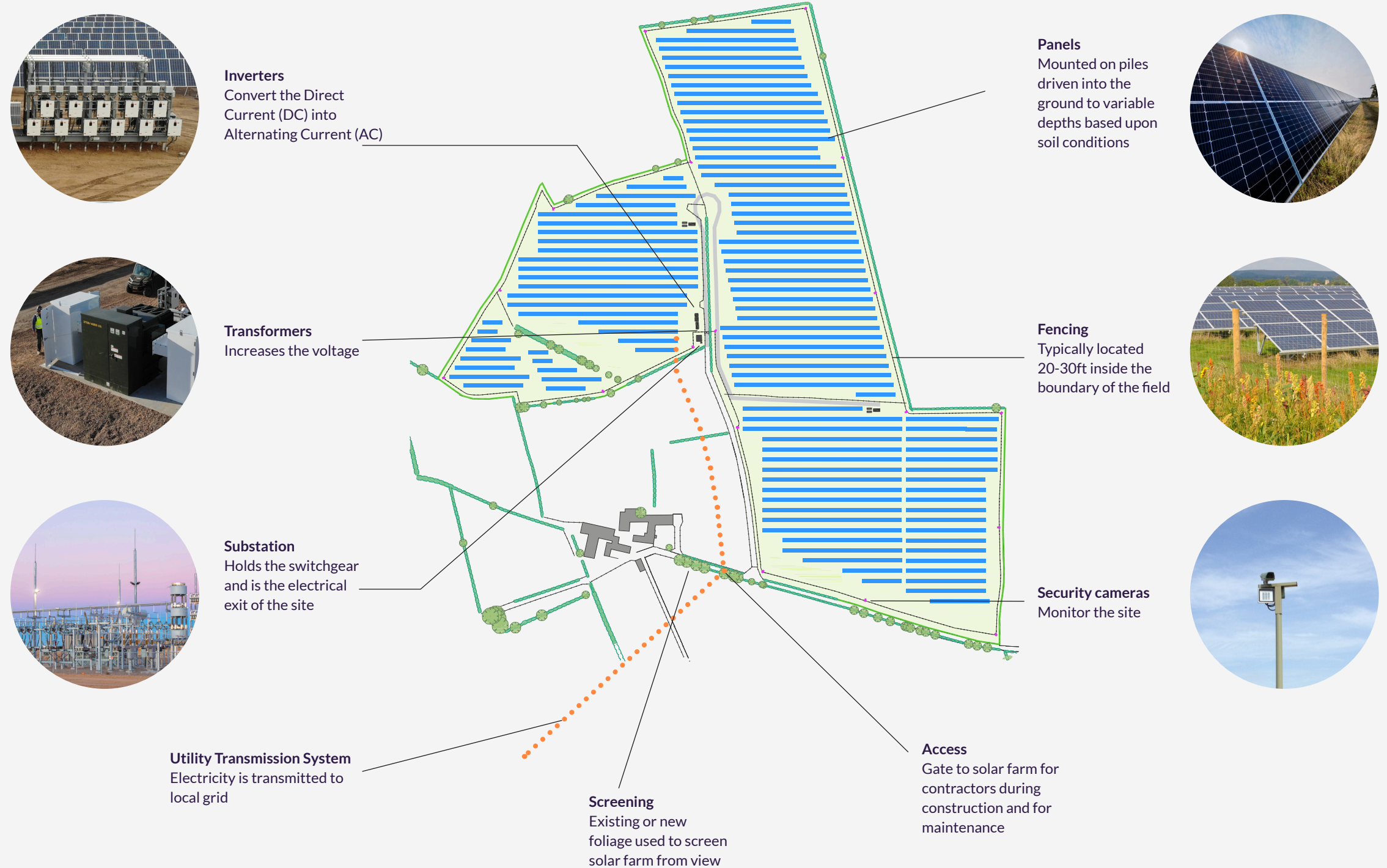
Following stringent best practice guidelines, the construction process is tailored to the land, community and season to ensure the least possible adverse impact. Appropriate equipment and materials are specifically chosen to minimize soil compaction and damage to land drains, and to ensure long-term benefits in productivity. We make regular inspections to ensure that our installers and contractors adhere to our thorough health and safety guidelines.

## Championing local enterprise

Local knowledge is key to understanding the unique characteristics of each project site and region. There are many specialized service providers required to complete a solar project, and where possible Lightsource bp procures from local businesses who bring superior knowledge of the local landscape and regulations. Subcontractors are subject to a thorough pre-qualification process to ensure the highest quality standards.



## Typical features of a solar farm:





# A long-term partnership with Lightsource bp

## Land management

Land management of a solar farm is typically dictated by permitting requirements and production needs. While permitting conditions can vary significantly depending on county and state priorities, Lightsource bp works closely with local agencies to ensure that the land is managed according to applicable requirements.

## A dedicated in-house team

A tailored approach ensures our local teams are able to put in place long-term goals towards improving the standard of landscaping and the land as a whole. This also enables us to build close relationships within the local community and demonstrate that solar power is a compatible technology.

## Lightsource bp guiding principles for land management:

- To encourage a healthy site and to promote biodiversity
- To prevent invasive weeds spreading through long-term eradication efforts
- To prevent shading of the solar farm from tall vegetation
- To consider bird nesting and other animal habitats where applicable





## Partner with us

Our solar experts will be happy to assist with any questions. Please get in touch to begin your land evaluation today.

 [info@lightsourcebp.com](mailto:info@lightsourcebp.com)



## Who we are

Lightsource bp was founded in 2010 and has become a leading global clean energy company, with more than 5.4 gigawatts (GW) of solar farms in operation and under management. We finance, build, own, and operate low-cost, large-scale solar energy projects and have a reputation for maintaining long-term strategic collaboration with our partners.

Our North America team has a development portfolio of more than 20 GW of solar projects across America. Lightsource bp offers an unmatched combination of experience, scale, and stability to our project partners.

Our solar projects provide local communities with both sustainable energy and sustainable income opportunities. Long-term property lease payments can diversify land use and boost income streams for landowners, and projects are designed to have minimal lasting impact on the natural environment. We pride ourselves on seamlessly integrating solar into agricultural communities and landscapes.

All Lightsource bp projects are managed in-house by our dedicated team of experts, from initial engineering and development through to ongoing operations and maintenance for the full lifespan. Operations teams and services are locally based and our team is reachable around the clock to handle any questions or concerns.

Funding for all projects is secured in advance through the global parent company, and we have an outstanding track record for project completion and success. With direct benefits for landowners and local service providers, and indirect cost-saving benefits for generated power, Lightsource bp is dedicated to building projects for local communities to be proud of.





## Frequently asked questions

### How much land is needed for a solar farm?

1 MW requires up to 10 acres of suitable land, depending on local characteristics of the property. Lightsource bp is interested in a wide variety of property types, located anywhere in North America where solar energy projects are economically feasible. Lightsource bp seeks to develop solar projects 10 MW or larger in size.

### How much energy is produced by the solar farm?

1 MW produces enough electricity on average to power 250-300 American homes.

### How much rent income will my land generate?

Land payments vary by geography as determined by local site conditions and the market cost of land. Lightsource bp is committed to partnering with landowners and farmers to ensure fair compensation for the long-term use of your land.

### What is the structure of Lightsource bp's land contracts? Is it a lease or purchase contract?

Lightsource bp is open either to leasing or buying your property for solar farm development. A landowner should expect a multi-year land option to cover both the project due diligence (i.e. development) and construction periods, followed by the exercise of a long-term land lease or full site purchase.

### What is the typical lifetime of a solar project? What happens after project operation?

Lightsource bp seeks land exclusivity for up to 35 years, which is the market contract length for solar projects in the United States. Lightsource bp will be responsible for removing all the equipment that is located on your site and returning the land to its original condition at the end of the term. If in 35 years time there is an opportunity to propose another solar project, we will consult with you to see if an extension can be negotiated.

### What happens if I sell my land?

Should you wish to sell the land during the lease period, the Lease Agreement and payments will be assigned to the new landowner once the sale is complete. Lightsource bp can offer to buy the land from you and has a dedicated Acquisition Team that can discuss a potential sale. Offers take into account the underlying land value as well as the value of the unexpired lease term and in most instances are made at a premium to agricultural market value.

### Who maintains the solar farm?

Once constructed, the Lightsource bp operations and maintenance (O&M) team will be responsible for maintaining the site throughout the lifetime of the project. We have a dedicated land management team, focused on exceptional upkeep of the land underneath and surrounding the solar farm.

### Will there be any environmental or aesthetic impacts as a result of a solar farm being constructed on my land?

During the full lifecycle of the solar project, Lightsource bp will work to mitigate any effect on the local environment as well as to reduce the aesthetic impact of the solar farm for you and nearby property owners.

### What is the impact on local wildlife?

Independent studies have shown that solar farms have the potential to bring about significant increases in wildlife populations on agricultural land. They are essentially secure sites with little disturbance from humans once installation is complete.

### Who is responsible for property taxes related to the solar farm?

You will not be responsible for increased personal or real property taxes as a result of a solar farm being constructed on your property. Lightsource bp will be responsible for working with the local assessor to handle tax assessments related to the solar facility.

### What happens if Lightsource bp goes out of business?

The solar farm is a bankable power generation asset which will be backed by large institutional investors with an economic stake in the project. They will have step in rights to continue the project should anything go wrong. They will take over the lease obligations and ensure rent is paid.

### What type of land is needed?

Lightsource bp prefers flat and cleared land on sunny, non-shaded plots in close proximity to transmission infrastructure (substations and power lines).

### What does Lightsource bp need to move forward?

To initiate a review of your land, Lightsource bp will require information on the property location, boundaries, environmental conditions and any existing easements. Please get in touch to connect with our development team today.





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