

market participants also indicated that discount rates are generally in the noted range, but they can also be in the eight to 10 percent range for riskier projects.

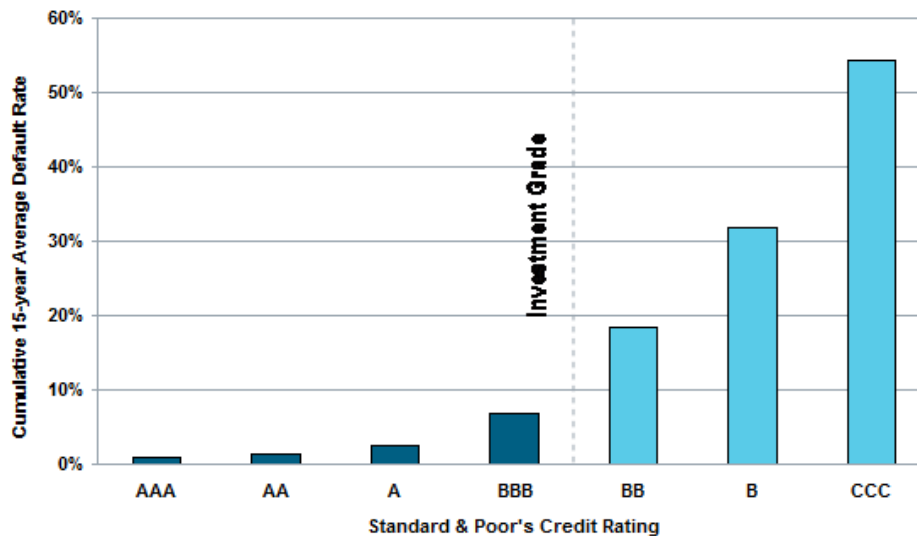
#### 4. Credit Rating Discussion

The creditworthiness of the offtaker impacts the indicated discount rate. The higher the credit rating of the offtaker, the lower the risk associated with the contract. Conversely, the lower the credit rating of the offtaker, the higher the risk associated with the contract. A credit rating is an opinion of the general creditworthiness of individuals, companies, and countries. Lower credit ratings result in higher borrowing costs because the borrower is deemed to carry a higher risk of default. The largest providers of corporate and sovereign credit ratings are Standard and Poor's (S&P), Moody's, and Fitch Ratings. The following table summarizes the credit ratings from these three firms and the risk of default associated S&P credit ratings.

	INVESTMENT GRADE																NON-INVESTMENT GRADE					
	Highest																Lowest					
Moody's	Aaa	Aa1	Aa2	Aa3	A1	A2	A3	Baa1	Baa2	Baa3	Ba1	Ba2	Ba3	B1	B2	B3	Caa1	Caa2	Caa3	Ca	C	
S&P	AAA	AA+	AA	AA-	A+	A	A-	BBB+	BBB	BBB-	BB+	BB	BB-	B+	B	B-	CCC+	CCC	CCC-	CC	C	D
Fitch	AAA	AA+	AA	AA-	A+	A	A-	BBB+	BBB	BBB-	BB+	BB	BB-	B+	B	B-	CCC	CC	C	RD	D	

Source: The Economist, "The numbers behind the ratings", February 2013.

Lower bond credit quality corresponds with higher default rates



As illustrated above, Moody's, S&P, and Fitch credit ratings at or above Baa3, BBB-, and BBB-, respectively, are considered to be investment grade. The majority of companies fall within the investment grade ratings. The Subject will sell its electricity on the wholesale market and it is an extraordinary assumption of the report that the electricity purchaser (ex. local utility company) will have an investor grade credit rating.

DOC# 002911  
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BK:70 PG:275-370  
MEGAN CRAMER  
CLERK OF COURT  
WASHINGTON COUNTY

Record and return to:  
Blair K. Cleveland  
Martin Snow, LLP  
P.O. Box 1808  
Macon, GA 31202-1608

**CROSS REFERENCE TO:**  
Deed Book 68, Page 596-599, and  
Deed Book 26, Page 124-126, 127-129, 133-135.  
Washington County, Georgia Records.

**AFTER RECORDING, RETURN TO:**  
Katie P. Quattlebaum, Exec. Director  
Southern Conservation Trust, Inc.  
305 Beauregard Blvd  
Fayetteville, Georgia 30214

STATE OF GEORGIA  
COUNTY OF WASHINGTON

### DEED OF CONSERVATION EASEMENT

THIS DEED OF CONSERVATION EASEMENT (herein referred to as this "Conservation Easement") is made effective as of this 9<sup>th</sup> day of December, 2022 (the "Effective Date"), by and between **BRUSH CREEK SOLAR, LLC**, a Georgia limited liability company, its successors and assigns, having an address at 128A Courthouse Square Oxford, Mississippi 38655 ("Grantor"), in favor of **SOUTHERN CONSERVATION TRUST INC.**, a Georgia non-profit corporation, its successors and assigns, having an address at 305 Beauregard Blvd Fayetteville, Georgia 30214 ("Grantee").

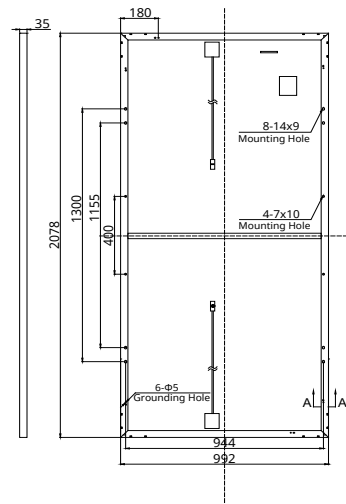
### WITNESSETH:

WHEREAS, Grantor is the sole owner in fee simple of certain real property in Washington County, Georgia more particularly described in Exhibit A attached hereto and incorporated herein by this reference, containing approximately **505.23** acres (the "Property"); and

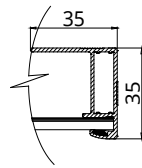
...

## ENGINEERING DRAWING (mm)

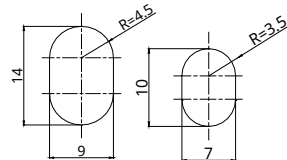
Rear View



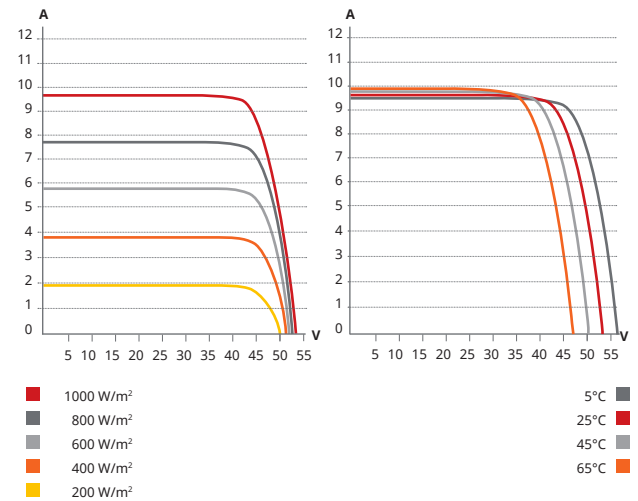
Frame Cross Section A-A



Mounting Hole



## CS1U-405MS / I-V CURVES



## ELECTRICAL DATA | STC\*

CS1U	400MS	405MS	410MS	415MS	420MS
Nominal Max. Power (Pmax)	400 W	405 W	410 W	415 W	420 W
Opt. Operating Voltage (Vmp)	44.1 V	44.3 V	44.5 V	44.7 V	44.9 V
Opt. Operating Current (Imp)	9.08 A	9.16 A	9.23 A	9.30 A	9.37 A
Open Circuit Voltage (Voc)	53.4 V	53.5 V	53.6 V	53.7 V	53.8 V
Short Circuit Current (Isc)	9.60 A	9.65 A	9.70 A	9.75 A	9.80 A
Module Efficiency	19.4%	19.6%	19.9%	20.1%	20.4%
Operating Temperature	-40°C ~ +85°C				
Max. System Voltage	1500V (IEC) or 1000V (IEC)				
Module Fire Performance	CLASS C (IEC 61730)				
Max. Series Fuse Rating	15 A				
Application Classification	Class A				
Power Tolerance	0 ~ + 10 W				

\* Under Standard Test Conditions (STC) of irradiance of 1000 W/m², spectrum AM 1.5 and cell temperature of 25°C.

## MECHANICAL DATA

Specification	Data
Cell Type	Mono-crystalline
Dimensions	2078 × 992 × 35 mm (81.8 × 39.1 × 1.38 in)
Weight	23.4 kg (51.6 lbs)
Front Cover	3.2 mm tempered glass
Frame	Anodized aluminium alloy
J-Box	IP68, 4 bypass diodes
Cable	4.0 mm² (IEC)
Cable length	1000 mm (39.4 in) (+) and 640 mm (25.2 in) (-) *; leap-frog connection: 1780 mm (70.1 in)**
Connector	T4 series or H4 UTX or MC4-EVO2
Per Pallet	30 pieces
Per Container (40' HQ)	660 pieces

\* Adjacent two modules (portrait: left and right modules, landscape: up and down modules) need to be rotated 180 degrees.

\*\* Need to confirm with the tracker suppliers there are no mounting or operation risks when cables go across the torque tube and bearing house.

## ELECTRICAL DATA | NMOT\*

CS1U	400MS	405MS	410MS	415MS	420MS
Nominal Max. Power (Pmax)	296 W	300 W	304 W	307 W	311 W
Opt. Operating Voltage (Vmp)	40.8 V	41.0 V	41.2 V	41.4 V	41.5 V
Opt. Operating Current (Imp)	7.26 A	7.32 A	7.37 A	7.43 A	7.48 A
Open Circuit Voltage (Voc)	49.9 V	50.0 V	50.1 V	50.2 V	50.3 V
Short Circuit Current (Isc)	7.75 A	7.79 A	7.83 A	7.87 A	7.91 A

\* Under Nominal Module Operating Temperature (NMOT), irradiance of 800 W/m² spectrum AM 1.5, ambient temperature 20°C, wind speed 1 m/s.

## TEMPERATURE CHARACTERISTICS

Specification	Data
Temperature Coefficient (Pmax)	-0.37 % / °C
Temperature Coefficient (Voc)	-0.29 % / °C
Temperature Coefficient (Isc)	0.05 % / °C
Nominal Module Operating Temperature	43±3 °C

## PARTNER SECTION



The specifications and key features contained in this datasheet may deviate slightly from our actual products due to the on-going innovation and product enhancement. Canadian Solar Inc. reserves the right to make necessary adjustment to the information described herein at any time without further notice.

Please be kindly advised that PV modules should be handled and installed by qualified people who have professional skills and please carefully read the safety and installation instructions before using our PV modules.

## CANADIAN SOLAR INC.

545 Speedvale Avenue West, Guelph, Ontario N1K 1E6, Canada, [www.canadiansolar.com](http://www.canadiansolar.com), [support@canadiansolar.com](mailto:support@canadiansolar.com)



**Rick A. Kenny MAI, SRA**  
 327 Dahlonga Street Suite 104 • Cumming, GA 30040  
 770.664.8922 • rick@kennyre.com

## **EDUCATION**

**FLORIDA STATE UNIVERSITY, College of Business**  
**Bachelor of Science in Real Estate and Marketing**

**Tallahassee, Florida**

### **APPRAISAL EDUCATION- Society of Real Estate Appraisers and Appraisal Institute**

- A.I.R.E.A. Course- Standards of Professional Practice
- S.R.E.A. Course 101- Introduction to Appraising Real Property
- S.R.E.A. Course 102- Applied Residential Property Valuation
- S.R.E.A. Course 201- Principles of Income Property Valuation
- S.R.E.A. Course 202- Applied Income Property Valuation
- S.R.E.A. Seminar- R41B & R41C
- S.R.E.A. Seminar- Depreciation Analysis
- CCIM Course 101- Fundamentals of Real Estate Investment & Taxation
- CCIM Course 102- Fundamentals of Creating a Real Estate Investment
- A.I.R.E.A. Course- State Certified/Licensed Real Estate Appraisers
- A.I.R.E.A. Course 530- Advanced Sales Comparison
- A.I.R.E.A. Course 510- Advanced Income Capitalization
- A.I.R.E.A. Course 420- Business Practice and Ethics
- A.I.R.E.A. Course 520- Market Analysis Highest and Best Use
- A.I.R.E.A. Course 540- Report Writing and Valuation Analysis
- A.I.R.E.A. Course 550- Advanced Applications
- Valuation of Conservation Easements (Appraisal Institute) (Passed)

## **WORK EXPERIENCE**

<b>Kenny and Associates, Inc.- Owner/Appraiser</b>	<i>1991 – Present</i>
<b>The Fulton County Board of Assessors</b>	<i>2006-2013</i>
<b>Weibel &amp; Associates, Inc. - Appraiser</b>	<i>1991-1991</i>
<b>FDIC Atlanta Consolidated Office- Appraisal Manager</b>	<i>1990-1990</i>
<b>FSLIC Atlanta- National Appraiser Director</b>	<i>1989-1990</i>
<b>FSLIC as Rec. for Sunrise Savings &amp; Loan- Chief Appraiser</b>	<i>1986-1989</i>
<b>Sunrise Mortgage Corporation- Commercial Real Estate Appraiser</b>	<i>1984-1986</i>
<b>Appraisal &amp; Acquisition Consultants- Appraiser Associate</b>	<i>1984-1984</i>
<b>Phagan &amp; Associates- Appraiser Associate</b>	<i>1983-1984</i>

Experience includes 30 years of commercial and residential real estate appraisal and appraisal reviews, real estate sales, feasibility studies and consultations.

## **PROFESSIONAL AFFILIATIONS**

**MAI, SRA Designation, Appraisal Institute (No. 66318)**  
**Georgia Certified General Real Estate Appraiser (No. 628)**  
**Atlanta Board of Realtors**  
**Licensed Georgia Real Estate Broker**  
**Licensed Florida Real Estate Broker**  
**National Association of Realtors**  
**International Association of Assessing Officers**  
**Former Chairman, Fulton County Board of Tax Assessors**

### **Instructor for the Following Seminars Given to FSLIC & FDIC Personnel**

HP-12C Fundamentals and Application to Real Estate Appraising, Introduction to Real Estate Practices and Principles, Advanced Income Property Valuation, Applied Income Property Valuation, Introduction to Real Estate Appraising, Introduction to Reviewing Appraisals

# Invoice

Invoice number 6E715ACD-0002  
Date of issue January 28, 2025  
Date due January 28, 2025

Roundpoint  
801 West End Avenue New  
York, New York 10025  
United States  
+1 932- 425- 9505  
hi@roundpoint.com

Bill to  
Stephen Ribbon  
1143 Lafayette Avenue  
1B  
Brooklyn, New York  
11221 United States  
team@ztron.ai

\$20.00 USD due January 28, 2025

[Pay online](#)

Description	Qty	Unit price	Amount
Roundpoint Inc. Jan 28 – Feb 28, 2025	1	\$20.00	\$20.00
Subtotal			\$20.00
Total			\$20.00
Amount due			\$20.00 USD

Roundpoint, Inc.  
US EIN 87-4435546