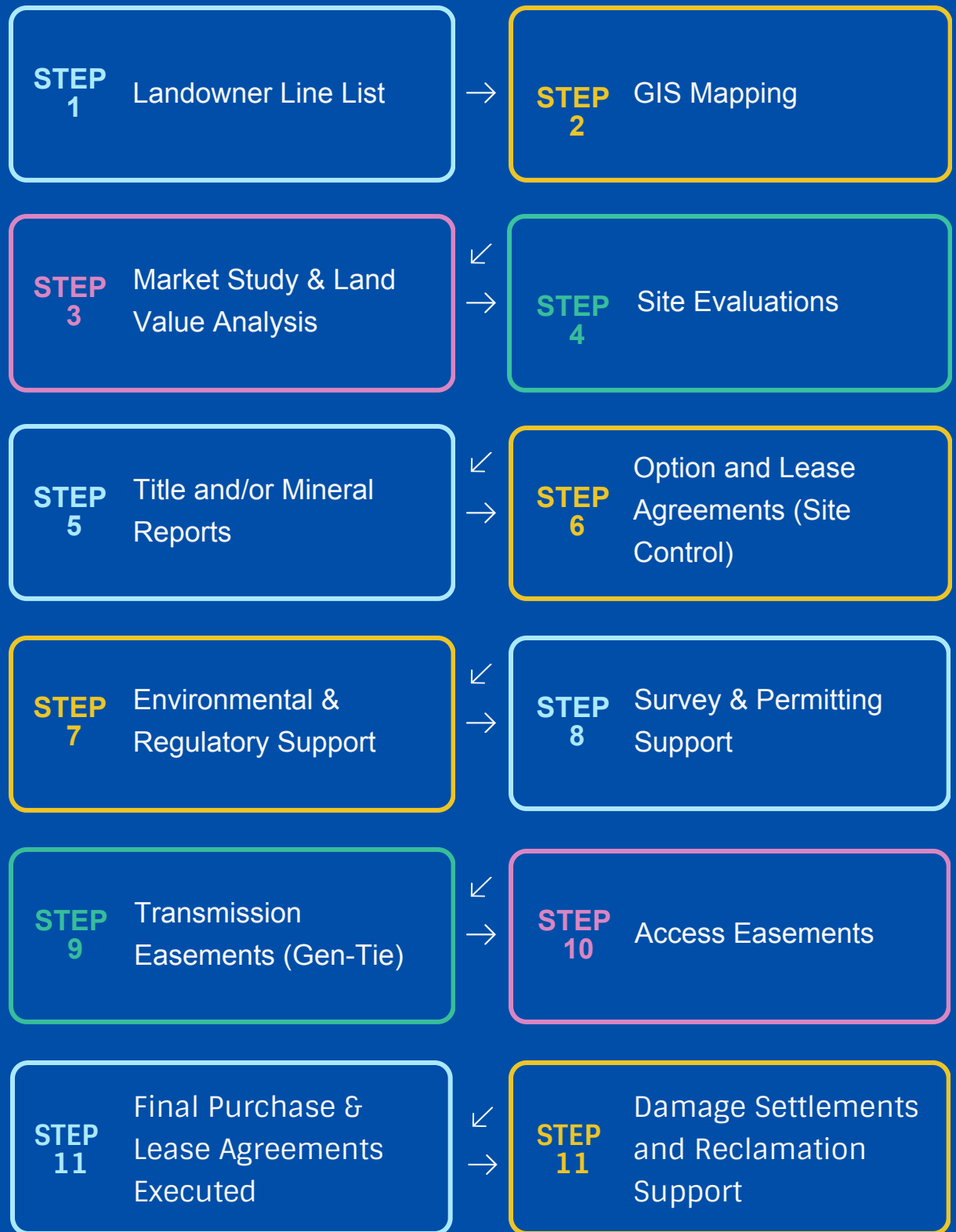




RENEWABLE PROJECT LIFECYCLE THE 12 STEP FRAMEWORK





**RENEWABLE
PROJECT
LIFECYCLE
THE 12 STEP
FRAMEWORK**

1) Landowner Line List

First, we work with the client to define criteria for providing due diligence. Then, we'll collaborate with our GIS team to develop maps and select sites/landowners. Our team will then create a list of target landowners with whom we wish to begin discussions, whether for a solar or battery storage site.

For most projects, ORC will determine ownership by referring to the vesting deeds and tax cards from online databases. Some clients may require more in-depth title research early on, however, for initial landowner conversations, these deeds and tax documents usually provide adequate verification of ownership. These records are also utilized to dispatch initial contact letters and to support subsequent telephone follow-ups.

Project agents will commence their tasks by utilizing online resources to compile contact information, such as phone numbers and email addresses, and to confirm the postal details for each landowner listed.

2) GIS Mapping

ORC provides comprehensive mapping and spatial analysis services that transform complex data into clear, actionable insights. Through our in-house expertise, we gather, compile, and analyze geospatial data from multiple sources to create customized mapping solutions aligned with project requirements.

Our end-to-end GIS capabilities span data acquisition, processing, and visualization, resulting in polished deliverables tailored to each client's needs. Our GIS platform promotes collaboration by providing real-time access to clients, so parcel status and negotiation notes can be reviewed without having to wait for an update to be sent in. By maintaining all GIS work within our dedicated department, we ensure consistent quality control while delivering professional-grade mapping products and analysis.

3) Market Study and Land Value Analysis

Next, our clients would like us to study the market, look at land values, and advise them on where they should be in terms of their offers.

Clients often seek ORC's expertise in setting initial land offer prices. Utilizing the proprietary Parcel Valuation App, ORC harnesses estimated market values and sales data for specified plots and regions. This critical data serves as a foundation for understanding the current sales climate and advising clients on a preliminary per-acre pricing strategy.



**RENEWABLE
PROJECT
LIFECYCLE
THE 12 STEP
FRAMEWORK**

4) Site Evaluation

Occasionally, the client will bring up certain payment options and/or yearly payments they would like us to explore or focus on. From there, agents are sent out in the field to inspect a site. Sometimes they will ask us to do, or assist with, environmental studies on the property.

Note: Our team works with landowners to secure permission to surveys so the team can conduct necessary field surveys.

5) Title and/or Mineral Reports

Once we have narrowed down our landowners, we will begin title research to ensure we are working with the proper people. If mineral titles are necessary, we will either handle them ourselves or outsource them.

6) Option and Lease Agreements (Site Control)

After completing the preliminary work, we will begin negotiating options and lease agreements with landowners to gain site control. On the renewable front, there is a lot of conversation surrounding site control. Who it includes may vary as little as one landowner or as many as five. However, these renewable energy businesses are searching for a particular area to acquire and manage their operation.

To secure site control for a renewable energy project, two common methods are utilized: obtaining a letter of intent combined with an option for lease, or a lease agreement. These instruments provide the essential commitment from landowners, allowing clients to construct and operate facilities for the project's life span.

Typically, clients will engage in a due diligence or development stage during the initial years, which involves reduced payments as they work to obtain all necessary environmental and land use permits. This stage is critical as it allows clients to minimize upfront investment and mitigate risk while assessing project viability. While purchasing property outright through a fee simple deed is possible, it is less common in renewable projects. The client will stipulate the form of land conveyance, though they will solicit input on non-legal terms such as compensation rates and escalated clauses.

7) Environmental and Regulatory Support

Once we have site control, the engineering and survey teams will do their due diligence. We are primarily responsible for supporting the environmental and regulatory aspects of the project. In addition, we serve as a link between landowners and the environmental teams conducting the research.



**RENEWABLE
PROJECT
LIFECYCLE
THE 12 STEP
FRAMEWORK**

8) Survey and Permitting Support

At this point in the site control process, the survey team is sent to the site to conduct an evaluation. After, they will proceed to survey permitting. Consequently, we may need to facilitate the acquisition of specific permits.

9) Transmission Easements (Gen-Tie)

Many installations, whether it be battery storage or solar, need a connection to transmission lines. Therefore, site management efforts should focus on areas where transmission lines are already nearby or go through a particular property.

10) Access Easements

To connect the solar plants or battery storage facilities to transmission lines, our renewable partners may ask ORC to obtain rights or easements.

11) Final Purchase and Lease Agreements Executed

Once the client confirms they have a viable project, the right-of-way agent will finalize the purchase and/or lease agreement with the landowner.

ORC will furnish the client with all necessary documentation. The client is then accountable for the initial payment to the landowner, activating the rights obtained. The client also assumes responsibility for all subsequent payments, typically made on an annual basis. After site control is established, ORC's role generally concludes, although confirmation with the Project Manager regarding any additional support for permitting or construction phases is advisable. Additionally, a session to consolidate lessons learned and best practices will be organized.

12) Damage Settlements and Reclamation Support

ORC will serve as a construction liaison between landowners and the construction company to ensure all agreed-upon conditions are completed in the field. ORC will support any damage settlement payments to landowners upon completion of construction activities. ORC will review and sign off on on-site reclamation activities to ensure the landowner is satisfied with the final restoration of their property.