PROPERTY VALUE IMPACT STUDY

ADJACENT PROPERTY VALUES SOLAR IMPACT STUDY: A STUDY OF SIX EXISTING SOLAR FACILITIES

Located in Honolulu County, Hawaii; San Francisco County, California; Suffolk County, New York; Marion County, Indiana; and Chisago County, Minnesota

PREPARED FOR:
Paehau Solar LLC
C/O Mr. Eddie Park
Innergex Renewables, USA LLC
4660 La Jolla Village Drive Ste. 680
San Diego, CA 92122

SUBMITTED BY:
CohnReznick LLP
Valuation Advisory Services
200 S Wacker Drive, Suite 2600
Chicago, IL 60606
(312) 508-5900

May 5, 2020
Patricia L. McGarr, MAI, CRE, FRICS
Andrew R. Lines, MAI
EXECUTIVE SUMMARY

Paeahu Solar LLC ("Paeahu") is proposing the Paeahu Solar Project ("Project") located near Wailea on the Island of Maui. The 15-megawatt solar photovoltaic project would consist of solar photovoltaic arrays, collector lines, substation, battery energy storage system, overhead generator-tie line, access roads and other auxiliary infrastructure. The Project Study Area ("Study Area") is roughly 212 acres (85 hectares) and is located mostly within Tax Map Key (TMK) 2-1-008:001. The portion of the Study Area located on TMK 2-1-008:056 is associated with the Project's main access road which extends from Pi'ilani Highway to the solar array area.

Paeahu contracted CohnReznick to complete a property impact study to determine whether existing solar farms have had any measurable impact on the value of adjacent properties. This report summarizes the findings of the property impact study.

The purpose of the assignment is to determine whether proximity to an Existing Solar Farm resulted in any significant measurable and consistent impact on adjacent property values, given the existing uses and zoning of nearby property at the time of development; address local concerns regarding the Paeahu Solar Project having a perceived impact on surrounding property values; and, provide a consulting report that can address the required criteria for obtaining approvals for Paeahu Solar Project.

We have included established solar farms in our study, focusing on similar rural and suburban areas with neighboring residential homes, that are comparable to the Paeahu Solar Project to be located near Wailea on the Island of Maui, Hawaii. Solar farms with a variety of output capacities have been studied because of their proximity to residential properties.

Over the past three years, we have studied more than 20 existing solar farms across the United States of varying sizes to determine whether there has been any measurable impact on adjacent property values. Since 1984, we have studied the impacts on adjacent land values for landfills, waste transfer stations, stone quarries, cellular towers, schools, electrical power transmission lines, “Big Box” retail facilities, levees, properties with restrictive covenants, landmark districts, environmental contamination, airports, material defects in construction, stigma, and loss of view amenity for residential high rises.

This report summarizes the findings of the property impact study.

Study Features

Our study includes research and analyses of existing solar facilities, including one in the State of Hawaii, one in California, two in New York, one in Indiana, and one in Minnesota (collectively, “Existing Solar Farms”), as well as the property value trends of the adjacent land uses, including agricultural, single family and residential properties; review of published studies, and discussions with market participants, summarized as follows:

- Solar Farm 1 (Waihonu Solar, North and South) is located in the City of Mililani, in Honolulu County, Hawaii. This is a 6.5 MW AC solar farm that is situated on approximately 143 acres of land and is
surrounded by agricultural land uses and some residential uses. We found seven adjoining properties that qualified for a paired sales analysis.

- Solar Farm 2 (Sunset Reservoir) is located in San Francisco, California, County of San Francisco. The solar farm has a capacity of 5 MW AC of power and the surrounding uses primarily consists of single-family residences. We found four adjoining properties that qualified for a paired sales analysis.

- Solar Farm 3 (Shoreham Solar Commons) is located in a suburban township in Suffolk County, in the hamlet of Brookhaven, which is a coastal city located just south of the Long Island Sound, on Long Island. The solar farm has a capacity of 24.9 MW AC of power and the surrounding uses primarily consist of single-family residences. We found one adjoining property that qualified for a paired sales analysis.

- Solar Farm 4 (S-Power Shoreham Solar) is located just north of Solar Farm 3. It is also surrounded primarily by single-family residences. This solar farm has a capacity of 13.4 MW AC and is situated on 59.8 acres. We found two adjoining properties that qualified for a paired sales analysis.

- Solar Farm 5 (Dominion Indy Solar Farm III) is located in a suburban, yet rural area outside of Indianapolis, in Marion County, Indiana, on a parcel totaling 134 acres. The solar farm has a capacity of 11.9 MW of power and the surrounding uses consist of agricultural land to the east, west and south, and a single-family subdivision to the north. We found ten adjoining properties that qualified for a paired sales analysis.

- Solar Farm 6 (North Star Solar Farm) is located near the City of North Branch, in unincorporated Chisago County, Minnesota. This is a 100 MW solar farm that is situated on approximately 1,000 acres of land and is surrounded by agricultural land uses and some residential uses. We found four adjoining properties that qualified for a paired sales analysis.

- We analyzed 30 adjoining property sales (“Test Area Sales”) and 159 comparable sales in (“Control Area Sales”), collectively, for the Existing Solar Farms, over the past three years. It should be noted that as Solar Farm 3 is close in proximity to Solar Farm 4, there were two comparable sales that were used in both studies. However, as they are compared to different adjoining properties, for purposes of totaling comparables sales, we have counted each instance of comparison separately.

---

1 Test Areas and Control Areas are defined later in this report on page 14.

Disclaimer: This report is limited to the intended use, intended users (Paeahu Solar LLC, a wholly owned subsidiary of Innergex Renewables USA, LLC and others stated in the report as it relates to the evaluation of the proposed solar farm known as the Paeahu Solar to be located in Maui, Hawaii), and purpose stated within. No part of this report may otherwise be reproduced or modified in any form, or by any means, without the prior written permission of CohnReznick LLP.
Methodology

The basic premise of this comparative analysis is that if there is any impact on the value of adjacent properties, by virtue of their proximity to a solar farm, it would be reflected by such factors as the range of sale prices, differences in unit sale prices, conditions of sale, and overall marketability. When comparing these factors for properties near the solar farm to properties locationally removed from the solar farm, we would expect to see some emerging and consistent pattern of substantial difference in these comparative elements – if, in fact, there was an effect.

Results

With regard to the Existing Solar Farms’ impact on nearby property values, our studies of solar farms of various sizes demonstrate that there is no measurable and consistent difference in property values for properties adjacent to solar farms when compared to similar properties locationally removed from their influence. This is supported by our interviews with local real estate brokers who have stated that there is no difference in price, marketing periods or demand for the homes directly adjacent to existing solar farm facilities in Hawaii, as detailed on page 47.

We analyzed 30 Test Area Sales and 159 Control Area Sales, collectively, for the identified Existing Solar Farms, over the past three years. We note that proximity to the Existing Solar Farms has not deterred sales of nearby agricultural land and residential single-family homes nor has it deterred the development of new single-family homes on adjacent land.

No empirical evidence evolved that indicated a more favorable real estate impact on the Control Area Sales as compared to the adjoining, Test Area Sales with regard to such market elements as:

1. Range of sale prices
2. Differences in unit sale prices
3. Conditions of sale
4. Overall marketability
5. New Development
6. Rate of Appreciation

We have also reviewed studies prepared by other real estate valuation experts that specifically analyzed the impact of solar facilities on nearby property values. These studies found little to no measurable and consistent difference in value between the Test Area Sales and the Control Area Sales attributed to the proximity to solar farms and are generally considered a compatible use. Considering all of this information, we can conclude that since the Test Area Sales for the Existing Solar Farms analyzed were not adversely affected by their proximity to solar farms, that properties surrounding other solar farms operating in compliance with all regulatory standards will similarly not be adversely affected, in either the short or long term periods. We have also interviewed market participants, including County and Township Assessors, to give us additional insight as to how the market evaluates farmland and single-family homes with views of the solar farm. Local assessors for the Existing Solar Farms have noted that there has not been any evidence of property value impacts due to proximity to a solar farm, and local brokers in areas of the Existing Solar Farms have noted that there has been no effect on marketing time nor conditions of sale.

Disclaimer: This report is limited to the intended use, intended users (Paeahu Solar LLC, a wholly owned subsidiary of Innergex Renewables USA, LLC and others stated in the report as it relates to the evaluation of the proposed solar farm known as the Paeahu Solar to be located in Maui, Hawaii), and purpose stated within. No part of this report may otherwise be reproduced or modified in any form, or by any means, without the prior written permission of CohnReznick LLP.
May 5, 2020

Paeahu Solar LLC
C/O Mr. Eddie Park
Business Development Manager
Innergex Renewables USA LLC
4660 La Jolla Village Drive Ste. 680
San Diego, CA 92122

SUBJECT: Property Value Impact Study
Analysis of Six Solar Farms
Located in Honolulu County, Hawaii, San Francisco County, California, Suffolk County, New York, Marion County, Indiana, and Chisago County, Minnesota

Dear Mr. Park:

CohnReznick is pleased to submit the accompanying adjacent property value impact study.

Paeahu Solar LLC ("Paeahu") contracted CohnReznick to complete a property impact study to determine whether existing solar farms have had any measurable impact on the value of adjacent properties. This report summarizes the findings of the property impact study.

The purpose of the assignment is to determine whether proximity to an Existing Solar Farm resulted in any significant measurable and consistent impact on adjacent property values, given the existing uses and zoning of nearby property at the time of development; address local concerns regarding the Paeahu Solar Project having a perceived impact on surrounding property values; and, provide a consulting report that can address the required criteria for obtaining approvals for Paeahu Solar Project.

We have included established solar farms in our study, focusing on similar rural and suburban areas with neighboring residential homes, that are comparable to the Paeahu Solar Project to be located near Wailea on the Island of Maui, Hawaii. Solar farms with a variety of output capacities have been studied because of their proximity to residential properties.

We have researched Waihonu Solar, North and South in Honolulu County, Hawaii ("Solar Farm 1"), Sunset Reservoir located in San Francisco County, California ("Solar Farm 2"), Shoreham Solar Commons in Suffolk County, New York ("Solar Farm 3"), S-Power Shoreham in Suffolk County ("Solar Farm 4"), New York, Dominion Indy III in Marion County, Indiana ("Solar Farm 5"), and North Star in Chisago County, Minnesota ("Solar Farm 6") (collectively, the "Existing Solar Farms").

In forming this report, we have researched the identified Existing Solar Farms, researched articles and other published studies, and interviewed real estate professionals and Township/County Assessors, active in the market where solar farms are located, to gain an understanding of market perceptions.

Disclaimer: This report is limited to the intended use, intended users (Paeahu Solar LLC, a wholly owned subsidiary of Innergex Renewables USA, LLC and others stated in the report as it relates to the evaluation of the proposed solar farm known as the Paeahu Solar to be located in Maui, Hawaii), and purpose stated within. No part of this report may otherwise be reproduced or modified in any form, or by any means, without the prior written permission of CohnReznick LLP.
The intended use of our findings and conclusions is to address certain criteria required for the granting of approvals for the proposed Paeahu Solar Project to be located near Wailea on the Island of Maui, Hawaii, including the minimization of impact on nearby or adjacent property values. We have not been asked to value any specific property, and we have not done so.

The client and intended user for the assignment is Paeahu Solar LLC, a wholly owned subsidiary of Innergex Renewables USA, LLC, and others stated in the report as it relates to the evaluation of the proposed Paeahu Solar Project to be located near Wailea on the Island of Maui, Hawaii. Other intended users may include the client’s legal, accounting, community relations, environment and permitting, and site development professionals. The report may be used only for the aforementioned purpose and may not be distributed without the written consent of CohnReznick LLP (“CohnReznick”).

The assignment is intended to conform to the Uniform Standards of Professional Appraisal Practice (USPAP), the Code of Professional Ethics and Standards of Professional Appraisal Practice of the Appraisal Institute as well as applicable state appraisal regulations.

Based on the analysis in the accompanying report, and subject to the definitions, assumptions, and limiting conditions expressed in the report, our findings are presented in the following section.

Conclusions

We analyzed 30 adjoining property sales (“Test Area Sales”) and 159 comparable sales (“Control Area Sales”), collectively, for the identified Existing Solar Farms, over the past three years. We note that proximity to the Existing Solar Farms has not deterred sales of nearby agricultural land and residential single-family homes nor has it deterred the development of new single-family homes on adjacent land.

No empirical evidence evolved that indicated a more favorable real estate impact on the Control Area Sales as compared to the adjoining, Test Area Sales with regard to such market elements as:

1. Range of sale prices
2. Differences in unit sale prices
3. Conditions of sale
4. Overall marketability
5. New Development
6. Rate of Appreciation

We have also reviewed studies prepared by other real estate valuation experts that specifically analyzed the impact of solar facilities on nearby property values. These studies found little to no measurable and consistent difference in value between the Test Area Sales and the Control Area Sales attributed to the proximity to solar farms and are generally considered a compatible use. Considering all of this information, we can conclude that since the Test Area Sales for the Existing Solar Farms analyzed were not adversely affected by their proximity to solar farms, that properties surrounding other solar farms operating in compliance with all regulatory standards will similarly not be adversely affected, in either the short or long term periods. We have also interviewed market participants, including County and Township Assessors, to give us additional insight as to how the market evaluates farmland and single-family homes with views of the solar farm. Local assessors for the Existing Solar

Disclaimer: This report is limited to the intended use, intended users (Paeahu Solar LLC, a wholly owned subsidiary of Innergex Renewables USA, LLC and others stated in the report as it relates to the evaluation of the proposed solar farm known as the Paehau Solar to be located in Maui, Hawaii), and purpose stated within. No part of this report may otherwise be reproduced or modified in any form, or by any means, without the prior written permission of CohnReznick LLP.
Farms have noted that there has not been any evidence of property value impacts due to proximity to a solar farm, and local brokers in areas of the Existing Solar Farms have noted that there has been no effect on marketing time or conditions of sale.

If you have any questions or comments, please contact the undersigned. Thank you for the opportunity to be of service.

Very truly yours,

CohnReznick LLP

Patricia L. McGarr, MAI, CRE, FRICS  
National Director - Valuation Advisory Services  
Certified General Real Estate Appraiser  
Hawaii Temporary License  
Expires 05/20/2020

Andrew R. Lines, MAI  
Principal  
Certified General Real Estate Appraiser  
Hawaii Temporary License  
Expires 05/20/2020

Sonia K. Singh, MAI  
Senior Manager  
Certified General Real Estate Appraiser
# TABLE OF CONTENTS

**EXECUTIVE SUMMARY** .................................................................................................................. 2

**CONCLUSIONS** ................................................................................................................................. 6

**SCOPE OF WORK** .............................................................................................................................. 9

  **CLIENT** ........................................................................................................................................... 9

  **INTENDED USERS** ............................................................................................................................ 9

  **INTENDED USE** ............................................................................................................................... 9

  **PURPOSE** ......................................................................................................................................... 9

  **EFFECTIVE DATE** .............................................................................................................................. 9

  **DATE OF REPORT** .............................................................................................................................. 9

  **PRIOR SERVICES** ............................................................................................................................... 9

  **INSPECTION** .................................................................................................................................... 10

**OVERVIEW OF SOLAR DEVELOPMENT** ............................................................................................ 11

**MARKET ANALYSIS OF THE IMPACT ON VALUE FROM SOLAR FARMS** ......................................... 13

  **METHODOLOGY** .............................................................................................................................. 13

  **PUBLISHED STUDIES** ...................................................................................................................... 14

**ADJACENT PROPERTY VALUES IMPACT STUDY** .............................................................................. 16

  **SOLAR FARM 1: WAIHONU SOLAR, NORTH AND SOUTH** ................................................................. 18

  **SOLAR FARM 2: SUNSET RESERVOIR** ............................................................................................ 22

  **SOLAR FARM 3: SHOREHAM SOLAR COMMONS, SUFFOLK COUNTY, NY** .................................... 25

  **SOLAR FARM 4: S-POWER SHOREHAM SOLAR FARM, SUFFOLK COUNTY, NY** ......................... 28

  **SOLAR FARM 5: DOMINION INDI SOLAR III, MARION COUNTY, IN** ............................................... 32

  **SOLAR FARM 6: NORTH STAR SOLAR FARM, CHISAGO COUNTY, MN** ........................................ 39

  **SUMMARY OF ADJOINING USES** .................................................................................................... 46

**MARKET COMMENTARY** .................................................................................................................... 47

**SOLAR FARM FACTORS ON HARMONY OF USE** ............................................................................ 48

**SUMMARY AND FINAL CONCLUSIONS** ............................................................................................ 49

**CERTIFICATION** .................................................................................................................................. 51

**ASSUMPTIONS AND LIMITING CONDITIONS** .................................................................................... 53

**APPENDIX A: APPRAISER QUALIFICATIONS** ..................................................................................... 57

---

**Disclaimer:** This report is limited to the intended use, intended users (Paeahu Solar LLC, a wholly owned subsidiary of Innergex Renewables USA, LLC and others stated in the report) as it relates to the evaluation of the proposed solar farm known as the Paeahu Solar to be located in Maui, Hawaii, and purpose stated within. No part of this report may otherwise be reproduced or modified in any form, or by any means, without the prior written permission of CohnReznick LLP.
SCOPE OF WORK

CLIENT

Innergex Renewables USA LLC on behalf of its wholly owned subsidiary Paeahu Solar LLC

INTENDED USERS

Innergex Renewables USA LLC, its wholly owned subsidiary Paeahu Solar LLC, and others stated in the report as it relates to the evaluation of the proposed Paeahu Solar Project to be located near Wailea on the Island of Maui, Hawaii; other intended users may include the client's legal, accounting, community relations, environment and permitting, and site development professionals.

INTENDED USE

The intended use of our findings and conclusions is to address property value impacts required for the granting of approvals for the proposed Paeahu Solar Project to be located near Wailea on the Island of Maui, Hawaii, including the assessment of impacts on nearby or adjacent property. We have not been asked to value any specific property, and we have not done so. The report may be used only for the aforementioned purpose and may not otherwise be distributed without the written consent of CohnReznick LLP ("CohnReznick").

PURPOSE

The purpose of the assignment is to determine whether proximity to an Existing Solar Farm resulted in any significant measurable and consistent impact on adjacent property values, given the existing uses and zoning of nearby property at the time of development; address local concerns regarding the Paeahu Solar Project having a perceived impact on surrounding property values; and, provide a consulting report that can address the required criteria for obtaining approvals for Paeahu Solar Project.

EFFECTIVE DATE

May 5, 2020

DATE OF REPORT

May 5, 2020

PRIOR SERVICES

USPAP requires appraisers to disclose to the client any services they have provided in connection with the subject property in the prior three years, including valuation, consulting, property management, brokerage, or any other services.
This report is a compilation of the Existing Solar Farms that we have studied over the past three years, and is not evaluating a specific subject site. In this instance, there is no “subject property” to disclose. In connection with this assignment, we have studied Solar Farm 1 (Waihonu Solar, North and South) and Solar Farm 2 (Sunset Reservoir) in the scope of developing this report for the Paeahu Solar Project. The remaining Existing Solar Farms have also been analyzed; however, these studies were initially conducted prior to this assignment.

INSPECTION

Patricia L. McGarr, MAI, Andrew R. Lines, MAI, and Sonia K. Singh, MAI have viewed the exterior of all comparable data referenced in this report in person, via photographs, or aerial imagery.
OVERVIEW OF SOLAR DEVELOPMENT IN THE UNITED STATES

Solar development increased almost exponentially over the past ten years in the United States as technology and the economic incentives (Solar Investment Tax Credits or ITC) made the installation of solar farms economically reasonable. The cost to install solar panels has dropped nationally by 70 percent since 2010, which has been one cause that led to the increase in installations. A majority of these solar farm installations are attributed to larger-scale solar farm developments for utility purposes. The chart below portrays the historical increase on an annual basis of solar installations in the US as a whole, courtesy of research by Solar Energy Industries Association (SEIA) and Wood Mackenzie, and projects solar photovoltaic (PV) deployment for the next four years through 2024, with the largest percentage of installations attributed to utility-scale projects.

The United States installed 13.3 Gigawatts (GW) DC of solar photovoltaic capacity for both residential and utility-scale solar projects installed in 2019, representing an increase of 23 percent year-over-year. The total installed capacity increased nationally to 76 GW, and the total installed solar capacity is expected to top 100 GW by 2021. The pipeline for utility-scale PV, as of quarter-end Q4 2019, includes capacity of 48.1 GW combined from contracted projects (including those under construction) as well as announced but pre-contract sources. With the increase of utility-scale solar installations across the country, solar projects have become a common and understood feature of the landscape and will continue to do so with the projected additional capacity to come online in the coming years.

---

Disclaimer: This report is limited to the intended use, intended users (Paeahu Solar LLC, a wholly owned subsidiary of Innergex Renewables USA, LLC and others stated in the report as it relates to the evaluation of the proposed solar farm known as the Paeahu Solar to be located in Maui, Hawaii), and purpose stated within. No part of this report may otherwise be reproduced or modified in any form, or by any means, without the prior written permission of CohnReznick LLP.
According to the U.S. Energy Information Administration (EIA) through February 2020, there were approximately 53 solar facilities in operation that generate more than 100 MW AC of power each. The vast majority of these operating solar farms are located in California, with some in Arizona, Georgia, Nevada and Texas. The following states have one solar farm that generates more than 100 MW AC: Colorado, Maryland, and Virginia. Many of these solar farms are in outlying areas where adjacent property sales activity is minimal. As a result, the majority are not good candidates for a paired sales analysis.

Because of the limited number of large solar farms in Hawaii, we expanded our analysis and reviewed other large solar farms in other states in similar areas. The selected Existing Solar Farms in this analysis were considered based on their similarities in surrounding areas, size, and availability of arm’s length adjoining property transaction data that were available for analysis.

In total, we identified six Existing Solar Farms to study with comparable sales where generally the only difference was the attribute under study: proximity to an existing solar farm.
MARKET ANALYSIS OF THE IMPACT ON VALUE FROM SOLAR FARMS

METHODOLOGY

According to Randall Bell, PhD, MAI, author of text Real Estate Damages, published by the Appraisal Institute in 2016, the paired sales analysis is an effective method of determining if there is a detrimental impact on surrounding properties.

“This type of analysis may compare the subject property or similarly impacted properties called Test Areas (at Points B, C, D, E, or F) with unimpaired properties called Control Areas (Point A). A comparison may also be made between the unimpaired value of the subject property before and after the discovery of a detrimental condition. If a legitimate detrimental condition exists, there will likely be a measurable and consistent difference between the two sets of market data; if not, there will likely be no significant difference between the two sets of data. This process involves the study of a group of sales with a detrimental condition, which are then compared to a group of otherwise similar sales without the detrimental condition.”

As an approved method, this technique can be utilized to extract the effect of a single characteristic on value. By definition, paired data analysis is “a quantitative technique used to identify and measure adjustments to the sale prices or rents of comparable properties; to apply this technique, sales or rental data on nearly identical properties is analyzed to isolate a single characteristic’s effect on value or rent.” Real Estate Damages further describes that this method is theoretically sound when an abundance of market data is available for analysis and not simply a single property compared to another property. It may be impractical for those property types that do not frequently sell, such as commercial properties. The Appraisal of Real Estate states that the lack of data can reduce the strength of the analysis, and that “an adjustment derived from a single pair of sales is not necessarily indicative” of the value of the single difference.

We also utilized a Trend Analysis to adjust our comparable Control Area Sales to a constant valuation date, the date of the Test Area sale. According to the Dictionary of Real Estate Appraisal, 6th edition, a Trend Analysis is defined as:

“A quantitative technique used to identify and measure trends in the sale prices of comparable properties; useful when sales data on highly comparable properties is lacking but a broad database on properties with less similar characteristics is available. Market sensitivity is investigated by testing various factors that influence sale prices.”

We utilized a Trend Analysis to adjust the Control Area Sales for market conditions (the time between sales), as this is a variable that affects all properties similarly and can be adjusted for. Given the reduced amount of sale data and sales with highly similar characteristics to the Test Area sales, we concluded that adjusting only for market conditions is reasonable as this is explainable by a linear regression analysis, a form of Trend Analysis.

---

3 Bell, Randall, PhD, MAI. Real Estate Damages. Third ed. Chicago, IL: Appraisal Institute, 2016.

Disclaimer: This report is limited to the intended use, intended users (Paeahu Solar LLC, a wholly owned subsidiary of Innergex Renewables USA, LLC and others stated in the report as it relates to the evaluation of the proposed solar farm known as the Paeahu Solar to be located in Maui, Hawaii), and purpose stated within. No part of this report may otherwise be reproduced or modified in any form, or by any means, without the prior written permission of CohnReznick LLP.
This involved plotting our Control Area Sales unit sale prices against their sale dates and plotting a “Line of Best Fit” to explain market condition trends. We extracted a monthly appreciation rate for each set of Control Area Sales and applied that to each respective grouping to normalize the sales to a common valuation date.

PUBLISHED STUDIES

We have also considered various studies that consider the impact of solar farms on surrounding property values. The studies range from survey-based formal research to less formal analyses.

The studies show that over the past decade, the solar industry has experienced unprecedented growth. Among the factors contributing to its growth were government incentives, significant capacity additions from existing and new entrants and continual innovation. The incentives made the solar photovoltaic (PV) industry economically attractive for many consumers and as a result, set the conditions for the boom. A significant amount of farmland trades has been to solar developers; transaction prices for these deals were reported to be between 30 to 50 percent above normal agricultural land prices in 2016. Clean Energy Trends, a publication developed by Clean Edge, reported in 2013 that investments in new capacity of solar farms increased from approximately $3 billion USD in 2000 to approximately $91 billion USD in 2013, just short of the record of $92 billion USD in 2011. Solar PV installations increased from 31 Gigawatts (GW) in 2012 to a record of approximately 37 GW in 2013. As a result, annual solar PV installations exceed annual wind installations for the first time. Before 2011, annual wind installations were double annual solar PV installations.

The Solar Foundation measured that the solar industry employed 22 percent more employees in the industry in the period from 2013 to 2015. Solar farm construction in rural areas has also dramatically increased the tax value of the land on which they are built, which has provided a financial boost to some counties. According to Duke University’s Center on Globalization, Governance, and Competitiveness (“DUCGCC”), a study of solar projects in North Carolina indicated despite the 80 percent tax abatement, the taxable value of a parcel with a solar farm is significantly larger than the taxable value of that same land under agricultural zoning.

Beyond creating jobs, solar farms are also benefiting the overall long-term agricultural health of the community. As explained by ReThink Energy, a conservation foundation, a typical solar farm has more than two-thirds of the field left open and uncovered by solar panels. This unused land, and also all the land beneath the solar panels, will be left to restore naturally.

A solar farm can greatly increase the value of land, offering some financial security for the property owner over the life of the project. Once solar panel racking systems are removed, the land can revert to its original use.⁵

Property value impact studies prepared by other experts have also noted that the installation of utility-scale solar on a property has no measurable or consistent negative impact on adjoining property’s value. According to a report titled “Mapleton Solar Impact Study” from Kirkland Appraisals, LLC, conducted in Murfreesboro, North Carolina in September 2017, which studied 13 existing solar facilities in NC, the study found that the proposed


Disclaimer: This report is limited to the intended use, intended users (Paeahu Solar LLC, a wholly owned subsidiary of Innergex Renewables USA, LLC and others stated in the report as it relates to the evaluation of the proposed solar farm known as the Paeahu Solar to be located in Maui, Hawaii), and purpose stated within. No part of this report may otherwise be reproduced or modified in any form, or by any means, without the prior written permission of CohnReznick LLP.
solar farm had no impact to adjacent vacant residential, agricultural land, or residential homes. The adjoining land for the paired data sales analysis in the report was primarily low density residential and agricultural uses, although there was one case where the solar farm adjoined to two dense subdivisions of homes.

The Chisago County (Minnesota) Assessor’s Office conducted their own study on property prices adjacent to and in the close vicinity of the North Star solar farm in Chisago County, Minnesota. At the November 2017 Chisago County Board meeting, John Keefe, the Chisago County Assessor, presented data from his study. He concluded that the North Star solar farm had, “no adverse impact.” His study encompassed 15 parcels that sold and were adjacent or in the close vicinity to the solar farm between January 2016 and October 2017. Almost all of the properties sold, were at a price above the assessed value. He further stated that, “It seems conclusive that valuation has not suffered.”

---

6 Chisago County Press: County Board Real Estate Update Shows No “Solar Effects” (11/03/2017)

Disclaimer: This report is limited to the intended use, intended users (Paeahu Solar LLC, a wholly owned subsidiary of Innergex Renewables USA, LLC and others stated in the report as it relates to the evaluation of the proposed solar farm known as the Paeahu Solar to be located in Maui, Hawaii), and purpose stated within. No part of this report may otherwise be reproduced or modified in any form, or by any means, without the prior written permission of CohnReznick LLP.
ADJACENT PROPERTY VALUES IMPACT STUDY

According to the Hawaii State Energy Office, Hawaii, as a community of isolated islands, pays the highest prices for imported fossils fuels, which has encouraged a rapid adoption of solar power. Currently, Hawaii has the highest per capita of solar energy usage in the United States. In 2014, Hawaii statute HRS 269-96 mandated 100 percent renewable energy by 2045, with a target of 15 percent in 2015. Hawaii exceeded their 2015 target with 27.6 percent renewable energy generation.⁷

According to the U.S. Energy Information Administration (EIA), there are 22 public large scale solar farms, including both commercial and utility-scale installations, operational in the State of Hawaii that range from 1 MW AC to 49 MW AC. These solar farms are a collection or rooftop panels, commercial solar farms, and utility solar farms. However, there are other, smaller private solar farms that are not listed on the EIA’s database. According to discussions with local brokers, private solar farms are a way to offset energy costs with otherwise vacant or surplus land. The rapid development of these farms, along with lagging aerial imagery, has made identifying potential existing solar farms in Hawaii difficult.

We have identified one utility-scale solar farms adjacent to existing residential development in Hawaii to study that comparable to the proposed Paeahu Solar Project known as Waihonu Solar North and South (Solar Farm 1). The other five solar farms selected for analysis are similar in surrounding areas and size, and were considered comparable to the proposed Paeahu Solar Project.

Ownership and sales history for each adjoining property to an existing solar farm through the effective date of this report is maintained within our workfile. Adjoining properties with no sales data or that sold prior to the announcement of the solar farm were excluded from further analysis. Adjoining properties that sold in a non-arm’s length transaction (such as a transaction between related parties, bank-owned transaction, or between adjacent owners) were excluded from analysis as these are not considered to be reflective of market price levels. The adjoining properties that remained after exclusions were considered for a paired sale analysis.

The difference in price is considered to be the impact of the proximity to the solar farm. We have conducted paired sales analyses by comparing sales of adjoining properties, after the announcement to the public via articles and subsequent development of the solar farm, to sales of comparable properties that are locationally removed from the influence of the solar farm. For Waihonu Solar North and South (Solar Farm 1) as the study is of an adjacent condominium complex, we have also considered floor height and views.

We found Control Area Sales data through real estate broker databases and verified these sales through county records, conversations with brokers, the individual county’s GIS services, and the County Assessor’s office. It is important to note that these Control Area Sales are not adjoining to any solar farm, nor do they have a view of a solar farm from the property. Therefore, the announcement to the public via articles nor the completion of the solar farm use could not have impacted the sales price of these properties.

---


Disclaimer: This report is limited to the intended use, intended users (Paeahu Solar LLC, a wholly owned subsidiary of Innergex Renewables USA, LLC and others stated in the report as it relates to the evaluation of the proposed solar farm known as the Paeahu Solar to be located in Maui, Hawaii), and purpose stated within. No part of this report may otherwise be reproduced or modified in any form, or by any means, without the prior written permission of CohnReznick LLP.
To make direct comparisons, the sale price of the Control Area Sales was adjusted for market conditions to a common date. In this analysis, the common date is the date of the Adjoining Property Sale after the completion of the solar farm. After adjustment, any measurable difference between the sale prices would be indicative of a possible price impact of the solar farm, if any.

For the Existing Solar Farms in Hawaii, California, New York, Indiana, and Minnesota, a summary of the analysis completed for each of the Existing Solar Farms studied is presented on the following pages. Detail of these analyses is retained within our workfile.
SOLAR FARM 1: WAIHONU SOLAR, NORTH AND SOUTH

Coordinates: Latitude 21°28’11.03”N, Longitude 158° 0’52.11”W

PIN: 950010870000

Recorded Owner: Honbushin International

Total Land Size: 12 acres of Solar Farm situated on 143 acres

Date Project Announced: March 2015

Date Project Completed: August 2016

Output: Waihonu North - 5 MW AC and Waihonu South – 1.5 MW AC for a total of 6.5 MW AC

Waihonu Solar was developed into two phases. Waihonu Solar North is 5 MW AC and consists of two arrays, and Waihonu Solar South is 1.5 MW AC and is one array. This solar farm is situated on the Honbushin International Center Campus which was previously used as a Dole produce farm. Taken together these farms power 1,000 local homes. The panels are mounted in a fixed tilt fashion and the campus uses sheep to graze beneath the panels instead of lawn mowing which reduces dust and debris, reducing inefficiencies from soiled panels.
The campus is surrounded by residential land uses, notably the Waikalani Woodlands condominium complex which comprises four buildings as identified below. Building A is approximately 280 feet from the nearest solar panel. Building B is the closest to the nearest solar panel with an approximate distance of 250 feet. Building C is approximately 340 feet from the nearest solar panel, and Building D is approximately 550 feet from the nearest solar panel.

As the entire complex is adjacent to Solar Farm 1, but individual units have different potential impacts, such as proximity, view, and height, we have modified our study analysis. We have identified the two closest buildings as Building A and Building B, which at the top-most floors have southeastern views over the solar panels. We discussed the condominium building with a knowledgeable residential real estate broker who sells condo units in the building. Ms. Kalani Versola of Coldwell Banker Pacific indicated that buyers are interested in views of the valley to the southeast, which would include the solar farms. We have therefore identified buildings A and B as most likely to have the potential to be impacted by proximity to the solar farms.
Additionally, we have analyzed the sales trends over the past three years for the four buildings in the condominium complex to determine if buyers pay a differential for floor height, which would potentially increase the view of both the valley and the solar farms. The results are displayed below. Proximity to the panels is measured from the building to the nearest solar panel.

<table>
<thead>
<tr>
<th>Building</th>
<th>A</th>
<th>B</th>
<th>C</th>
<th>D</th>
</tr>
</thead>
<tbody>
<tr>
<td>Proximity to Panels (ft)</td>
<td>280</td>
<td>250</td>
<td>340</td>
<td>550</td>
</tr>
<tr>
<td>Average $/SF 2019</td>
<td>$403.95</td>
<td>$437.45</td>
<td>$394.83</td>
<td>$411.36</td>
</tr>
<tr>
<td>Average $/SF 2018</td>
<td>$349.57</td>
<td>$383.86</td>
<td>$369.63</td>
<td>$349.75</td>
</tr>
<tr>
<td>Average $/SF 2017</td>
<td>$329.86</td>
<td>$373.51</td>
<td>$364.26</td>
<td>$343.45</td>
</tr>
<tr>
<td>Floor Trend</td>
<td>Upwards</td>
<td>No</td>
<td>No</td>
<td>Downwards</td>
</tr>
</tbody>
</table>

In Buildings A and B we have identified seven recent sales (Test Area Sales) that face towards the solar farm on the top three floors, which are assumed to not be obstructed by any natural vegetation. According to marketing materials for these sales, these the top three floors appear to have the most impactful view. The selection of Control Area Sales is also limited to the top three floors for consistency.

For Group 1 (two bedrooms), we identified four Test Area Sales and 50 Control Area Sales that sold from a reasonable sale time from the median sales date of the Test Area Sales. Control Area Sales were adjusted for market conditions using a regression analysis to identify the appropriate monthly market condition adjustment. The results of our study are presented below.

<table>
<thead>
<tr>
<th>CohnReznick Paired Sale Analysis - Waihonu Solar (Group 1)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Potentially Impacted by Solar Farm</td>
</tr>
<tr>
<td>---------------------------------</td>
</tr>
<tr>
<td>Control Area Sales</td>
</tr>
<tr>
<td>Test Area Sales</td>
</tr>
<tr>
<td>Difference</td>
</tr>
</tbody>
</table>

Disclaimer: This report is limited to the intended use, intended users (Paeahu Solar LLC, a wholly owned subsidiary of Innergex Renewables USA, LLC and others stated in the report as it relates to the evaluation of the proposed solar farm known as the Paeahu Solar to be located in Maui, Hawaii), and purpose stated within. No part of this report may otherwise be reproduced or modified in any form, or by any means, without the prior written permission of CohnReznick LLP.
For Group 2 (three bedrooms), we identified three Test Area Sales and 19 Control Area Sales that sold from a reasonable sale time from the median sales date of the Test Area Sales. Control Area Sales were adjusted for market conditions using a regression analysis to identify the appropriate monthly market condition adjustment. The results of our study are presented below.

<table>
<thead>
<tr>
<th>CohnReznick Paired Sale Analysis - Waihonu Solar (Group 2)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Potentially Impacted by Solar Farm</td>
</tr>
<tr>
<td>-----------------------------------</td>
</tr>
<tr>
<td>Control Area Sales</td>
</tr>
<tr>
<td>Test Area Sales</td>
</tr>
<tr>
<td>Difference</td>
</tr>
</tbody>
</table>

Noting the relatively low price differential, it does not appear the Solar Farm had any negative impact on adjoining property values. In addition, the homes in both groups were appreciating at consistent rates.

Plotted below on a price per square foot basis are the arm’s length sales in the Waikalani Woodland condominium complex since 1998, along with the Federal Housing Finance Agency (FHFA) House Price Index. The condo sales track and trend similarly to the Hawaii index and do not appear to be impacted by the construction or completion of the Solar Farm.

Disclaimer: This report is limited to the intended use, intended users (Paeahu Solar LLC, a wholly owned subsidiary of Innergex Renewables USA, LLC and others stated in the report as it relates to the evaluation of the proposed solar farm known as the Paeahu Solar to be located in Maui, Hawaii), and purpose stated within. No part of this report may otherwise be reproduced or modified in any form, or by any means, without the prior written permission of CohnReznick LLP.
SOLAR FARM 2: SUNSET RESERVOIR

Coordinates: Latitude 37°45’3.43”N, Longitude 122°28’54.62”W
PIN: 2107001

Recorded Owner: San Francisco Public Utilities Commission

Total Land Size: 34 acres
Date Project Announced: March 2009
Date Project Completed: April 2010
Output: 5 MW AC

This solar farm is mounted on the north portion of the roof of a subterranean Sunset Water Reservoir, located in San Francisco, California. In 2010, Recurrent Energy developed Sunset Reservoir, which consists of 24,000 solar panels. Duke Energy acquired the project in 2013 from Recurrent Energy and sells power to the San Francisco Public Utilities Commission. As open space is scarce in densely populated San Francisco, utility-scale rooftop solar panels were looked to as a means to generate clean energy. With an output of approximately 5 MW AC, this project tripled the rooftop solar energy generation in San Francisco when it went online since it is located on the rooftop of the reservoir. The San Francisco neighborhood known as “Sunset” slopes down to sea level to the north, providing scenic views of the Golden Gate strait. The Sunset Reservoir is surrounded fencing, plantings, and public roads. Most of the adjacent residences have clear views of the solar farm, as the residences are constructed in a manner to maximize views of the Golden Gate strait.

Disclaimer: This report is limited to the intended use, intended users (Paeahu Solar LLC, a wholly owned subsidiary of Innergex Renewables USA, LLC and others stated in the report as it relates to the evaluation of the proposed solar farm known as the Paeahu Solar to be located in Maui, Hawaii), and purpose stated within. No part of this report may otherwise be reproduced or modified in any form, or by any means, without the prior written permission of CohnReznick LLP.
The following map numbers the adjacent parcels for subsequent analysis. We have identified 6 sales that have sold in the past three years, adjacent parcels 12, 39, 40, 81, 98, and 144. Adjacent property 39 was identified as a bank owned REO (Real Estate Owned) sale, and subsequently removed from our analysis. The remaining five were considered for a paired sales analysis. Although the solar panels are located at the northern section of the reservoir, adjacent properties 40 and 114 still have clear views of the solar farm.

That adjacent properties that were included in our paired sales analysis were divided into three groupings, based on gross living areas (GLA).
For Group 1 (GLA’s from 1,000 to 2,000 square feet), we identified three Test Area Sales (adjacent properties 12, 98, and 114 that are located 135 to 690 feet from the house to the nearest solar panel) and thirty-five Control Area Sales that sold from a reasonable sale time from the median sales date of the Test Area Sales. Control Area Sales were adjusted for market conditions using a regression analysis to identify the appropriate monthly market condition adjustment. The results of our study are presented below:

<table>
<thead>
<tr>
<th>Potentially Impacted by Solar Farm</th>
<th>Adjusted Median Price Per SF</th>
</tr>
</thead>
<tbody>
<tr>
<td>Control Area Sales</td>
<td>$884.71</td>
</tr>
<tr>
<td>Test Area Sales</td>
<td>$885.57</td>
</tr>
<tr>
<td>Difference</td>
<td>0.10%</td>
</tr>
</tbody>
</table>

For Group 2 (GLA’s from 2,200 to 2,600 square feet), we identified one Test Area Sale (adjacent property 40 located 535 feet from the house to the nearest solar panel) and six Control Area Sales that sold from a reasonable sale time from the median sales date of the Test Area Sales. Control Area Sales were adjusted for market conditions using a regression analysis to identify the appropriate monthly market condition adjustment. The results of our study are presented below:

<table>
<thead>
<tr>
<th>Potentially Impacted by Solar Farm</th>
<th>Adjusted Median Price Per SF</th>
</tr>
</thead>
<tbody>
<tr>
<td>Control Area Sales (6)</td>
<td>$797.05</td>
</tr>
<tr>
<td>Test Area Sales (1)</td>
<td>$806.58</td>
</tr>
<tr>
<td>Difference</td>
<td>1.20%</td>
</tr>
</tbody>
</table>

The third grouping is Test Area Sale adjacent property 81, which is the smallest of the five qualified adjacent properties at 800 square feet of living area. This property sold for a unit price of $1,587.50 per square foot in December 2017. Based on a review of nine comparable Control Area Sales for this Test Area Sale, which ranged in unit prices from $1,156.25 to $1,662.50 per square foot, the Test Area Sale is higher than all but one of the Control Area Sales. At smaller unit sizes, unit prices vary erratically due to scarcity in this area. Given the volatility, we have not conducted a full paired sale study on adjacent property 81 but maintain the Control Area Sales in our workfile. However, no impact due to proximity is identified from this grouping.

Noting the relatively low price differential, in which the Test Area Sales were higher than the median for the Control Areas Sales, it does not appear that Solar Farm 2 had any negative impact on adjacent property values. In addition, the homes in both groups were appreciating at consistent rates.

Disclaimer: This report is limited to the intended use, intended users (Paeahu Solar LLC, a wholly owned subsidiary of Innergex Renewables USA, LLC and others stated in the report as it relates to the evaluation of the proposed solar farm known as the Paeahu Solar to be located in Maui, Hawaii), and purpose stated within. No part of this report may otherwise be reproduced or modified in any form, or by any means, without the prior written permission of CohnReznick LLP.
SOLAR FARM 3: SHOREHAM SOLAR COMMONS, SUFFOLK COUNTY, NY

Coordinates: Latitude 40.94, Longitude -72.89

PIN: 0200126000200002001

Total Land Size: 149.62 Acres

Date Project Announced: May 2016

Date Project Completed: July 2018

Output: 24.9 MW AC

This solar farm is located on the former Tallgrass Golf Course located in an unincorporated area of Suffolk County, in the hamlet of Brookhaven (the mailing address is in Shoreham). Shoreham is a coastal area just south of the Long Island Sound in New York. The solar farm is primarily surrounded by residential homes. The solar farm was developed by Invenergy and is ground mounted and has a generating capacity of 24.9 megawatts (MW) AC of power.

According to local press reporting, initially, part of the community was opposed to the former golf course land being redeveloped as a solar farm. However, as a solar farm would raise tax revenue without raising population density, the solar farm was approved.
The aerial image below, from the County Assessor, identifies the adjoining parcels. This aerial image was taken prior to the solar farm’s construction, reflecting the closed golf course.

We have identified Adjoining Property 8 as having sold after announcement of the solar farm. However, the marketing comments advertised the house as backing to a golf course, which indicates that the sale may have transacted without a solar farm external influence factor, and so it was excluded from this analysis. We have also identified Adjoining Properties 19, 32, and 35 as properties that sold during construction of the solar farm. We have reviewed the marketing comments and found no mention of either the golf course or the solar farm. We did analyze these sales and they do not show a negative price differential; however, as these sales occurred prior to the opening and operations of the solar farm, any influence may not have been demonstrated yet, so we have excluded these from the paired sale analysis.
We analyzed five Control Area Sales that sold within a reasonable time frame from the median sale date of the Adjoining Property 43 (circled in blue in image on the previous page that is located 480 feet from the house to the closest solar panel), which sold after the solar farm was in operation in August 2018. The Control Area Sales were adjusted for market conditions using a regression analysis to identify the appropriate monthly market condition adjustment. The results of our study are presented below.

<table>
<thead>
<tr>
<th>CohnReznick Paired Sale Analysis</th>
<th>Potentially Impacted by Solar Farm</th>
<th>Adjusted Median Price Per SF</th>
</tr>
</thead>
<tbody>
<tr>
<td>Control Area Sales (5)</td>
<td>No: Not adjoining solar farm</td>
<td>$160.89</td>
</tr>
<tr>
<td>Test Area Sale (Adjoining Property 43)</td>
<td>Adjoining solar farm</td>
<td>$166.67</td>
</tr>
<tr>
<td>Difference</td>
<td></td>
<td>3.59%</td>
</tr>
</tbody>
</table>

Noting no negative price differential, with the Test Area Sale having a higher unit sale price than the Control Area Sales, it does not appear that Solar Farm 3 had any negative impact on adjacent property values.
SOLAR FARM 4: S-POWER SHOREHAM SOLAR FARM, SUFFOLK COUNTY, NY

Coordinates: Latitude 40.943139, Longitude -72.890467

PIN: 2001040002000

Total Land Size: 59.8 acres

Date Project Announced: October 20, 2014

Date Project Completed: May 31, 2016

Output: 9.5 MW AC

This solar farm is located at the southeast corner of the intersection of NY State Route 25A and Miller Avenue, in Shoreham, Suffolk County, on the north shore of Long Island, New York. The site is located in an unincorporated area of Suffolk County, in hamlet of Brookhaven (the mailing address is in Shoreham). Shoreham is a coastal area just south of the Long Island Sound.
The solar farm was developed by S-Power and the project was completed on May 31, 2016. With a total system size of 9.5 MW AC (14.25 MW DC) of output, the Shoreham Solar Farm produces more than 19 million kilowatt-hours of energy annually, enough to power approximately 2,485 homes.

The solar farm has agricultural land to the west (a sod farm) and southwest, and residential subdivisions directly to the east and across Route 25A to the north.

The map below displays the parcels adjacent to the solar farm. Properties adjoining the solar farm are numbered in white text for subsequent analysis.

**Disclaimer:** This report is limited to the intended use, intended users (Paeahu Solar LLC, a wholly owned subsidiary of Innergex Renewables USA, LLC and others stated in the report as it relates to the evaluation of the proposed solar farm known as the Paeahu Solar to be located in Maui, Hawaii), and purpose stated within. No part of this report may otherwise be reproduced or modified in any form, or by any means, without the prior written permission of CohnReznick LLP.
We identified three adjacent parcels that sold over the past three years, since the solar farm was completed. Adjoining Properties 5, 9, and 22. However, upon review of the marketing materials and property records for Adjoining Property 9, we have concluded this was a distressed sale and the property likely sold for land value. We have excluded this sale from the analysis.

Adjoining Property 5 (Test Area), a house located across NY State Route 25A approximately 240 feet from the solar panels to the improvements, with a direct view of the site, and was considered for a paired sales analysis. We analyzed five Control Area single family homes sales with similar square footages, lot sizes, and year built that sold within a reasonable time frame from the sale date of Adjoining Property 5. We adjusted the Control Area Sales for market conditions using a regression analysis to identify the appropriate monthly market conditions adjustment. The result of our analysis for S-Power Shoreham Solar - Group 1 is presented below.

<table>
<thead>
<tr>
<th>CohnReznick Paired Sale Analysis</th>
<th>S-Power Shoreham Solar-Group 1</th>
</tr>
</thead>
<tbody>
<tr>
<td>Potentially Impacted by Solar Farm</td>
<td>Adjusted Median Price Per SF</td>
</tr>
<tr>
<td>Control Area Sales (5)</td>
<td>No: Not adjoining solar farm</td>
</tr>
<tr>
<td></td>
<td>$194.56</td>
</tr>
<tr>
<td>Test Area Sale (Adjoining Property 5)</td>
<td>Adjoining solar farm</td>
</tr>
<tr>
<td></td>
<td>$202.92</td>
</tr>
<tr>
<td>Difference</td>
<td>4.30%</td>
</tr>
</tbody>
</table>

The unit sale price of Adjoining Property 5 was slightly higher than the adjusted median unit sale price of the Control Area Sales. It does not appear that S-Power Shoreham Solar – Group 1 had any negative impact on adjoining property values.
Adjoining Property 22, a 3,400-square foot home that is located 215 feet from the nearest panel, is significantly different than Adjoining Property 5; they differ in size by over 1,800 square feet and were constructed over 45 years apart. Therefore, Adjoining Property 22 qualified for its own analysis. We analyzed five Control Area single family homes sales with similar square footages, lot sizes, and ages that sold within a reasonable time from the sale date of Adjoining Property 22. We adjusted the Control Area Sales for market conditions using a regression analysis to identify the appropriate monthly market conditions adjustment. The result of our analysis for S-Power Shoreham Solar - Group 2 is presented below.

<table>
<thead>
<tr>
<th>CohnReznick Paired Sale Analysis</th>
<th>Potentially Impacted by Solar Farm</th>
<th>Adjusted Median Price Per SF</th>
</tr>
</thead>
<tbody>
<tr>
<td>Control Area Sales (5)</td>
<td>No: Not adjoining solar farm</td>
<td>$173.68</td>
</tr>
<tr>
<td>Test Area Sales (Adjoining Property 22)</td>
<td>Adjoining solar farm</td>
<td>$197.06</td>
</tr>
<tr>
<td>Difference</td>
<td></td>
<td>13.46%</td>
</tr>
</tbody>
</table>

This analysis shows an adjusted median price per square foot differential of over 13 percent using all five Control Area Sales. Upon further testing, we considered the direct matched pair sale of one of the Control Area Sales which was most similar to the adjacent test home (Adjoining Property 22). The direct matched pair compared the home located at 9 Wardencliff Road, a 4,000-square foot home that sold for $191 per square foot, with the test home (Adjoining Property 22). This direct matched pair price per square foot differential was 3.35 percent, which is more consistent with the range we see in typical impact studies and does not result in any demonstration of negative property value influence associated with the operating adjacent solar farm.

In conclusion, it does not appear that S-Power Shoreham Solar had any negative impact on adjoining property values in either Test Group 1 or Test Group 2.
SOLAR FARM 5: DOMINION INDY SOLAR III, MARION COUNTY, IN

Coordinates: Latitude 39.3914.16, Longitude -86.153485

PIN: 49-13-13-113-001.000-200

Total Land Size: 134 acres

Date Project Announced: August 2012

Date Project Completed: December 2013

Output: 8.6 MW AC (11.9 MW DC)

This solar farm is located on the southern side of West Southport Road, located approximately eight and a half miles from the heart of Indianapolis. The solar farm was developed by Dominion Renewable Energy. This solar farm is ground mounted has the capacity for 8.6 Megawatts (MW) AC of power. The panels are mounted in a fixed tilt fashion and there are 12 inverters in this solar farm. The solar farm is lined by a chain link fence that surrounds all of the solar panels. Additionally, there are some natural bushes and trees on all sides of the property; this vegetation has been in place since before development of the solar farm.

The maps on the following pages display the parcels within the solar farm is located (outlined in blue). Properties adjoining this site are numbered for subsequent analysis.
Solar Farm 5 Adjoining Properties

Disclaimer: This report is limited to the intended use, intended users (Paeahu Solar LLC, a wholly owned subsidiary of Innergex Renewables USA, LLC and others stated in the report as it relates to the evaluation of the proposed solar farm known as the Paeahu Solar to be located in Maui, Hawaii), and purpose stated within. No part of this report may otherwise be reproduced or modified in any form, or by any means, without the prior written permission of CohnReznick LLP.
We identified a total of ten adjoining properties that were considered for a paired sale analysis. Adjoining Property 2 (Test Area Group 3) was analyzed as agricultural land. Adjoining Properties 11, 13, 14, 15, 18, 20, 22, 24 and 26 were analyzed as single-family home uses (Test Area Groups 1 and 2). It should be noted that Adjoining Properties 11 and 24 have sold more than once since the solar farm was constructed, and each sale is included in the analysis.

Adjoining Property 2 was a vacant agricultural parcel that is 165 feet from the property line to the solar panels. We identified and analyzed four Control Area Sales that were comparable in location and use that were not located in close proximity to the solar farm. The Control Area Sales for Adjoining Property 2 are land tracts that were larger than 20 acres and utilized specifically as farmland. We excluded sales between related parties, split transactions, and those with significant improvements.
Control Area Sales for Adjoining Property 2 were adjusted for market conditions using a regression and trend analysis to identify the appropriate monthly market condition adjustment. Using the sale data published in the *Land Sales Bulletin*, from January 2016 through December 2017, which includes reliable and credible data for analysis, we extracted a monthly rate of change of 0.50 percent. The results of our analysis for Adjoining Property 2 for Solar Farm 5 – Group 3 is presented below.

### Agricultural Land Matched Pair Analysis

<table>
<thead>
<tr>
<th>CohnReznick Paired Sale Analysis – Dominion Indy III Group 3</th>
</tr>
</thead>
<tbody>
<tr>
<td>Potentially Impacted by Solar Farm</td>
</tr>
<tr>
<td>-----------------------------------</td>
</tr>
<tr>
<td>Control Area Sales (4)</td>
</tr>
<tr>
<td></td>
</tr>
<tr>
<td>Adjoining Property 2 (Test Area)</td>
</tr>
<tr>
<td></td>
</tr>
<tr>
<td>Difference</td>
</tr>
</tbody>
</table>

**Crossfield Subdivision:** The remaining nine Adjoining Properties (Test Areas) were considered for a paired sales analysis consisted of single-family homes. The adjoining properties that were included in our paired sales analysis were divided into two groups, based on the sale dates of the Control Area Sales, as detailed below.

<table>
<thead>
<tr>
<th>Group</th>
<th>Adj. Property #</th>
<th>Address</th>
<th>Sale Price</th>
<th>Site Size (AC)</th>
<th>Beds</th>
<th>Baths</th>
<th>Year Built</th>
<th>Square Feet</th>
<th>Sale Date</th>
<th>Price / Square Feet</th>
</tr>
</thead>
<tbody>
<tr>
<td>2</td>
<td>15</td>
<td>5909 SABLE DR</td>
<td>$169,900</td>
<td>0.23</td>
<td>3</td>
<td>3</td>
<td>2006</td>
<td>2,412</td>
<td>6/4/2019</td>
<td>$70.44</td>
</tr>
<tr>
<td>2</td>
<td>24</td>
<td>5737 SABLE DR</td>
<td>$172,000</td>
<td>0.23</td>
<td>3</td>
<td>2.5</td>
<td>2010</td>
<td>2,136</td>
<td>4/30/2019</td>
<td>$80.52</td>
</tr>
<tr>
<td>2</td>
<td>26</td>
<td>5731 SABLE DR</td>
<td>$174,900</td>
<td>0.25</td>
<td>4</td>
<td>3.5</td>
<td>2005</td>
<td>2,424</td>
<td>8/29/2018</td>
<td>$72.15</td>
</tr>
<tr>
<td>2</td>
<td>11</td>
<td>5933 SABLE DR</td>
<td>$160,000</td>
<td>0.24</td>
<td>3</td>
<td>1.5</td>
<td>2006</td>
<td>2,412</td>
<td>7/31/2018</td>
<td>$66.33</td>
</tr>
<tr>
<td>2</td>
<td>18</td>
<td>5841 SABLE DR</td>
<td>$149,000</td>
<td>0.23</td>
<td>3</td>
<td>2.5</td>
<td>2009</td>
<td>1,962</td>
<td>10/3/2017</td>
<td>$75.94</td>
</tr>
<tr>
<td>2</td>
<td>13</td>
<td>5921 SABLE DR</td>
<td>$160,000</td>
<td>0.24</td>
<td>4</td>
<td>1.5</td>
<td>2006</td>
<td>2,412</td>
<td>9/6/2017</td>
<td>$66.33</td>
</tr>
<tr>
<td>2</td>
<td>14</td>
<td>5915 SABLE DR</td>
<td>$147,000</td>
<td>0.23</td>
<td>3</td>
<td>2.5</td>
<td>2009</td>
<td>2,028</td>
<td>5/10/2017</td>
<td>$72.49</td>
</tr>
<tr>
<td>1</td>
<td>11</td>
<td>5933 SABLE DR</td>
<td>$140,000</td>
<td>0.31</td>
<td>3</td>
<td>1.5</td>
<td>2006</td>
<td>2,412</td>
<td>12/9/2015</td>
<td>$58.04</td>
</tr>
<tr>
<td>1</td>
<td>20</td>
<td>5829 SABLE DR</td>
<td>$131,750</td>
<td>0.23</td>
<td>4</td>
<td>2.5</td>
<td>2011</td>
<td>2,190</td>
<td>12/9/2015</td>
<td>$60.14</td>
</tr>
<tr>
<td>1</td>
<td>22</td>
<td>5813 SABLE DR</td>
<td>$127,000</td>
<td>0.23</td>
<td>4</td>
<td>1.5</td>
<td>2005</td>
<td>2,080</td>
<td>3/4/2015</td>
<td>$61.06</td>
</tr>
<tr>
<td>1</td>
<td>24</td>
<td>5737 SABLE DR</td>
<td>$120,000</td>
<td>0.23</td>
<td>3</td>
<td>2.5</td>
<td>2010</td>
<td>2,136</td>
<td>2/3/2014</td>
<td>$56.18</td>
</tr>
</tbody>
</table>

For Group 1 (Sales in 2014 – 2015), we analyzed eight Control Area Sales that sold within a reasonable time frame from the median sale date of the Group 1 Test Area sales. For Group 2 (Sales in 2017 and 2019), we analyzed a separate grouping of 11 Control Area Sales that sold within a reasonable time frame from the median sale date of the Group 2 Test Area sales.
sale date of the Group 2 Test Area sales. The Test Area Sales in both groups are located between 235 feet to 420 feet from the house to the solar panels. The Control Area Sales are located beyond this area in other areas of the Crossfield Division and outside in nearby subdivisions.

Control Area Sales in Groups 1 and 2 were adjusted for market conditions using a regression analysis to identify the appropriate monthly market condition adjustment. The results of our study are presented below:

<table>
<thead>
<tr>
<th>CohnReznick Paired Sale Analysis</th>
<th>Dominion Indy III (Group 1)</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Potentially Impact</td>
</tr>
<tr>
<td>Control Area Sales (8)</td>
<td>No: Not adjoining solar farm</td>
</tr>
<tr>
<td>Test Area Sales (4)</td>
<td>Yes: Solar Farm was completed</td>
</tr>
<tr>
<td>Difference</td>
<td>2.18%</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>CohnReznick Paired Sale Analysis</th>
<th>Dominion Indy III (Group 2)</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Potentially Impact</td>
</tr>
<tr>
<td>Control Area Sales (11)</td>
<td>No: Not adjoining solar farm</td>
</tr>
<tr>
<td>Test Area Sales (7)</td>
<td>Yes: Solar Farm was completed by the sale date</td>
</tr>
<tr>
<td>Difference</td>
<td>0.65%</td>
</tr>
</tbody>
</table>

Noting the relatively low price differential, in which the Test Area Sales were higher than the median for the Control Areas Sales, it does not appear that Solar Farm 5 had any negative impact on adjoining property values. In addition, the homes in both groups were appreciating at consistent rates.

Disclaimer: This report is limited to the intended use, intended users (Paeahu Solar LLC, a wholly owned subsidiary of Innergex Renewables USA, LLC and others stated in the report as it relates to the evaluation of the proposed solar farm known as the Paeahu Solar to be located in Maui, Hawaii), and purpose stated within. No part of this report may otherwise be reproduced or modified in any form, or by any means, without the prior written permission of CohnReznick LLP.
Summary of Before Announcement and After Construction of the Solar Farm Analysis:
Due to the velocity of sales in the Crossfield subdivision, we were able to conduct an analysis on the prices of single-family homes before the solar farm announcement date in comparison to the prices of single-family homes after the construction of the solar farm. We have provided our conclusions from the data below and the following page contains a chart with the data.

- 25 Test Area Sales were identified from 2006 to 2019 and 46 Control Area Sales were identified from 2008 to 2019.
  - The Test Area Sales are located adjoining to the Dominion Indy III Solar Farm in the Crossfield subdivision.
  - The Control Area Sales are located in the remainder of the Crossfield subdivision.
- In both the Test (ORANGE) and Control (BLUE) areas, new construction homes sold through 2011, prior to announcement of the solar farm.
- The dotted lines are polynomial trend lines plotted by Microsoft Excel in order to illustrate and approximate the “average” trend of each set of data. After construction of the solar farm, in parallel with the improving economic climate (as depicted by the Federal Housing Finance Agency’s House Price Index for the East North Central region that includes Indiana), it appears that unit prices for both the test and control areas appreciated at a similar rate over the period from 2013 to 2019. A difference in appreciation rates does not appear to exist between homes in the Test Area versus homes in the Control Area.

Sale prices of single-family homes after the construction of the solar farm exhibit a similar appreciation trend as sales prior to the solar farm announcement. Overall, our findings indicate that there is not a consistent and measurable difference that exists in association with proximity to a Solar Farm 5.
Before Announcement and After Construction of the Solar Farm Analysis:

![Graph showing the comparison of unit sale prices from 2006 to 2019 between the test area and control area in Dominion Indy III - Crossfield Subdivision. The graph includes a highlighted construction period.]

**Disclaimer:** This report is limited to the intended use, intended users (Paeahu Solar LLC, a wholly owned subsidiary of Innergex Renewables USA, LLC and others stated in the report as it relates to the evaluation of the proposed solar farm known as the Paeahu Solar to be located in Maui, Hawaii), and purpose stated within. No part of this report may otherwise be reproduced or modified in any form, or by any means, without the prior written permission of CohnReznick LLP.
SOLAR FARM 6: NORTH STAR SOLAR FARM, CHISAGO COUNTY, MN

Coordinates: Latitude 45.47, Longitude -92.91

PINS: Multiple

Total Land Size: ±1,000 Acres

Date Project Announced: 2014

Date Project Completed: October 2016

Output: 100 MW AC

This solar farm is located approximately four miles southeast of the City of North Branch in unincorporated Chisago County, near the intersection of Route 69 and Route 72. The solar farm was developed by North Star and is the largest solar farm in the Midwest. The solar farm features 440,000 solar panels and a power output capacity of 100 MW, which is enough to power 20,000 homes. The solar farm has agricultural land to the north and west. To the south and east of the project there are several residential properties, some of which are nestled within the actual solar farm.

While assembling the solar development site, the developer of the solar farm acquired five homes along 367th Street, Adjoining Properties 41, 42, 43, 46, and 47, which are surrounded by the solar arrays. According to conversations with the developer, they purchased the homes prior to development to provide interim housing for employees as the solar farm was under construction or for potential use for the project area (which ultimately was not necessary). The developer purchased the houses at a premium above the appraised values. After construction, they sold all five homes after development to new buyers at market levels. The exception being Adjoining Property 47, which was purchased by the original owner. This indicates that the development of the North Star Solar Farm did not deter transactions nor affect sale prices in the surrounding area.
Clifford Sheppeck of Keller Williams Classic was hired by Renewable Energy Asset Co, LLC to market and sell the remaining four properties. We discussed these transactions with Mr. Sheppeck who indicated they all sold within two months, which was in line with the market.

In addition to the four homes sold by Mr. Sheppeck, we identified four other properties: Adjoining Properties 17, 37, 44 and 48, all which sold since the construction of the solar farm. This sums to be a total of six identified adjoining properties.

Adjoining Property 41 is subject to an existing 30-year lease for the south 6.24 acres. Due to the additional rental income from the land, this sale was excluded from further analysis.

One of the sales, Adjoining Property 43, is an above-grade, two-story home with an atypical floor design. Most the homes in the area, while having similar gross living areas, are one-story, single-family homes with basements. We conducted a search in the area for comparable above-grade, two-story homes, but did not find sufficient data. Mr. Sheppeck was the listing broker for this property and confirmed its atypical nature. He indicated that it sold at a price that was in-line with the market even though two-story homes are considered to be rare. Due to limited sales in the area, Adjoining Property 43 was excluded from further analysis.

Another sale, Adjoining Property 37 was a home designed specifically as a passive solar home, taking advantage of the same renewable energy potential of the North Star solar farm. The property is set back behind five acres of agricultural land and is secluded behind trees and operates as a mixed-use “hobby farm.” This is a highly atypical use with no comparable sales. For these reasons, Adjoining Property 37 was excluded from further analysis.

Another sale, Adjoining Property 44 is a ranch-style home with an inferior quality of construction and an inferior basement; sale listing materials indicated deferred maintenance. Most comparable sales either have completed or walk-out basements and average to above-average construction and condition quality. Due to limited comparable sales for this type of property, Adjoining Property 44 was excluded from further analysis.

The maps on the following pages display the adjoining properties.
Adjoining Properties 17, 42, 46, and 48 were considered for a paired sales analysis, and we analyzed these properties as single-family home uses. The improvements on these properties are located between 335 to 630 feet to the nearest panel. We analyzed 11 Control Area single family home sales with similar construction that sold within a reasonable time frame from the median sale date of the Test Area sales, and adjusted the Control Area Sales for market conditions using a regression analysis to identify the appropriate monthly market conditions adjustment. The result of our analysis for Solar Farm 5 is presented below.

<table>
<thead>
<tr>
<th>CohnReznick Paired Sale Analysis - North Star Solar</th>
<th>Potentially Impacted by Solar Farm</th>
<th>Adjusted Median Price Per SF</th>
</tr>
</thead>
<tbody>
<tr>
<td>Control Area Sales (11)</td>
<td>No: Not adjoining solar farm</td>
<td>$138.54</td>
</tr>
<tr>
<td>Test Area Sales (4)</td>
<td>Yes: Solar Farm was completed by the sale date</td>
<td>$139.13</td>
</tr>
<tr>
<td>Difference</td>
<td></td>
<td>0.43%</td>
</tr>
</tbody>
</table>

Noting no negative price differential, with the Test Area sales having a higher unit sale price than the Control Area Sales, it does not appear that North Star Solar Farm had any negative impact on adjacent property values.
A Repeat Sales Study (Before and After Construction of the Solar Farm Analysis):

In a 2017 study conducted by Chisago County Assessor John Keefe, Keefe analyzed the numbers for 15 parcels alongside or near the North Star Solar Farm that sold between January 2016 and October 2017. Based on trends exhibited by 750+ sales throughout the county, Keefe concluded that the homes, located on 375\textsuperscript{th}, 367\textsuperscript{th}, Keystone, Little Oak, Lincoln Trail, and Kost Trail were all “in excess of assessed” and reported that “valuation hasn’t suffered.”

Considering Keefe’s 2017 study, we conducted a supplemental analysis in which we compared the sale prices of three recently sold parcels that are adjacent to the North Star Solar Farm (Test Area Group) to the previous sale price of the home, commonly known as a “Repeat Sales Analysis” utilizing a sale and resale of the same property. These sales reflect the average site size, home type, and home size of properties in the surrounding area. In our comparison for each property analyzed, we calculated the total appreciation between each sale, the number of months that elapsed between each sale, and determined the monthly appreciation rate for the property. We then compared the extracted monthly appreciation rates to the change in the Federal Housing Finance Agency (FHFA) Home Price Index in Minnesota’s 55056 zip code (where the studied homes are located) over the same period. The index for zip codes is only measured on a yearly basis and is presented to the right.

We conducted the same analysis for eight single family properties that are not within proximity to the North Star Solar Farm (Control Area Group), but are within the North Branch, MN market. The tables on the following page present this study.

In the Test Group, there was one sale with a negative appreciation rates that originally sold in 2006 (37096 Little Oak Drive). In the Control Group, there were also two sales with negative appreciation rates that originally sold in 2005 and 2007 (40956 Greystone Avenue and 5183 366th Street, respectively). During the calendar years of 2005 to 2007, Housing Index Prices in the United States were reaching their peaks. Considering the rapid growth in housing prices that occurred during these years prior to the market crash, from which the local market has not yet recovered, the negative appreciation rate exhibited by these sales is explainable by economic conditions, as demonstrated in the red boxes to the right.

---

\(^8\) https://www.cleanenergyresourceteams.org/chisago-county-boards-real-estate-update-shows-solar-has-no-impact-property-values

Disclaimer: This report is limited to the intended use, intended users (Paeahu Solar LLC, a wholly owned subsidiary of Innergex Renewables USA, LLC and others stated in the report as it relates to the evaluation of the proposed solar farm known as the Paeahu Solar to be located in Maui, Hawaii), and purpose stated within. No part of this report may otherwise be reproduced or modified in any form, or by any means, without the prior written permission of CohnReznick LLP.
## Test Area Group

<table>
<thead>
<tr>
<th>Address</th>
<th>Land Area (Acres)</th>
<th>Total Finished Living Area</th>
<th>Most Recent Sale Date</th>
<th>Most Recent Sale Price</th>
<th>Most Recent Sale Unit Price</th>
<th>Prior Sale Date</th>
<th>Prior Sale Price</th>
<th>Prior Sale Unit Price</th>
<th>Total Appreciation</th>
<th>Months Elapsed between Sales</th>
<th>Monthly Appreciation Rate</th>
<th>Most Recent Sale Index Level</th>
<th>Prior Sale Index Level</th>
<th>Total Appreciation</th>
<th>Monthly Appreciation Rate</th>
</tr>
</thead>
<tbody>
<tr>
<td>10009 375th Street</td>
<td>5.10</td>
<td>1,040</td>
<td>3/30/2016</td>
<td>$219,900</td>
<td>$211.44</td>
<td>3/4/2005</td>
<td>$163,000</td>
<td>$156.73</td>
<td>34.91%</td>
<td>133</td>
<td>0.23%</td>
<td>205.39</td>
<td>246.19</td>
<td>-17.36%</td>
<td>-0.14%</td>
</tr>
<tr>
<td>10505 367th Avenue</td>
<td>5.00</td>
<td>1,890</td>
<td>8/19/2016</td>
<td>$260,500</td>
<td>$137.83</td>
<td>4/30/1999</td>
<td>$123,294</td>
<td>$65.23</td>
<td>111.28%</td>
<td>206</td>
<td>0.36%</td>
<td>203.39</td>
<td>-150.11</td>
<td>35.49%</td>
<td>0.15%</td>
</tr>
<tr>
<td>37096 Little Oak Drive</td>
<td>2.10</td>
<td>2,412</td>
<td>4/11/2017</td>
<td>$289,000</td>
<td>$119.82</td>
<td>1/27/2006</td>
<td>$308,000</td>
<td>$127.69</td>
<td>-6.17%</td>
<td>134</td>
<td>-0.05%</td>
<td>216.69</td>
<td>252.09</td>
<td>-13.25%</td>
<td>-0.11%</td>
</tr>
<tr>
<td><strong>Median - All Test Area</strong></td>
<td><strong>5.00</strong></td>
<td><strong>1,890</strong></td>
<td><strong>3/30/2016</strong></td>
<td><strong>$219.900</strong></td>
<td><strong>$211.44</strong></td>
<td><strong>3/4/2005</strong></td>
<td><strong>$163,000</strong></td>
<td><strong>$156.73</strong></td>
<td><strong>34.91%</strong></td>
<td><strong>133</strong></td>
<td><strong>0.23%</strong></td>
<td><strong>205.39</strong></td>
<td><strong>246.19</strong></td>
<td><strong>-17.36%</strong></td>
<td><strong>-0.14%</strong></td>
</tr>
</tbody>
</table>

## Control Area Group

<table>
<thead>
<tr>
<th>Address</th>
<th>Land Area (Acres)</th>
<th>Total Finished Living Area</th>
<th>Most Recent Sale Date</th>
<th>Most Recent Sale Price</th>
<th>Most Recent Sale Unit Price</th>
<th>Prior Sale Date</th>
<th>Prior Sale Price</th>
<th>Prior Sale Unit Price</th>
<th>Total Appreciation</th>
<th>Months Elapsed between Sales</th>
<th>Monthly Appreciation Rate</th>
<th>Most Recent Sale Index Level</th>
<th>Prior Sale Index Level</th>
<th>Total Appreciation</th>
<th>Monthly Appreciation Rate</th>
</tr>
</thead>
<tbody>
<tr>
<td>10589 Wilcox Road</td>
<td>5.00</td>
<td>2,050</td>
<td>7/6/2016</td>
<td>$262,500</td>
<td>$128.05</td>
<td>9/26/2007</td>
<td>$233,700</td>
<td>$109.12</td>
<td>17.34%</td>
<td>105</td>
<td>0.15%</td>
<td>203.39</td>
<td>242.87</td>
<td>-16.26%</td>
<td>-0.17%</td>
</tr>
<tr>
<td>5183 366th Street</td>
<td>2.29</td>
<td>2,530</td>
<td>7/28/2016</td>
<td>$201,000</td>
<td>$131.37</td>
<td>4/13/2007</td>
<td>$207,000</td>
<td>$135.29</td>
<td>-2.90%</td>
<td>112</td>
<td>-0.03%</td>
<td>203.39</td>
<td>242.87</td>
<td>-16.26%</td>
<td>-0.16%</td>
</tr>
<tr>
<td>40956 Greystone Avenue</td>
<td>2.03</td>
<td>2,571</td>
<td>8/26/2016</td>
<td>$267,776</td>
<td>$104.15</td>
<td>8/18/2005</td>
<td>$285,900</td>
<td>$111.20</td>
<td>-6.34%</td>
<td>132</td>
<td>-0.05%</td>
<td>203.39</td>
<td>246.19</td>
<td>-17.38%</td>
<td>-0.14%</td>
</tr>
<tr>
<td>4359 Elk Court</td>
<td>2.50</td>
<td>1,970</td>
<td>1/10/2017</td>
<td>$263,000</td>
<td>$133.50</td>
<td>11/25/1998</td>
<td>$175,685</td>
<td>$89.02</td>
<td>49.97%</td>
<td>218</td>
<td>0.19%</td>
<td>218.69</td>
<td>105.04</td>
<td>108.20%</td>
<td>0.34%</td>
</tr>
<tr>
<td>39088 More Ferry Road</td>
<td>5.00</td>
<td>1,838</td>
<td>1/27/2017</td>
<td>$229,000</td>
<td>$124.59</td>
<td>9/29/2005</td>
<td>$185,000</td>
<td>$100.65</td>
<td>23.78%</td>
<td>136</td>
<td>0.16%</td>
<td>218.69</td>
<td>246.19</td>
<td>-11.17%</td>
<td>-0.09%</td>
</tr>
<tr>
<td>4737 377th Street</td>
<td>2.50</td>
<td>2,002</td>
<td>6/29/2017</td>
<td>$230,000</td>
<td>$114.89</td>
<td>7/23/1998</td>
<td>$138,400</td>
<td>$69.13</td>
<td>66.18%</td>
<td>215</td>
<td>0.24%</td>
<td>218.69</td>
<td>150.11</td>
<td>45.69%</td>
<td>0.17%</td>
</tr>
<tr>
<td>6417 360th Street</td>
<td>5.00</td>
<td>1,962</td>
<td>7/7/2017</td>
<td>$325,010</td>
<td>$148.00</td>
<td>5/16/2003</td>
<td>$270,000</td>
<td>$122.95</td>
<td>20.37%</td>
<td>110</td>
<td>0.17%</td>
<td>218.69</td>
<td>222.73</td>
<td>-1.81%</td>
<td>-0.02%</td>
</tr>
<tr>
<td>8628 380th Street</td>
<td>5.00</td>
<td>1,842</td>
<td>7/10/2017</td>
<td>$275,000</td>
<td>$149.29</td>
<td>4/22/2010</td>
<td>$203,000</td>
<td>$110.21</td>
<td>35.47%</td>
<td>87</td>
<td>0.35%</td>
<td>218.69</td>
<td>178.91</td>
<td>22.23%</td>
<td>0.23%</td>
</tr>
<tr>
<td><strong>Median - All Control Area</strong></td>
<td><strong>3.75</strong></td>
<td><strong>1,986</strong></td>
<td><strong>6/29/2017</strong></td>
<td><strong>$230.000</strong></td>
<td><strong>$114.89</strong></td>
<td><strong>7/23/1998</strong></td>
<td><strong>$138,400</strong></td>
<td><strong>$69.13</strong></td>
<td><strong>66.18%</strong></td>
<td><strong>215</strong></td>
<td><strong>0.24%</strong></td>
<td><strong>218.69</strong></td>
<td><strong>150.11</strong></td>
<td><strong>45.69%</strong></td>
<td><strong>0.17%</strong></td>
</tr>
</tbody>
</table>

### Disclaimer
This report is limited to the intended use, intended users (Paeahu Solar LLC, a wholly owned subsidiary of Innergex Renewables USA, LLC and others stated in the report as it relates to the evaluation of the proposed solar farm known as the Paeahu Solar to be located in Maui, Hawaii), and purpose stated within. No part of this report may otherwise be reproduced or modified in any form, or by any means, without the prior written permission of CohnReznick LLP.
Most home sites outside of a subdivision in this area are within the 2.0 to 5.0 acre range, as depicted in the Control Area Group chart on the prior page. The median gross living area for each group differs by less than 100 square feet of living area. The analysis described in this section, however, does not require us to make adjustments to the sales as we are only evaluating the difference in appreciation rates between a sale and resale of the same property.

As mentioned earlier in the report, the developer of the solar farm purchased 10505 367th Avenue at an above-market rate due to the assemblage of the solar farm site. This sale took place in between the April 1999 and August 2016 transactions displayed in the chart on the previous page. Given these circumstances, we excluded the non-market assemblage sale in this analysis and only considered market-oriented transactions.

The Test Area Group’s and the Control Area Group’s median monthly appreciation rate are nearly identical. When compared to the FHFA home price index for the zip code, both groups outperformed the average for the zip code as depicted in the far-right column in the charts on the prior page. As such, we concur with Keefe’s conclusion that there does not appear to be a consistent detrimental impact that has occurred to adjacent property to the North Star Solar Farm.
SUMMARY OF ADJOINING USES

The table below summarizes each Existing Solar Farms’ adjoining uses.

<table>
<thead>
<tr>
<th>Existing Solar Farm #</th>
<th>Solar Farm</th>
<th>Parcel ID</th>
<th>Owner</th>
<th>Acreage % of Surrounding Agricultural Uses</th>
<th>Acreage % of Surrounding Residential Uses</th>
<th>Acreage % of Surrounding Industrial Uses</th>
<th>Acreage % of Surrounding Office Uses</th>
<th>Acreage % of Surrounding Other Uses</th>
<th>Avg. Distance from Panels to Improvements (Feet)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Solar Farm 1</td>
<td>Waihonu Solar, North and South</td>
<td>950010870000</td>
<td>Honbushin International</td>
<td>0.00%</td>
<td>100.00%</td>
<td>0.00%</td>
<td>0.00%</td>
<td>0.00%</td>
<td>285</td>
</tr>
<tr>
<td>Solar Farm 2</td>
<td>Sunset Reservoir</td>
<td>2107601</td>
<td>San Francisco Public Utilities Commission</td>
<td>0.00%</td>
<td>100.00%</td>
<td>0.00%</td>
<td>0.00%</td>
<td>0.00%</td>
<td>315</td>
</tr>
<tr>
<td>Solar Farm 3</td>
<td>Shoreham Solar Commons</td>
<td>020001260002000</td>
<td>Phi Shoreham, LLC</td>
<td>52.70%</td>
<td>30.90%</td>
<td>8.30%</td>
<td>0.00%</td>
<td>8.10%</td>
<td>275</td>
</tr>
<tr>
<td>Solar Farm 4</td>
<td>S-Power Shoreham Solar</td>
<td>2001040002000</td>
<td>Grandis Land Holding, LLC</td>
<td>87.00%</td>
<td>13.00%</td>
<td>0.00%</td>
<td>0.00%</td>
<td>0.00%</td>
<td>105</td>
</tr>
<tr>
<td>Solar Farm 5</td>
<td>Dominion Indy Solar III</td>
<td>49-13-13-001.000-200</td>
<td>Indy Solar Development LLC</td>
<td>97.70%</td>
<td>2.30%</td>
<td>0.00%</td>
<td>0.00%</td>
<td>0.00%</td>
<td>474</td>
</tr>
<tr>
<td>Solar Farm 6</td>
<td>North Star</td>
<td>Multiple</td>
<td>Renewable Energy Asset Co, LLC</td>
<td>75.00%</td>
<td>15.00%</td>
<td>0.00%</td>
<td>0.00%</td>
<td>10.00%</td>
<td>350</td>
</tr>
</tbody>
</table>

The Existing Solar Farms studied have a mix of surrounding areas, as one is surrounded by primarily agricultural land with some residential adjacency, and three solar farms that are situated inside existing and established residential neighborhoods. We have found that these Existing Solar Farms are sound comparables in terms of adjoining uses, location, and size to the proposed Paeahu Solar Project ("Project") located near Wailea on the Island of Maui.

All of the paired sales analyses reflected no negative price differential, with the differences effectively being the same or higher (-0.95% to +13.46%) than the comparable Control Area Sales that were not near any solar farms.

One of the paired sale analyses, Group 2 of S-Power Shoreham Solar, initially reflected a 13.46 percent difference in adjusted median price per square foot between the Test Area Sale and the five Control Area Sales. Upon further testing, the direct matched pair sale, using one of the Control Area Sales, which was most similar to the adjacent test home, reflected a differential of 3.35 percent, which is more consistent with the range we see in typical impact studies and does not result in any demonstration of negative property value influence associated with the operating adjacent solar farm.

Considering this analysis, we conclude that there was no demonstrated measurable and consistent impact on adjacent property values that was associated with proximity to solar farms.
MARKET COMMENTARY

We have additionally contacted market participants such as appraisers, brokers, and developers familiar with property values around solar farms in New York. Our conversations with these market participants are noted below.

Amy Nguyen, Assessor for the city of San Francisco stated that she, nor others in her office, has not noted an impact on values for location next to a solar farm.

Kalani Versola with Coldwell Banker Pacific, Hawaii, said that she has seen no impact on values for views that include solar farms.

Janine Buyers with West Beach Realty located in Waianae, Hawaii stated that she has seen no impact on values or marketing time for properties nearby solar farms. She noted that the market and consensus of the population of Waianae views solar farms positively as they improve land in a positive manner.

Paul Barbagelata, Residential Real Estate Broker, with the Barbagelata Real Estate Group in San Francisco said that he has seen no impact on real estate value for proximity to or views of Solar Farms.

The Interim Assessor for the town of Whitestown in Oneida County, New York, Frank Donato, stated that he has seen no impact on property values of properties nearby solar farms.

Steve Lehr at the Department of Assessment for Tompkins County, New York, mentioned that the appraisal staff has made no adjustments regarding assessed values of properties surrounding solar farms. Marketing times for properties have also stayed consistent. Lehr noted that a few of the solar farms in Tompkins County are on land owned by colleges and universities and a few are in rural areas.

At this point in time, Al Fiorille, Senior Valuation Specialist in the Tompkins County Assessment department in New York, reported that he cannot measure any negativity from the solar farms and arrays that have been installed within the county.

Mason Hass, the Riverhead Assessor in Suffolk County, on Long Island, New York stated that the solar farms in his town are in industrial zoned areas and he has not seen any impact on adjacent properties.

The Assessor for the town of Smithtown in Suffolk County, New York, Irene Rice, has not seen any impact on property values as a result of their location near the newly built solar farms in her town.

In the Assessor’s office in the town of Seneca, Ontario County, New York, Shana Jo Hamilton stated that she has seen no impact on property values of properties adjacent to solar farms.

Michael Zazzara, Assessor of the City of Rochester in Monroe County, New York commented that the City has a couple of solar farms, and they have seen no impact on nearby property values and have received no complaints from property owners.
While there are one or two homes nearby to existing solar farms in the town of Lisbon in St. Lawrence County, New York, Assessor Stephen Teele has not seen any impact on property values in his town. The solar farms in the area are in rural or agricultural areas in and around Lisbon.

The Assessor for the Village of Whitehall in Washington County, New York, Bruce Caza, noted that there are solar farms located in both rural and residential areas in the village and he has seen no impact on adjacent properties, including any concerns related to glare from solar panels.

Laurie Lambertson, the Town Assessor for Bethlehem, in Albany County, New York noted that the solar farms in her area are tucked away in rural or industrial areas. Lambertson has seen no impact on property values in properties adjacent to solar farms.

**SOLAR FARM FACTORS ON HARMONY OF USE**

The data from the solar farms included in this Property Value Impact Study, clearly indicates that solar farms are generally a compatible use with agricultural and residential uses.

The following section analyzes specific physical characteristics of solar farms and is based on research and our solar farm site visits.

**Appearance:** Most solar panels have a similar appearance to a greenhouse or single-story residence and are usually not more than 10 feet high. As previously mentioned, developers generally surround a solar farm with a fence and often leave existing perimeter foliage, which minimizes the visibility of the solar farm. The physical characteristics of solar farms are compatible with adjoining agricultural and residential uses.

**Sound:** Solar panels in general are effectively silent and noise levels are minimal, like ambient noise. There are limited sound-emitting pieces of equipment on-site, which only produce a quiet hum. However, these sources are not typically heard outside the solar farm perimeter fence.

**Odor:** Solar panels do not produce any byproduct or odor.

**Traffic:** The solar farm does not require daily onsite monitoring by operational employees and thus operational traffic.

**Hazardous Material:** Modern solar panel arrays are constructed to U.S. government standards. Testing shows that modern solar modules are both safe to dispose of in landfills, and are also safe in worst case conditions of abandonment or damage in a disaster. Reuse or recycling of materials would be prioritized over disposal. Recycling is an area of significant focus in the solar industry, and programs for both batteries and solar panels are advancing every year. While the exact method of recycling may not be known yet, the equipment is designed with recyclability of its components in mind, and it is likely that solar panel recycling will improve in 25 years’ time. If any materials need replacing before the facility end-of-life, Innergex would seek the most environmentally responsible route for reuse, recycling or disposal.
SUMMARY AND FINAL CONCLUSIONS

We have reviewed published methodology for measuring impact on property values as well as published studies that analyzed the impact of solar farms on property values. We have also interviewed market participants to give us additional insight as to how the market evaluates farm land and single family homes with views of the Existing Solar Farms. These studies found little to no measurable and consistent difference between the Test Area Sales and the Control Area Sales attributed to the solar farms, and they are generally considered a compatible use. We then can conclude that since the Adjoining Property Sales (Test Area Sales) were not adversely affected by their proximity to the solar farm, that properties surrounding other proposed solar farms operating in compliance with all regulatory standards will similarly not be adversely affected, in either the short or long term periods.

The purpose of this property value impact study is to determine whether the presence of a solar farm has caused a measurable and consistent difference in values between the Test Area Sales and the Control Area Sales. A summary of our findings for the paired sales analyses is presented below.

<table>
<thead>
<tr>
<th>Solar Farm</th>
<th>Number of Test Area Sales</th>
<th>Number of Control Area Sales</th>
<th>Median Adjoining Property Sale (Test Area) Price per Unit</th>
<th>Control Area Sales Median Price per Unit</th>
<th>Difference (%)</th>
<th>Avg. Feet from Panel to Lot</th>
<th>Avg. Feet from Panel to House</th>
<th>Impact Found</th>
</tr>
</thead>
<tbody>
<tr>
<td>1 Waihonu Solar, North and South Group 1</td>
<td>4</td>
<td>50</td>
<td>$396.60</td>
<td>$389.13</td>
<td>+1.92%</td>
<td>300</td>
<td>310</td>
<td>No Impact</td>
</tr>
<tr>
<td>Waihonu Solar, North and South Group 2</td>
<td>3</td>
<td>19</td>
<td>$330.40</td>
<td>$333.94</td>
<td>-1.06%</td>
<td>300</td>
<td>310</td>
<td>No Impact</td>
</tr>
<tr>
<td>2 Sunset Reservoir Group 1</td>
<td>3</td>
<td>35</td>
<td>$885.87</td>
<td>$884.71</td>
<td>-0.10%</td>
<td>340</td>
<td>360</td>
<td>No Impact</td>
</tr>
<tr>
<td>Sunset Reservoir Group 2</td>
<td>1</td>
<td>6</td>
<td>$806.59</td>
<td>$797.05</td>
<td>+1.20%</td>
<td>525</td>
<td>535</td>
<td>No Impact</td>
</tr>
<tr>
<td>3 Shoreham Solar Commons</td>
<td>1</td>
<td>5</td>
<td>$166.67</td>
<td>$160.89</td>
<td>+3.59%</td>
<td>110</td>
<td>480</td>
<td>No Impact</td>
</tr>
<tr>
<td>S-Power Shoreham Solar Group 1</td>
<td>1</td>
<td>5</td>
<td>$202.92</td>
<td>$194.56</td>
<td>+4.30%</td>
<td>180</td>
<td>240</td>
<td>No Impact</td>
</tr>
<tr>
<td>S-Power Shoreham Solar Group 2</td>
<td>1</td>
<td>5</td>
<td>$197.06</td>
<td>$173.68</td>
<td>+13.46%</td>
<td>135</td>
<td>215</td>
<td>No Impact</td>
</tr>
<tr>
<td>4 Indy Solar III Group 1</td>
<td>7</td>
<td>11</td>
<td>$8,210</td>
<td>$8,091</td>
<td>+1.47%</td>
<td>280</td>
<td>350</td>
<td>No Impact</td>
</tr>
<tr>
<td>Indy Solar III Group 2</td>
<td>7</td>
<td>11</td>
<td>$59.10</td>
<td>$57.84</td>
<td>+2.18%</td>
<td>240</td>
<td>300</td>
<td>No Impact</td>
</tr>
<tr>
<td>Indy Solar III Group 3</td>
<td>7</td>
<td>11</td>
<td>$72.15</td>
<td>$71.69</td>
<td>+0.65%</td>
<td>165</td>
<td>N/A</td>
<td>No Impact</td>
</tr>
<tr>
<td>5 North Star Solar</td>
<td>6</td>
<td>11</td>
<td>$139.13</td>
<td>$138.54</td>
<td>+0.43%</td>
<td>140</td>
<td>425</td>
<td>No Impact</td>
</tr>
</tbody>
</table>

Average Variance in Sale Prices for Test to Control Areas +2.57%
30 Adjoining Test Sales studied and compared to 159 Control Sales

Based upon our examination, research, and analyses of the Existing Solar Farms, the surrounding areas, and an extensive market database, we have concluded that no consistent negative impact has occurred to adjacent properties that could be attributed to proximity to the adjacent solar farm, with regard to unit sale prices or other influential market indicators. This conclusion has been confirmed by numerous County Assessors who have also investigated the potential impact of an existing solar farm on adjacent property values.

Disclaimer: This report is limited to the intended use, intended users (Paeahu Solar LLC, a wholly owned subsidiary of Innergex Renewables USA, LLC and others stated in the report as it relates to the evaluation of the proposed solar farm known as the Paeahu Solar to be located in Maui, Hawaii), and purpose stated within. No part of this report may otherwise be reproduced or modified in any form, or by any means, without the prior written permission of CohnReznick LLP.
If you have any questions or comments, please contact the undersigned. Thank you for the opportunity to be of service.

Respectfully submitted,

CohnReznick LLP

Patricia L. McGarr, MAI, CRE, FRICS  
National Director - Valuation Advisory Services  
Certified General Real Estate Appraiser  
Hawaii Temporary License  
Expires 05/20/2020

Andrew R. Lines, MAI  
Principal  
Certified General Real Estate Appraiser  
Hawaii Temporary License  
Expires 05/20/2020

Sonia K. Singh, MAI  
Senior Manager  
Certified General Real Estate Appraiser

Disclaimer: This report is limited to the intended use, intended users (Paeahu Solar LLC, a wholly owned subsidiary of Innergex Renewables USA, LLC and others stated in the report as it relates to the evaluation of the proposed solar farm known as the Paeahu Solar to be located in Maui, Hawaii), and purpose stated within. No part of this report may otherwise be reproduced or modified in any form, or by any means, without the prior written permission of CohnReznick LLP.
CERTIFICATION

We certify that, to the best of our knowledge and belief:

1. The statements of fact and data reported are true and correct.
2. The reported analyses, findings, and conclusions in this consulting report are limited only by the reported assumptions and limiting conditions, and are our personal, impartial, and unbiased professional analyses, findings, and conclusions.
3. We have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.
4. We have performed no services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.
5. We have no bias with respect to the property that is the subject of this report or the parties involved with this assignment.
6. Our engagement in this assignment was not contingent upon developing or reporting predetermined results.
7. Our compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value finding, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this report.
8. Our analyses, findings, and conclusions were developed, and this report has been prepared, in conformity with the requirements of the Code of Professional Ethics and Standards of Professional Appraisal Practice of the Appraisal Institute, which includes the Uniform Standards of Professional Appraisal Practice (USPAP).
9. The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.
10. Patricia L. McGarr, MAI, CRE, FRICS, Andrew R. Lines, MAI and Sonia K. Singh, MAI have viewed the exterior of all comparable data referenced in this report in person, via photographs, or aerial imagery.
11. We have not relied on unsupported conclusions relating to characteristics such as race, color, religion, national origin, gender, marital status, familial status, age, and receipt of public assistance income, handicap, or an unsupported conclusion that homogeneity of such characteristics is necessary to maximize value.
12. Amanda G. Edwards and Lydia D. Terry provided significant appraisal consulting assistance to the persons signing this certification.
13. We have experience in reviewing properties similar to the subject and are in compliance with the Competency Rule of USPAP.
14. As of the date of this report, Patricia L. McGarr, MAI, CRE, FRICS, Andrew R. Lines, MAI, and Sonia K. Singh, MAI have completed the continuing education program of the Appraisal Institute.
If you have any questions or comments, please contact the undersigned. Thank you for the opportunity to be of service.

Respectfully submitted,

CohnReznick LLP

Patricia L. McGarr, MAI, CRE, FRICS
National Director - Valuation Advisory Services
Certified General Real Estate Appraiser
Hawaii Temporary License
Expires 05/20/2020

Andrew R. Lines, MAI
Principal
Certified General Real Estate Appraiser
Hawaii Temporary License
Expires 05/20/2020

Sonia K. Singh, MAI
Senior Manager
Certified General Real Estate Appraiser

Disclaimer: This report is limited to the intended use, intended users (Paeahu Solar LLC, a wholly owned subsidiary of Innergex Renewables USA, LLC and others stated in the report as it relates to the evaluation of the proposed solar farm known as the Paeahu Solar to be located in Maui, Hawaii), and purpose stated within. No part of this report may otherwise be reproduced or modified in any form, or by any means, without the prior written permission of CohnReznick LLP.
ASSUMPTIONS AND LIMITING CONDITIONS

This report is based on the following assumptions, except as otherwise noted in the report.

1. The title is marketable and free and clear of all liens, encumbrances, encroachments, easements and restrictions. The property is under responsible ownership and competent management and is available for its highest and best use.
2. There are no existing judgments or pending or threatened litigation that could affect the value of the property.
3. There are no hidden or undisclosed conditions of the land or of the improvements that would render the property more or less valuable. Furthermore, there is no asbestos in the property.
4. The revenue stamps placed on any deed referenced herein to indicate the sale price are in correct relation to the actual dollar amount of the transaction.
5. The property is in compliance with all applicable building, environmental, zoning, and other federal, state and local laws, regulations and codes.
6. The information furnished by others is believed to be reliable, but no warranty is given for its accuracy.

This report is subject to the following limiting conditions, except as otherwise noted in the report.

1. An appraisal is inherently subjective and represents our finding as to the value of the property appraised.
2. The conclusions stated in our appraisal apply only as of the effective date of the appraisal, and no representation is made as to the effect of subsequent events.
3. No changes in any federal, state or local laws, regulations or codes (including, without limitation, the Internal Revenue Code) are anticipated.
4. No environmental impact studies were either requested or made in conjunction with this appraisal, and we reserve the right to revise or rescind any of the value findings based upon any subsequent environmental impact studies. If any environmental impact statement is required by law, the appraisal assumes that such statement will be favorable and will be approved by the appropriate regulatory bodies.
5. Unless otherwise agreed to in writing, we are not required to give testimony, respond to any subpoena or attend any court, governmental or other hearing with reference to the property without compensation relative to such additional employment.
6. We have made no survey of the property and assume no responsibility in connection with such matters. Any sketch or survey of the property included in this report is for illustrative purposes only and should not be considered to be scaled accurately for size. The appraisal covers the property as described in this report, and the areas and dimensions set forth are assumed to be correct.
7. No finding is expressed as to the value of subsurface oil, gas or mineral rights, if any, and we have assumed that the property is not subject to surface entry for the exploration or removal of such materials, unless otherwise noted in our appraisal.
8. We accept no responsibility for considerations requiring expertise in other fields. Such considerations include, but are not limited to, legal descriptions and other legal matters such as legal title, geologic considerations such as soils and seismic stability, and civil, mechanical, electrical, structural and other engineering and environmental matters.

Disclaimer: This report is limited to the intended use, intended users (Paeahu Solar LLC, a wholly owned subsidiary of Innergex Renewables USA, LLC and others stated in the report as it relates to the evaluation of the proposed solar farm known as the Paeahu Solar to be located in Maui, Hawaii), and purpose stated within. No part of this report may otherwise be reproduced or modified in any form, or by any means, without the prior written permission of CohnReznick LLP.
9. The distribution of the total valuation in the report between land and improvements applies only under the reported highest and best use of the property. The allocations of value for land and improvements must not be used in conjunction with any other appraisal and are invalid if so used. The appraisal report shall be considered only in its entirety. No part of the appraisal report shall be utilized separately or out of context.

10. Neither all nor any part of the contents of this report (especially any conclusions as to value, the identity of the appraisers, or any reference to the Appraisal Institute) shall be disseminated through advertising media, public relations media, news media or any other means of communication (including without limitation prospectuses, private offering memoranda and other offering material provided to prospective investors) without the prior written consent of the person signing the report.

11. Information, estimates and findings contained in the report, obtained from third-party sources are assumed to be reliable and have not been independently verified.

12. Any income and expense estimates contained in the appraisal report are used only for the purpose of estimating value and do not constitute predictions of future operating results.

13. If the property is subject to one or more leases, any estimate of residual value contained in the appraisal may be particularly affected by significant changes in the condition of the economy, of the real estate industry, or of the appraised property at the time these leases expire or otherwise terminate.

14. No consideration has been given to personal property located on the premises or to the cost of moving or relocating such personal property; only the real property has been considered.

15. The current purchasing power of the dollar is the basis for the value stated in our appraisal; we have assumed that no extreme fluctuations in economic cycles will occur.

16. The value found herein is subject to these and to any other assumptions or conditions set forth in the body of this report but which may have been omitted from this list of Assumptions and Limiting Conditions.

17. The analyses contained in the report necessarily incorporate numerous estimates and assumptions regarding property performance, general and local business and economic conditions, the absence of material changes in the competitive environment and other matters. Some estimates or assumptions, however, inevitably will not materialize, and unanticipated events and circumstances may occur; therefore, actual results achieved during the period covered by our analysis will vary from our estimates, and the variations may be material.

18. The Americans with Disabilities Act (ADA) became effective January 26, 1992. We have not made a specific survey or analysis of any property to determine whether the physical aspects of the improvements meet the ADA accessibility guidelines. In as much as compliance matches each owner’s financial ability with the cost to cure the non-conforming physical characteristics of a property, we cannot comment on compliance to ADA. Given that compliance can change with each owner’s financial ability to cure non-accessibility, the value of the subject does not consider possible non-compliance. A specific study of both the owner’s financial ability and the cost to cure any deficiencies would be needed for the Department of Justice to determine compliance.

19. The appraisal report is prepared for the exclusive benefit of the Client, its subsidiaries and/or affiliates. It may not be used or relied upon by any other party. All parties who use or rely upon any information in the report without our written consent do so at their own risk.

20. No studies have been provided to us indicating the presence or absence of hazardous materials on the subject property or in the improvements, and our valuation is predicated upon the assumption that the
subject property is free and clear of any environment hazards including, without limitation, hazardous wastes, toxic substances and mold. No representations or warranties are made regarding the environmental condition of the subject property and the person signing the report shall not be responsible for any such environmental conditions that do exist or for any engineering or testing that might be required to discover whether such conditions exist. Because we are not experts in the field of environmental conditions, the appraisal report cannot be considered as an environmental assessment of the subject property.

21. The person signing the report may have reviewed available flood maps and may have noted in the appraisal report whether the subject property is located in an identified Special Flood Hazard Area. We are not qualified to detect such areas and therefore do not guarantee such determinations. The presence of flood plain areas and/or wetlands may affect the value of the property, and the value conclusion is predicated on the assumption that wetlands are non-existent or minimal.

22. CohnReznick is not a building or environmental inspector. CohnReznick does not guarantee that the subject property is free of defects or environmental problems. Mold may be present in the subject property and a professional inspection is recommended.

23. The appraisal report and value conclusion for an appraisal assumes the satisfactory completion of construction, repairs or alterations in a workmanlike manner.

24. CohnReznick an independently owned and operated company, has prepared the appraisal for the specific purpose stated elsewhere in the report. The intended use of the appraisal is stated in the General Information section of the report. The use of the appraisal report by anyone other than the Client is prohibited except as otherwise provided. Accordingly, the appraisal report is addressed to and shall be solely for the Client’s use and benefit unless we provide our prior written consent. We expressly reserve the unrestricted right to withhold our consent to your disclosure of the appraisal report (or any part thereof including, without limitation, conclusions of value and our identity), to any third parties. Stated again for clarification, unless our prior written consent is obtained, no third party may rely on the appraisal report (even if their reliance was foreseeable).

25. The conclusions of this report are estimates based on known current trends and reasonably foreseeable future occurrences. These estimates are based partly on property information, data obtained in public records, interviews, existing trends, buyer-seller decision criteria in the current market, and research conducted by third parties, and such data are not always completely reliable. CohnReznick and the undersigned are not responsible for these and other future occurrences that could not have reasonably been foreseen on the effective date of this assignment. Furthermore, it is inevitable that some assumptions will not materialize and that unanticipated events may occur that will likely affect actual performance. While we are of the opinion that our findings are reasonable based on current market conditions, we do not represent that these estimates will actually be achieved, as they are subject to considerable risk and uncertainty. Moreover, we assume competent and effective management and marketing for the duration of the projected holding period of this property.

26. All prospective value estimates presented in this report are estimates and forecasts which are prospective in nature and are subject to considerable risk and uncertainty. In addition to the contingencies noted in the preceding paragraph, several events may occur that could substantially alter the outcome of our estimates such as, but not limited to changes in the economy, interest rates, and capitalization rates, behavior of consumers, investors and lenders, fire and other physical destruction, changes in title or...
conveyances of easements and deed restrictions, etc. It is assumed that conditions reasonably foreseeable at the present time are consistent or similar with the future.

27. While this appraisal has been proofed for typographical errors, mathematical inaccuracies, and other discrepancies, others may be discovered in subsequent reviews performed by the client or their designated agent. We reserve the right to correct any typographical errors, mathematical inaccuracies, or other discrepancies that may affect the estimate of value contained in the report. These corrections will be corrected promptly upon the written request of the client.
APPENDIX A:
APPRaiser QUALIFICATIONS

Disclaimer: This report is limited to the intended use, intended users (Paeahu Solar LLC, a wholly owned subsidiary of Innergex Renewables USA, LLC and others stated in the report as it relates to the evaluation of the proposed solar farm known as the Paeahu Solar to be located in Maui, Hawaii), and purpose stated within. No part of this report may otherwise be reproduced or modified in any form, or by any means, without the prior written permission of CohnReznick LLP.
Patricia L. McGarr, MAI, CRE, FRICS, CRA, is a principal and National Director of CohnReznick Advisory Group’s Valuation Advisory Services practice who is based in Chicago. Pat’s experience includes market value appraisals of varied property types for acquisition, condemnation, mortgage, estate, ad valorem tax, litigation, zoning, and other purposes. Pat has been involved in the real estate business since 1980. From June 1980 to January 1984, she was involved with the sales and brokerage of residential and commercial properties. Her responsibilities during this time included the formation, management, and training of sales staff in addition to her sales, marketing, and analytical functions. Of special note was her development of a commercial division for a major Chicago-area brokerage firm.

Since January 1984, Pat has been exclusively involved in the valuation of real estate. Her experience includes the valuation of a wide variety of property types including residential, commercial, industrial, and special purpose properties including such diverse subjects as quarries, marinas, riverboat gaming sites, shopping centers, manufacturing plants, and office buildings. She is also experienced in the valuation of leasehold and leased fee interests. Pat has performed appraisal assignments throughout Illinois and the Chicago Metropolitan area as well as Wisconsin, Indiana, Michigan, New York, New Jersey, California, Nevada, Florida, Utah, Texas, and Ohio. Pat has gained substantial experience in the study and analysis of the establishment and expansion of sanitary landfills in various metropolitan areas including the preparation of real estate impact studies to address criteria required by Senate Bill 172. She has also developed an accepted format for allocating value of a landfill operation between real property, landfill improvements, and franchise (permits) value.

Over the past several years, Pat has developed a valuation group that specializes in serving utility companies establish new utility corridors for electric power transmission and pipelines. This includes determining acquisition budgets, easement acquisitions, and litigation support. Pat has considerable experience in performing valuation impact studies on potential detrimental conditions and has studied properties adjoining landfills, waste transfer stations, stone quarries, cellular towers, schools, electrical power transmission lines, “Big Box” retail facilities, levies, properties with restrictive covenants, landmark districts, environmental contamination, airports, material defects in construction, stigma, and loss of view amenity for residential high rises.

Pat has qualified as an expert valuation witness in numerous local, state and federal courts.

Pat has participated in specialized real estate appraisal education and has completed more than 50 courses and seminars offered by the Appraisal Institute totaling more than 600 classroom hours, including real estate transaction courses as a prerequisite to obtaining a State of Illinois Real Estate Salesman License.

Disclaimer: This report is limited to the intended use, intended users (Paeahu Solar LLC, a wholly owned subsidiary of Innergex Renewables USA, LLC and others stated in the report as it relates to the evaluation of the proposed solar farm known as the Paeahu Solar to be located in Maui, Hawaii), and purpose stated within. No part of this report may otherwise be reproduced or modified in any form, or by any means, without the prior written permission of CohnReznick LLP.
Pat has earned the professional designations of Counselors of Real Estate (CRE), Member of the Appraisal Institute (MAI), Fellow of Royal Institution of Chartered Surveyors (FRICS) and Certified Review Appraiser (CRA). She is also a certified general real estate appraiser with active licenses in numerous states.

**Education**
- North Park University: Bachelor of Science, General Studies

**Professional Affiliations**
- National Association of Realtors
- CREW Commercial Real Estate Executive Women
- IRWA International Right of Way Association

**Appointments**
- Appointed by the Governor in 2017 to the State of Illinois’ Department of Financial & Professional Regulation’s Real Estate Appraisal Board; Vice-Chairman - 2018

**Licenses and Accreditations**
- Member of the Appraisal Institute (MAI)
- Counselors of Real Estate, designated CRE
- Fellow of Royal Institution of Chartered Surveyors (FRICS)
- Certified Review Appraiser (CRA)
- Alabama State Certified General Real Estate Appraiser
- California State Certified General Real Estate Appraiser
- Connecticut State Certified General Real Estate Appraiser
- District of Columbia State Certified General Real Estate Appraiser
- Illinois State Certified General Real Estate Appraiser
- Indiana State Certified General Real Estate Appraiser
- Louisiana State Certified General Real Estate Appraiser
- Maryland State Certified General Real Estate Appraiser
- Massachusetts State Certified General Real Estate Appraiser
- Michigan State Certified General Real Estate Appraiser
- Nevada State Certified General Real Estate Appraiser
- New Jersey State Certified General Real Estate Appraiser
- New York State Certified General Real Estate Appraiser
- North Carolina State Certified General Real Estate Appraiser
- Pennsylvania State Certified General Real Estate Appraiser
- South Carolina State Certified General Real Estate Appraiser
- Tennessee State Certified General Real Estate Appraiser
- Texas State Certified General Real Estate Appraiser
- Virginia State Certified General Real Estate Appraiser
- Wisconsin State Certified General Real Estate Appraiser
Andrew R. Lines, MAI, is a partner for CohnReznick Advisory Group’s Valuation Advisory practice who is based in the Chicago office and has been a CohnReznick employee for over six years. Andrew has been involved in the real estate business for more than 15 years and has performed valuations on a wide variety of real property types including single- and multi-unit residential (including LIHTC), student housing, office, retail, industrial, mixed-use and special purpose properties including landfills, waste transfer stations, marinas, hospitals, universities, telecommunications facilities, data centers, self-storage facilities, racetracks, CCRCs, and railroad corridors. He is also experienced in the valuation of leasehold, leased fee, and partial interests, as well as purchase price allocations (GAAP, IFRS and IRC 1060) for financial reporting.

Valuations have been completed nationwide for a variety of assignments including mortgage financing, litigation, tax appeal, estate gifts, asset management, workouts, and restructuring, as well as valuation for financial reporting including purchase price allocations (ASC 805), impairment studies, and appraisals for investment company guidelines and REIS standards. Andrew has qualified as an expert witness, providing testimony for eminent domain cases in the states of IL and MD. Andrew has also performed appraisal review assignments for accounting purposes (audit support), asset management, litigation and as an evaluator for a large Midwest regional bank.

Andrew has earned the professional designation of Member of the Appraisal Institute (MAI). He has also qualified for certified general commercial real estate appraiser licenses in Arizona, California, Maryland, Florida, Wisconsin, Georgia, Illinois, Indiana, New Jersey and New York. Temporary licenses have been granted in Connecticut, Colorado, Ohio, Pennsylvania, Idaho, Kansas, Minnesota and South Carolina.

**Education**
- Syracuse University: Bachelor of Fine Arts

**Professional Affiliations**
- Chicago Chapter of the Appraisal Institute - Alternate Regional Representative (2016 - Present)
- International Real Estate Management (IREM)
- National Council of Real Estate Investment Fiduciaries (NCREIF)

**Community Involvement**
- Fellows Alumni Network - World Business Chicago, Founding member
- Syracuse University Regional Council - Active Member
- Syracuse University Alumni Association of Chicago, Past Board member
- Chicago Friends School - Board Member

Disclaimer: This report is limited to the intended use, intended users (Paeahu Solar LLC, a wholly owned subsidiary of Innergex Renewables USA, LLC and others stated in the report as it relates to the evaluation of the proposed solar farm known as the Paeahu Solar to be located in Maui, Hawaii), and purpose stated within. No part of this report may otherwise be reproduced or modified in any form, or by any means, without the prior written permission of CohnReznick LLP.
Sonia K. Singh, MAI
Senior Manager – Real Estate Valuation

7501 Wisconsin Avenue, Suite 400E
Bethesda, Maryland 20814
301-280-5193
sonia.singh@cohnreznick.com
www.cohnreznick.com

Sonia K. Singh, MAI is a senior manager in CohnReznick Advisory Group’s Valuation Advisory practice and based in the Bethesda office. For the past eight years, she has engaged in real estate valuation and other real estate consulting services and valued over $5 billion in real property.

Sonia is adept at valuing a variety of commercial real estate across the United States, including the following complex property types: athletic clubs; full-service hotels and beach resorts; marinas; historic redevelopment projects; recycling facilities; single-family rental home portfolios; master planned communities; and for-sale residential units or subdivisions. She has also performed real estate appraisals involving leasehold interests, air rights ownership, and right-of-way fee simple and easement acquisitions for utility corridors. She has performed these and other appraisals others for purposes including financial reporting, estate planning, gift and estate tax, bond and conventional financing, litigation (eminent domain), and asset management, with the ability to handle appraisals of large portfolios in expedited timeframes. With significant experience in the appraisal of senior living facilities including continuing care retirement communities, skilled nursing facilities, assisted living and memory care facilities, as well as age-restricted housing, Ms. Singh has elevated the firm’s modelling of complex healthcare property ownership structures to help illuminate debt/income and lease coverage ratios for federal courts, resulting in millions of dollars in recovered credits for clients.

Additionally, Sonia is experienced in purchase price allocations (GAAP, IFRS, and IRC 1060) for financial reporting, including the early adoption of ASU 2017-01. She has also provided valuation services related to highest and best use analysis, market feasibility studies, and useful life analysis. She has prepared impact studies measuring the possible detrimental impact of economic and environmental influences on property values, including those related to high-voltage transmission lines, distribution warehouses, and solar farms. She has provided expert witness testimony at local county zoning hearings for proposed solar energy uses and their potential detrimental impacts on adjacent property values.

Education
- University of Illinois: Bachelor of Science, Actuarial Science
Professional Affiliation, Licenses, and Exams

- MAI - Appraisal Institute, Designated Member
- Urban Land Institute, Associate Member
- Certified General Real Estate Appraiser with Active Licenses in DC and the States of MD, MO, and VA
- Successful completion of the following actuarial exams: Probability (1/P), Financial Mathematics (2/FM), and Models for Financial Economics (3/MFE)

Awards and Recognitions

- 2019 National Association of Certified Valuators and Analysts (NACVA) and the Consultants Training Institute (CTI) 40 Under Forty Honoree

Disclaimer: This report is limited to the intended use, intended users (Paeahu Solar LLC, a wholly owned subsidiary of Innergex Renewables USA, LLC and others stated in the report as it relates to the evaluation of the proposed solar farm known as the Paeahu Solar to be located in Maui, Hawaii), and purpose stated within. No part of this report may otherwise be reproduced or modified in any form, or by any means, without the prior written permission of CohnReznick LLP.
Amanda G. Edwards
Consultant, Valuation Advisory Services

200 S. Wacker Drive, Suite 2600
Chicago, Illinois 60606
312-508-5453
amanda.edwards@cohnreznick.com
www.cohnreznick.com

Amanda Edwards is a consultant in CohnReznick’s Valuation Advisory Services practice group and is based in Chicago. Amanda has assisted other appraisers in the valuation of a variety of industrial properties, medical offices, hotels, multifamily properties, condominium developments, retail and mixed-use properties, developable and open space land, and single family subdivisions. She has also assisted with appraisals and continuing consulting for eminent domain litigation. Additionally, Amanda has provided audit support for Assurance clients of the firm. Amanda is a licensed Associate Real Estate Trainee Appraiser in Illinois, working toward becoming a Certified General Real Estate Appraiser.

Before joining CohnReznick, Amanda worked at the Inland Group of companies valuing properties and underwriting, as well as assisting in the closing of, commercial mortgage loans, nationwide. Property types included industrial, office, multi-family, retail, and hotel, with an emphasis on value-add properties and new construction projects. Amanda has also worked as a commercial lender for builder-developer housing at Fifth Third Bank, specializing in the Chicago metro area. She has also worked valuing senior housing properties and associated business models for acquisition purposes at a senior housing developer/operator.

Amanda has spent considerable time in the consulting environment, developing and conducting in-depth interviews for primary research in a variety of industries such as technology, financial institutions, and industrial manufacturing for private equity clients.

Education
• Bryn Mawr College, Bachelor of Arts

Other Affiliations
• Practicing Affiliate - Appraisal Institute
• Chicago Real Estate Council - Member

Disclaimer: This report is limited to the intended use, intended users (Paeahu Solar LLC, a wholly owned subsidiary of Innergex Renewables USA, LLC and others stated in the report as it relates to the evaluation of the proposed solar farm known as the Paeahu Solar to be located in Maui, Hawaii), and purpose stated within. No part of this report may otherwise be reproduced or modified in any form, or by any means, without the prior written permission of CohnReznick LLP.
Lydia D. Terry
Consultant, Valuation Advisory Services

200 S. Wacker Drive, Suite 2600
Chicago, IL 60606
312-508-5397
lydia.terry@cohnreznick.com
www.cohnreznick.com

Lydia Terry is a consultant in CohnReznick Advisory Group’s Valuation Advisory Services practice and is based in the Chicago office. She has worked in real estate valuation, acquisition, and sales for the past 14 years, primarily working in residential mortgage collateral and eminent domain.

Prior to, and during the great recession (2004-2010), Lydia appraised residential properties in the California central valley (Bakersfield and Fresno) which saw some of the highest appreciation and declines in the country. As such, Lydia helped develop the industry standard market conditions report, which is now required for all FannieMae backed residential mortgages. Additionally, she has appraised farmland, gas stations, broadcast towers, commercial signs and other sites typically found along interstate and state highways.

Beyond appraisal, she has experience in mortgage debt negotiation, bank REOs, foreclosures and short sales.

Lydia is currently working towards obtaining her Certified General Real Estate Appraiser License.