



Le Sueur County, MN

Thursday, December 10, 2015

Regular session

Item 1

Le Sun/Gregor Packet

Staff Contact: Kathy Brockway or Michelle Mettler

STAFF REPORT

GENERAL INFORMATION

APPLICANT: LeSun LLC **OWNER:** Pat Gregor

911 ADDRESS: New Off Hwy 60

PROJECT DESCRIPTION: Establish up to 5MW Solar Farm on approximately 50 acres in an Agriculture "A" District.

ZONING ORDINANCE SECTIONS: Section 8

GOALS & POLICIES: The current Land Use Plan as adopted in 2009, does not make reference to the use of solar energy or any other type of renewable energy in Le Sueur County.

SITE INFORMATION

LOCATION: 76.08 acre parcel in the Southeast 1/4 and Government Lot 6, Section 26, Waterville Township.

ZONING: Agriculture "A" District

GENERAL SITE DESCRIPTION: AG LAND

ACCESS: New off Hwy 60-pending MN DOT approval

EXISTING LAND USE WITHIN ¼ MILE:

North: Wooded (State Park), City Limits, Business, Single Family Dwelling
East: Ag Land, Cemetery

South: Ag land, Cemetery, Scattered residential
West: City of Elysian, Business

TOWNSHIP BOARD NOTIFICATION

The applicants contacted Al Gehrke, Waterville Township Board member on October 12, 2015.

NATURAL RESOURCES INFORMATION

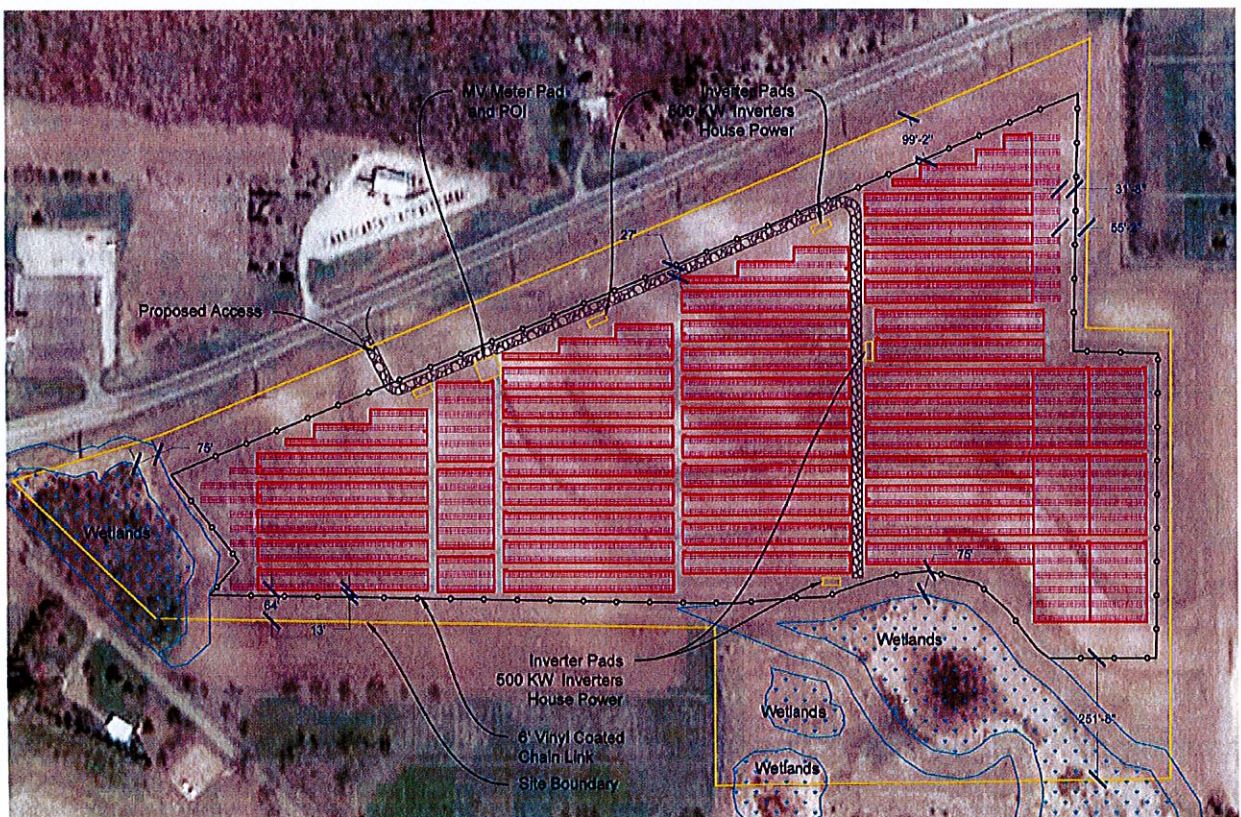
SHORELAND: The proposal is not located within the Shoreland District.

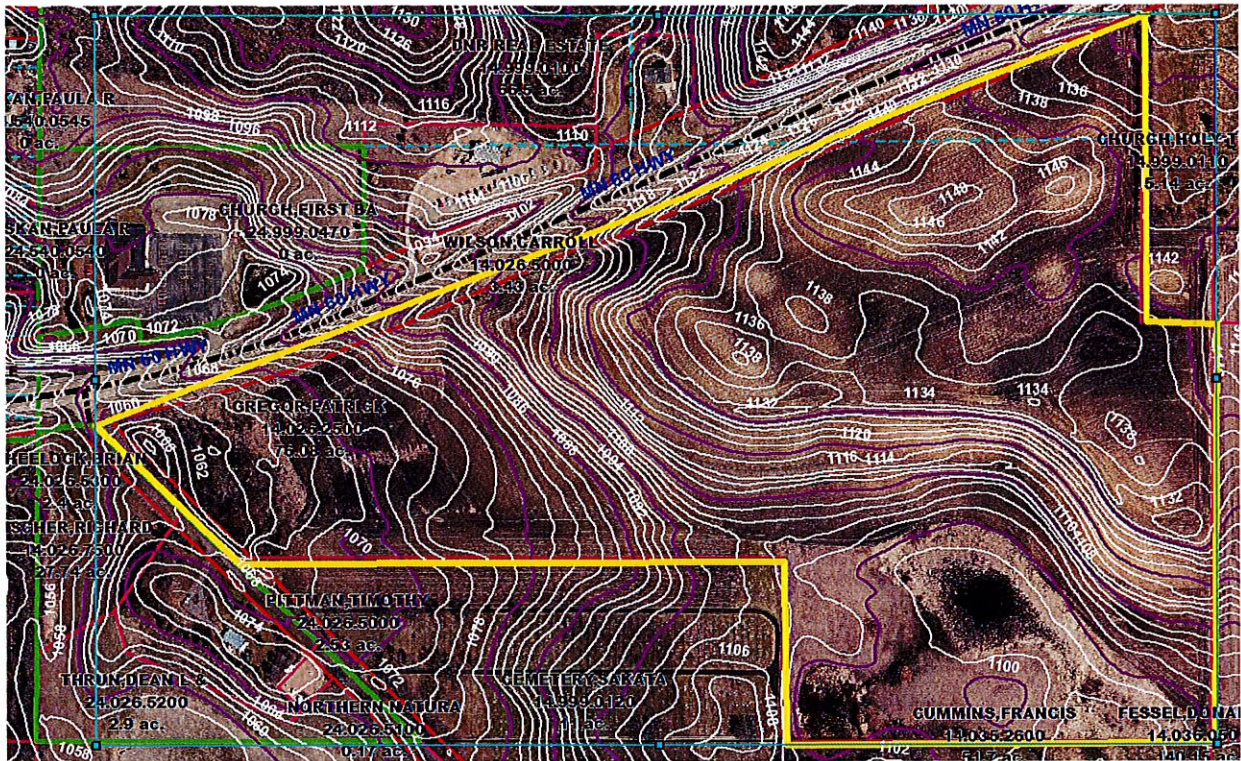
WETLANDS: According to the National Wetlands Inventory, Type 3 wetlands located in the quarter-quarter section where the project is proposed.

ATTACHMENTS

Narrative, Site Plans, Wetland Delineation Report, MNDOT Access Application

AERIALS/SITE PLAN





PLANNING AND ZONING COMMISSION CONSIDERATIONS

The Planning Commission and staff shall consider possible adverse effects of the proposed conditional use and what additional requirements may be necessary to reduce such adverse effects. Its judgment shall be based upon the following factors to include, but not limited to:

1. Relationship to County plans.
2. The geographical area involved.
3. Whether such use will negatively affect surrounding properties in the area in which it is proposed.
4. The character of the surrounding area.
5. The demonstrated need for such use.
6. Whether the proposed use would cause odors, dust, flies, vermin, smoke, gas, noise, or vibration or would impose hazards to life or property in the neighborhood.
7. Whether such use would inherently lead to or encourage disturbing influences in the neighborhood.
8. Whether stored equipment or materials would be screened and whether there would be continuous operation within the visible range of surrounding residences.
9. Abatement of Environmental Hazards as regulated in this Ordinance
10. Other factors impacting the public health, safety and welfare.

CONDITIONS

The Planning Commission shall recommend such conditions relating to the granting of said Conditional Use Permit, as they deem necessary to carry out the intent and purpose of this Ordinance or recommend that the request be denied. Such recommendation shall be in writing. The conditions may include, but are not limited to the following:

1. Increasing the required lot size or yard dimension.
2. Limiting the height, size, or location of the structures.
3. Controlling the location, size, and number of vehicle access points.
4. Increasing the street width.
5. Increasing the number of required off-street parking space.
6. Limiting the number, size, location, or lighting of signs.
7. Requiring diking, **fencing**, screening, **landscaping** or other facilities to protect adjacent or nearby property.
 - *Although the project proposes natural groundcover beneath the solar arrays, the applicant must maintain this area and remove all noxious weeds on a regular basis.*
8. Designating sites for open space.

PLANNING AND ZONING COMMISSION FINDINGS

Based on the information submitted by the applicant, contained in this report, and as required by the Le Sueur County Zoning Ordinance, the following findings have been developed for this request:

(Please circle one for each item: Agree, Disagree, Not Applicable.)

1. The conditional use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminishes and impairs property values within the immediate vicinity. **A D NA**

2. The establishment of the conditional use will not impede the normal and orderly development and improvement of surrounding vacant property for uses predominant in the area. **A D NA**

3. The adequate utilities, access roads, drainage and other facilities have been or are being provided. **A D NA**

4. The adequate measures have been or will be taken to provide sufficient off-street parking and loading space to serve the proposed use. **A D NA**

5. The adequate measures have been or will be taken to prevent and control offensive odor, fumes, dust, noise and vibration, so that none of these will constitute a nuisance, and to control lighted signs and other lights in such a manner that no disturbance to neighboring properties will result. **A D NA**

Recommend (circle one) approval / denial / table / of Conditional Use Permit.

LE SUEUR COUNTY
 CONDITIONAL USE PERMIT CRITERIA
 PERMIT # 15259
 Applicant: Le Sun LLC, Owner: Pat Gregor Date: 11/12/15

ROLL CALL VOTE

Conditional Use Permit Request: To allow the applicant to establish up to 5MW Solar Farm on approximately 50 acres in an Agriculture "A" District. Property is located in the Southeast 1/4 and Government Lot 6, Section 26, Waterville Township.

1. *The conditional use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminishes and impairs property values within the immediate vicinity.*
2. *The establishment of the conditional use will not impede the normal and orderly development and improvement of surrounding vacant property for uses predominant in the area.*
3. *Adequate utilities, access roads, drainage and other facilities have been or are being provided.*
4. *Adequate measures have been or will be taken to provide sufficient off-street parking and loading space to serve the proposed use.*
5. *Adequate measures have been or will be taken to prevent and control offensive odor, fumes, dust, noise and vibration, so that none of these will constitute a nuisance, and to control lighted signs and other lights in such a manner that no disturbance to neighboring properties will result.*

	CR	AG	PT	DR	BB	JD	SO	SK	DK	DRY	TOTAL
1.											
2.											
3.											
4.											
5.											

If all answers are "YES" by a majority of the Planning Commission, the criteria for granting of the Conditional Use Permit request have been met. The Conditional Use Permit will maintain the goals of safety, health and the general welfare of the public.

DATE: _____ APPROVED: _____ DENIED: _____ PZ CHAIRPERSON: _____

COUNTY BOARD MEETING DATE: _____



MINNESOTA DEPARTMENT OF TRANSPORTATION APPLICATION FOR ACCESS (DRIVEWAY) PERMIT

Document Management System # _____ District _____ Permit # _____ C.S. _____ T.H. _____ R.P. _____ (THIS SECTION FOR MnDOT OFFICE USE ONLY)

ATTACH A SKETCH OF THE PROPOSED WORK AREA AND RELATION TO TRUNK HIGHWAY. SUBMIT TO DISTRICT OFFICE OF MINNESOTA DEPARTMENT OF TRANSPORTATION.

Table with 3 columns: APPLICANT (LsSun LLC), TELEPHONE (612-701-4855), ADDRESS (609 South 10th Street, #210, Minneapolis, MN 55404); PROPERTY OWNER (Patrick Gregor), TELEPHONE (507-521-5525), ADDRESS (40102 - 120th Street, Waseca, MN 56903)

LOCATION OF PROPOSED WORK (City/Township) (County) (Distance) (N-S-E-W) SPECIFIC ROAD INTERSECTION OR LANDMARK Highway MN 60 in Waterville Le Sueur .17 Miles East of Sakatah Cemetary Lane

WILL THIS ACCESS BE WITHIN TRIBAL LANDS? [] Yes [X] No IF YES, WHICH ONE? PURPOSE OF DRIVEWAY [] Temporary [] Field Entrance [] Residential [] Proposed Public Street [X] Commercial (Specify Type) REQUESTED ENTRANCE WIDTH Feet PROPERTY IS IN [] Platted Area [X] Unplatted Area ZONING FOR PROPERTY IS Ag.

IS BUILDING TO BE CONSTRUCTED [X] No [] Yes (Specify Type) NA WILL BUILDING BE [] Temporary [] Permanent NUMBER OF PRESENT DRIVEWAYS TO PROPERTY

EXACT LOCATION OF PRESENT DRIVEWAY(S) None EXACT LOCATION OF PROPOSED DRIVEWAY(S) 900 feet East of Sakatah Cemetary Lane on South side of road

LEGAL DESCRIPTION OF PROPERTY PID# 14.026.250 (Legal description attache)

WORK TO START ON OR AFTER April 1, 2016 WORK TO BE COMPLETED BY August 1, 2016

APPLICANT'S ACCEPTANCE, WAIVER AND INDEMNIFICATION The undersigned applicant hereby agrees to comply with applicable statutes, rules, and all the standard conditions and special provisions of this permit. The applicant understands and agrees that no work in connection with this application will be started until the application has been approved and the permit issued. The applicant also understands that this permit may also be subject to the approval of local road authorities having joint supervision over said street or highway, and may be subject to applicant's compliance with the rules and regulations of the Minnesota Environmental Quality Board and/or any other affected governmental agencies. The applicant is aware of circumstances or hazards that may arise while performing the work associated with this application that could result in injury, loss, damage or death, and the applicant assumes the risk of such circumstances, dangers or hazards, whether reasonably foreseeable or not. The undersigned applicant expressly agrees that except for negligent acts of the State, its agents and employees, the applicant or his/her agents or contractor shall assume all liability for, and save the State, its agents and employees, harmless from any and all claims for damages, actions or causes of action arising out of the work to be done in connection with this application and permit.

NAME AND TITLE EMAIL ADDRESS Chuck Beisner / Land Specialist CBeisner@mysunshare.com DATE 10/13/2015 SIGNATURE [Handwritten Signature]

DO NOT WRITE BELOW THIS LINE PERMIT NOT VALID UNLESS BEARING SIGNATURE AND NUMBER

AUTHORIZATION OF PERMIT In consideration of the applicant's agreement to comply in all respects with the applicable laws and the conditions of the Commissioner of Transportation pertaining to this permit, permission is hereby granted for the work to be performed as described in the above application, said work to be performed in accordance with the following standard conditions and special provisions: SEE ATTACHED STANDARD CONDITIONS AND SPECIAL PROVISIONS

Date All Work To Be Completed By Authorized MnDOT Signature Date of Authorized Signature

DISTRIBUTION DEPOSIT REQUIREMENTS DEPOSIT TYPE Original to Area Maintenance Engineer Applicant Subarea Supervisor Roadway Regulations Supervisor [] No Deposit Required [] Deposit Required in the Amount of \$ Date Deposit Received Deposit to be returned upon satisfactory completion of all work Cashier's Check # Certified Check # Money Order # Bond #

DATE WORK COMPLETED (The date when the work is completed must be reported to the MnDOT District Permits Office)



December 1, 2015

Kathy Brockway
Environmental Services Department
Le Sueur County
88 South Park Avenue
Le Center, MN 56057

RE: Supplemental Information to the CUP application by LeSun LLC

Dear Kathy:

At the last Planning Commission meeting the commission requested additional information regarding the proposed project. This letter and the attachments should contain all of the requested information. It was:

- 1) Introduction to Solar – attached
- 2) Alta Survey – attached
- 3) Wetland Delineation – attached
- 4) Critical Issues Analysis – attached
- 5) Vegetation Plan –
- 6) Drain Tile Map – attached
- 7) Decommissioning Plan – attached
- 8) Purchase Agreement – attached
- 9) Grading and SWPPP – attached
- 10) Soil Coverage – After construction the site will be planted with native grasses that are pollinator friendly to promote the healthy existence of pollinators (bees & butterflies). This will also reduce the noxious weeds on the property and decrease any water runoff.
- 11) Fence Type – The fence proposed is a 6' high vinyl coated chain link fence.
- 12) Are of site used – The site is 50 acres in size, of which 9.5 acres will have roads, solar panels or inverters located on it.

This should answer the questions that were raised by the Planning Commission. I would also recommend the following standard conditions when approving the CUP:

- 1) Any required building permits must be obtained prior to construction of the Facility.
- 2) Any grading or filling must be done in accordance with the Le Sueur County Water Management Guidelines including the submittal and approval of a Grading and SWPPP plan.
- 3) All Federal, State and Le Sueur County wetland requirements be complied with at all times.
- 4) Signage will be at the site providing any necessary emergency information.

If you have any questions, please feel free to call me anytime.

Sincerely,

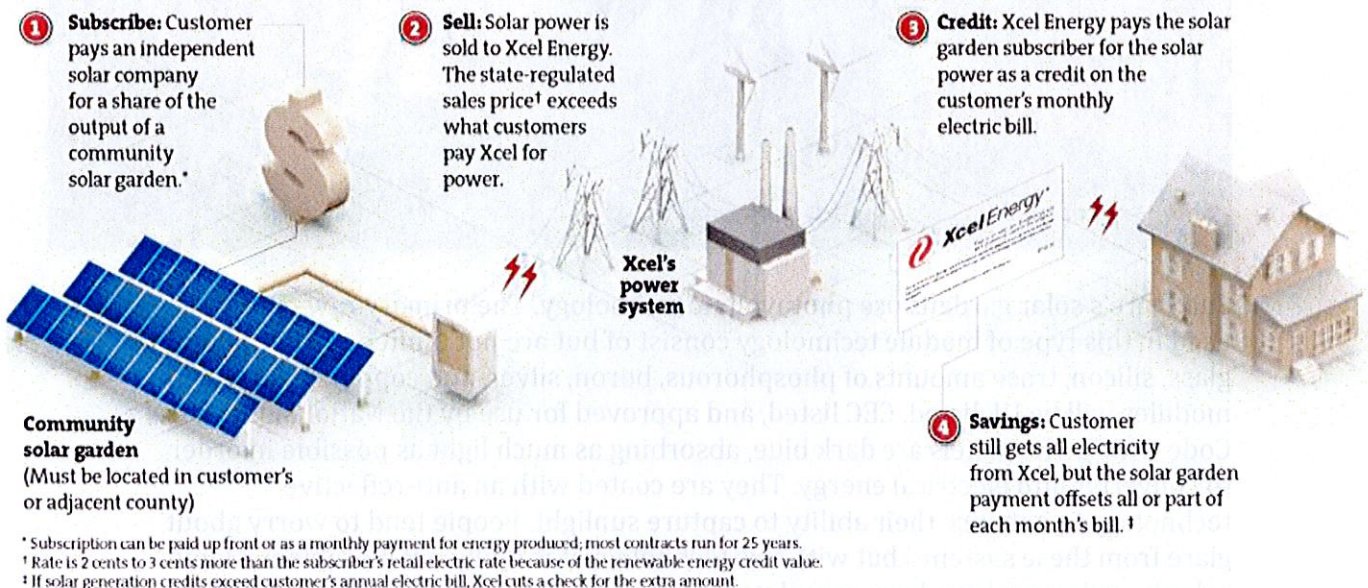
Chuck Beisner
Site Acquisition and Permitting Specialist
612-701-4855

609 South 10th Street, Suite 210 | Minneapolis, MN 55404
612.345.8881 | info@mysunshare.com | www.mysunshare.com

What is Community Solar?

In 2013, the Minnesota State Legislature passed a landmark Community Solar Garden law that established a new market in the solar industry, providing Xcel Energy customers with additional energy choices.

Community Solar Gardens are field installations of solar panels connected directly to Xcel Energy's distribution grid. Residents, businesses, and governmental customers can opt to use the solar energy from those panels to offset their electricity bill instead of installing panels on their property. It works much the same way as putting a rooftop solar system on a house. This provides a viable alternative for those who would like to use solar power but cannot install a rooftop system. The following image, published by the Star Tribune, depicts how the program works.



Source: Star Tribune research

MARK BOSWELL and DAVID SHAFFER • Star Tribune

What Does a Solar Garden Look Like?

It is best to look at a picture to understand what a solar garden looks like.



SunShare's solar gardens use photovoltaic technology. The primary raw materials used in this type of module technology consist of but are not limited to aluminum, glass, silicon, trace amounts of phosphorous, boron, silver, and copper. Solar modules will be UL listed, CEC listed, and approved for use by the National Electrical Code (NEC). The panels are dark blue, absorbing as much light as possible in order to convert it into electrical energy. They are coated with an anti-reflective technology to enhance their ability to capture sunlight. People tend to worry about glare from these systems, but with this technology it is really not a problem. Many solar installations have been completed at airports. The photo below is of a solar installation at the Indianapolis Airport.



Each solar module is composed of multiple panels and the modules will be attached to the ground surface using a fixed racking system. Each row of modules will be spaced approximately 15 feet apart and reach about 8.5 feet in height. The system is made of steel vertical posts installed directly into the ground without the use of concrete foundations. Each post will penetrate approximately 8 – 12 feet into the ground. We make every effort to avoid drain tile, working with all stakeholders to identify tile lines and ensure that drainage will not be negatively impacted by our project. One way to further avoid negative drainage impacts is to minimize grading, which we are able to do by following the contours of the land. The following image shows how the modules can do that.



The panels can follow up to a 10% slope in an east/west direction. This site has some locations that exceed that grade, so some grading will be required. However,

this site also has south facing slopes that we can use to our advantage, allowing us to place rows of panels closer together and use less land area than we might otherwise.

Through these measures, and by planting a low-growth vegetative ground cover underneath the panels, our systems often reduce surface water runoff relative to the previous land use. By hosting a community solar garden, your community can not only benefit from locally generated power, but can take a step toward improving local water quality, something all Minnesotans appreciate.

Who is SunShare?

SunShare was one of the first community solar developers in the country, pioneering the development of this concept in Colorado and Minnesota. Our customers are residents, community leaders, renowned institutions, and local businesses. Our appeal to the residential customer base sets us aside from our competition - we have hundreds of homeowners participating in each of our current Solar Gardens and have consistently sold out our Solar Gardens before construction begins, an accomplishment no other Community Solar company can claim.

We have a local presence in Minnesota, with an office located in downtown Minneapolis and a strong leadership team, comprised of experienced renewable energy developers. This experience is further bolstered through our partnership with Mortenson Construction. Mortenson was incorporated in Minneapolis, Minnesota in 1954. Today, Mortenson has grown to over 2,100 team members with project operations across 48 states and select international locations. Mortenson has been ranked as the nation's 5th largest solar EPC contractor and has the breadth of experience needed to build successful Community Solar Gardens in Minnesota.



CRITICAL ISSUES ANALYSIS

Prepared for:



SUNSHARE

609 South 10th Street, Suite 210
Minneapolis, MN 55404

Gregor Site

Waterville Township, Le Sueur County, Minnesota

July 2, 2015

WSB Project No. 2977-06



701 Xenia Avenue South, Suite 300
Minneapolis, MN 55416
Tel: (763) 541-4800 · Fax: (763) 541-1700
wsbeng.com

Critical Issues Analysis

Gregor Site, Waterville Township - Le Sueur County, Minnesota

Prepared For:

SunShare, LLC
609 S 10th Street – Suite 210
Minneapolis, MN 55404

July 2, 2015

Prepared By:

WSB & Associates, Inc.
701 Xenia Avenue S – Suite 300
Minneapolis, MN 55416
763-541-4800

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- Appendix A – Level 1 Wetland Delineation
- Appendix B – Zoning Ordinance Review
- Appendix C – Permit Matrix
- Appendix D – Potential Contamination Review

1 Introduction & Purpose

1.1 Project Location

The Gregor Site (project area, site) is located in the SE 1/4 of Section 26, T109N, R23W in Le Sueur County Minnesota, in Waterville Township (**Figures 1-3**). The total project area is approximately 76 acres.

1.2 Project Purpose

On behalf of SunShare, LLC (SunShare), WSB & Associates, Inc. (WSB) completed a Critical Issues Analysis via desktop review for the Gregor Site. The purpose of this review was to identify if critical environmental, biological, cultural or historical features are present on-site or in proximity to the site that may affect development of a solar project.

2 Methods

Reasonably available data were reviewed to determine the potential for environmental, biological, cultural, or historical features present on the project area or within one mile of the proposed project area. This analysis included reviewing remote sensing data, publically available GIS data, and information from local, state, and federal agencies. Historical photos were also obtained. Mapping from various sources was also obtained. This data collection effort included obtaining information from the following resources:

- Minnesota Department of Natural Resources (DNR)
- Minnesota County Biological Survey (MCBS)
- Minnesota State Historic Preservation Office (SHPO)
- Minnesota Pollution Control Agency (MPCA)
- Minnesota Geological Survey (MGS)
- US Environmental Protection Agency (EPA)
- US Fish and Wildlife Service (FWS)
- US Natural Resources Conservation Service (NRCS)
- US Federal Aviation Administration (FAA)
- National Register of Historic Places
- Federal Emergency Management Agency (FEMA)
- Recent and Historic Aerial Photography
- County and/or Township Zoning Map

No on-site reviews were conducted for this analysis. Early coordination or request for concurrence by the regulatory agencies was not completed as part of this study.

3 Results

3.1 Surface Hydrological Resources

Based on a review of the DNR's Public Waters Inventory, there are no public waters within the project's boundary (**Figure 4**). DNR Public Waters within the one mile buffer include: Sakatah Lake, which is approximately 1/3 of a mile north.

The U.S. FWS National Wetlands Inventory (NWI) was reviewed for presence of wetland areas. Six NWI wetlands are mapped within the site. These wetlands are mapped as a palustrine forested/shrub hardwood (PFO1A), three wetlands mapped as a palustrine emergent seasonally flooded basin (PEM1A) wetlands and two wetlands mapped as a palustrine emergent shallow marsh (PEM1C) wetland (**Figure 4**). For additional wetland information, see **Section 3.2**.

A review of the MPCA's special and impaired waters indicates Waterville Creek is located approximately 0.60 mile west of the site. Waterville Creek is impaired for E. coliform bacteria. Therefore, if the Gregor site were to drain to this water feature, the project would not be subject to special conditions of the general stormwater permit because of the E. coliform impairment. E. Coliform is not one of the subject impairments that require special stormwater permit coverage.

No new impervious surfaces are proposed within the project area, so post-construction water quality requirements are not anticipated. Best management practices such as silt fence, wildlife friendly erosion control blanket, and (if necessary) floating silt curtain are recommended to limit the risk of erosion and sedimentation.

3.2 Level 1 Wetland Delineation

A review of recent aerial photography, the FWS NWI Map, and the U.S. Department of Agriculture (USDA) Natural Resources Conservation Service (NRCS) *Web Soil Survey* was completed to identify potential wetland areas within the project area. As previously described, six wetlands are depicted by the FWS NWI Map, within the project area (**Figure 4**). There are seven soil types within the project area, some of which are non-hydric (upland), as described further in **Section 3.6**. Several of the soil types are hydric, and it is possible that hydric soil inclusions may exist at depression landforms. Based on this review, it appears that wetlands may exist at the following locations:

- West end of project area
- Southeast portion of project area

Impacts to wetlands may occur with the construction of a solar array at this location. However, impacts may be avoidable with project planning. If impacts are proposed, coordination with the Wetland Conservation Act (Le Sueur County), DNR, and the COE may be required. Replacement of wetland impacts at a ratio of 2 to 2.5:1 may be required. Le Sueur County requires a 75-foot setback of structures from Type 3-8 wetlands, which it appears the potential

wetlands onsite may be subject. Several NWI wetlands do exist within the 1-mile buffer, but are no impacts anticipated these wetlands, as they are outside of the project area. A Level 1 wetland review was completed for the site, and is included in **Appendix A**.

3.3 Environmental Conditions

WSB reviewed available public MPCA database information to identify verified or potentially contaminated sites that may be encountered at or near the site. The results of the “What’s in My Neighborhood?” data review are shown in **Figure 6**. Based on the databases reviewed, no listings were identified at the project area, no listings were identified on properties adjoining the project area, and forty-five (45) listings were identified in the surrounding area. None of the listings directly indicated a hazardous materials spill or release except for Sites 7, 13, 22, 23, 26, 27, 28, 29, 31, 32, 33, 38 and 43 which are located at least 1,000 feet from the project area. Therefore, the potential to encounter contamination during construction at the project area is low at this time. A detailed memorandum regarding the review is included in **Appendix D**.

3.4 Wildlife Resources Conservation Areas

There are no designated wildlife resources conservation areas located within the project area, but the Sakatah Lake State Park is located adjacent to the project site to the north. No impacts to the State Park are anticipated based on the location of the project.

The Minnesota County Biologic Survey (MCBS) for Le Sueur County indicates that there is a site of Biodiversity Significance located within the Sakatah Lake State Park, which there are no anticipated impacts to, based on the location of the project. This site is located north of State Highway 60.

3.4.1 Wildlife Resources

The majority of the project area is currently agricultural land use, and habitat diversity is low in areas of row crops and hay fields. The potential wetland areas appear to be dominated by Reed canary grass (*Phalaris arundinacea*), a non-native species of grass, along the fringes, but may include more diverse plant species within other areas, such as the open water and forested areas of the wetlands. Wildlife present would be accustomed to frequent disturbances by the nearby highway and agricultural activities. There are some deciduous trees in the west corner of the property, mostly near the wetlands which may provide a perch for song birds and birds of prey. This small patch of forest could likely provide habitat for common species such as Whitetail deer, Wild turkey, Coyote, Owls, Striped skunk, Eastern cottontail rabbit, various song birds and birds of prey, and the potentially bats, among other species.

The area adjacent to the project location to the north is listed as containing a MCBS Site of Biodiversity Significance (**Figure 7**). As described, the project itself is not anticipated to impact this resource.

Given the potential for wetland impacts within the project area, wildlife habitat on the project area may be impacted, but the wildlife habitat appears to be low in quality because of the predominant agricultural land use disturbances, adjacent highway traffic, and because the wetlands appear to be dominated by Reed canary grass along the fringes.

To minimize the risk of impacting wildlife habitat, the DNR has provided several recommendations:

- Following construction, seed disturbed areas with native grasses and leave undisturbed to create habitat for area wildlife.
- Place solar panels at a height that allows for grasses to grow beneath them.
- Place fenced areas such that waterfowl, that may mistake the solar arrays for water, can take off again.
- Stripe solar panels with white to detract insects from the area, and therefore help prevent birds and bats from congregating.
- Use wildlife-friendly erosion control mesh as erosion control in disturbed areas.
- Install bird diverters and raptor shields on transmission wires and utility poles to reduce the risk of bird mortality.

3.4.2 Endangered / Protected Species

Data were obtained from both the DNR and the FWS regarding state and federally threatened or endangered species. The potential for rare species occurrences near the project area exists, but impacts to these species as a result of the project, is unlikely.

- State-Listed Species

A data request was submitted to the DNR for review of the DNR's Natural Heritage Information System. Results of this review are pending. A results summary will be provided to SunShare upon receipt.

- Federally-Listed Species

The FWS Endangered Species list for Le Sueur County, MN lists the following species:

One federally threatened species, the Northern long-eared bat, (*Myotis septentrionalis*) is listed for Le Sueur County. The general habitat for this species varies by season. In the summer, the bat roosts in trees, especially near upland forests and riparian areas, and in the winter the bat hibernates in caves and mines. Potential habitat for this species is located at the far west portion of the site, at the wooded area.

The FWS recommends that any tree removal that is required for project be completed during the winter months, when the bat is not utilizing the area. If tree removal is completed in the winter months for the construction of a solar array, the project is anticipated to have *no effect* on the Northern long-eared bat.

The Bald Eagle (*Haliaeetus leucocephalus*), although removed from the Endangered Species List, is continued to be protected by the Federal *Bald and Golden Eagle Protection Act* (BGEPA). The Golden Eagle is protected as well, but would not likely occur at or near the project site, as their preferred habitat is not present. The nearby Sakatah Lake, to the north, includes a diverse forested area that may provide sufficient habitat for the Bald Eagle. Although the project location does not specifically support Bald Eagle habitat, it is probable that Bald Eagles occur in the area. Suitable Bald Eagle habitat (large trees and aquatic resources), associated with the Sakatah Lake appears to be present approximately 0.33 mile north of the site. However, according to the DNR NHIS (Bald Eagle data only), there are no documented Bald Eagle nests within the project's one mile buffer. Prior to construction, the project site and surrounding area should be surveyed for Bald Eagle nests. NHIS records do not exclude the possibility that new nest sites may exist.

3.5 Archaeological, Cultural, and Historical Resources

If a "Federal Action" occurs such as use of Federal Funds or issuance of a Federal Permit (i.e. Corps of Engineers 404 Wetland), Section 106 of the National Historic Preservation Act would be triggered, and the potential for the site to be surveyed for historic properties could be required.

No known archaeological, cultural, or historical resources are documented for the site. However, there are two adjacent cemeteries located directly next to the site. Calvary Cemetery abuts the site to the northeast and Sakatah Cemetery abuts the site at portions of the south/west property boundary. These sites may be considered historic, and because of the visual landscape change that a solar array project would create, there may be potential to affect the historic setting of these cemeteries. Coordination with the MN State Historic Preservation Office is suggested, if the project advances.

3.6 Land Use Constraints

3.6.1 Project Location Setting

Based on a review of recent aerial photos, the primary land use for this project area is agricultural and has typically been planted as row crops (e.g., corn). Approximately 90% of the project area is agricultural/hay field, while approximately 10% is potential wetland. Impacts to the wetlands located at the western and southeast portion of the site should be avoided during project planning, if possible.

Topographic relief at the site is relatively significant; logistics and site planning for potential construction on such slopes should be considered. The USGS topographic map indicates elevations ranging from approximately 1,150 feet (msl) at the northern/central portion of the site to approximately 1,100 feet (msl) at the southern portion. Because of the topography, there are two erosion prevention vegetated strips (areas not tilled) that extend across the site, as a best-management practice related to agricultural tilling.

There is 100 year floodplain nearby, but outside of the project site. The floodplain is from the Sakatah Lake, starting north of the project site, dropping down to the west, and finally ending south east of the site. Floodplain associated with Waterville Creek is located west of the site. There is no foreseeable impact to the project site, as the floodplain ends approximately one half mile before the project site.

Within the one mile buffer, land use varies including residential and commercial development associated with the City of Waterville, cropland, wetlands, woodland, open fields/prairie, State and County highways, City Parks, cemeteries, powerline ROW (north), a natural gas pipeline surface access facility (west), and Sakatah Lake State Park. Residences exist northwest of the site, as well as a few rural residences just south of the project area.

3.6.2 County & Township Zoning

After reviewing the Le Sueur County Zoning Ordinance, it does not appear that the County has an ordinance that addresses solar energy systems as a principal land use. In order to allow for the proposed solar garden project, an amendment to the County zoning ordinance would be necessary. **Appendix B** includes a summary of the zoning ordinance review completed by WSB. Please refer to this document for an interpretation of the data sources that were reviewed.

3.6.3 Soil

According to the NRCS *Web Soil Survey*, seven soil types exist within the project area. The predominantly hydric soil types mapped include: Hamel clay loam (414), Cordova clay loam (109), and Glencoe clay loam (114). The remainder of the project area is mapped with predominantly non-hydric soils, including: Lester loam (106B) and Lester-Storden loams (945 B, 945C, 945 D). Lester-Storden loam (12-18% slopes, 945 D) is classified as moderately Erodible Land soil type, according to the *Web Soil Survey* (**Figure 8**).

3.6.4 Geology

According to the Minnesota Geological Survey Surficial Geologic Mapping Mosaic, the surficial geology (map units) at the project area consists of mostly “Till and sand and gravel complex” from the Pleistocene Epoch (resulting from recent glaciation).

“Till and sand and gravel complex” is described as: “Sand and gravel overlain by till; includes small areas of sand and gravel at the surface. The large area shown in the center of the map was deposited by large amounts of meltwater draining from the ice in the area later occupied by Glacial Lake Minnesota. The topography is hummocky and irregular due to the melting of buried ice.”

Depth to bedrock at the project site is listed as 301-350 feet below ground surface, according to the MN Geological Survey *Bedrock Topography and Depth to Bedrock Map*. Assuming the

Minnesota Wetland Conservation Act

Notice of Decision

Local Government Unit (LGU) Le Sueur SWCD	Address 181 W. Minnesota Street Le Center, Mn 56057
---	--

1. PROJECT INFORMATION

Applicant Name Alison Smyth Sunshare	Project Name LeSun LLC	Date of Application 10/20/2015	Application Number 5-15
---	----------------------------------	--	-----------------------------------

Attach site locator map.

Type of Decision:

<input checked="" type="checkbox"/> Wetland Boundary or Type	<input type="checkbox"/> No-Loss	<input type="checkbox"/> Exemption	<input type="checkbox"/> Sequencing
<input type="checkbox"/> Replacement Plan	<input type="checkbox"/> Banking Plan		

Technical Evaluation Panel Findings and Recommendation (if any):

<input type="checkbox"/> Approve	<input type="checkbox"/> Approve with conditions	<input type="checkbox"/> Deny
Summary (or attach):		

2. LOCAL GOVERNMENT UNIT DECISION

Date of Decision: 11/12/2015		
<input checked="" type="checkbox"/> Approved	<input type="checkbox"/> Approved with conditions (include below)	<input type="checkbox"/> Denied

LGU Findings and Conclusions (attach additional sheets as necessary):

The application for LeSun, Le Sueur County is approved.

For Replacement Plans using credits from the State Wetland Bank:


Bank Account #	Bank Service Area	County	Credits Approved for Withdrawal (sq. ft. or nearest .01 acre)

Replacement Plan Approval Conditions. In addition to any conditions specified by the LGU, the approval of a Wetland Replacement Plan is conditional upon the following:

- Financial Assurance:** For project-specific replacement that is not in-advance, a financial assurance specified by the LGU must be submitted to the LGU in accordance with MN Rule 8420.0522, Subp. 9 (List amount and type in LGU Findings).
- Deed Recording:** For project-specific replacement, evidence must be provided to the LGU that the BWSR "Declaration of Restrictions and Covenants" and "Consent to Replacement Wetland" forms have been filed with the county recorder's office in which the replacement wetland is located.
- Credit Withdrawal:** For replacement consisting of wetland bank credits, confirmation that BWSR has withdrawn the credits from the state wetland bank as specified in the approved replacement plan.

Wetlands may not be impacted until all applicable conditions have been met!

LGU Authorized Signature:

Signing and mailing of this completed form to the appropriate recipients in accordance with 8420.0255, Subp. 5 provides notice that a decision was made by the LGU under the Wetland Conservation Act as specified above. If additional details on the decision exist, they have been provided to the landowner and are available from the LGU upon request.		
Name Michael Schultz	Title Le Sueur SWCD District Technician	
Signature 	Date <i>11/2/15</i>	Phone Number and E-mail 507-357-4879 x3 michael.schultz@mn.nacdn.net

THIS DECISION ONLY APPLIES TO THE MINNESOTA WETLAND CONSERVATION ACT. Additional approvals or permits from local, state, and federal agencies may be required. Check with all appropriate authorities before commencing work in or near wetlands.

Applicants proceed at their own risk if work authorized by this decision is started before the time period for appeal (30 days) has expired. If this decision is reversed or revised under appeal, the applicant may be responsible for restoring or replacing all wetland impacts.

This decision is valid for three years from the date of decision unless a longer period is advised by the TEP and specified in this notice of decision.

3. APPEAL OF THIS DECISION

Pursuant to MN Rule 8420.0905, any appeal of this decision can only be commenced by mailing a petition for appeal, including applicable fee, within thirty (30) calendar days of the date of the mailing of this Notice to the following as indicated:

Check one:

<input type="checkbox"/> Appeal of an LGU staff decision. Send petition and \$_____ fee (if applicable) to:	<input type="checkbox"/> Appeal of LGU governing body decision. Send petition and \$500 filing fee to: Executive Director Minnesota Board of Water and Soil Resources 520 Lafayette Road North St. Paul, MN 55155
---	---

4. LIST OF ADDRESSEES

<input checked="" type="checkbox"/>	SWCD TEP member: Josh Mankowski, Water Planner & TEP member
<input checked="" type="checkbox"/>	BWSR TEP member: Jeremy Maul
<input type="checkbox"/>	LGU TEP member (if different than LGU Contact):
<input checked="" type="checkbox"/>	DNR TEP member: Garry Bennett
<input type="checkbox"/>	DNR Regional Office (if different than DNR TEP member)
<input type="checkbox"/>	WD or WMO (if applicable):
<input type="checkbox"/>	Applicant and Landowner (if different)
<input type="checkbox"/>	Members of the public who requested notice:
<input checked="" type="checkbox"/>	Corps of Engineers Project Manager
<input type="checkbox"/>	BWSR Wetland Bank Coordinator (wetland bank plan decisions only)

5. MAILING INFORMATION

➤ For a list of BWSR TEP representatives: www.bwsr.state.mn.us/aboutbwsr/workareas/WCA_areas.pdf

➤ For a list of DNR TEP representatives: www.bwsr.state.mn.us/wetlands/wca/DNR_TEP_contacts.pdf

➤ Department of Natural Resources Regional Offices:

NW Region: Reg. Env. Assess. Ecol. Div. Ecol. Resources 2115 Birchmont Beach Rd. NE Bemidji, MN 56601	NE Region: Reg. Env. Assess. Ecol. Div. Ecol. Resources 1201 E. Hwy. 2 Grand Rapids, MN 55744	Central Region: Reg. Env. Assess. Ecol. Div. Ecol. Resources 1200 Warner Road St. Paul, MN 55106	Southern Region: Reg. Env. Assess. Ecol. Div. Ecol. Resources 261 Hwy. 15 South New Ulm, MN 56073
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For a map of DNR Administrative Regions, see: http://files.dnr.state.mn.us/aboutdnr/dnr_regions.pdf

➤ For a list of Corps of Project Managers: www.mvp.usace.army.mil/regulatory/default.asp?pageid=687
or send to:

US Army Corps of Engineers
St. Paul District, ATTN: OP-R
180 Fifth St. East, Suite 700
St. Paul, MN 55101-1678

➤ For Wetland Bank Plan applications, also send a copy of the application to:
Minnesota Board of Water and Soil Resources
Wetland Bank Coordinator
520 Lafayette Road North
St. Paul, MN 55155

6. ATTACHMENTS

In addition to the site locator map, list any other attachments:	
<input checked="" type="checkbox"/>	App
<input type="checkbox"/>	
<input type="checkbox"/>	
<input type="checkbox"/>	
<input type="checkbox"/>	



Type and Boundary Application

LeSun LLC

Waterville Township
Le Sueur County, Minnesota

October, 2015

Submitted by:
Bolton & Menk, Inc.
1960 Premier Drive
Mankato, MN 56001-5900
P: 507-625-4171
F: 507-625-4177

BOLTON & MENK, INC.
Consulting Engineers & Surveyors



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APPENDIX

WETLAND INVESTIGATION REPORT

PART ONE: Applicant Information

If applicant is an entity (company, government entity, partnership, etc.), an authorized contact person must be identified. If the applicant is using an agent (consultant, lawyer, or other third party) and has authorized them to act on their behalf, the agent's contact information must also be provided.

Applicant/Landowner Name: LeSun LLC with co-applicants Lake Calhoun 24 L.L.C.; Lake Calhoun 25 L.L.C.; Lake Calhoun 26 L.L.C.; Lake Calhoun 38 L.L.C.; Lake Calhoun 39 L.L.C.; Lake Calhoun 40 L.L.C.; Lake Calhoun 41 L.L.C.
Mailing Address: 609 S 10th Street, Ste 210 | Minneapolis, MN 55404
Phone: 612.345.8881
E-mail Address: mndevelopment@mysunshare.com

Authorized Contact (do not complete if same as above): Alison Smyth | Project Development Associate | SunShare
Mailing Address:
Phone: 651.315.7629
E-mail Address: asmyth@mysunshare.com

Agent Name: Chantill Kahler Royer, Water Resources Engineer, Bolton & Menk, Inc.
Mailing Address: 1960 Premier Drive, Mankato, MN 56001
Phone: 507-625-4171 ext. 2636
E-mail Address: chantillka@bolton-menk.com

PART TWO: Site Location Information

County: Le Sueur **City/Township:** Waterville
Parcel ID and/or Address: 14.026.2500
Legal Description (Section, Township, Range): S26, T109N, R23W
Lat/Long (decimal degrees): 44°12'47.91"N, 93°32'59.20"W
Attach a map showing the location of the site in relation to local streets, roads, highways. See Delineation Report attachments
Approximate size of site (acres) or if a linear project, length (feet): 76.08 Acres

If you know that your proposal will require an individual Permit from the U.S. Army Corps of Engineers, you must provide the names and addresses of all property owners adjacent to the project site. This information may be provided by attaching a list to your application or by using block 25 of the Application for Department of the Army permit which can be obtained at:

http://www.mvp.usace.army.mil/Portals/57/docs/regulatory/RegulatoryDocs/engform_4345_2012oct.pdf

PART THREE: General Project/Site Information

If this application is related to a delineation approval, exemption determination, jurisdictional determination, or other correspondence submitted *prior to* this application then describe that here and provide the Corps of Engineers project number.

N/A

Describe the project that is being proposed, the project purpose and need, and schedule for implementation and completion. The project description must fully describe the nature and scope of the proposed activity including a description of all project elements that effect aquatic resources (wetland, lake, tributary, etc.) and must also include plans and cross section or profile drawings showing the location, character, and dimensions of all proposed activities and aquatic resource impacts.

LeSun LLC is proposing to construct solar panels on their land near Waterville, MN. The attached Wetland Investigation Report details the results of the off-site and field investigation conducted in October of 2015 of the subject parcel.

PART FOUR: Aquatic Resource Impact¹ Summary

If your proposed project involves a direct or indirect impact to an aquatic resource (wetland, lake, tributary, etc.) identify each impact in the table below. Include all anticipated impacts, including those expected to be temporary. Attach an overhead view map, aerial photo, and/or drawing showing all of the aquatic resources in the project area and the location(s) of the proposed impacts. Label each aquatic resource on the map with a reference number or letter and identify the impacts in the following table.

Aquatic Resource ID (as noted on overhead view)	Aquatic Resource Type (wetland, lake, tributary etc.)	Type of Impact (fill, excavate, drain, or remove vegetation)	Duration of Impact Permanent (P) or Temporary (T) ¹	Size of Impact ²	Overall Size of Aquatic Resource ³	Existing Plant Community Type(s) in Impact Area ⁴	County, Major Watershed #, and Bank Service Area # of Impact Area ⁵

¹If impacts are temporary; enter the duration of the impacts in days next to the "T". For example, a project with a temporary access fill that would be removed after 220 days would be entered "T (220)".

²Impacts less than 0.01 acre should be reported in square feet. Impacts 0.01 acre or greater should be reported as acres and rounded to the nearest 0.01 acre. Tributary impacts must be reported in linear feet of impact and an area of impact by indicating first the linear feet of impact along the flowline of the stream followed by the area impact in parentheses). For example, a project that impacts 50 feet of a stream that is 6 feet wide would be reported as 50 ft (300 square feet).

³This is generally only applicable if you are applying for a de minimis exemption under MN Rules 8420.0420 Subp. 8, otherwise enter "N/A".

⁴Use *Wetland Plants and Plant Community Types of Minnesota and Wisconsin* 3rd Ed. as modified in MN Rules 8420.0405 Subp. 2.

⁵Refer to Major Watershed and Bank Service Area maps in MN Rules 8420.0522 Subp. 7.

If any of the above identified impacts have already occurred, identify which impacts they are and the circumstances associated with each:

PART FIVE: Applicant Signature

Check here if you are requesting a pre-application consultation with the Corps and LGU based on the information you have provided. Regulatory entities will not initiate a formal application review if this box is checked.

By signature below, I attest that the information in this application is complete and accurate. I further attest that I possess the authority to undertake the work described herein.

Signature: *David C. ...* Date: 10/19/2015

I hereby authorize **Bolton & Menk, Inc.** to act on my behalf as my agent in the processing of this application and to furnish, upon request, supplemental information in support of this application.

¹ The term "impact" as used in this joint application form is a generic term used for disclosure purposes to identify activities that may require approval from one or more regulatory agencies. For purposes of this form it is not meant to indicate whether or not those activities may require mitigation/replacement.

Request for Delineation Review, Wetland Type Determination, or Jurisdictional Determination

By submission of the enclosed wetland delineation report, I am requesting that the U.S. Army Corps of Engineers, St. Paul District (Corps) and/or the Wetland Conservation Act Local Government Unit (LGU) provide me with the following (check all that apply):

Wetland Type Confirmation

Delineation Concurrence. Concurrence with a delineation is a written notification from the Corps and a decision from the LGU concurring, not concurring, or commenting on the boundaries of the aquatic resources delineated on the property. Delineation concurrences are generally valid for five years unless site conditions change. Under this request alone, the Corps will not address the jurisdictional status of the aquatic resources on the property, only the boundaries of the resources within the review area (including wetlands, tributaries, lakes, etc.).

Preliminary Jurisdictional Determination. A preliminary jurisdictional determination (PJD) is a non-binding written indication from the Corps that waters, including wetlands, identified on a parcel may be waters of the United States. For purposes of computation of impacts and compensatory mitigation requirements, a permit decision made on the basis of a PJD will treat all waters and wetlands in the review area as if they are jurisdictional waters of the U.S. PJDs are advisory in nature and may not be appealed.

Approved Jurisdictional Determination. An approved jurisdictional determination (AJD) is an official Corps determination that jurisdictional waters of the United States are either present or absent on the property. AJDs can generally be relied upon by the affected party for five years. An AJD may be appealed through the Corps administrative appeal process.

In order for the Corps and LGU to process your request, the wetland delineation must be prepared in accordance with the 1987 Corps of Engineers Wetland Delineation Manual, any approved Regional Supplements to the 1987 Manual, and the *Guidelines for Submitting Wetland Delineations in Minnesota* (2013).

<http://www.mvp.usace.army.mil/Missions/Regulatory/DelineationJDGuidance.aspx>

Storm Water and Erosion Control Plan

Preliminary Summary—details pending final design and analysis

Lesun Community Solar Garden

14437 State HWY 60 Waterville, MN 56096

Section 1: Contact info/Project team

Developer

SunShare LLC
Will Cooksey, Director Land and Legal - Minnesota
609 S 10th Street, Suite 210, Minneapolis, MN 55404
651-314-4119

Contractor

Mortenson Construction
Brad Heitland, Design Phase Manager
700 Meadow Lane N
Minneapolis, MN 55422
612-260-2057

Section 2: Site Evaluation, Assessment, and Planning

Project name and location

Lesun Community Solar Garden
14437 STATE HWY 60 WATERVILLE, MN 56096
La Sueur County

Site Info

Location: South of Minnesota 60 and easterly of Sakatah Cemetery Lane
Parcel Number(s): 14.026.2500
Legal Description: All that part of the Southeast Quarter and Government Lot 6, Section 26, Township 109 North, Range 23 West, LeSueur County, Minnesota, lying South of the centerline of Minnesota Trunk Highway No. 60

Nature of Construction Activity

General Description of Project

The construction project is a proposed photovoltaic electricity generation solar facility. It will include solar panels mounted on steel piles, inverter stations and access roads throughout the site

Size of Construction Project

The property is 57.55 acres.
The total disturbed area is not yet determined

The maximum area to be disturbed at one time is not yet determined

Sequence and Estimated Dates of Construction Activities

Phase I Initial Erosion Control

Project will begin with installation of perimeter control including silt fence and rock construction entrance. The temporary sediment trap/basin will be excavated and stabilized including the resulting stockpile.

Phase II Site Grading

Once initial erosion control is in place, the site will be mass graded. Topsoil will be stripped, stockpiled, and stabilized, then reapplied to the site once the mass grading is complete. This phase includes the construction of onsite gravel roads, which consist of stripping topsoil and constructing an aggregate section 6 inches thick. Topsoil stripped from the aggregate roadways will be respread elsewhere onsite.

Phase III Solar Construction

After completion of the site work, construction of the solar features will begin with pile driving. Piles will be directly driven with no excavation required. Trenching for underground electrical will commence at the completion of pile driving. Any stabilized ground that is disturbed by trenching process will be immediately restabilized. Concrete equipment pads will be constructed to support the inverters and transformers. Racking and solar modules will be installed on the steel piles

Storm Water Discharge details pending

Site Maps pending

Calculations pending

Section 3: Documentation of Compliance with other Federal Requirements

To be completed at a later date.

Section 4: Erosion and Sediment Controls

(Final design to include a mixture of the following, To be determined later.)

1. Natural Buffers
 - a. Applicable if surface waters within 50 feet of project earth disturbance
2. Perimeter Controls
 - a. Silt fences to be installed around perimeter of site
 - b. Fiber rolls used to compliment silt fences on steeper slopes
3. Sediment track-out
 - a. Rock construction entrance used to minimize sediment track out

- b. Gravel pad installed at site entrance
- 4. Stockpiled Sediment/Soil
 - a. Topsoil stockpiles may periodically occur throughout project construction. Topsoil will be re-distributed over graded areas to be used for seeding
 - b. Silt fences temporarily installed around stockpiles
- 5. Minimize dust
 - a. Sprinkling used to minimize dust on site
- 6. Minimize disturbance on steep slopes
 - a. Erosion control blankets will be used on steep slopes to minimize discharge
- 7. Soil Compaction
 - a. Soil compaction is required for support of structural elements, i.e. roads, concrete pads, etc. Outside of structural areas, compaction will be limited by minimizing unnecessary vehicle or equipment traffic.
- 8. Storm water conveyance channels
 - a. Erosion control trenches that are approximately 6 inches deep by 12 inches wide may be dug across the width of the subcatchment area. Individual trenches will be spaced approximately 20 feet apart across the length of the subcatchment area. They will be dug perpendicular to the ground slope. The cut material from the trench will be placed immediately to the side of the trench as a small berm. The trench and adjacent berm will create localized storage, which will reduce runoff velocity.
- 9. Sediment basins
 - a. Temporary sediment control basin at perimeter of site
- 10. Site Stabilization
 - a. Stockpiles and disturbed areas will be temporarily stabilized.
 - b. Any stockpiles that occur or any ground that is has not been permanently graded but work has temporarily ceased shall be temporarily stabilized by seeding, erosion control blankets or another qualified stabilization method. They must be stabilized within 7 days of work ceasing.
 - c. Unless precluded by moderate or heavy snow cover, stabilize all exposed inactive disturbed soil areas within 100 feet of any water of the state, or within 100 feet of any conveyance to a water of the state with sod, seed, or weed free mulch.
 - d. An acceptable method of stabilization will be chosen by the contractor.
- 11. Final Site stabilization
 - a. The site will be permanently stabilized by the methods described above. In order to achieve Final Stabilization, the following process is standard:
 - i. All soil disturbing activities at the site have been completed and all soils are stabilized by a uniform perennial vegetative cover with a density of 70% of its expected final growth
 - ii. The permanent stormwater management system is constructed, meets all requirements and is operating.
 - iii. Sediment basins must be removed, graded to final elevation and stabilized.
 - iv. All temporary synthetic and structural BMPs must be removed

Further details to be completed at later date.

Section 5: Pollution Preventions Standards

1. Spill kits to be made readily available to eliminate discharge of spilled chemicals; spills cleaned up immediately using dry clean up methods where possible, and materials will be disposed of in accordance with federal, state, or local requirements.
2. Vehicles will be washed in designated areas where wash water will be directed to sediment basin
3. Dumpsters will be provided to contain construction and domestic waste and waste will be cleaned up and disposed of into designated dumpster at the end of each work day.
4. Portable toilets will be provided and position so that they are secure and not tipped or knocked over.
5. Concrete washout area will be designated in centralized and accessible location. Will be leak proof pit.
6. Discharge of fertilizers containing nitrogen and phosphorus will be minimized.

Further details to be completed at later date.

Section 6: Inspection and Corrective Action

The onsite superintendent will be responsible for conducting site inspections in compliance with the SWPPP permit. If superintendent is not onsite, other qualified personnel shall inspect. Site should be routinely inspected every 7 days of active construction and within 24 hours after a significant rainfall event.

Further details to be completed at later date.

Section 7: Training

The onsite superintendent will be responsible for conducting stormwater and BMP training for all staff and subcontractors on site. Training will focus on avoiding damage to stormwater BMPs and preventing discharges; topics may include installing and maintaining erosion control, sediment control, waste management, and material storage BMPs

Further details to be completed at later date.

Section 8: Certification and Notification

Further details to be completed at later date.

400306

Document No. 400306

Office of County Recorder
Le Sueur County, Minnesota

I hereby certify that the within instrument
was filed in this office for record on
September 04, 2015 11:00 AM
Sharon J. Budin, Recorder

Pages 9 *SJB*

Well Cert Received
Well Cert Not Required

PREPARED BY AND
WHEN RECORDED RETURN TO:

MN Land Acquisitions LLC
609 South 10th Street, Suite 210
Minneapolis, MN 55404

The space above this line is reserved for recording purposes.

MEMORANDUM OF AGREEMENT TO OPTION AND PURCHASE REAL ESTATE

THIS MEMORANDUM OF AGREEMENT TO OPTION AND PURCHASE REAL ESTATE ("Memorandum") is made as of the effective date set forth below, by and between Colleen A. Lavin and Donald Lavin, married to each other, and Patrick G. Gregor, unmarried ("Seller"), whose address is 40102 140th St., Waseca, MN 56093 and MN Land Acquisitions, LLC, a limited liability company duly organized under and by virtue of the laws of the State of Colorado, whose address is 609 South 10th Street, Suite 210, Minneapolis, MN 55404, or its assignee ("Purchaser") (Seller and Purchaser the "Parties" and each a "Party").

A. The Parties have entered into a certain Agreement to Option and Purchase Real Estate ("Agreement") dated August 25th, 2015 ("Effective Date"), whereby Seller has granted Purchaser an exclusive and irrevocable option ("Option") to purchase approximately fifty-seven and fifty-five one-hundredths (57.55) acres of real property ("Property"), owned by Seller and identified on Exhibit A attached hereto and made a part hereof, in the County of LeSueur, State of Minnesota, on the terms and conditions set forth in the Agreement.

B. The Parties wish to give notice of the existence of such Agreement.

For good and valuable consideration, the receipt of which is hereby acknowledged, the Parties hereby agree and give notice that, pursuant to the Agreement, Purchaser has the Option to purchase the Property during the two (2) year period beginning on the Effective Date.

Memorandum of Agreement to Option and Purchase Real Estate - Execution Copy
Lavin-Gregor_SunShare (MN Land Acquisitions LLC); 8/25/2015
Page 1 of 9

400306

[SIGNATURE AND ACKNOWLEDGMENT PAGES FOLLOW]

**Memorandum of Agreement to Option and Purchase Real Estate – Execution Copy
Lavin-Gregor_SunShare (MN Land Acquisitions LLC); 8/25/2015
Page 2 of 9**

SIGNATURE PAGE TO MEMORANDUM OF AGREEMENT TO OPTION AND PURCHASE REAL ESTATE

IN WITNESS WHEREOF, the Parties have executed this MEMORANDUM OF AGREEMENT TO OPTION AND PURCHASE REAL ESTATE as of the date set forth above.

Owner:

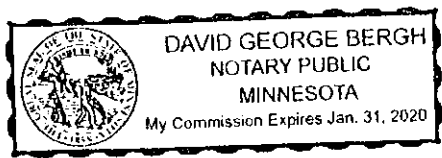
Colleen A. Lavin

Colleen A. Lavin

STATE OF MN)
)ss.
COUNTY OF Hennepin)

On 8/28, 2015, before me, the undersigned, a Notary Public in and for said County and State, personally appeared Colleen A. Lavin, married to Donald Lavin, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the within instrument. WITNESS my hand and official seal.

David George Bergh
Notary Public
Commission Expires: 1/31/2020



**SIGNATURE PAGE TO MEMORANDUM OF AGREEMENT TO OPTION
AND PURCHASE REAL ESTATE**

IN WITNESS WHEREOF, the Parties have executed this MEMORANDUM OF AGREEMENT TO OPTION AND PURCHASE REAL ESTATE as of the date set forth above.

Owner:

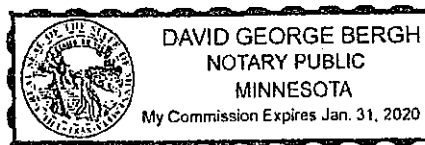
Donald Lavin

Donald Lavin Jr

STATE OF MN)
)ss.
COUNTY OF Hennepin)

On 8/28, 2015, before me, the undersigned, a Notary Public in and for said County and State, personally appeared Donald Lavin, married to Colleen A. Lavin, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the within instrument. WITNESS my hand and official seal.

D.G. Bergh
Notary Public
Commission Expires: 1/31/2020



**SIGNATURE PAGE TO MEMORANDUM OF AGREEMENT TO OPTION
AND PURCHASE REAL ESTATE**

IN WITNESS WHEREOF, the Parties have executed this MEMORANDUM OF AGREEMENT TO OPTION AND PURCHASE REAL ESTATE as of the date set forth above.

Owner:

Patrick G. Gregor

Patrick G. Gregor

STATE OF MN)
)ss.
COUNTY OF Waseca)

On August 27, 2015, before me, the undersigned, a Notary Public in and for said County and State, personally appeared Patrick G. Gregor, unmarried, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the within instrument.

WITNESS my hand and official seal.

Lynn A. Somage
Notary Public
Commission Expires:

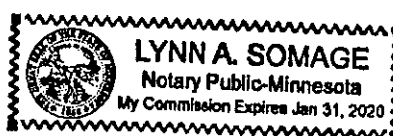


EXHIBIT A
TO MEMORANDUM OF AGREEMENT TO
OPTION AND PURCHASE REAL ESTATE

LEGAL DESCRIPTION OF THE PROPERTY

THE FOLLOWING REAL PROPERTY LOCATED IN THE COUNTY OF LE SUEUR,
STATE OF MINNESOTA:

Location: South of Minnesota 60 and easterly of Sakatah Cemetery Lane

Parcel Number(s): 14.026.2500

Legal Description: See following page

Exhibit A – Legal Description

All that part of the Southeast Quarter and Government Lot 6, Section 26, Township 109 North, Range 23 West, LeSueur County, Minnesota, lying South of the centerline of Minnesota Trunk Highway No. 60,

EXCEPTING THEREFROM THE FOLLOWING DESCRIBED TRACTS, TO-WIT:

Real estate described in deed recorded in Book 18 of Deeds, page 455: Commencing at a point 1035.54 feet West from the Southeast Corner of Section 26-109-23, thence North 9 rods, thence West 856 1/2 feet to public highway at a point 9 rods North of the South line of said Section, thence Southeasterly along said highway to said Section line, thence East along said Section line to point of beginning, to include all land within said bounds, excepting the piece of land 8 rods North and South and 20 rods East and West situated North of said Section line 1 rod West of the point of beginning herein, deduced to Sakatah Cemetery Association in 1868.

Real estate described in deed recorded in Book 54 of Deeds, page 33: Commencing at a point 16 1/2 feet East of a point 15 chains and 94 links West of the Southeast Corner of Section 26-109-23, thence East 4 rods, thence North 17 rods, thence West 40 rods, thence in a Southwesterly direction to a point on East side of public highway 9 rods North of the South line of said Section 26, thence East to a point directly North of the point of beginning, thence South to the place of beginning.

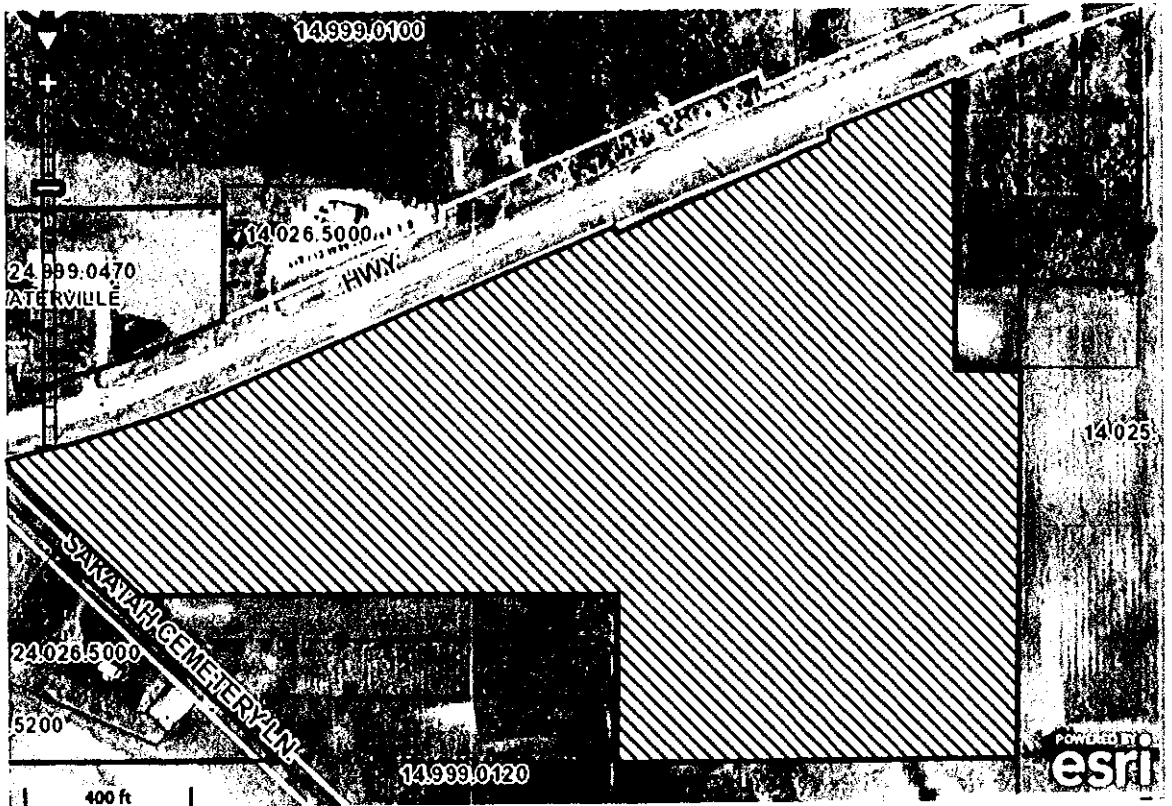
Real estate described in deed recorded in Book 112 of Deeds, page 225: Commencing at a point 40 rods or 660 feet West and 17 rods or 280.5 feet North of a point 969.54 feet West of the Northeast corner of Section 35-109-23 West, thence continuing West 452.3 feet to the center of public highway, thence South 51 degrees 30 minutes East along the center of the public highway a distance of 189.7 feet, thence South 42 degrees 15 minutes East along the center of the public highway a distance of 198.3 feet to a point on the North line of said Section 35-109-23 West, 1781.94 feet West of the Northeast Corner of said Section 35-109-23, thence North 36 degrees 30 minutes West a distance of 182.7 feet which point is 1035.54 feet West, 148.5 feet North and 856.5 feet West of the Northeast corner of said Section 35-109-23, thence North 63 degrees 15 minutes East a distance of 291.7 feet to a point of beginning.

Real estate described in deed recorded in Book 112 of Deeds, page 514: Commencing at a point 17 rods, or 280.5 feet North of a point 969.54 feet West of the Northeast Corner of Section 35-109-23, thence North 125 feet, thence West 1269.4 feet to the center of the Public Highway, thence South 51 degrees and 30 minutes East along the center of the highway a distance of 200.8 feet, thence North 112.3 feet to the point of beginning.

Real estate described in deed recorded in Book 116 of Deeds, page 503: Commencing at a point 1225.4 feet due North and 164.0 feet West of the Southeast corner of Section 26-109-23 West, thence running East 164.0 feet to the Section line between Sections 25 and 26, in said Township and Range, thence North on such Section line 550.00 feet, more or less, and to the South line of Minnesota Trunk Highway No. 60, as now located, such point being the Northwest Corner of the Cemetery as conveyed by that certain Deed made to the Catholic Diocese of St. Paul, which deeds appears of record in the Office of the Register of Deeds of Le Sueur County, Minnesota, in Book 47 of Deeds, on page 108 thereof, thence running Southwesterly along the Southerly line of Trunk Highway No. 60, to a point due North of the point of beginning, and thence running South to the point of beginning, containing 2.00 acres, more or less, and being in the Southeast Quarter of the Southeast Quarter and Government Lot 6 of said Section 26, Township and Range aforesaid.

All that part of the Southeast Quarter (SE 1/4), Section 26, Township 109 North, Range 23 West, Le Sueur County, Minnesota, described as follows: Commencing at the Southeast corner of said Section 26, thence on an assumed bearing of North a distance of 922.90 feet to the point of beginning, thence on a bearing of West 164 feet, thence on a bearing of North a distance of 302.5 feet, thence on a bearing of East a distance of 164 feet, more or less, to the East Section line, and thence on a bearing of South a distance of 302.5 feet to the point of beginning, containing 1.14 acres.

Map:



Total Acres: Approximately 57.55 acres as depicted above by diagonal shading

Decommissioning Plan

- 1) Defined conditions upon which decommissioning will be initiated:

A solar farm/garden that ceases to produce energy on a continuous basis for 12 months shall be considered abandoned and the property owner or other responsible party shall be required to decommission the facility and restore the site to substantially its prior condition within 12 months from the time that the facility is deemed to be abandoned, unless substantial evidence is presented to the Environmental Services Director of the intent to maintain and reinstate the operation of the facility.

- 2) The anticipated manner in which the solar farm project will be decommissioned and the site restored:

The facility will first be disconnected from the grid. The PV modules will then be disconnected and removed. The above ground electrical interconnection, distribution cables, transformers and inverters will be removed. The racking and support posts will then be removed. The fencing will then be removed. Lastly, the site will then be harrowed and seeded to return it to substantially its condition prior to the installation as an agricultural field.

- 3) Timetable for completion of decommissioning:

The decommissioning will be completed within 9 months of the commencement of decommissioning.

- 4) The party responsible for decommissioning:

The permittee or its assignee shall be responsible for the decommissioning. In the event the property owner and/or responsible party fail to timely decommission the solar farm/garden facility as required above, Le Sueur County shall be entitled to take all measures allowed by the Minnesota State Statutes, as well as the right to levy penalties as provided in the Le Sueur County Land Use Ordinance, the right to obtain a permanent injunction ordering the removal of such solar farm/garden facility, and the right to obtain a court order permitting Le Sueur County to remove such solar farm/garden facility.

5) Financial Assurance:

The County requires assurance that funds will be there for the necessary decommissioning work when the project reaches the end of its purposeful life, been condemned, or has been abandoned. To that end, a "financial assurance level" of 20% of total project decommissioning cost shall be established by year 10 with increases over time until it reaches 100% for year 20 of operation. Assurance can be achieved via Bond, Letter of Credit or cash set aside in an escrow account controlled by a third-party insurance company.

**Solar Garden
Decommissioning Cost Estimate**

Remove modules.....	\$20,000
Package & ship modules	\$5,000
Disassemble rack.....	\$5,000
Pull posts.....	\$12,000
Package & ship rack & posts	\$3,000
Remove & ship inverter sheds.....	\$3,000
Remove electrical equipment & wiring.....	\$15,000
Remove DC conduit & inverter foundation	\$8,000
Dispose of material with no salvage value.....	\$5,000
Ag soil restoration - harrow & seed	<u>\$13,000</u>
<i>Total Decommissioning Cost.....</i>	<u>\$89,000</u>

**LESUN SITE
WATERVILLE, MINNESOTA**

LEGAL DESCRIPTION

The following were provided in Old Republic National Title Insurance Company Commitment Number ORIE742438, Effective Date of August 27, 2015, at 7:00 a.m., Schedule A.

All that part of the Southeast Quarter (SE 1/4), Section 26, Township 109 North, Range 23 West, Le Sueur County, Minnesota, lying South of the centerline of Minnesota Trunk Highway #60;

EXCEPTING THEREFROM THE FOLLOWING DESCRIBED TRACTS, TO-WIT:

EXCEPTION 1
Real estate described in deed recorded in Book 18 of Deeds, page 455: Commencing at a point 1035.54 feet West from the Southeast Corner of Section 26-109-23, thence North 9 rods (148.5 feet), thence West 856 1/2 feet to public highway at a point 9 rods (148.5 feet) North of the South line of said Section, thence Southwesterly along said highway to said Section line, thence East along said Section line to point of beginning, to include all land within said bounds, excepting the piece of land 8 rods (132 feet) North and South and 20 rods (330 feet) East and West situated North of said Section line 1 rod (16.5 feet) West of the point of beginning herein, deeded to Sakalah Cemetery Association in 1868.

EXCEPTION 2
Real estate described in deed recorded in Book 54 of Deeds, page 33: Commencing at a point 1/2 feet East of a point 15 chains and 94 links (1052.04 feet) West of the Southeast Corner of Section 26-109-23, thence East 4 rods (66 feet), thence North 17 rods (280.5 feet), thence West 40 rods (660 feet), thence in a Southwesterly direction to a point on East side of public highway 9 rods (148.5 feet) North of the South line of said Section 26, thence East to a point directly North of the point of beginning, thence South to the piece of beginning.

EXCEPTION 3
Real estate described in deed recorded in Book 112 of Deeds, page 225: Commencing at a point 40 rods or 660 feet West and 17 rods or 280.5 feet North of a point 869.54 feet West of the Northeast corner of Section 35-109-23 West, thence continuing West 452.3 feet to the center of public highway, thence South 51 degrees 30 minutes East along the center of the public highway a distance of 189.7 feet, thence South 42 degrees 15 minutes East along the center of the public highway a distance of 198.3 feet to a point on the North line of said Section 35-109-23 West, 1781.94 feet West of the Northeast Corner of said Section 35-109-23, thence North 36 degrees 30 minutes West a distance of 182.7 feet which point is 1035.54 feet West, 148.5 feet North and 856.5 feet West of the Northeast corner of said Section 35-109-23, thence North 63 degrees 15 minutes East a distance of 291.7 feet to a point of beginning.

EXCEPTION 4
Real estate described in deed recorded in Book 112 of Deeds, page 514: Commencing at a point 17 rods, or 280.5 feet North of a point 869.54 feet West of the Northeast Corner of Section 35-109-23, thence North 125 feet, thence West 1269.4 feet, to the center of the Public Highway, thence South 51 degrees 30 minutes East along the center of the Highway a distance of 200.8 feet, thence North 1112.3 feet to the point of beginning.

EXCEPTION 5
Real estate described in deed recorded in Book 116 of Deeds, page, 503: Commencing at a point 1225.4 feet due North and 184.0 feet West of the Southeast corner of Section 26-109-23 West, thence running East 184.0 feet to the Section line between Sections 25 and 26, in said Township and Range, thence North on such Section line 550.00 feet, more or less, and to the South line of Minnesota Trunk Highway No. 60, as now located, such point being the Northeast Corner of the Cemetery as conveyed by that certain Deed made to the Catholic Diocese of St. Paul, which deeds appears of record in the Office of the Register of Deeds of Le Sueur County, Minnesota, in Book 47 of Deeds, on page 108 thereof, thence running Southwesterly along the Southerly line of Trunk Highway No. 60, to a point due North of the point of beginning, and thence running South to the point of beginning, and being in the Southeast Quarter of the Southeast Quarter and Government Lot 6 of said Section 26, Township and Range aforesaid.

EXCEPTION 6
All that part of the Southeast Quarter (SE 1/4), Section 26, Township 109 North, Range 23 West, Le Sueur County, Minnesota, described as follows:
Commencing at the Southeast corner of said Section 26, thence on an assumed bearing of North a distance of 922.50 feet to the point of beginning, thence on a bearing of West 164 feet, thence on a bearing of North a distance of 302.5 feet, thence on a bearing of East a distance of 164 feet, more or less, to the East Section line, and thence on a bearing of South a distance of 302.5 feet to the point of beginning.

NOTES TO LEGAL DESCRIPTION

- The parent parcel description doesn't reference Government Lot 6, which subject property is part of.
- There are various gaps/overlaps and ambiguous calls within the Exceptions to the Legal Description. The Surveyor has not specifically labeled all of them on the survey map.
- The Legal Description provided does not include an exception for the property lying in the Southeast Quarter which lies on the West side of Old State Highway No. 13.
- The parent parcel description references "the centerline of Minnesota Trunk Highway #60". This is an ambiguous call.
- The descriptions have multiple references "to the public highway" and "to the center of the public highway". These terms are ambiguous therefore the surveyor has only shown an approximate location for subject property's west boundary line.
- The Exception 4 description has ambiguous references. The point of commencement does not establish a bearing basis which causes ambiguity with the entire legal description. The description also appears to contain an error. The last call to the point of beginning references a direction of "North" but it appears the direction should have been defined as "East".
- There appears to be a gap in title between Exception 1 and Exception 3.
- The Exception 1 description calls "to the public highway". It is not known if the intent of this call is to the centerline of the traveled roadway or to a possible right of way line.

SURVEYOR'S NOTES

- The subject property has constructed vehicular access via a field entrance to and from the Minnesota Trunk Highway 60 right of way. Surveyor does not know if the State of Minnesota has controller access to Trunk Highway 60 adjacent to subject property.
- A 66 foot right of way is shown for Sakalah Cemetery Lane. This right of way is assumed to exist per a prescriptive easement. Surveyor was provided no record documentation indicating public rights have been formally granted for this Lane.
- There are no buildings on the subject property.
- Subject property is Abstract property.
- No field survey was performed in conjunction with this drawing. All information shown is approximate.
- The areas that appeared to be wetlands within subject property's boundary are graphically depicted on this survey map. Wetland boundaries were delineated by Bolton & Menk, Inc. on October 8, 2015. A "Wetland Investigation and Delineation Report, SunShare, Waterville Township, Le Sueur County" dated October, 2015 was prepared by Bolton & Menk, Inc.

NOTES CORRESPONDING TO SCHEDULE B - EXCEPTIONS

The following were provided in Old Republic National Title Insurance Company Commitment Number ORIE742438, Effective Date of August 27, 2015 at 7:00 a.m., Schedule B - Exceptions. The items referenced correspond to the items defined in the Title Commitment's Schedule B - Section II, Exceptions. The items referenced are followed by comments made by Bolton & Menk, Inc. addressing the item and are referenced on survey map by item number.

Items 1 through 7, Schedule B - Section II, Exceptions are not addressed on this survey.

8 Easement to construct, operate and maintain lines and appurtenances for the transmission of electrical energy together with incidental rights thereof in favor of Northern States Power Company as evidenced by Easement dated July 28, 1925, filed December 15, 1925 as Document No. 62719.

The approximate survey limits of said easement are graphically depicted on the survey map. The limits of the easement aren't mathematically defined within said document. The easement location described within said document is ambiguous.

9 Easement for highway purposes together with incidental rights thereof including the right to erect temporary snow fences upon said lands adjacent thereto in favor of the State of Minnesota as evidenced by Final Certificate dated October 14, 1952, filed February 14, 1953 as Document No. 109909.

The approximate location of Parcel 2 and Parcel 4 defined within said document are shown on the survey map. There are various ambiguous calls within said legal descriptions.

10 Easement to construct, operate and maintain electric transmission lines and appurtenances together with incidental rights thereof in favor of Northern States Power Company as evidenced by Easement dated May 1, 2000, filed June 27, 2000 as Document No. 281718.

The approximate survey limits of said easement are graphically depicted on the survey map.

UTILITY & SITE DATA

All Zoning and Setback information was obtained from SunShare on October 7, 2015. For detailed zoning information and specific interpretation of code requirements, contact the Le Sueur County Zoning Office (507)-357-2251).


ZONING: Subject Property - Agricultural

- SETBACKS:**
Minimum setbacks from property edge to:
- Front
 - Fence line: 1' from the property line (State Hwy Right of Way)
 - Equipment: 5' from the property line. (State Hwy Right of Way)
 - Rear
 - Fence line: 1' from the property line.
 - Equipment: 50' from the property line.
 - Side
 - Fence line: 1' from the property line.
 - Equipment: 50' from the property line.

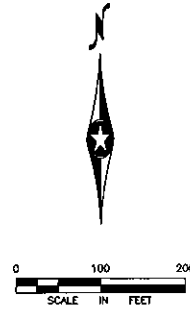
FLOOD ZONE: Subject property lies in Zone X of the Flood Insurance Rate Map, Panel No. 27079C0433D, dated July 21, 1999 and is NOT in a Special Flood Hazard Area. Zone X is defined as AREAS AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN. Field surveying was not performed to determine this zone. An elevation certificate may be needed to verify this determination or apply for an amendment from the Federal Emergency Management Agency.

UTILITIES: A field survey was not conducted on this site. No utilities are shown.

SHEET 1 OF 2

	EXHIBIT DRAWING WATERVILLE, MINNESOTA BOLTON & MENK, INC. Consulting Engineers & Surveyors 1960 PREMIER DRIVE MAWKATO, MINNESOTA 56001 (507) 832-4371	PART OF THE SOUTHEAST QUARTER SECTION 26-109-23 FOR: SUNSHARE
	JOB NUMBER: M34-130714 FIELD BOOK: DRAWN BY: LB 4.0 526-1309-R23-40	

LESUN SITE
WATERVILLE, MINNESOTA



GOV'T LOT 5
SECTION 26 - 109 - 23

MINNESOTA TRUNK HIGHWAY 60
MAP 30-73

PATRICK G GREGOR
COLLEEN A LAVIN
PID 14.026.2500

AREA APPROXIMATELY 49 ACRES

SAKATAH CEMETERY LANE
(AKA OLD STATE HIGHWAY NO. 13 IN 1946)

SAKATAH CEMETERY
PID 14.999.0120

HOLY TRINITY CATHOLIC CHURCH
PID 14.999.0110
(WEST 164.00)

CALVARY CEMETERY

EXCEPTION 6
(WEST) 164.00

POINT OF BEGINNING EXCEPTION 6
N 89°23'04" W

POINT OF BEGINNING EXCEPTION 6
N 00°35'51" E 687.02

POINT OF BEGINNING EXCEPTION 6
N 00°37'02" E 922.94

POINT OF BEGINNING EXCEPTION 6
N 00°37'02" E 922.94

POINT OF BEGINNING EXCEPTION 6
N 00°37'02" E 922.94

POINT OF BEGINNING EXCEPTION 6
N 00°37'02" E 922.94

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N 00°37'02" E 922.94

POINT OF BEGINNING EXCEPTION 6
N 00°37'02" E 922.94

POINT OF BEGINNING EXCEPTION 6
N 00°37'02" E 922.94

SEE SURVEYOR'S NOTE 3
UNDER LEGAL DESCRIPTIONS

S 1/4 CORNER
SECTION 26-109-23

APPROXIMATE 66' RIGHT OF WAY ASSUMED TO
EXIST PER PRESCRIPTIVE EASEMENT
BASED ON CENTERLINE PAVEMENT
AS LOCATED IN OCTOBER 2015

SECTION 35 - 109 - 23

SHEET 2 OF 2

EXHIBIT DRAWING WATERVILLE, MINNESOTA BOLTON & MENK, INC. Consulting Engineers & Surveyors 1960 PREMIER DRIVE MANKATO, MINNESOTA 56001 (507) 625-4171		PART OF THE SOUTHEAST QUARTER SECTION 26-109-23 FOR: SUNSHARE
JOB NUMBER: M34.110714	FIELD BOOK:	DRAWN BY: LB

Bolton & Menk, Inc. 2015. All Rights Reserved.
HPERRY_SURVEY\M34110714\CAD\C30\110714A1.DWG 11-30-2015 11:09am



Allison Smyth <asmyth@sunsharecorp.com>

Gregor & Lavin Property Info

Tue, Nov 17, 2015 at 7:44 AM

Kunz, Gary - FSA, Le Center, MN <Gary.Kunz@mn.usda.gov>
To: Allison Smyth <asmyth@sunsharecorp.com>

Allison,

You could contact Michael Schultz at the Le Sueur Co. SWCD. They have some tile maps.

mschultz@co.le-sueur.mn.us

We do not have that information in our office.

Gary R. Kunz

USDA Farm Service Agency
LeSueur County FSA
County Executive Director
181 West Minnesota St.

Le Center, Minnesota 56057

507-357-6858 ext. 112

Fax: 1-855-823-7649

This e-mail and any files transmitted with it may contain confidential information and is intended solely for use by the individual to whom it is addressed. If you received this e-mail in error, please notify the sender, do not disclose its contents to others and delete it from your system.

From: Allison Smyth [mailto:asmyth@sunsharecorp.com]

Sent: Monday, November 16, 2015 2:49 PM

To: Kunz, Gary - FSA, Le Center, MN <Gary.Kunz@mn.usda.gov>

Subject: Re: Gregor & Lavin Property Info

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[Quoted text hidden]
[Quoted text hidden]



<https://mail.google.com/mail/?ui=2&ik=36b3863c12&view=pt&as=drum%20table&qs=raw&search=query&msg=1511390f0d0d88&siml=1511390f0d0d88>

11/30/2015

SunShare Mail - Looking for drain tile maps on a Le Sueur County property



Allison Smyth <asmyth@sunsharecorp.com>

Looking for drain tile maps on a Le Sueur County property

1 message

Allison Smyth <asmyth@sunsharecorp.com>

To: mschultz@co.le-sueur.mn.us

Tue, Nov 17, 2015 at 12:52 PM

Michael,

I am with SunShare, a community solar company looking to install a solar garden on a property near Waterville off Highway 60. The PID is 14.026.2500 and we were wondering if you have any tile maps for it. If not, do you know where we might be able to find some?

Thank you,

-Allison

Allison Smyth | Project Development Associate | SunShare
609 S. 10th Street, Ste 210 | Minneapolis, MN 55404
(O) 612.345.8881
(D) 651.315.7629
(E) asmyth@mysunshare.com
www.mysunshare.com



<https://mail.google.com/mail/?ui=2&ik=3d63863d12&view=pt&q=drain%20tile&qs=sunwe&search=query&th=15116ca36d7d35a2&siml=15116ca36d7d35a2>

Tile MAP

