



781 E. Industrial Blvd.
Pueblo West, CO 81007
800-279-7432
siea.com

San Isabel Electric Association, Inc. is an equal opportunity provider and employer.

September 16, 2024

Harris Industrial Park Inc.
4065 Sleeping Indian Lane
Colorado Springs, Colorado 80904

Dear Mr. Harris,

San Isabel Electric Association (San Isabel Electric) confirms its ability and willingness to provide electric utility services to the property located at Tract 8 Davis Rd., Rye, Colorado, 81069, as requested by Harris Industrial Park Inc (HIPCO) for construction phases 1 & 2. This confirmation is based on the current capacity and infrastructure of San Isabel Electric's service network in Southern Colorado.

Project Description: High-level Overview

Borrower intendeds to develop a site consisting primarily of an industrial building (used for pyrolysis), a solar farm, and an office building.

Industrial Building - Pyrolysis: 20,000 sf. This facility will house the pyrolysis equipment which will convert agricultural waste and wood waste into pyrolysis oil (biocrude), black carbon (biochar), and synthesis gas (syngas). The pyrolysis facility will run on electricity and produce the above outputs as well as waste heat which will be recaptured.

Office Building (Technology Center): 10,000 sf. This building will house offices and operations for the pyrolysis facility, and executive, operational, and administrative staff for the greater industrial park.

Solar Farm - 4MW: This array will generate electricity to feed on-site improvements and sell excess power (as available) to the grid. On site uses include industrial (pyrolysis facility), commercial (office building) and vehicle charging.

Heated Road: This will be operated utilizing the waste heat generated from pyrolysis operations through a network of buried piping to support snow-free roads for the industrial park.

Services to be Provided:

San Isabel Electric will provide electric power services including, but not limited to, connection to the electric distribution grid, metering, and any required infrastructure upgrades necessary to support the proposed development. All costs associated with this upgrade, including indirect costs, are the responsibility of Harris Industrial Park Inc. (HIPCO) and shall be paid in advance of construction by HIPCO.

San Isabel Electric's net metering policies and tariffs apply to the installation of any photovoltaic systems, wind turbines, battery energy storage systems, or other forms of renewable energy. These policies allow for the installation of 25kW for a renewable system, or 50kW for a renewable plus storage system, per meter.

Conditions of Service:

1. HIPCO must comply with all applicable regulations, including any necessary permits and approvals from local authorities.
2. Any required infrastructure improvements or connection fees will be the responsibility of HIPCO.
3. This Will-Serve Letter is valid for in perpetuity, subject to changes in our electric distribution system, from the date of issuance, subject to the terms and conditions outlined herein and contained in the bylaws and tariffs of San Isabel Electric.
4. Following construction, and prior to connecting the electric service meter, HIPCO shall provide to San Isabel Electric a security deposit of twice the estimated highest monthly electric bill for electric service via cash, letter of credit, or utility payment bond per our tariffs.

Please feel free to contact me at the below-listed phone number or email if you have any questions or require further assistance.

Sincerely,



Ryan Elarton
General Manager
San Isabel Electric Association, Inc.
781 E. Industrial Blvd.
Pueblo West, CO 81007
Phone: 719-647-6240
Email: ryan.elarton@siea.com