



Salem Rd Energy Center:
An Estimated 2.5 Billion
Battery Energy Storage (BESS) Project



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ESS

Introduction

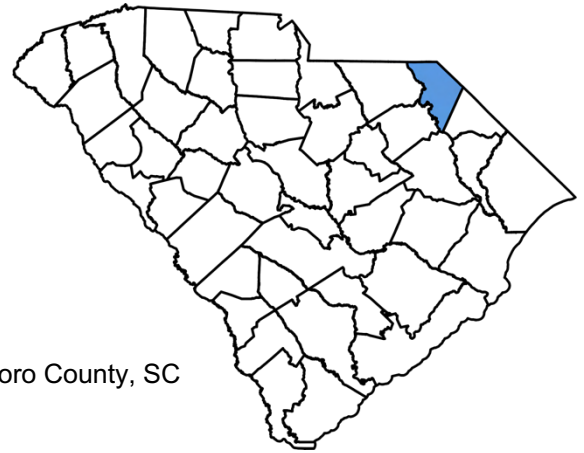
ENERGY STORAGE SOLUTIONS, LLC

Energy Storage Solutions, LLC (ESS) a battery energy storage company (BESS) was founded by the original owners and key staff of North Carolina Renewable Energy, LLC (NCRE) an experienced and successful solar development company of solar projects in North Carolina, South Carolina, and Virginia.

With NCRE under our control for 10 years, the solar pipeline grew to over 3.5 Gigawatts AC, from Greenfields to NTP to COD, becoming one of the largest Solar Developers east of the Mississippi River.

Salem Rd Energy Center

Project Outline

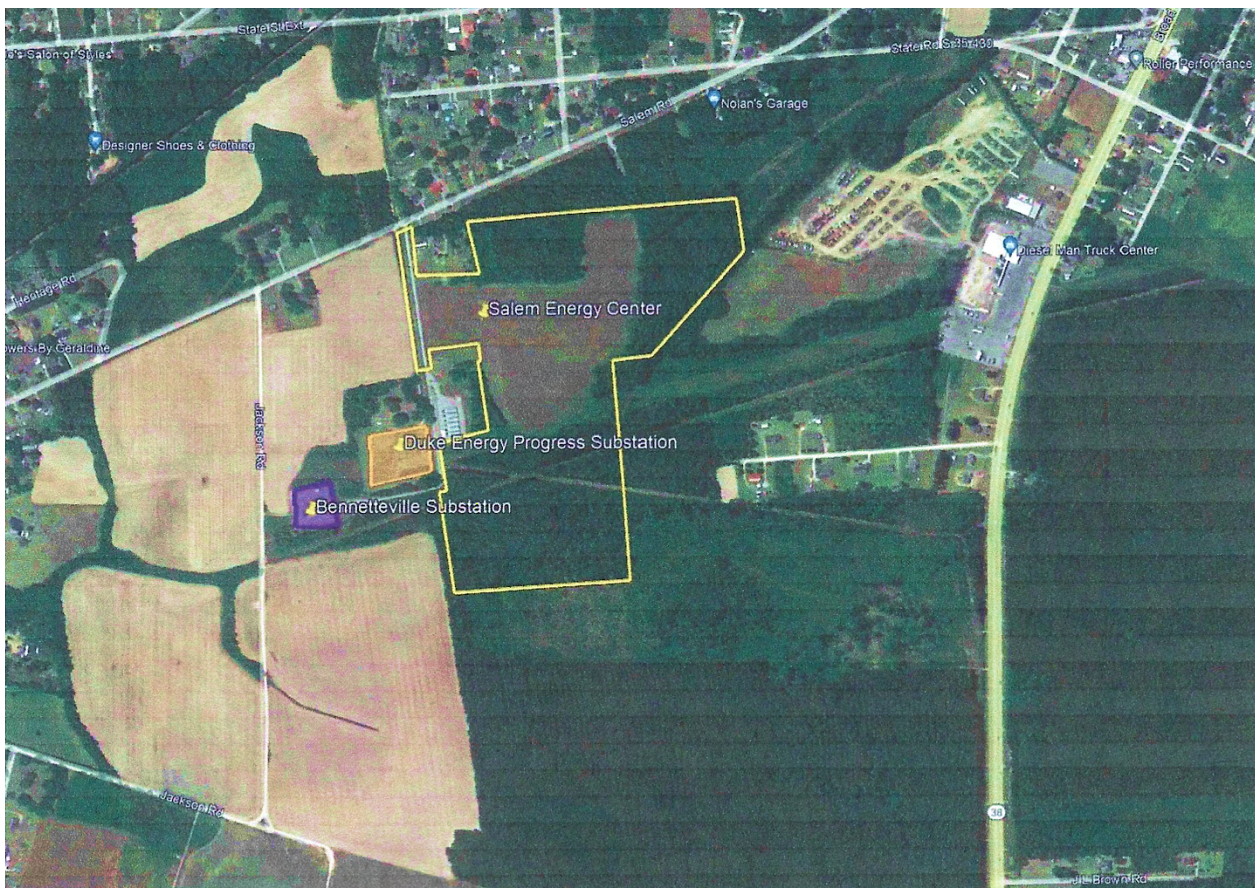


Marlboro County, SC

The Salem Road Energy Center has two tracts of land adjoining each other. One is 53 acres and the second is 19 acres. This site is 1/2 mile from the Jackson Energy Center.

This development plan is not centered on transmission line but based upon the two substations adjoining this site. Energy storage systems would all interconnect via existing transformers or new transformers within the Duke Energy Progress and Bennettsville Elec substations.

Additionally, we propose to build 7 individual 5MW ac/20MWh distribution energy storage systems as well.

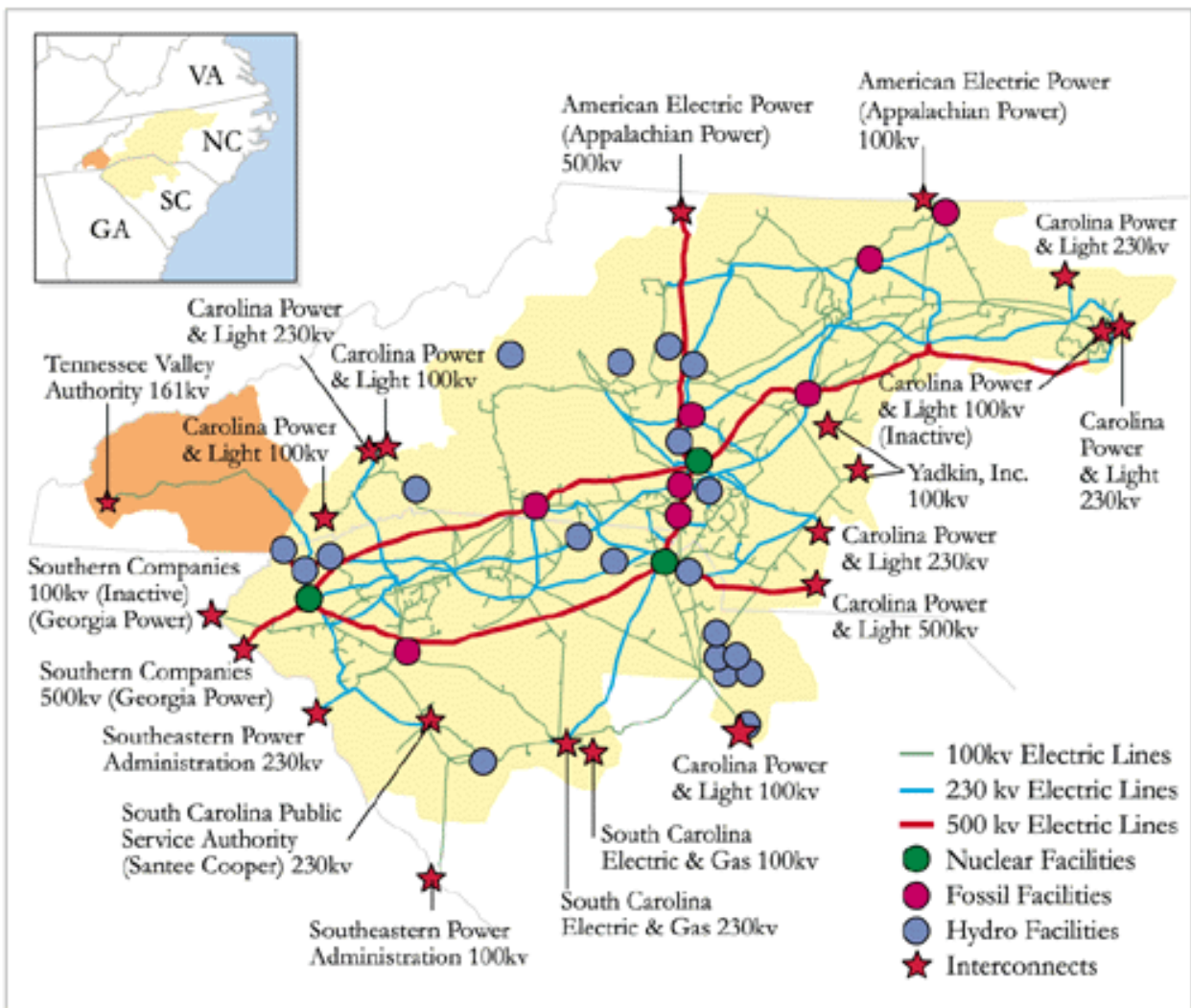


Possible accelerated Queue Position:

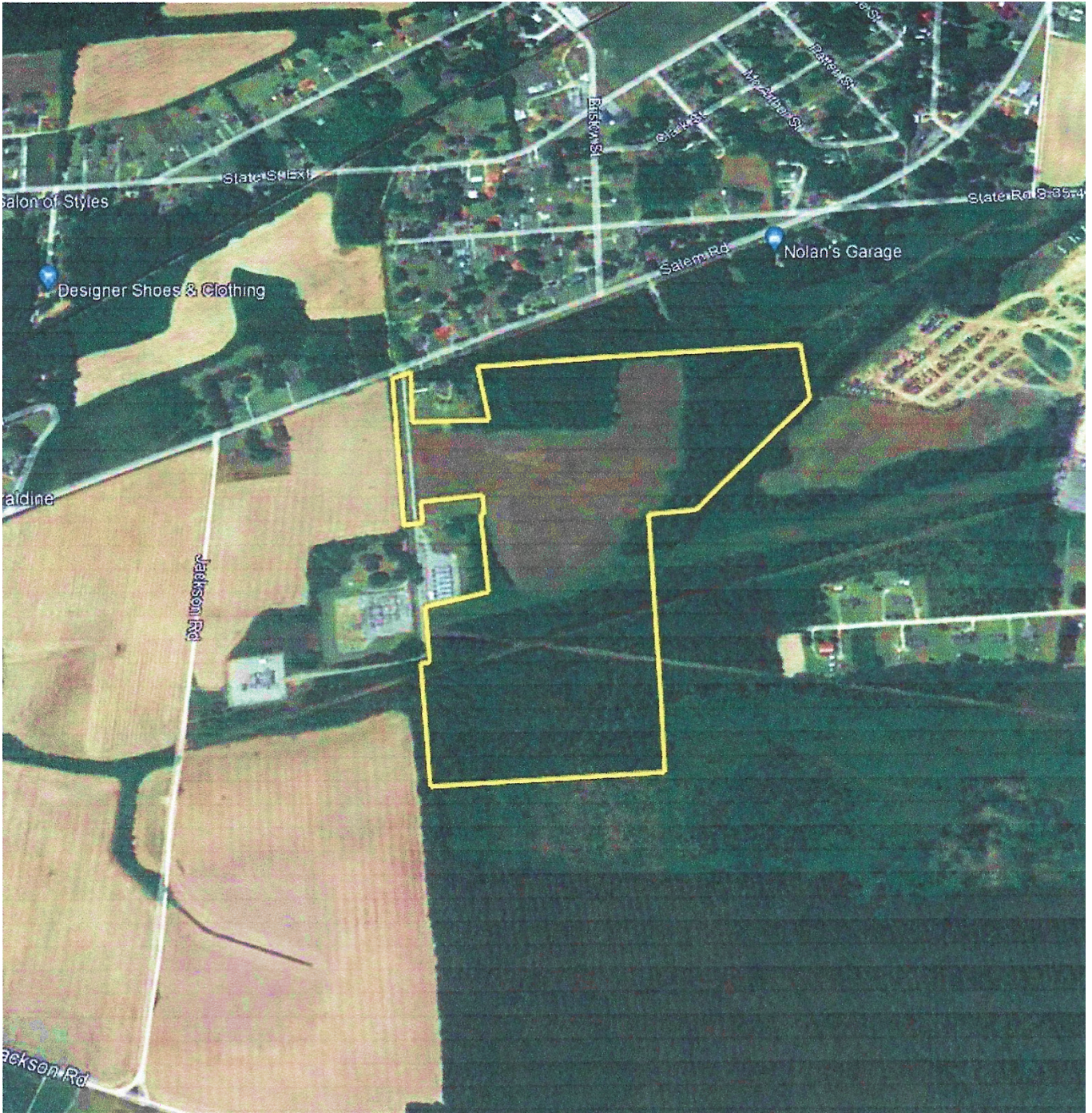
Duke Energy Progress has a number of constrained transmission lines that run from South Carolina northward along Interstate 1-95 into North Carolina. The upgrade cost to Duke Energy progress has been estimated to exceed \$238,000,000. ESS currently owns numerous sites along these constrained transmission lines. If ESS were to build a number of large Energy Centers along these constrained transmission lines, it would allow the Utility to manage their energy systems and alleviate the need for this expensive transmission upgrade.

Under the circumstances, ESS could propose building such Energy Centers (3 or 4 of them) at ESS's expense and receive a positive response from Duke Energy Progress, saving Duke the expense of the transmission upgrade, allowing them to simply manage their energy more efficiently.

Duke Electric Transmission System Map:



Salem Rd Energy Center



Salem Rd is a two-lane paved road that runs along the two tracts of land that parallels this project called "Salem Rd Energy Center". This energy center is within 1/2 mile of the Jackson Energy Center and it could be co-joined together as one project if required.

2.5 Billion Dollar Project
Brief Executive Summary on next page.

Executive Summary

1

Project Name:
Salem Rd Energy Center

2

Project Size: 800MW AC/
3,200 MWh

3

Location: On Salem Rd
adjoining the Duke Energy
Progress and nearby
Bennettsville Substations

4

Acreage: Approx. 72

5

Annual Property Lease
Rate: 245,000

6

Utility: Duke Energy
Progress, Bennettsville
Elec, Central Elec Coop

7

Interconnection with:
Duke Energy Progress,
there are 3 different
transmission lines
crossing this site.
Bennettsville Elec +
Central Elec Coop

8

PPA: with Duke Energy
Progress, but the project
may be sold to Duke
Energy Progress,
Bennettsville Elec +
Central Elec Coop

9

Description: This location
adjoins the Duke Energy
Progress substation. This
site is very flat and the
main road is paved. There
are 7 individual 3 phase
distribution lines running
down Salem Rd from the
substations, with several
138KV transmission lines
servicing the substation.

Salem Rd Energy Center

Duke Energy Substation

1

200MW ac/800MWh

2

200MW ac/800MWh

3

100MW ac/400MWh

4

100MW ac/400MWh

5

100MW ac/400MWh

6

100MW ac/400MWh

Duke Energy Progress Substation

4 x 5MW ac/20MWh

Bennettsville Substation

3 x 5MW ac/20MWh

2,505,000,000

ENERGY SOURCES



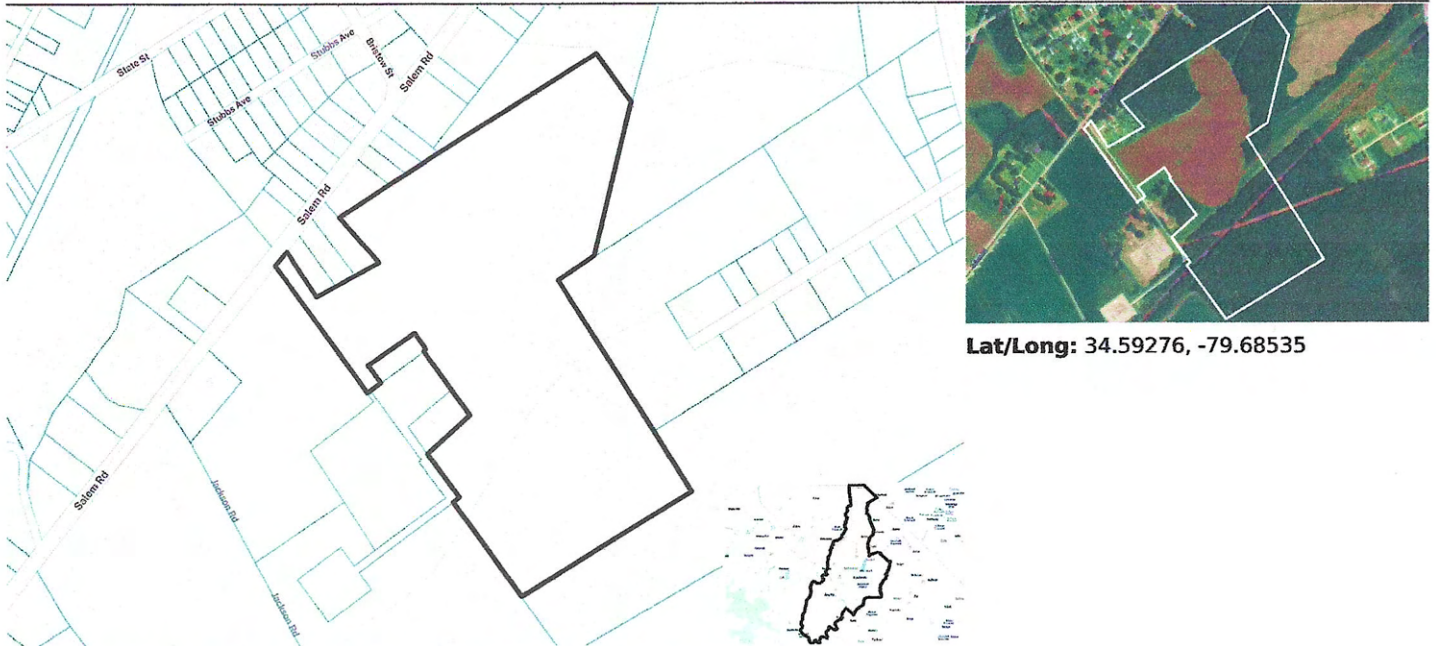
BESS APPLICATIONS



Parcel data fields:

039-00-02-001, Bennettsville, SC

3

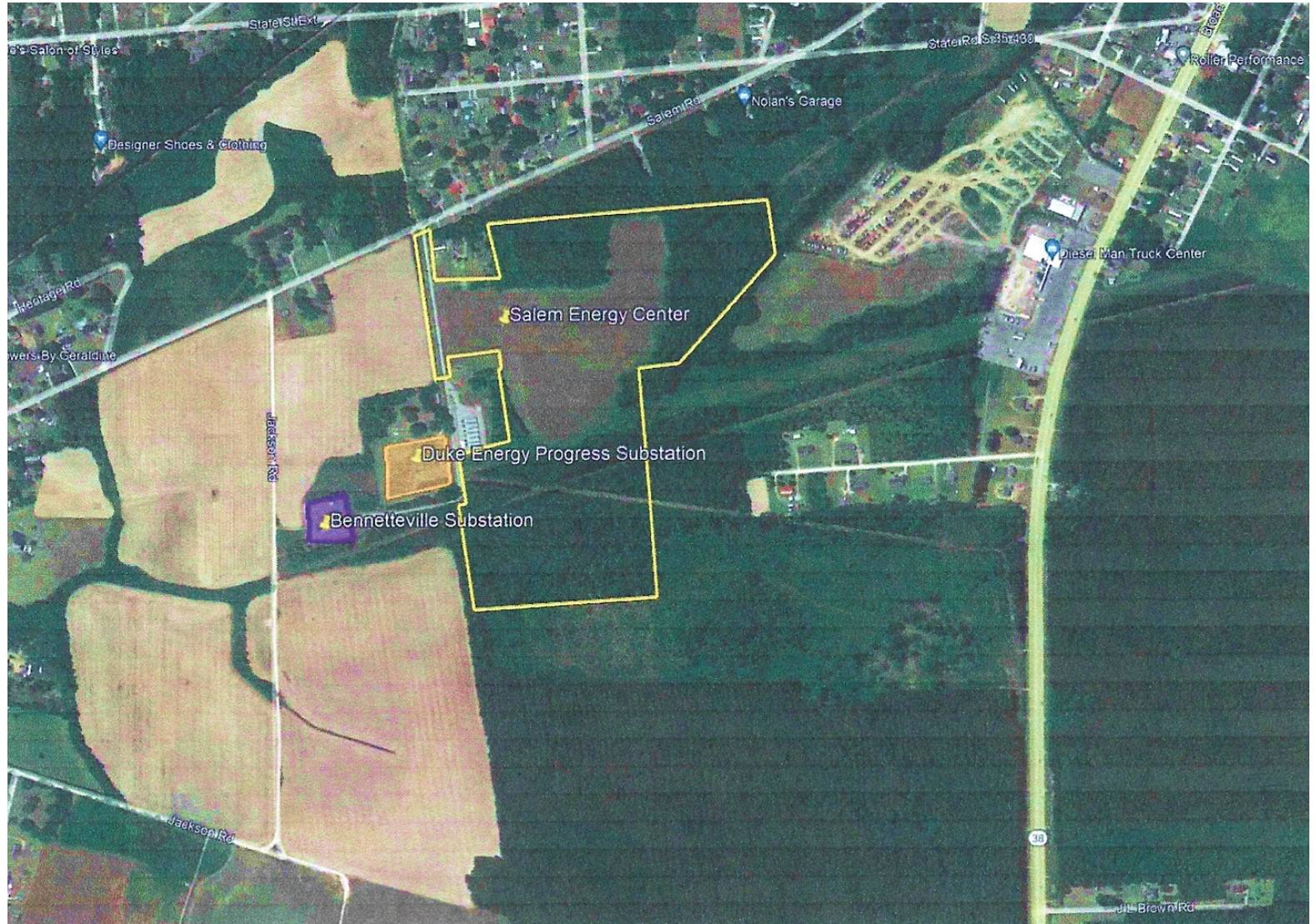


Lat/Long: 34.59276, -79.68535

In: 29512, Census Tract 9602.02, Bennettsville, Marlboro County, South Carolina

Parcel ID:	039-00-02-001	Census 2020 Block:	450699602022000
Owner Name:	DAUGHTRIDGE C B JR	Census 2020 Blockgroup:	450699602022
Regrid Calculated	0	County-Provided Acres:	53.0
Total Address Count:		Description:	1 MI S BENN-SAMPSON PLACE
Regrid Calculated	0	Sequence Number:	00007331
Building Count:		Exempt:	N
Cropland Data Layer Raw Values:	[[190, 55.8], [61, 25.6], [5, 9.9], [37, 4.1], [142, 2.9], [26, 0.8], [121, 0.4], [1, 0.4]]	Agriculture:	True
Cropland Data Layer Majority Category:	Woody Wetlands	Commercial:	False
Cropland Data Layer Majority Percent:	55.8	Residential:	False
Cropland Data Layer Date:	2020	Previous Owner:	HODGES FARM PROPERTIES LLC
Land Use Code:	1100.0	Previous Deed:	701 170
Activity:	Household	District:	6
Land Use Code Description:	Household	Plat Book:	A213
Land Use Code Function:	Private household	Plat Page:	4
Parcel Address Zip Code:	29512	Total Lots:	0
Zoning Code:	R	Square Footage Garage:	0.0
Number of Units:	0	Square Footage Carport:	0.0
Parcel Value Type:	MARKET	Square Footage Basement:	0.0
Improvement Value:	0.0	Square Footage Stories:	0.0
Total Parcel Value:	54759.0	Square Footage First Floor:	0.0
Last Sale Price:	5.0	Square Footage Secondary Floor:	0.0
Last Sale Date:	2018-09-05	Square Footage Total:	0.0
Annual Tax Bill:	3290.0	Foundation:	Yes
		Comp Code:	BEST FIT
		Calculated Acres:	53.28632
		Calculated Parcel Sq Ft:	2321201
		Federal Qualified Opportunity Zone:	No
		LL_UUID:	d45c0d32-fa03-401f-9e4e-a162a31d4c1c

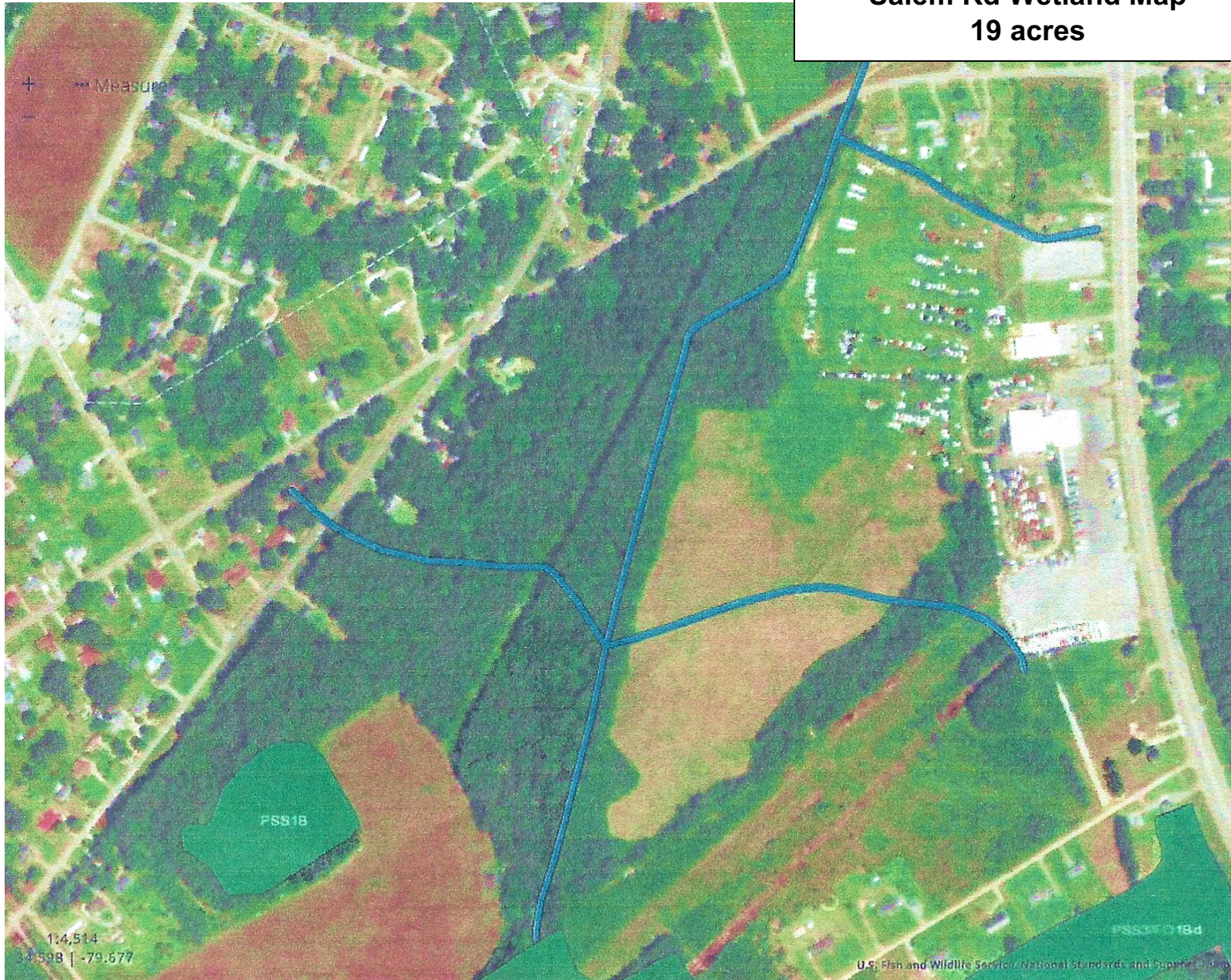
Salem Rd Energy Center General Parcel Information



Owner and General Parcel Information

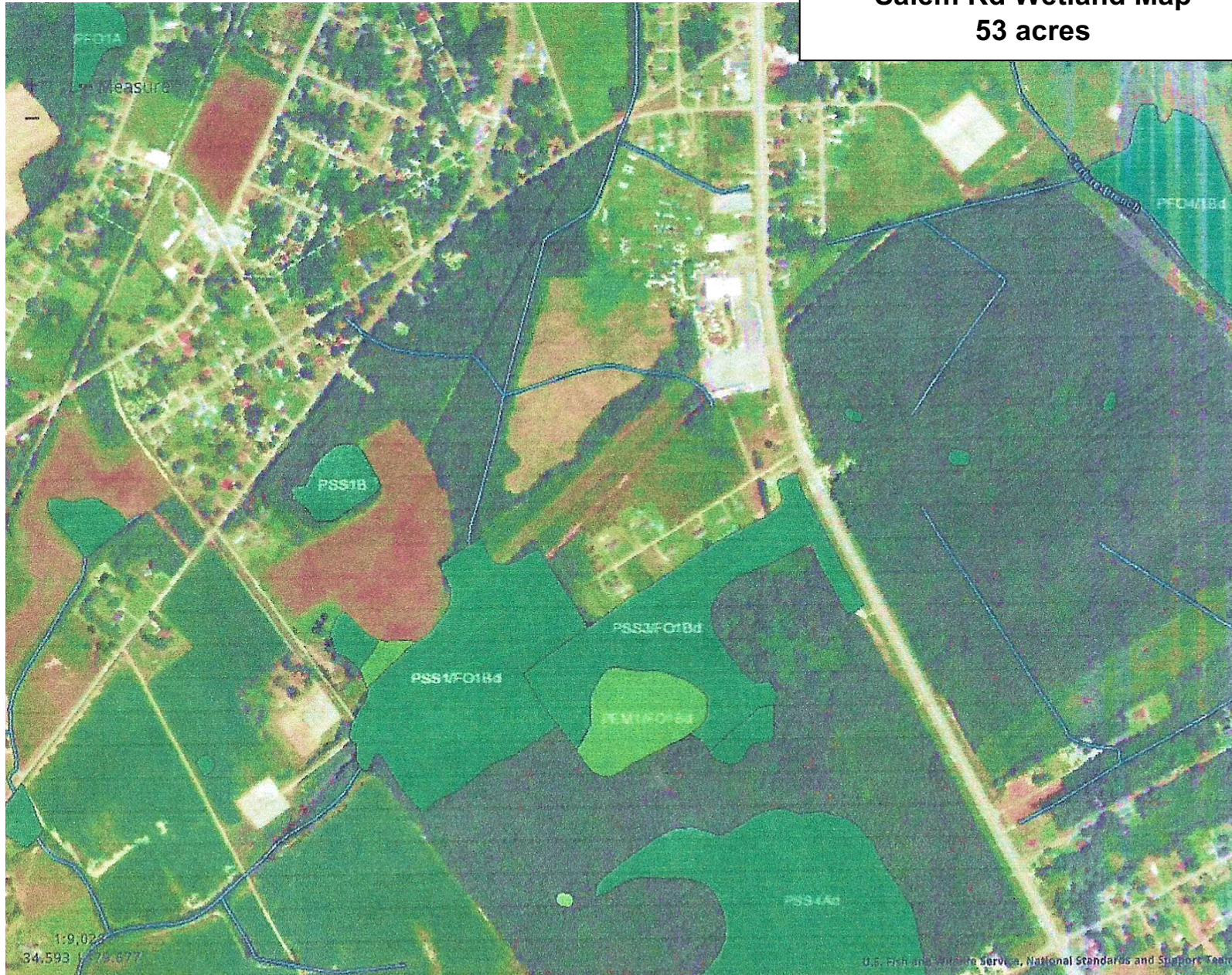
Property Card	Show Property Card
Map Number	039-00-06-018
Owner Name	GOFORTH SOLAR LLC
Mailing Address 1	
Mailing Address 2	4480 MEADOWBROOK ROAD
Mailing Address 3	ROCKY MOUNT NC
Mailing Zip Code	27801
Physical Address 1	
Parcel Description 1	
Parcel Description 2	
Total Acres	18.80
Deed Book	695
Deed Page	166
Plat Book	A211
Plat Page	10
Description Location	SALEM ROAD
Description Location 2	1 MI E BENN - MUL FORD PROPERTY
Sale Price	\$65,000.00
Sale Date	2018/03/14

**Salem Rd Wetland Map
19 acres**



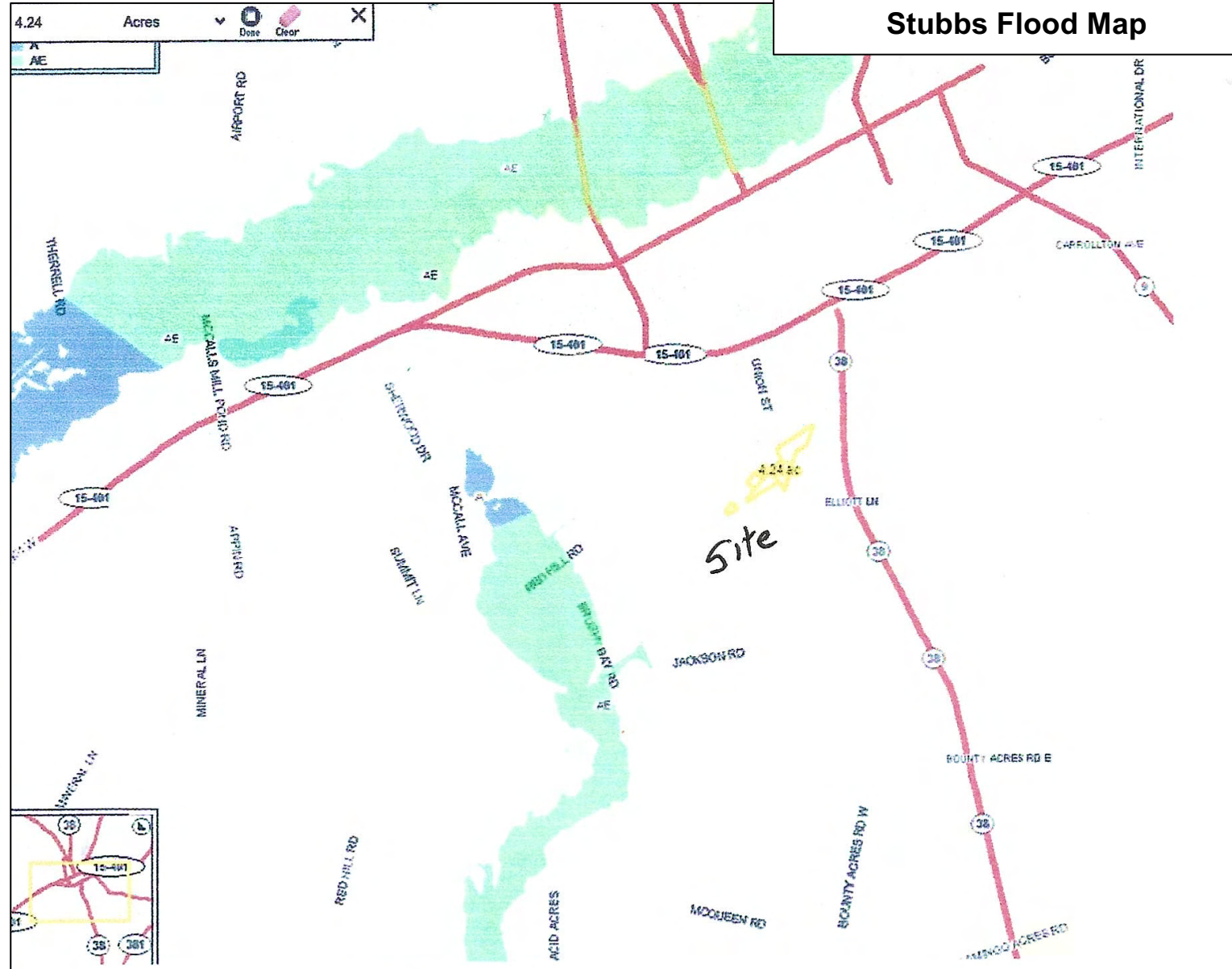
From the two sites of 19 + 53 acres, there are at least 40 buildable acres.

**Salem Rd Wetland Map
53 acres**



From the two sites of 19 + 53 acres, there are at least 40 buildable acres.

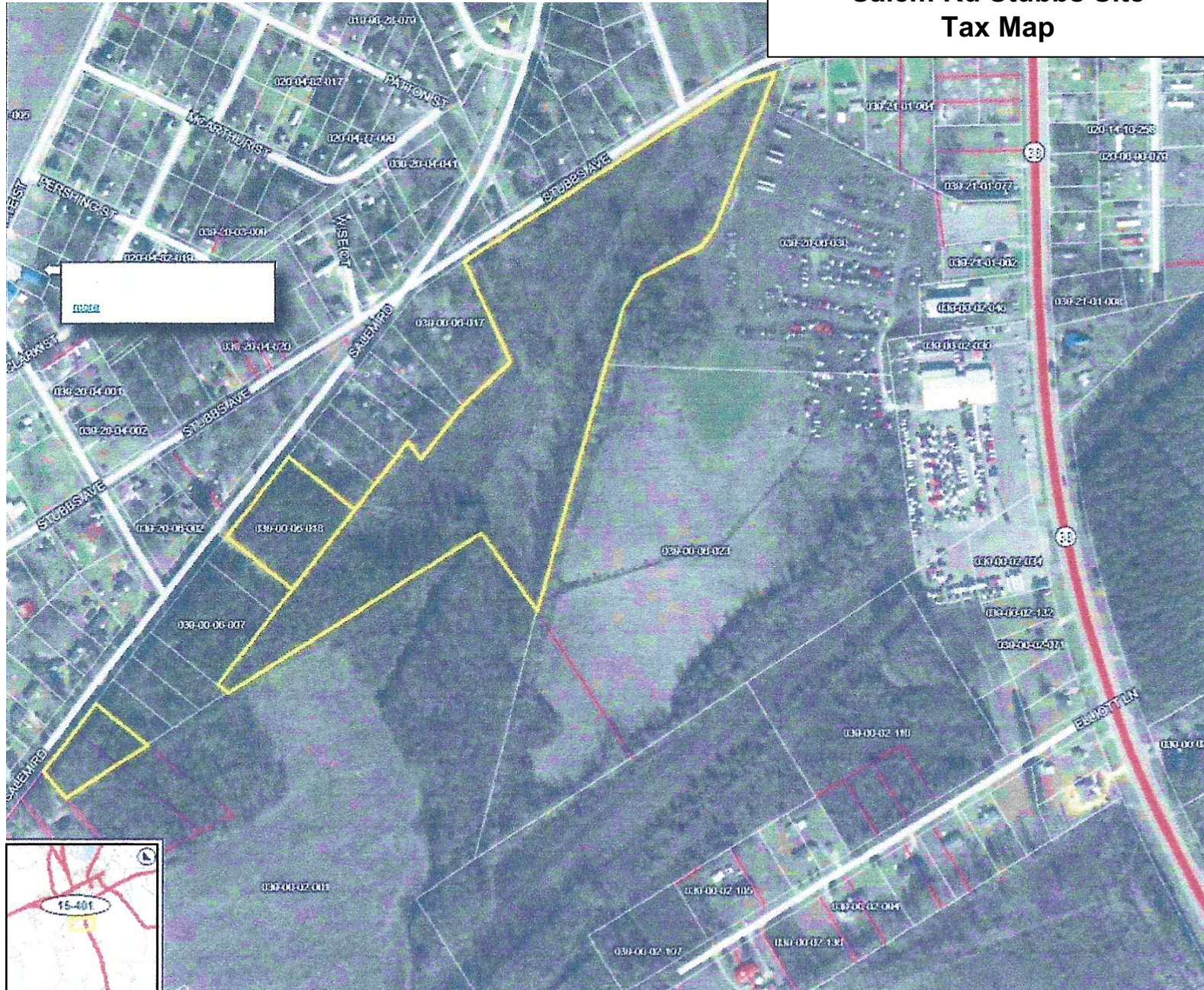
Salem Rd Stubbs Flood Map



Owner and General Parcel Information

Property Card	Show Property Card
Parcel Number	039-00-06-018
Owner Name	GOFORTH SOLAR LLC
Mailing Address 1	
Mailing Address 2	4480 MEADOWBROOK ROAD
Mailing Address 3	ROCKY MOUNT NC
Mailing Zip Code	27801
Physical Address 1	0
Legal Description 1	
Legal Description 2	
Total Acres	18.80
Deed Book	696
Deed Page	166
Plat Book	A211
Plat Page	10
Description Location	SALEM ROAD
Description Location 2	1 MI E BENN -MUL FORD PROPERTY
Sale Price	\$65,000.00
Sale Date	2018/03/14

Salem Rd Stubbs Site Tax Map





PROJECT
Salem Rd Energy Center

A PROPOSAL BY
ENERGY STORAGE SOLUTIONS, LLC

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