chaberton ENERGY

PROJECT

What is Community Solar?

BENEFITS

chaberton ENERGY



130+ Projects in Development

Impact & Engagement

Community Feedback in Our Process

- Headquartered in Rockville, Maryland
- Founded in 2020
- 50 employees
- 300+ combined years of solar experience



NEIGHBORS

- 3 Letters sent
- Door knocking
- Community meeting



LOCAL LEADERS

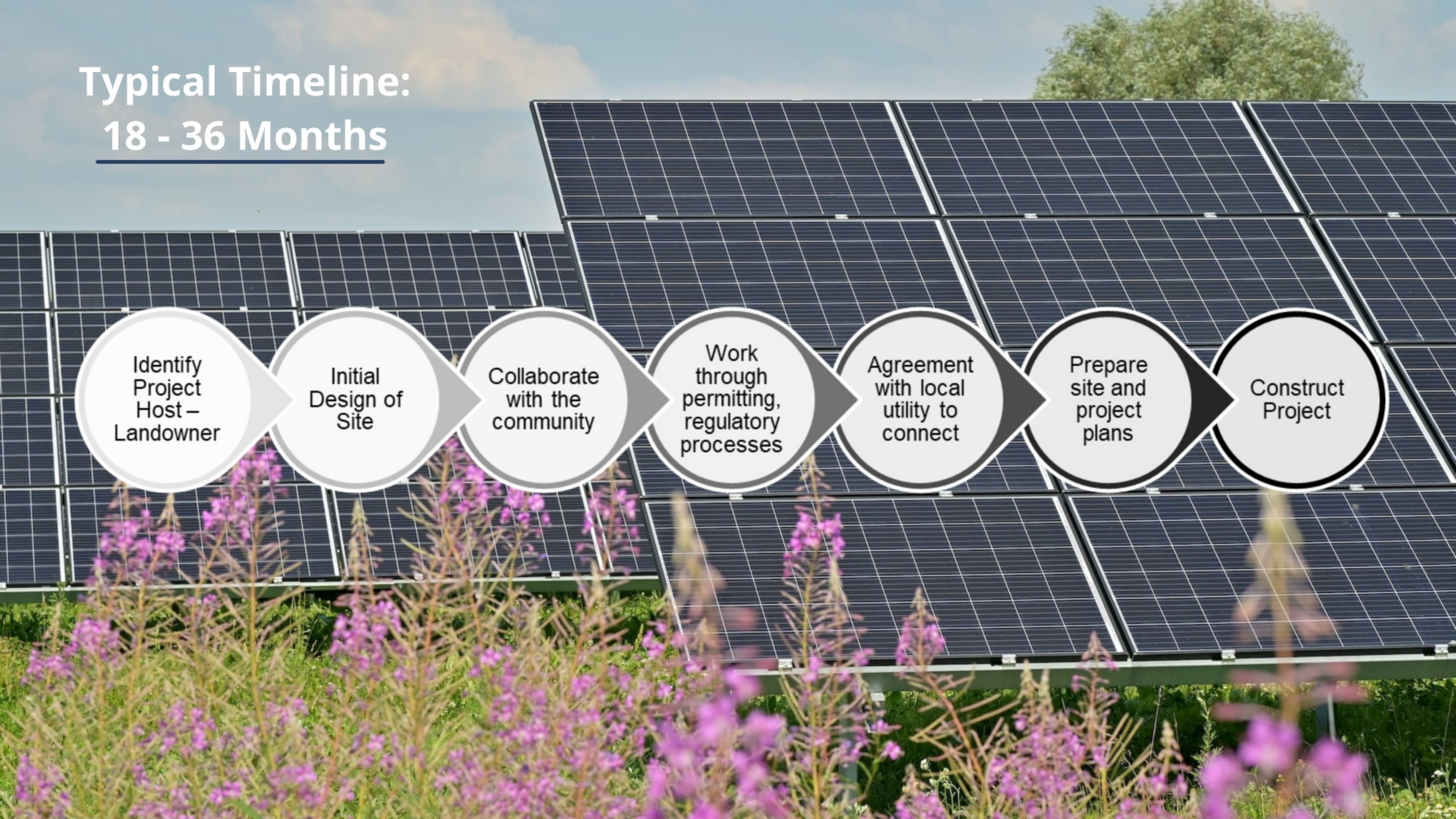
- Zoning staff
- Planning staff
- Ag preservation staff and board hearing



CHABERTON CARES

- Non-profit supporting farming, STEM, low-to-moderate income
- $5,000/MW
- 20% now
- 80% once construction starts

Typical Timeline:
18 - 36 Months



What is Community Solar?

- How Does it Work?
- Signing Up
- Maryland HB 908 (2023)
- Under 5MW/~40 Acres
- State Goals and Emissions
- 40% Low- to Moderate-Income Subscribers

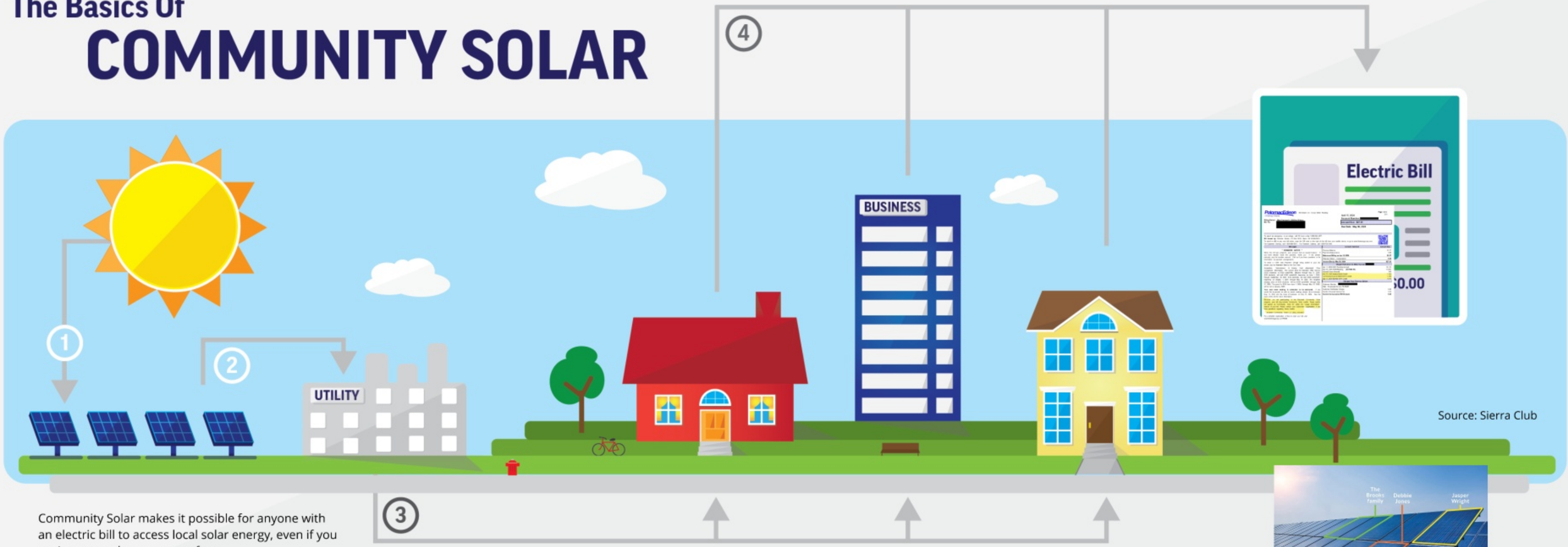
1 Sun hits panels, generates electricity

2 Electricity flows through on-site meter to the electrical utility grid

3 Utility measures generated electricity, calculates $ amount for power

4 Residents start saving by receiving credits for their share of the energy generated from the panels.

The Basics Of COMMUNITY SOLAR



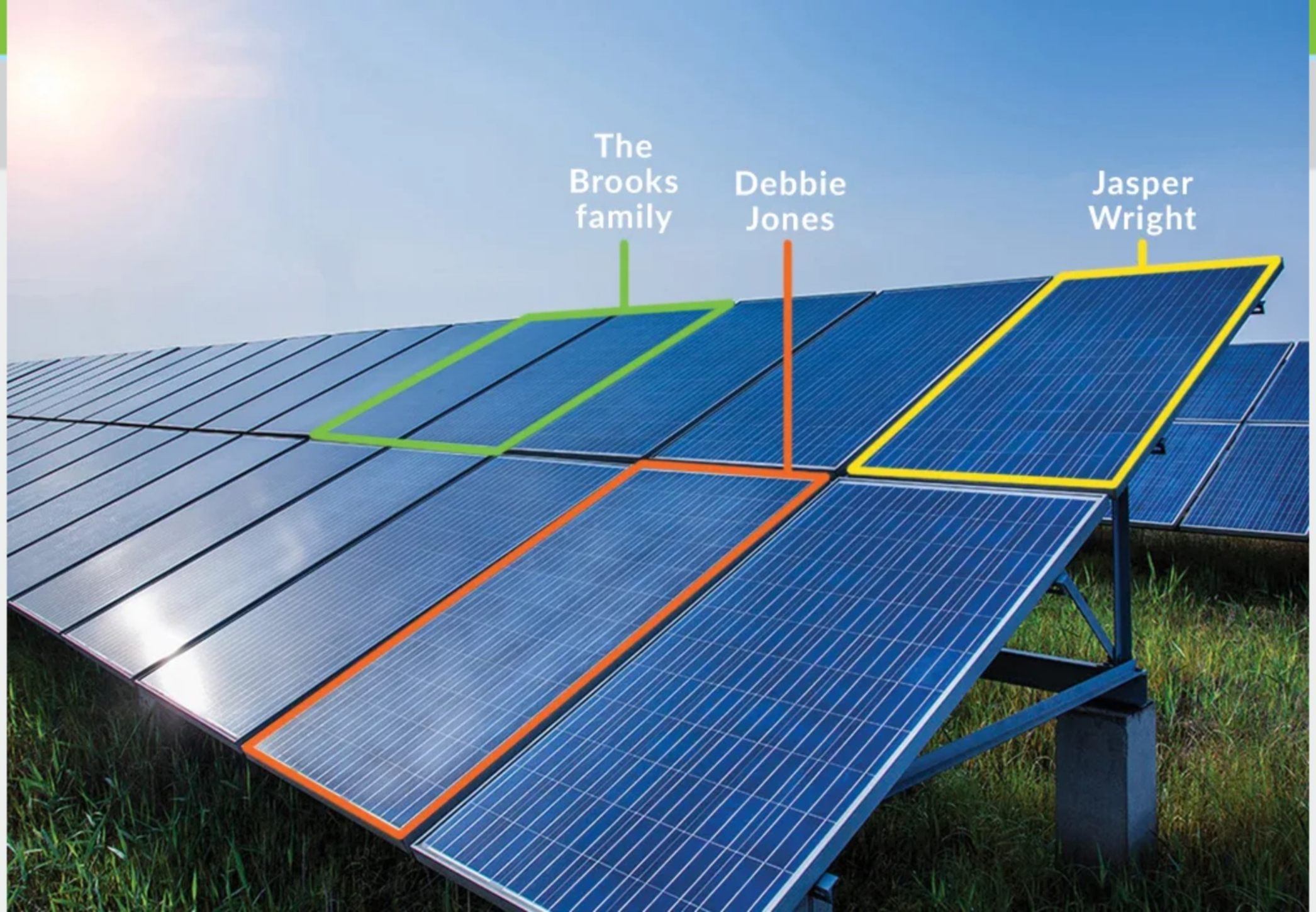
Source: Sierra Club

Community Solar makes it possible for anyone with an electric bill to access local solar energy, even if you can't put panels on your rooftop.

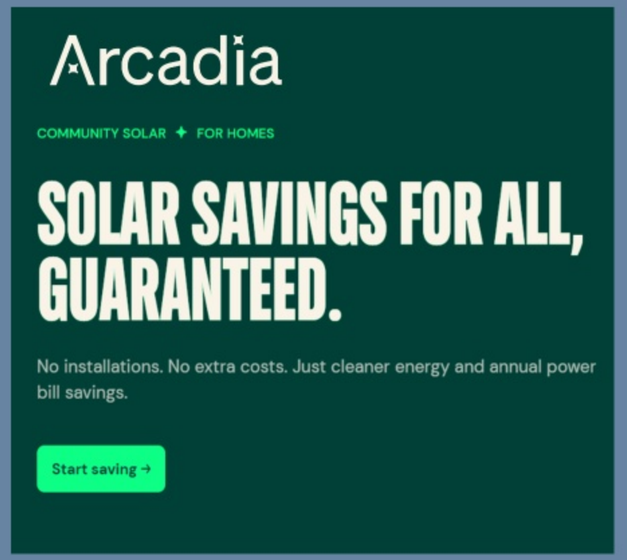
Community Solar allows you to subscribe to a "share" in a local and offsite community solar project.

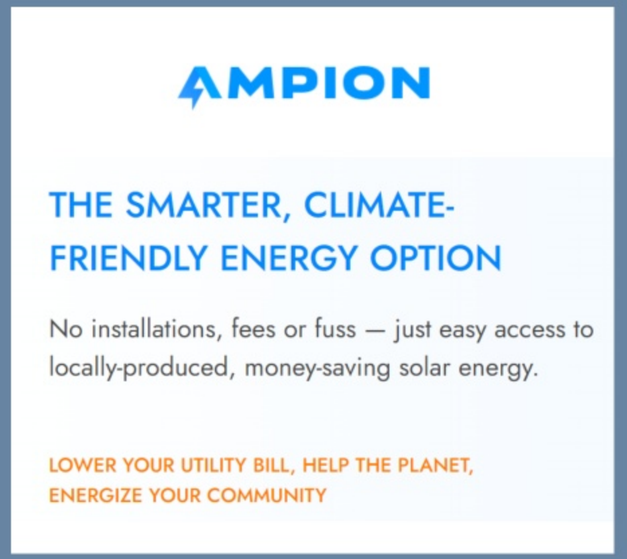
Community Solar makes it possible for anyone with an electric bill to access local solar energy, even if you can’t put panels on your rooftop.

Community Solar allows you to subscribe to a “share” in a local and offsite community solar project.


The Brooks family
Debbie Jones
Jasper Wright

You Don't Have to Wait for Hazel







Maryland House Bill 908 (2023)

Community Solar Permanent Program





Metrics



Goals

- 50% renewable energy by 2030
- 14.5% must come from solar
- Recent Exec. Order: "Achieve 100% clean energy by 2035."

Current Status

- Energy share: 3% solar
- Maryland is a net energy importer - use 5x more energy than we produce
- Spend $14.5+billion each year importing dirty energy (petroleum, coal, natural gas)

https://www.eia.gov/state/data.php?sid=MD

Moderate Income = 80% Area Median Income

Howard County

=$106,800 for family of 4

State of Maryland

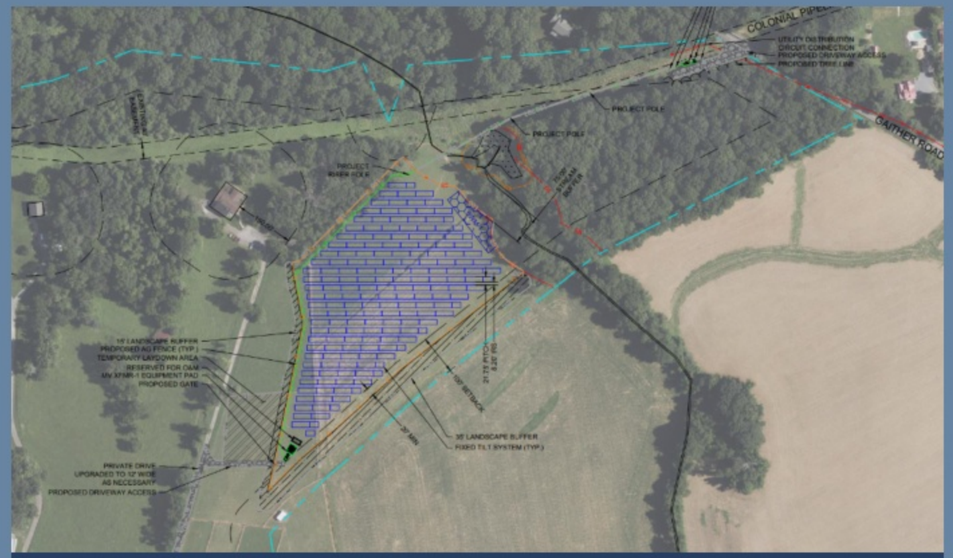
=$93,800 for family of 4

"(8) 'Low-income' means:
(I) having an annual household income that is at or below 200% of the federal poverty level; or
(II) being certified as eligible for any federal, State, or local assistance program that limits participation to households whose income is at or below 200% of the federal poverty level.

**(9) 'Moderate-income' means having an annual household income that is at or below 80% of the median income for Maryland."

2023 Regular Session – House Bill 908 (Electricity – Community Solar Energy Generating Systems Program and Property Taxes), Chapter 652, enacted May 16, 2023, Article – Public Utilities § 7-306.2 definitions including "Low-income" and "Moderate-income."

PROJECT



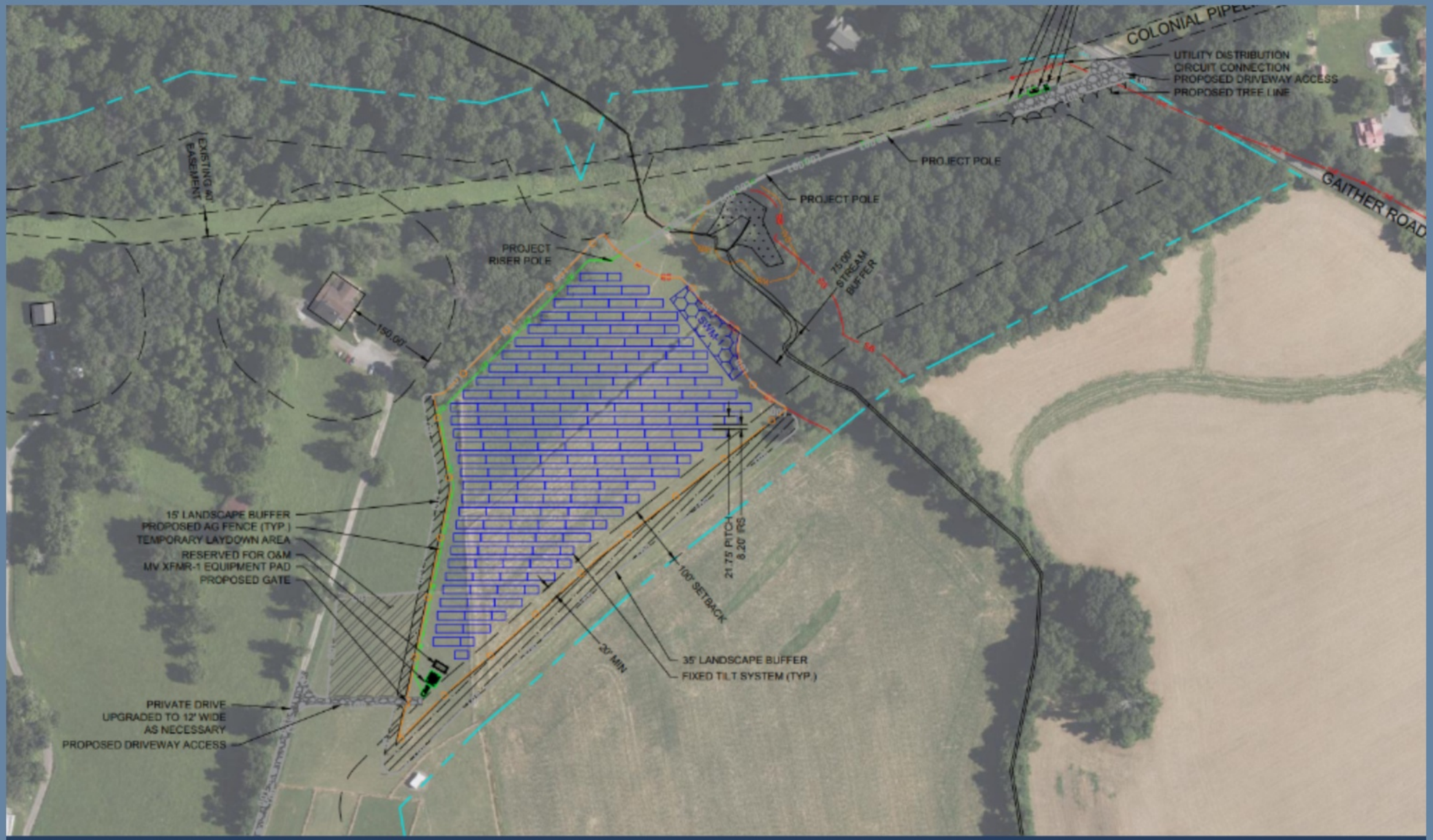
Site Plan 7 acres of 277 acres



From Construction to Decommissioning

State and County

Compliance



Site Plan

7 acres of 277 acres

Project Details:

- Zoning: RC-DEO (Rural Conservation, Density Exchange Option)
- Property under Howard County Agricultural Preservation easement HO-84-05-E
- 2.00 MWac ground-mount solar, about 7 to 8 acres of a 277-acre farm
- Access: existing farm drive from the south, upgraded to 12 ft as needed. Utility connection off Gaither Rd.
- Parking and sidewalks: none proposed
- Stream (75 ft) and wetland buffers shown on plan.
- Approximate limit of disturbance shown.
- Steep slopes and forest conservation areas will be delineated with the Environmental Concept Plan.
- Nearest home to inverters: about 600 ft. Nearest home to panels: 190 ft (Landowner).
- Waivers or deviations: none identified at this stage



SYSTEM SUMMARY

PV DC SYSTEM SIZE	2,428.92 kWdc
AC SYSTEM SIZE/ INTERCONNECTION LIMIT	2,000.00 kWac
DC/AC RATIO	1.214
MODULEQTY/SPEC	(4,152) IMPERIAL STAR ISN7-UHSB144-585/M (585Wp) OR EQUIV.
PV AZIMUTH / TILT	180° / 25°
RACKING	FIXED TILT
PITCH / IRS	21.75 FT / 8.20 FT
INVERTER QTY/SPEC	(16) CHINT CPS SCH125KTL-DO/US-600 (125kW, 600V) OR EQUIV.
INVERTER AGGREGATE NAMEPLATE POWER	2,000.00 kWac
INVERTER AGGREGATE CURTAILED POWER	2,000.00 kWac

LAYER LEGEND

PROP. UNDERGROUND ELECTRIC			
PROP. OVERHEAD ELECTRIC			
EX. UNDERGROUND ELECTRIC			
EX. OVERHEAD ELECTRIC			
PROP. FENCE			
PROPERTY LINE			
SOLAR PV MODULES		LANDSCAPE BUFFER	
ROAD		WETLANDS	
CONCRETE		FLOODPLAINS	
LAYDOWN AREA		WATER	

GENERAL NOTES:

1. DRAWING FOR INTERCONNECTION APPROVAL AND EPC BID ONLY. NOT FOR CONSTRUCTION.
2. ALL EQUIPMENT SHALL BE UL LISTED FOR USE IN SYSTEM CONFIGURATION.
3. INSTALLATION SHALL COMPLY WITH THE LATEST STATE ADOPTED NEC.
4. EQUIPMENT LOCATIONS FOR PRELIMINARY DESIGN ONLY. EQUIPMENT LOCATION MAY BE SUBSTITUTED BY THE EPC AS APPROVED BY CEH.
5. SEE CIVIL ENGINEERING DRAWINGS FOR CIVIL SITE DETAILS.
6. PROPOSED INTERCONNECTION PATH AND UTILITY DISTRIBUTION CIRCUIT CONNECTION MAY BE SUBSTITUTED BY THE EPC AS APPROVED BY CEH.
7. IF REQUIRED, INVERTER AC OUPUT SHALL BE PERMANENTLY CURTAILED TO VALUES SHOWN IN THE INVERTER SUMMARY TABLE ON E-100.
8. MODULE AND FENCE LAYOUT ON E-001 SUPERSEDES THOSE SHOWN ON CIVIL DRAWINGS.
9. CONTRACTOR TO LOCATE TRANSFORMER PAD ON CREST OF HILL AND TO ENSURE PROPER DRAINAGE AWAY FROM PAD.

Pollinators

Example Native Planting

Existing Conditions

Other

N W E S

NOT FOR CONSTRUCTION

CONCEPTUAL DESIGN 02/18/2026

PROJECT

CHABERTON SOLAR HAZEL LLC
2.43 MWdc / 2.00 MWac GROUND MOUNT AT
13850 FORSYTHE RD
SYKESVILLE, HOWARD COUNTY, MD 21784
39.3521°, -76.9893°

DEVELOPER

CHABERTON ENERGY
1700 ROCKVILLE PIKE, SUITE 305
ROCKVILLE, MD 20852

chaberton ENERGY

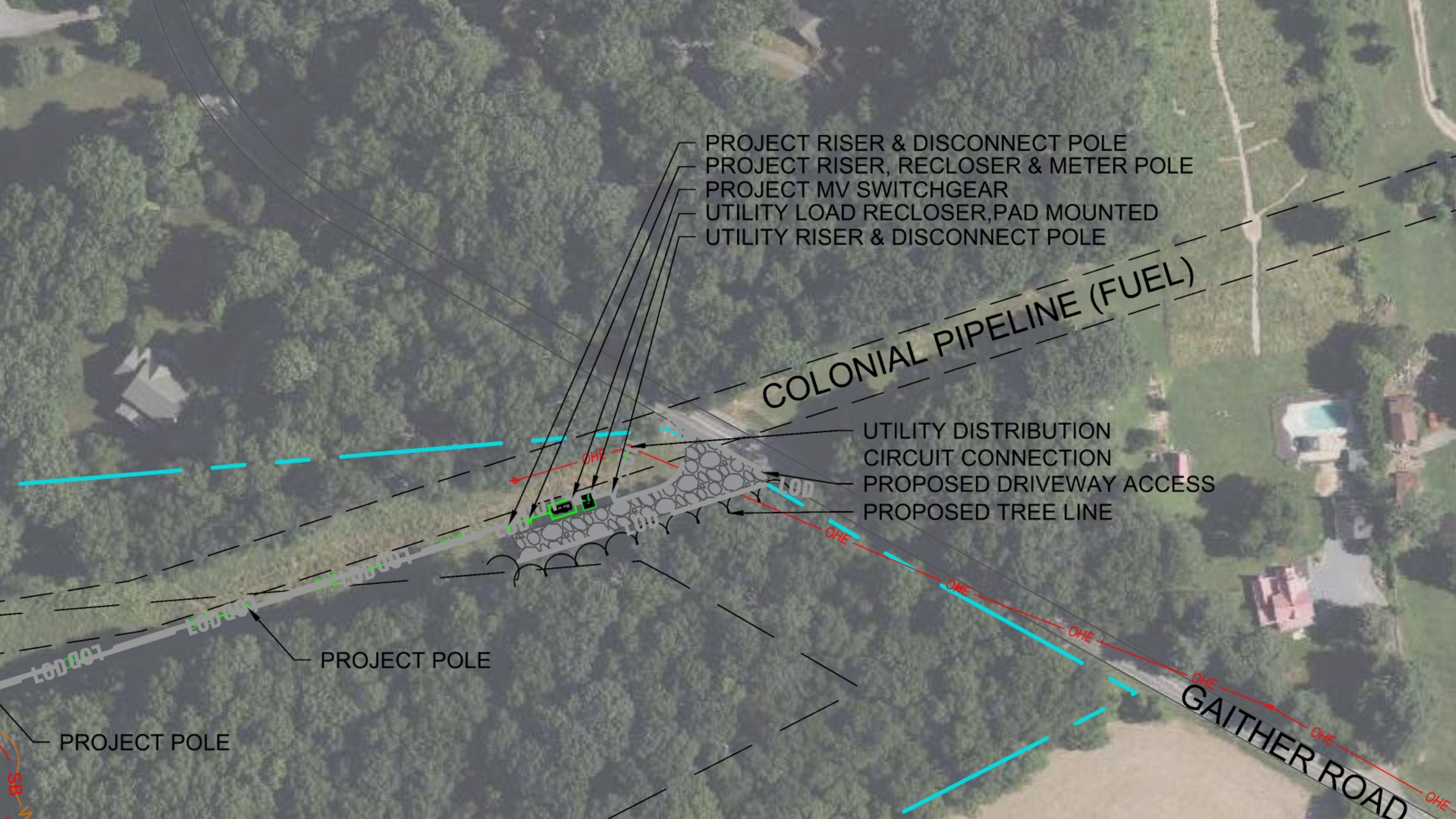
REV.	DESCRIPTION	DATE
E	UPDATE LANDSCAPE BUFFER	8/31/2026
D	RELOCATED EQUIPMENT PAD	8/24/2026
C	UPDATED LEASE AREA	8/13/2026

APPROVED BY: EJA
CHECKED BY: JLA
DESIGNED BY: JDL

DRAWING TITLE
ELECTRICAL SITE PLAN

REVISION E

DRAWING NO. E-002


PROJECT RISER & DISCONNECT POLE
PROJECT RISER, RECLOSER & METER POLE
PROJECT MV SWITCHGEAR
UTILITY LOAD RECLOSER,PAD MOUNTED
UTILITY RISER & DISCONNECT POLE
COLONIAL PIPELINE (FUEL)
UTILITY DISTRIBUTION
CIRCUIT CONNECTION
PROPOSED DRIVEWAY ACCESS
PROPOSED TREE LINE
OHE
LOD
PROJECT POLE
PROJECT POLE
GAITHER ROAD

PROJECT POLE

SB_WB

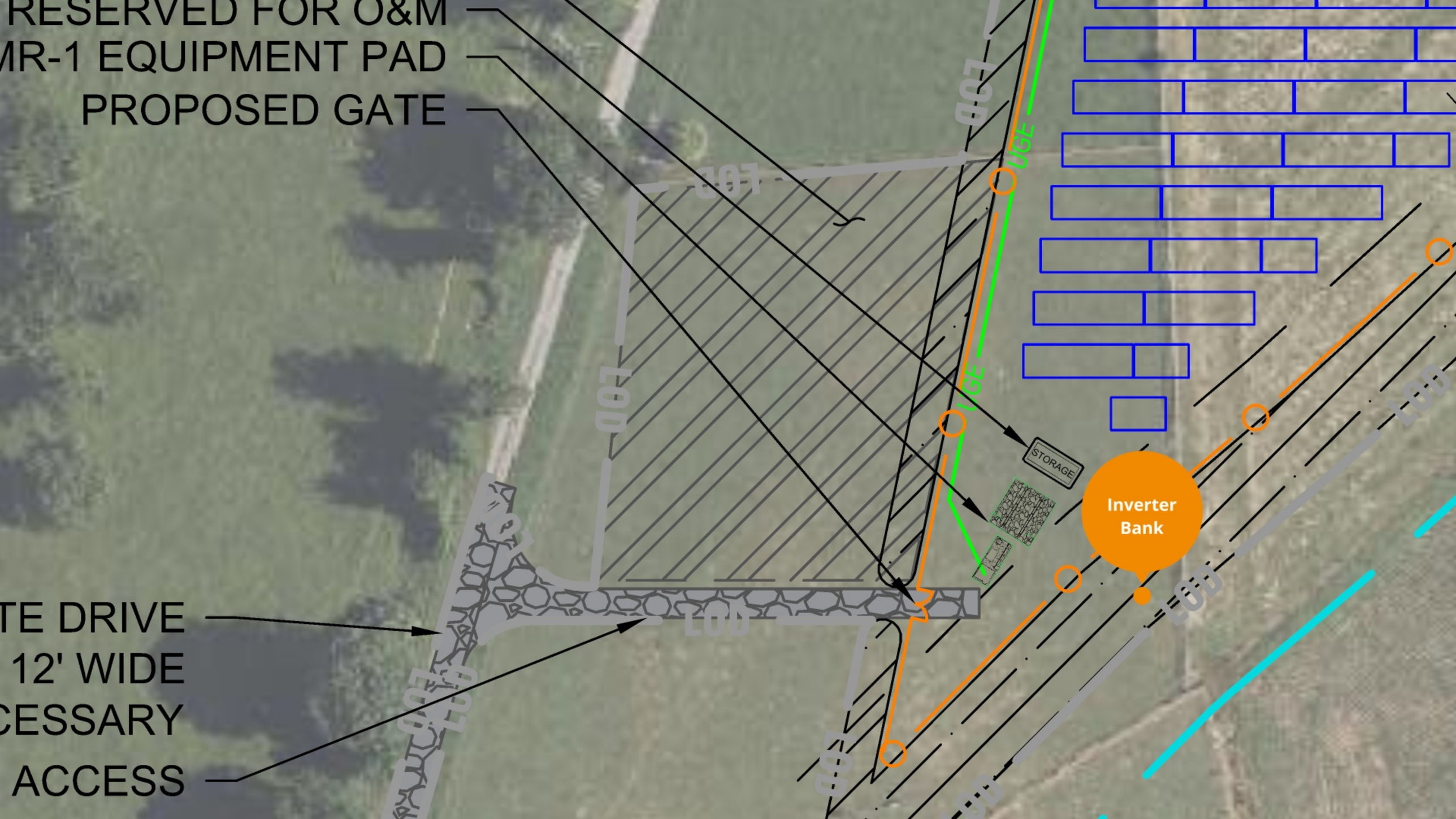
WB

WB

SB

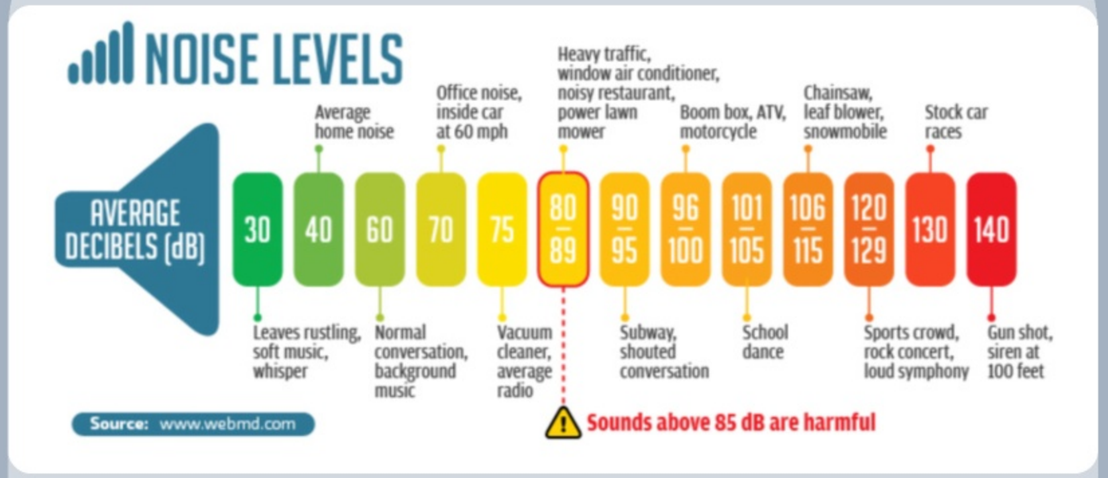
75.00'
STREAM
BUFFER

SWM-1

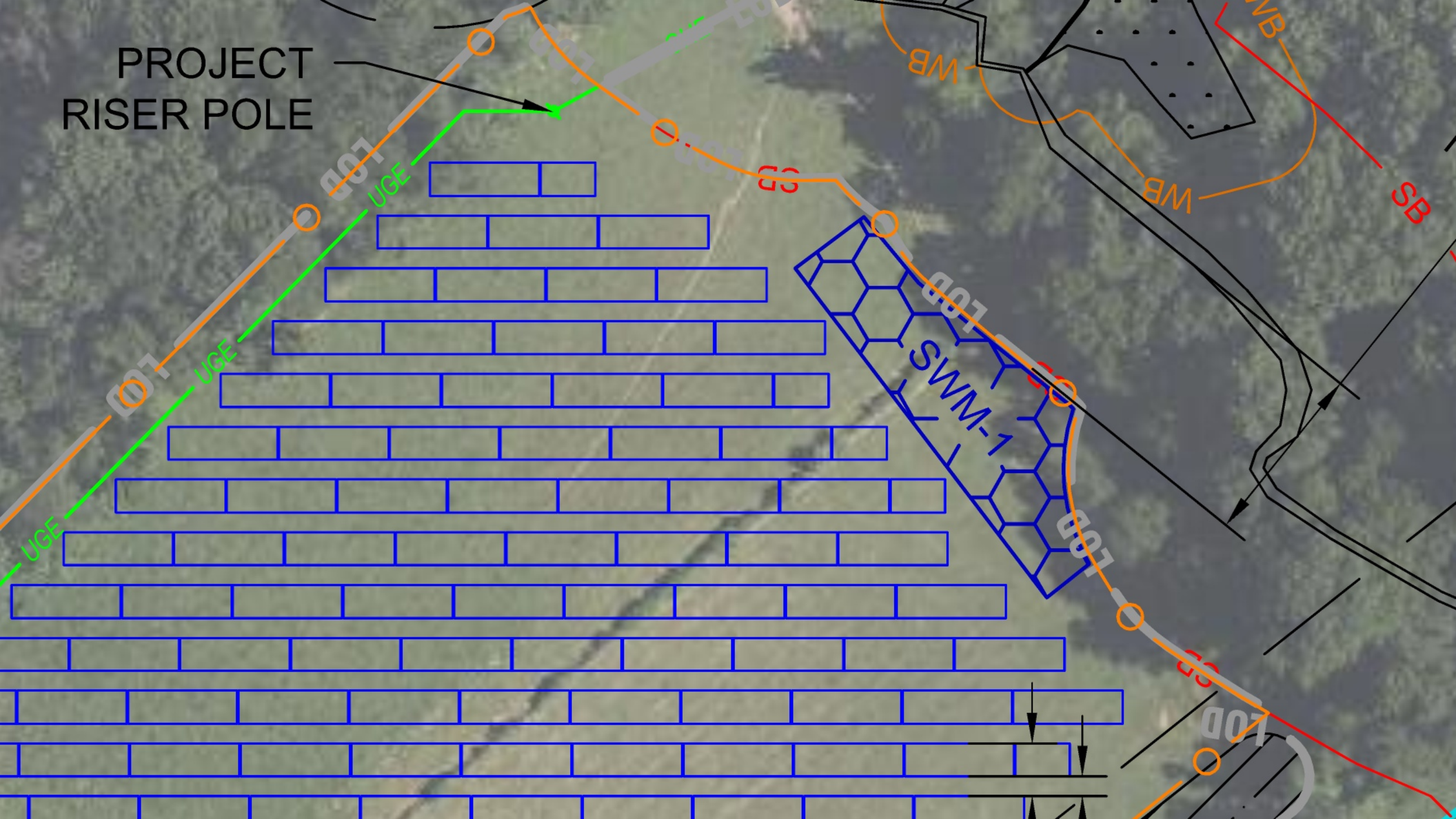

RESERVED FOR O&M
MR-1 EQUIPMENT PAD
PROPOSED GATE
TE DRIVE
12' WIDE
CESSARY
ACCESS
LOD
UGE
STORAGE
Inverter
Bank

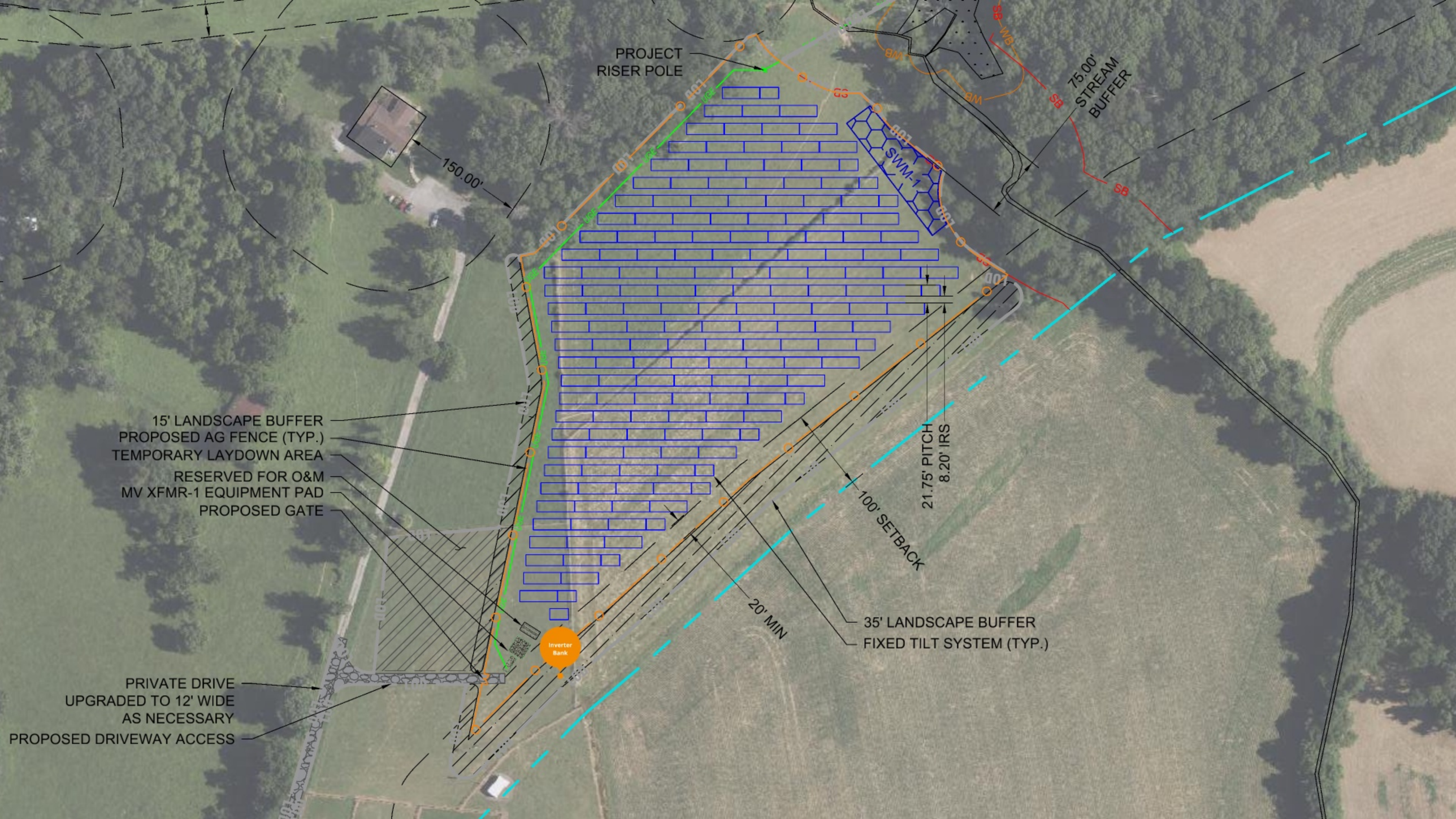
Noise Levels from Inverter Banks at Peak Generation:

- 500 feet = dB level will be approximately 30
- 30 dB is considered ambient noise
- Nearest residence to noise producing equipment = 600 ft



The nearest residence to inverter bank is 600 feet.

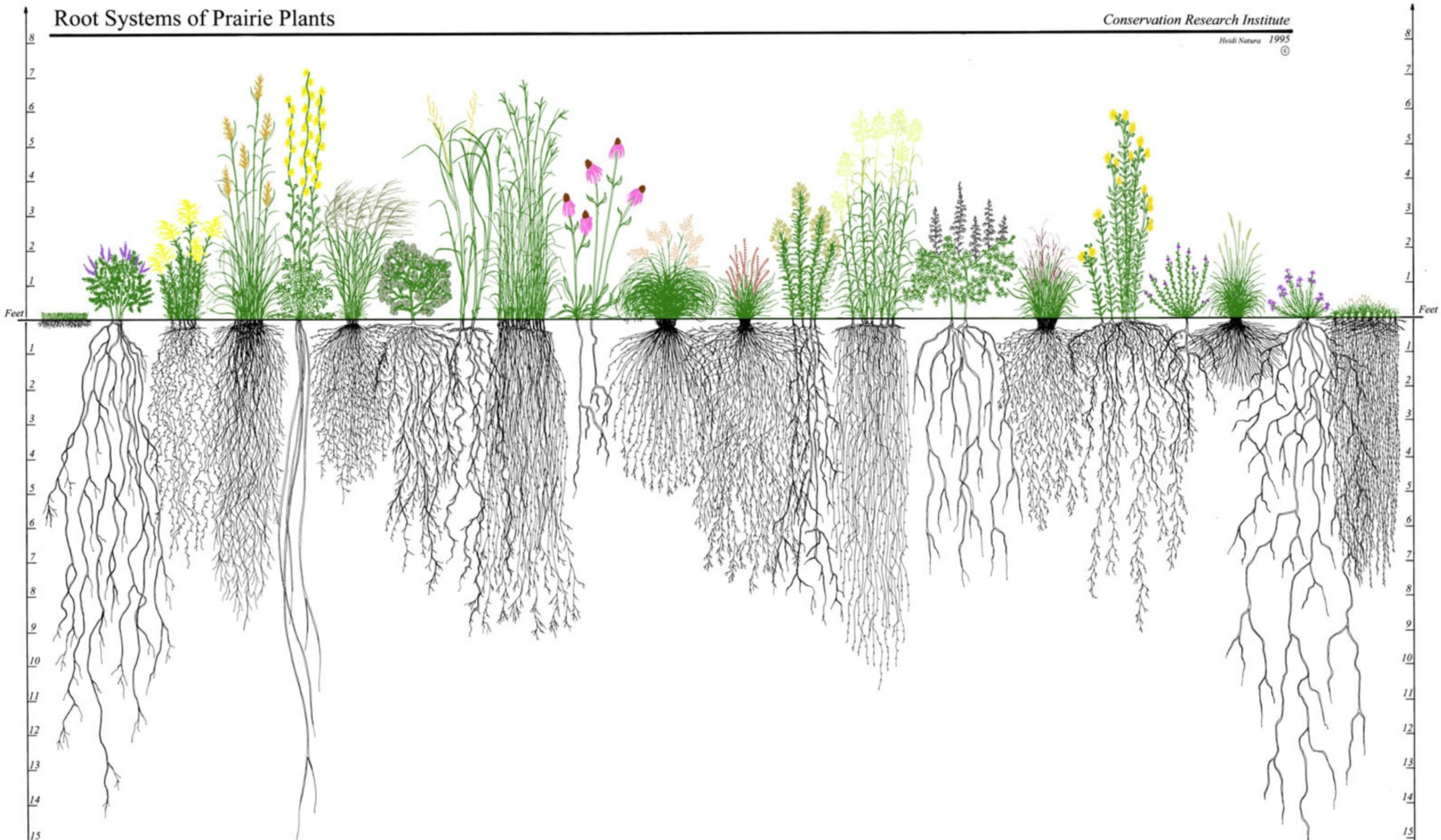

PROJECT
RISER POLE
UGE
UGE
UGE
SWM-1
WB
WB
WB
SB
LOD
LOD
LOD
LOD
LOD
LOD


PROJECT
RISER POLE
150.00'
75.00'
STREAM
BUFFER
SWM-1
15' LANDSCAPE BUFFER
PROPOSED AG FENCE (TYP.)
TEMPORARY LAYDOWN AREA
RESERVED FOR O&M
MV XFMR-1 EQUIPMENT PAD
PROPOSED GATE
21.75' PITCH
8.20' IRS
100' SETBACK
20' MIN
35' LANDSCAPE BUFFER
FIXED TILT SYSTEM (TYP.)
Inverter
Bank
PRIVATE DRIVE
UPGRADED TO 12' WIDE
AS NECESSARY
PROPOSED DRIVEWAY ACCESS



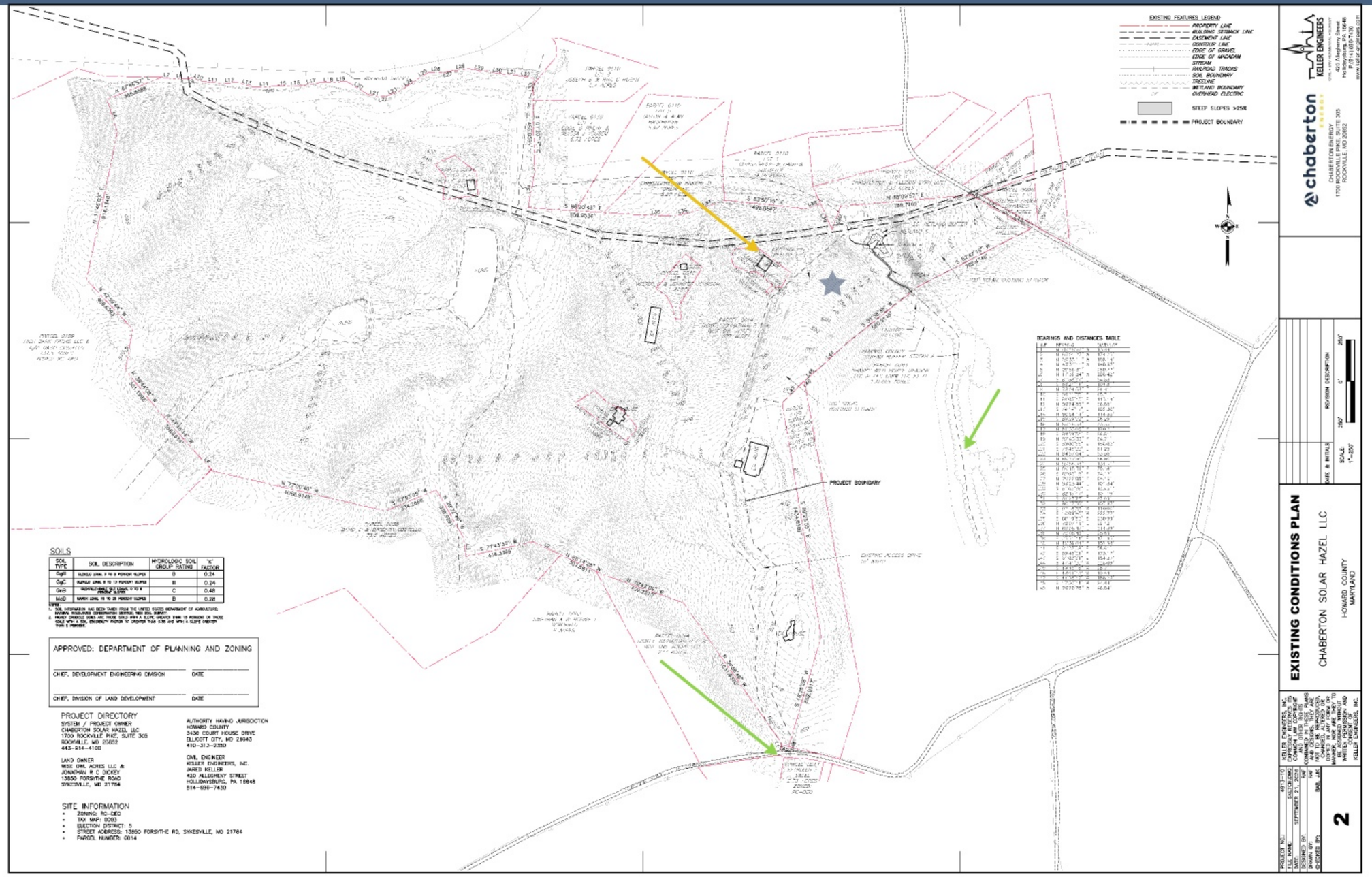
Shared solar site at Cople Elementary in Westmoreland County, Virginia.

First 'Gold Certified Pollinator-Smart habitat" in the state, using native plants to vegetate the area under and around the panels.

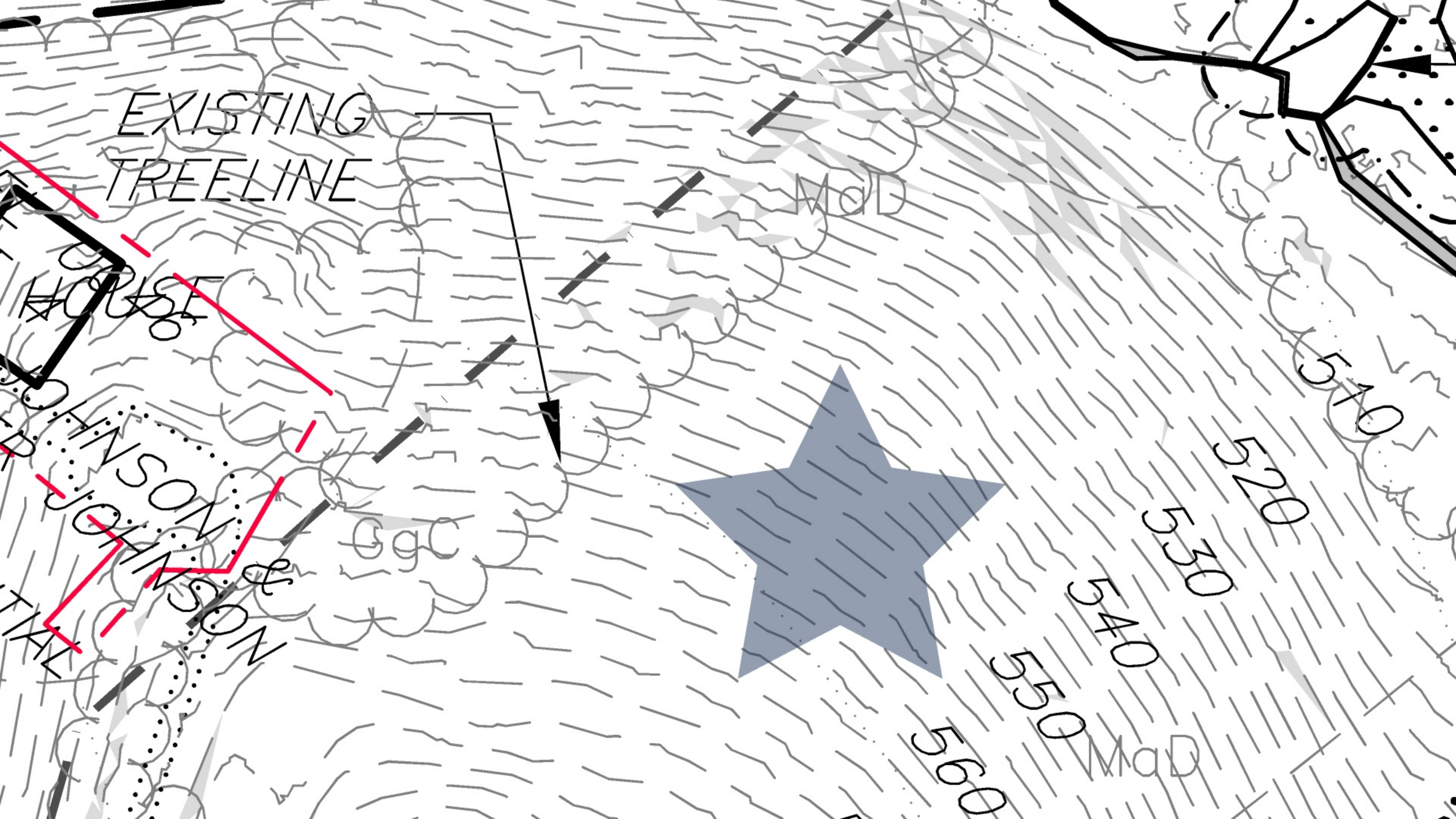

Root Systems of Prairie Plants
Conservation Research Institute
Heidi Natura 1995 ©
Feet
Feet

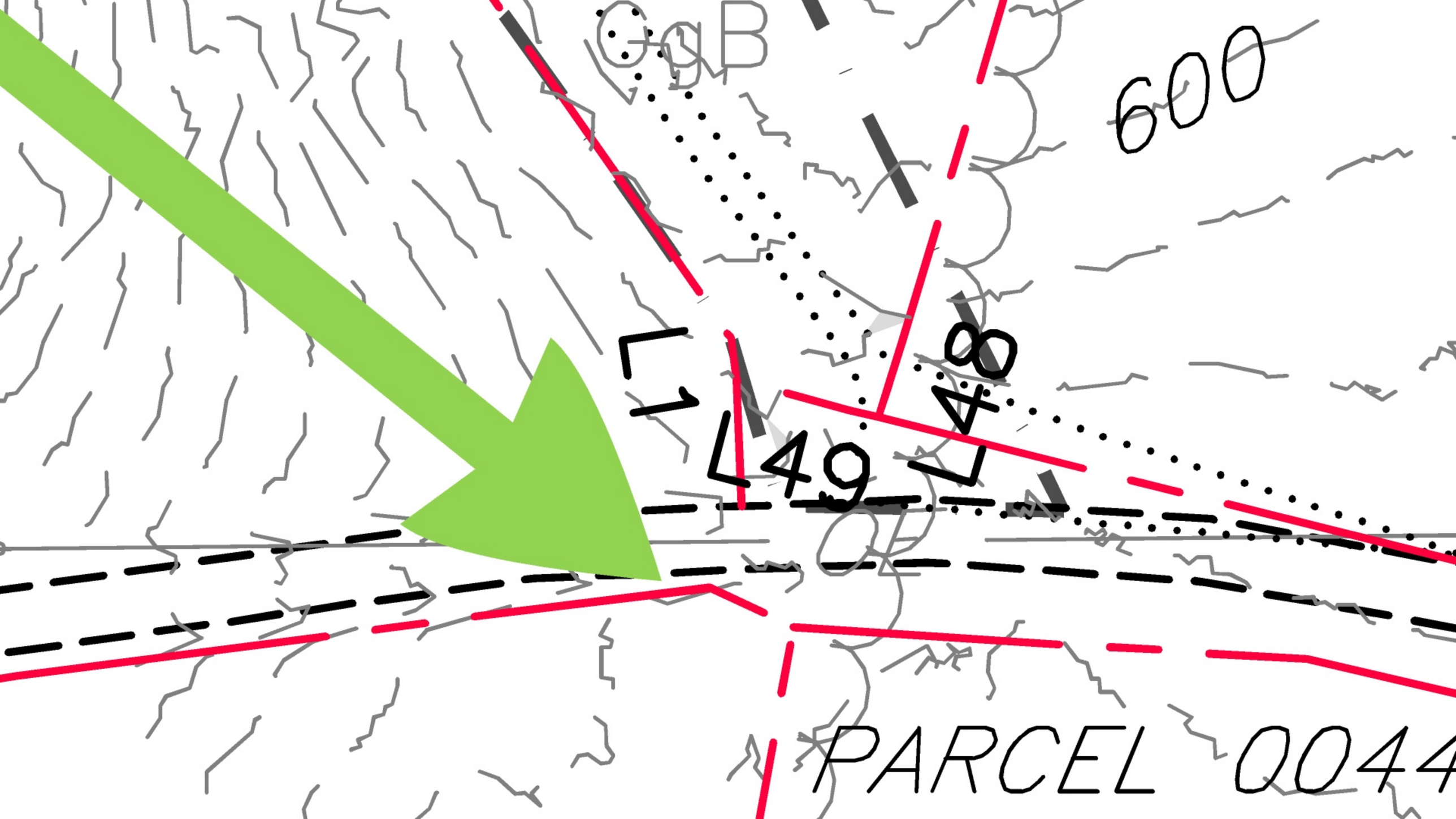
Existing Conditions

- Buildings within 100 ft: 0 (nearest is landowner's home at 190ft away from panels)
- Public roads nearby: Forsythe Road and Gaither Road
- Scenic Roads: none
- Historic assets: none on parcel
- Cemeteries and off-site environmental features: none identified on or adjacent to the parcel
- Patapsco Valley State Park and river floodplain to the northwest, away from the array



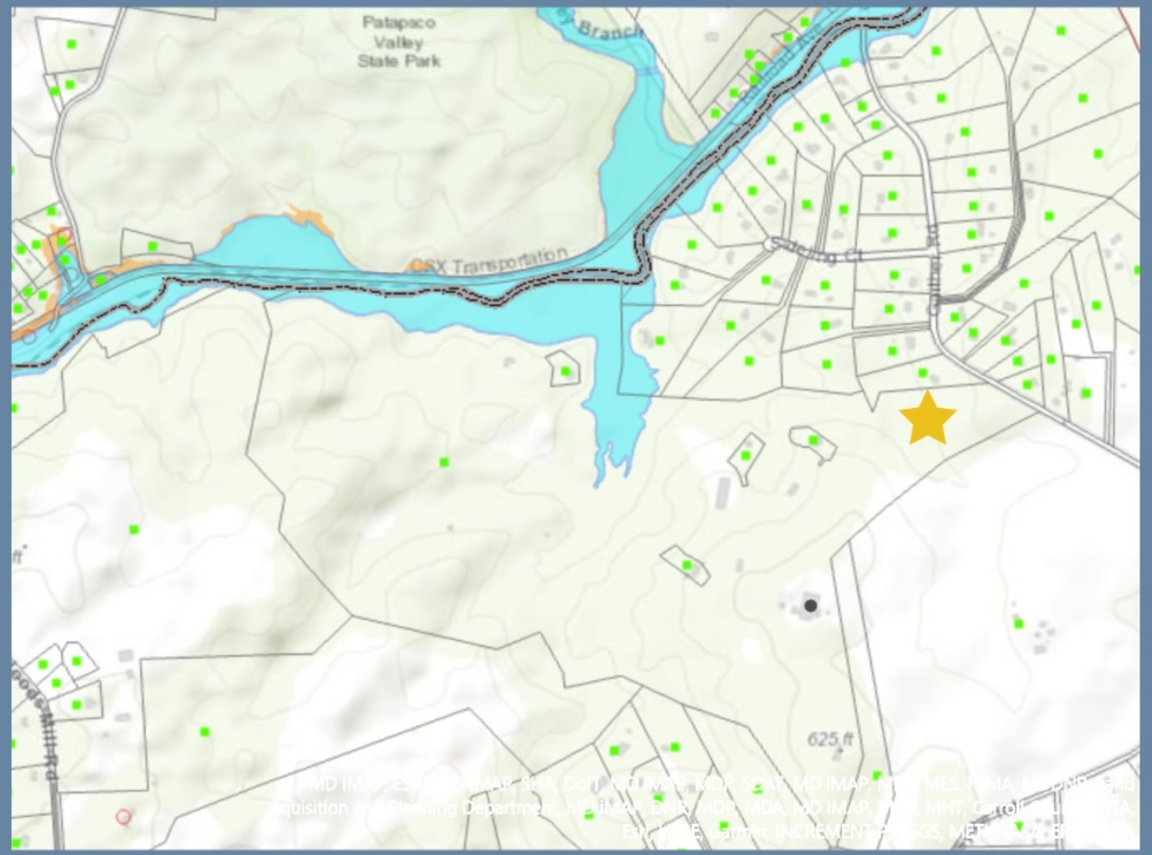

EXISTING
TREELINE
EXISTING HOUSE
TRANS RYAN LOT
BRIGID CROISTAIN
1 ACRE
150'
RESI
SET
JOHNSON


EXISTING
TREELINE
HOUSE
JOHNSON &
JOHNSON
MaD
GgC
MaD
540
520
530
540
550
560


600
L48
L49
PARCEL 0044

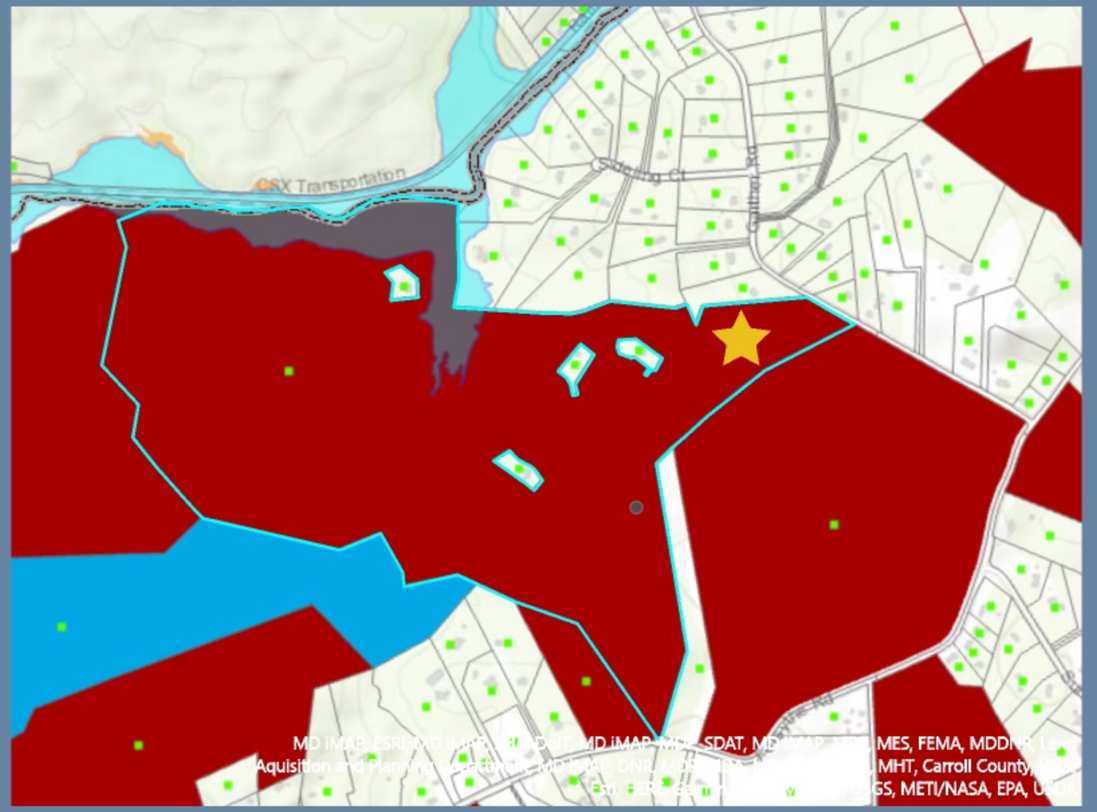
Flood Plain

MD iMAP and FEMA

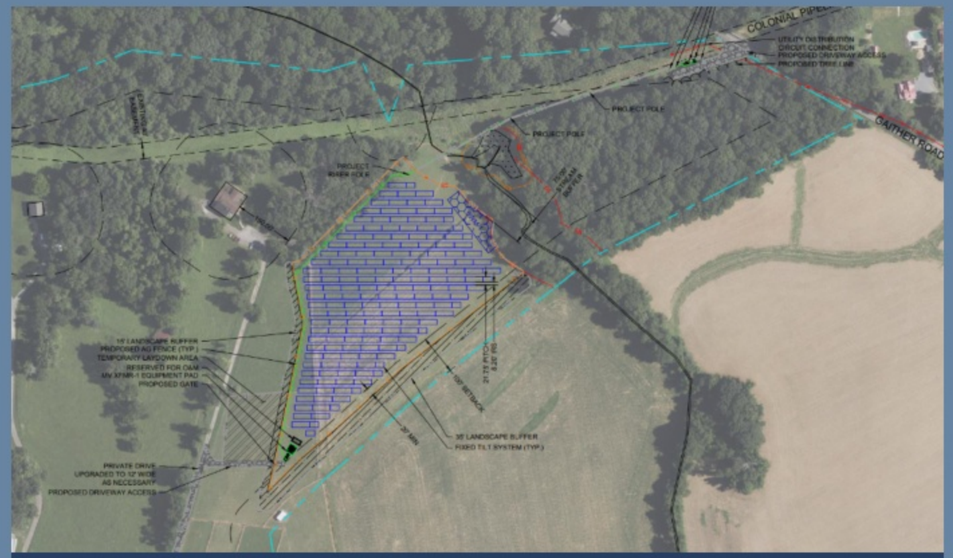


Ag Easement

Howard County preservation easements.



PROJECT



Site Plan 7 acres of 277 acres



From Construction to Decommissioning

State and County

Compliance

State law (Renewable Energy Certainty Act, Public Utilities §7-218)

- 2.00 MWac project, reviewed through the county's Site Development Plan process
- At least 150 ft from the nearest dwelling and 100 ft from all property lines (setbacks shown on the concept plan)
- Landscape buffer up to 35 ft wide wherever there is less than 50 ft of existing woods, using native evergreen and deciduous trees and shrubs more than 4 ft tall at planting and designed to screen within 5 years
- Non-barbed fencing, at least 50 ft from the public road right-of-way
- Grading minimized, topsoil stays on the parcel, native vegetation and pollinator habitat, herbicides only for invasive species
- No visible lighting at night except for safety or emergency
- Decommissioning agreement and bond with the Public Service Commission, a 5-year landscaping bond, and 90% plant survival maintained

These are the state requirements the project must meet. Compliance is confirmed through county review.

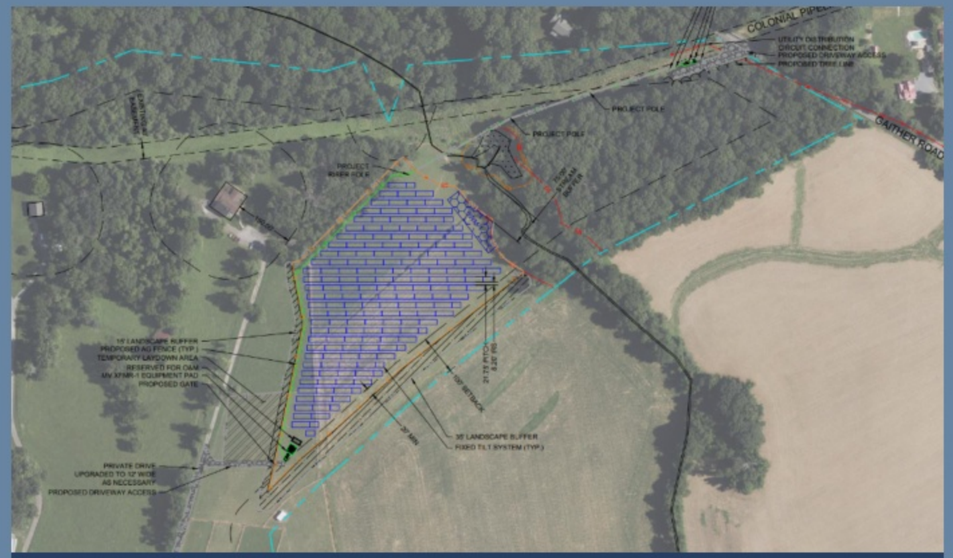
Howard County Process

- Agricultural Preservation Board advisory review, September 28. Done. Advisory comments only, and the board doesn't approve or deny.
- Pre-submission community meeting, October 13 (tonight). Chaberton hosts, and the county requires it before the initial plan is submitted. This is the step where residents give input before the plans go to DPZ. It's not a hearing, and nothing is approved or denied tonight.
- Environmental Concept Plan (ECP), reviewed by Howard County DPZ. We submit it with the stormwater concept plan, grading, streams, wetlands, steep slopes and forest conservation. We haven't submitted yet.
- Site Development Plan (SDP), reviewed and approved by Howard County DPZ under county and MDE requirements. Under state law (RECA), projects this size are allowed by right if they meet the state standards. The county checklist, meeting certification, attendee list and minutes go in with the filing.
- Permits and construction follow county approval, issued by Howard County.

Dates tied to tonight

- Minutes and written responses to attendees by November 12.
- File the plan within one year, or the process repeats.
- Within 7 days of filing, notice goes to attendees, with instructions on following the project.

PROJECT



Site Plan 7 acres of 277 acres



From Construction to Decommissioning

State and County

Compliance

Construction



Panel Recycling



- Excludes Sundays and holidays
- Normally 10 hours/day in daylight hours
- Peak Construction will have approximately 50 personnel on site



- Trucks will have a lay-down area to drop off equipment and leave
- No blocking the road

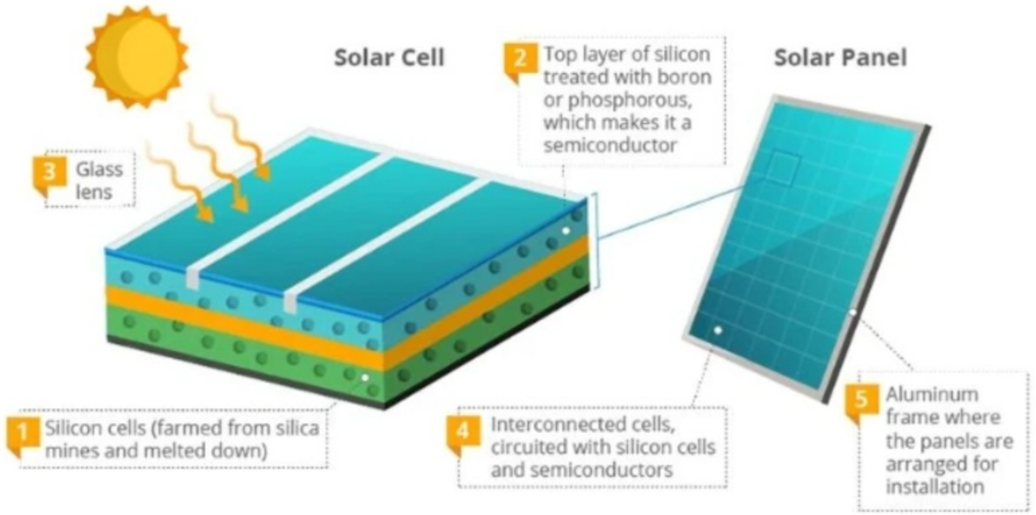


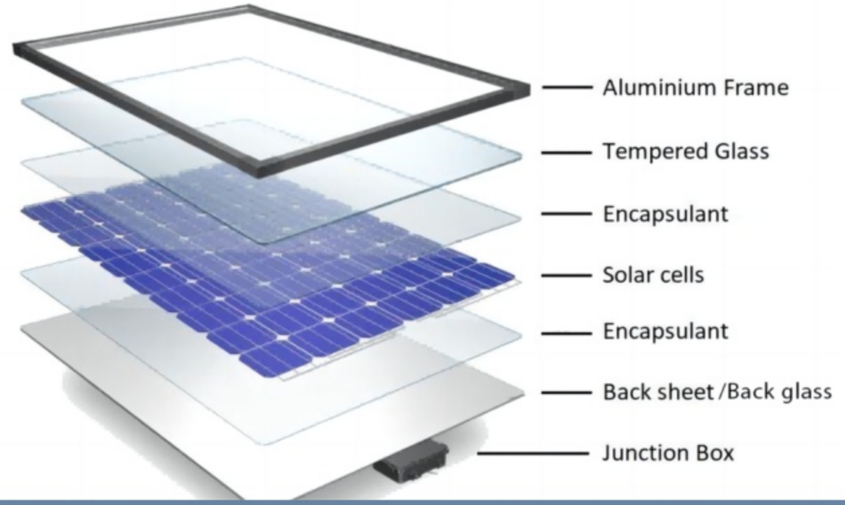
- Construction will last approximately 6 months with 2-3 months of “peak” activity



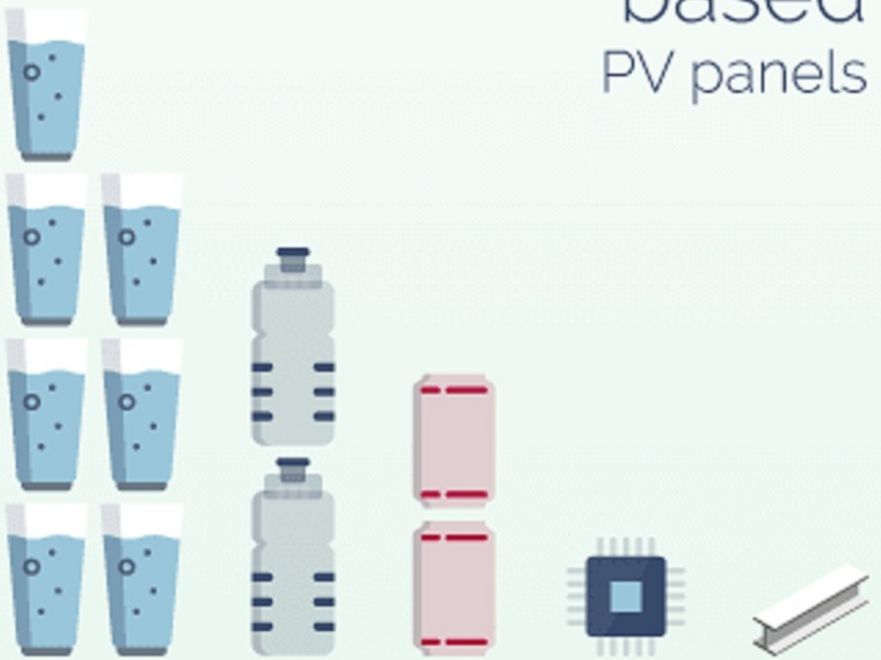
Construction expected to start in 2028

The Anatomy of a Solar Panel





Silicon based PV panels



76% glass

10% plastic

8% aluminium

5% silicon

1% metals

Also recyclable:

- Inverters
- Transformers
- Racking

Source: GreenMatch website on Solar Panel Recycling

Solar Recycling



Solar Recycling
Serving the Secondary Solar Market
Services for Renewable Energy · 71 followers · 11-50 employees



OnePlanet Solar Recycling
We recycle solar panels.



We Recycle Solar
Your full-service provider for the most up-to-date solar panel disposal solutions & environmental compliance concerns.
Environmental Services · Phoenix, Arizona · 4K followers · 11-50 employees



Green Clean Solar LLC
A woman-owned firm specializing in waste management and landfill diversion for solar sites.
Environmental Services · Marietta, Georgia · 4K followers · 2-10 employees



SOLARCYCLE
Making solar even more sustainable
Renewable Energy Equipment Manufacturing · Oakland, CA · 5K followers · 2-10 employees



American Solar Recycling Company
Empowering "American Re-Made"
Wholesale Recyclable Materials · 3 followers · 2-10 employees

Economic



Environmental



BENEFITS

No County services or infrastructure needed. No ongoing cost to taxpayers.



Tax Revenue

Estimated property tax payments:
$1.15 million



Subscriber Savings

40% Subscribers =
Low-to-Moderate Income:
25% discount



Total Subscribers -
243

Total Subscriber Savings -
$6,200,000

Estimated Year 1 Savings, Standard Household -
$239

Low-to-moderate Income Subscribers:
97

Estimated Year 1 Savings, Low-to-moderate Income Household:
$598

Kirkland Appraisals, LLC

Richard C. Kirkland, Jr., MAI
9408 Northfield Court
Raleigh, North Carolina 27603
Phone (919) 414-8142
rkirkland2@gmail.com
www.kirklandappraisals.com

August 4, 2022

Ms. Cara Romaine
esa Solar
2250 Lucien Way, Suite 305
Maitland, FL 32751

RE: Enon Road Solar Impact Analysis, Enon Road, Fredericksburg, Stafford County, VA

Ms. Romaine

At your request, I have considered the impact of a 3 MW solar farm proposed to be constructed on a portion of 36.76 acres of land off Enon Road, Fredericksburg, Stafford County, Virginia. Specifically, I have been asked to give my professional opinion on whether the proposed solar farm will have any impact on adjoining property value and whether "the location and character of the use, if developed according to the plan as submitted and approved, will be in harmony with the area in which it is to be located."

To form an opinion on these issues, I have researched and visited existing and proposed solar farms in Virginia as well as other states, researched articles through the Appraisal Institute and other studies, and discussed the likely impact with other real estate professionals. I have not been asked to assign any value to any specific property.

This letter is a limited report of a real property appraisal consulting assignment and subject to the limiting conditions attached to this letter. My client is esa Solar, represented to me by Ms. Cara Romaine. My findings support the Application. The effective date of this consultation is August 4, 2022.

Conclusion

The adjoining properties are well set back from the proposed solar panels and most of the site has good existing landscaping for screening the proposed solar farm.

The matched pair analysis shows no impact on home values due to abutting or adjoining a solar farm as well as no impact to abutting or adjacent vacant residential or agricultural land where the solar farm is properly screened and buffered. The criteria that typically correlates with downward adjustments on property values such as noise, odor, and traffic all indicate that a solar farm is a compatible use for rural/residential transition areas and that it would function in a harmonious manner with this area.

Data from the university studies, broker commentary, and other appraisal studies support a finding of no impact on property value adjoining a solar farm with proper setbacks and landscaped buffers.

Very similar solar farms in very similar areas have been found by hundreds of towns and counties not to have a substantial negative effect to abutting or adjoining properties, and many of those findings of no impact have been upheld by appellate courts. Similar solar farms have been approved with adjoining agricultural uses, schools, churches, and residential developments.

Based on the data and analysis in this report, it is my professional opinion that the solar farm proposed at the subject property will have no impact on the value of adjoining or abutting properties and that the proposed use is in harmony with the area in which it is located. I note that some of the positive implications of a solar farm that have been expressed by people living next to solar farms include protection from future development of residential developments or other more intrusive uses, reduced dust, odor and chemicals from former farming operations, protection from light pollution at night, it's quiet, and there is minimal traffic.

If you have any questions, please let me know.

Sincerely,



Richard C. Kirkland, Jr., MAI
NC Certified General Appraiser #A4359
VA Certified General Appraiser # 4001017291

CohnReznick
ADVISORY • ASSURANCE • TAX

www.cohnreznick.com



PROPERTY VALUE IMPACT STUDY

ADJACENT PROPERTY VALUE IMPACT STUDY
A STUDY OF SIX EXISTING SOLAR FACILITIES

Located in Marion County, Indiana; Porter County, Indiana; Madison County, Indiana; La Salle County, Illinois; Chisago County, Minnesota; and Lapeer County, Michigan

Results

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

We have also interviewed market participants, including County and Township Assessors (with solar facilities in their districts), to give us additional insight as to how the market evaluates farmland and single-family homes located adjacent to solar farms. Local assessors have noted that there is no evidence of negative property value impacts due to proximity to a solar farm, and local brokers have noted that there has been no effect on pricing, marketing time, nor conditions of sale. Specifically:

- Connie Gardner, First Deputy Assessor for Madison County Indiana, stated that there are three solar farms in her county, and she has seen *no impact on land or property prices due to proximity to these solar farms*.
- Missy Tetrick, a Commercial Valuation Analyst for the Marion County Indiana Assessor said surrounding the Dominion Indy Solar III sites, she saw *no impact on land or property prices from proximity to this solar farm*.
- Tara Shaver, Director of Administration for Marion County, Indiana Assessor/Certified Assessor, stated that she has seen *no impact on land or property prices due to proximity to solar farms*.
- Ken Surface, a Senior Vice President of Nexus Group, a large valuation group in Indiana, has been hired by 20 counties in Indiana regarding property assessments. Mr. Surface is familiar with the solar farm sites in Harrison County (Lanesville Solar Farm) and Monroe County (Ellettsville Solar Farm) and stated he has noticed no impact on property values from proximity to these sites.

We performed two “Before and After” Analyses, in which we compared sales that occurred prior to the announcement and subsequent development of the solar farm project with sales that occurred after completion of the solar farm project for one solar farm in Indiana and one in Minnesota, for both adjoining and non-adjoining properties. No measurable impact on property values was demonstrated in these analyses.

We have also reviewed studies prepared by other real estate valuation experts that specifically analyzed the impact of solar facilities on nearby property values. These studies found little to no measurable or consistent

Solar and Property Value

Correcting the Myth that Solar Harms Property Value

It is a common misconception that ground mounted solar farms decrease nearby property values.

- Examining property value in states across the United States demonstrates that large-scale solar arrays often have no measurable impact on the value of adjacent properties, and in some cases may even have positive effects.
- Proximity to solar farms does not deter the sales of agricultural or residential land.
- Large solar projects have similar characteristics to a greenhouse or single-story residence. Usually no more than 10 feet high, solar farms are often enclosed by fencing and/or landscaping to minimize visual impacts.



Vegetative screening will grow to obscure panels from the road and nearby homes, when desired.
Photo Credit: Borrego Solar

The Numbers

- A study conducted across Illinois determined that the value of properties within one mile *increased* by an average of 2 percent after the installation of a solar farm.[1]
- An examination of 5 counties in Indiana indicated that upon completion of a solar farm, properties within 2 miles were an average of 2 percent *more* valuable compared to their value prior to installation.[2]
- An appraisal study spanning from North Carolina to Tennessee shows that properties adjoining solar farms match the value of similar properties that do not adjoin solar farms within 1 percent.[3]

Paired Sale Analysis: Solar Farms and Adjoining Land		
	Potentially Impacted by Solar Farm	Adjusted Median Price Per SF
Control Area Sales (5)	No: Not adjoining solar farm	$79.95
Adjoining Property 10 (Test Area)	Yes: Solar Farm was completed by the sale date	$82.42
Difference		3.09%

Various studies have shown that solar can potentially have a positive impact on adjoining property value. The above table references one of many in a report written by CohnReznick.[4]

Solar and Property Value

Harmony with Nearby Residential and Agricultural Property

1. **Appearance**: Large solar projects have similar characteristics to a greenhouse or single-story residence. Usually no more than 10 feet high, solar farms are often enclosed by fencing and/or landscaping to minimize visual impacts.
2. **Noise**: Solar projects are effectively silent. Tracking motors and inverters may produce an ambient hum that is not typically audible from outside the enclosure.
3. **Odor**: Solar projects do not produce any byproduct or odor.
4. **Traffic**: Solar projects do not attract high volumes of additional traffic as they do not require frequent maintenance after installation.



A ground-mounted solar system sited in a rural area.

Credit: Blattner

5. **Hazardous Material**: PV modules are constructed with the solar cells laminated into polymers and the minute amounts of heavy metals used in some panels cannot mix with water or vaporize into the air. Even in the case of module breakage, there is little to no risk of chemicals releasing into the environment.[5]

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NEWS NORTHEAST

Homeowners often oppose nearby solar. But do projects really hurt property values?

by Lisa Prevost
July 14, 2020



Credit: Gustavo Fring / Creative Commons

A Connecticut proposal exemplifies residents' common complaints over solar developments in their neighborhoods.

Proposals for large solar facilities routinely come under scrutiny for their potential to cause erosion and runoff, but for property owners who live nearby, concerns about the impact on their home values often loom just as large.

An application before the Connecticut Siting Council to build a 3-megawatt solar facility in Stonington is a case in point. Greenskies Clean Energy, a North Haven-based

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https://energynews.us/2020/07/14/homeowners-often-oppose-nearby-solar-but-do-projects-really-hurt-property-values/

Economic



Environmental

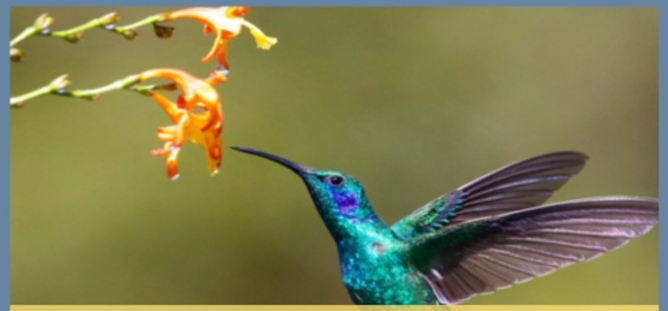


BENEFITS



Wildlife Impacts

- The planned pollinator habitat will create an ideal ecosystem for pollinating insects / ground nesting birds / small critters which currently does not exist.
- The fence will be wildlife friendly, allowing small wildlife to pass through.
- Larger wildlife can simply walk ‘around’ or jump the fence.



Creates Pollinator Habitat





Replaces Non-Renewable Energy Sources



Avoids 1,996 Metric Tons CO2 / Year

Avoids 1,996 Metric Tons of CO2/ Year

Equivalent to:

Emissions From:

- 2,216,000 pounds of coal burned
- 5,081,000 miles driven by an average passenger vehicle

CO2 Sequestered By:

- 32,995 tree seedlings grown for 10 years
- 2,002 acres of U.S. forest in one year

EPA AVERT, Mid-Atlantic region, marginal emission rate; avoided generation of 3,370 MWh per year.
Equivalencies from EPA's Greenhouse Gas Equivalencies Calculator.

Watermelons require at least 8 visits from pollinators

*Source: Maryland Pollinator Protection Plan from the Maryland Department of Agriculture



Strawberries require at least 20 visits from pollinators

*Source: Maryland Pollinator Protection Plan from the Maryland Department of Agriculture



Soybeans show an 18% higher yield

*Source: Maryland Pollinator Protection Plan from the Maryland Department of Agriculture



Green bean seeds yields are 9% to 35% higher

*Source: Maryland Pollinator Protection Plan from the Maryland Department of Agriculture



Apple blossoms are self-sterile and depend heavily on cross pollination by bees

*Source: Maryland Pollinator Protection Plan from the Maryland Department of Agriculture

