



Section B: Community Solar Energy Project Description

Project Name: _____

*This name will be used to reference the project in correspondence with the Applicant.

I. Applicant Contact Information

Applicant Company/Entity Name: _____

First Name: _____ Last Name: _____

Daytime Phone: _____ Email: _____

Applicant Mailing Address: _____

Municipality: _____ County: _____ Zip Code: _____

- Applicant is:
- Community Solar Project Owner
 - Community Solar Developer/Facility Installer
 - Property/Site Owner
 - Subscriber Organization
 - Agent (if agent, what role is represented) _____

II. Community Solar Project Owner

Project Owner Company/Entity Name (complete if known): _____

First Name: _____ Last Name: _____

Daytime Phone: _____ Email: _____

Mailing Address: _____

Municipality: _____ County: _____ Zip Code: _____

III. Community Solar Developer

This section, "Community Solar Developer," is optional if: 1) the Applicant is a government entity (municipal, county, or state), AND 2) the community solar developer will be selected by the Applicant via a RFP, RFQ, or other bidding process. In all other cases, this section is required.

Developer Company Name (optional, complete if applicable): _____

First Name: _____ Last Name: _____

Daytime Phone: _____ Email: _____

Mailing Address: _____

Municipality: _____ County: _____ Zip Code: _____

- The proposed community solar project will be primarily built by:
- the Developer
 - a contracted engineering, procurement and construction ("EPC") company



If the proposed community solar project will be primarily built by a contracted EPC company, complete the following (optional, complete if known):

If the EPC company information is left blank and the proposed project is approved by the Board for participation in the Community Solar Energy Pilot Program, the Applicant must inform the Board of the information below once the EPC company becomes known.

EPC Company Name (optional, complete if applicable): _____
 First Name: _____ Last Name: _____
 Daytime Phone: _____ Email: _____
 Mailing Address: _____
 Municipality: _____ County: _____ Zip Code: _____

IV. Property/Site Owner Information

Property Owner Company/Entity Name: _____
 First Name: _____ Last Name: _____
 Daytime Phone: _____ Email: _____
 Applicant Mailing Address: _____
 Municipality: _____ County: _____ Zip Code: _____

V. Community Solar Subscriber Organization (optional, complete if known)

If this section, "Community Solar Subscriber Organization," is left blank and the proposed project is approved by the Board for participation in the Community Solar Energy Pilot Program, the Applicant must inform the Board of the information below once the Subscriber Organization becomes known.

Subscriber Organization Company/Entity Name (optional, complete if applicable): _____
 First Name: _____ Last Name: _____
 Daytime Phone: _____ Email: _____
 Mailing Address: _____
 Municipality: _____ County: _____ Zip Code: _____

VI. Proposed Community Solar Facility Characteristics

Community Solar Facility Size (as denominated on the PV panels): _____ MWdc
 *Any application for a system larger than 5 MWdc will be automatically eliminated. If awarded, projects will be held to the MWdc size indicated in this Application.

Community Solar Facility Location (Address): _____
 Municipality: _____ County: _____ Zip Code: _____
 Name of Property (optional, complete if applicable): _____

Property Block and Lot Number(s): _____

Community Solar Site Coordinates: _____ Longitude _____ Latitude

Total Acreage of Property Block and Lots: _____ acres

Total Acreage of Community Solar Facility: _____ acres

Attach a delineated map of the portion of the property on which the community solar facility will be located in PDF format. The map must be provided in color. Note: Applications may be required upon request to submit a copy of the delineated map as a design plan in drawing file format (.dwg) or as a shapefile (.shp), in order to facilitate integration with Geographic Information System (GIS) software.

EDC electric service territory in which the proposed community solar facility is located: *(select one)*

- Atlantic City Electric Jersey Central Power & Light
 Public Service Electric & Gas Rockland Electric Co.

Estimated time from Application selection to project completion* *(The Applicant should provide a good faith estimate of the date of project completion; however, this data is being collected for informational purposes only.)*: _____ (month) _____ (year)

*Project completion is defined pursuant to the definition at N.J.A.C. 14:8-9.3 as being fully operational, up to and including having subscribers receive bill credits for their subscription to the project. Projects must be fully operational within 12 months of receiving conditional approval by the Board (subject to change according to the proposed rule amendment described in the Terms and Conditions).

The proposed community solar facility is an existing project* Yes No

If "Yes," the Application will not be considered by the Board. See section B. XIII. for special provisions for projects having received a subsection (t) conditional certification from the Board prior to February 19, 2019.

*An existing project is defined in N.J.A.C. 14:8-9.2 as a solar project having begun operation and/or been approved by the Board for connection to the distribution system prior to February 19, 2019.

VII. Community Solar Facility Siting

1. The proposed community solar project has site control* Yes No

If "Yes," attach proof of site control.

If "No," the Application will be deemed incomplete.

*Site control is defined as property ownership or option to purchase, signed lease or option to lease, or signed contract for use as a community solar site or option to contract for use as a community solar site. The site control must be specific to the project in this Application, and may not be contingent on the approval of another Application submitted in PY2.



2. The proposed community solar facility is located, in part or in whole, on preserved farmland* Yes No

If “Yes,” the Application will not be considered by the Board.

*Preserved farmland is defined in N.J.A.C. 14:8-9.2 as land from which a permanent development easement was conveyed and a deed of easement was recorded with the county clerk’s office pursuant to N.J.S.A. 4:1C-11 et seq.; land subject to a farmland preservation program agreement recorded with the county clerk’s office pursuant to N.J.S.A. 4:1C-24; land from which development potential has been transferred pursuant to N.J.S.A. 40:55D-113 et seq. or N.J.S.A. 40:55D-137 et seq.; or land conveyed or dedicated by agricultural restriction pursuant to N.J.S.A. 40:55D-39.1.

3. The proposed community solar facility is located, in part or in whole, on Green Acres preserved open space* or on land owned by the New Jersey Department of Environmental Protection (NJDEP) Yes No

If “Yes,” the Applicant must attach special authorization from NJDEP for the site to host a community solar facility. The Board will not consider Applications for projects located, in part or in whole, on Green Acres preserved open space or on land owned by NJDEP, unless the Applicant has received special authorization from NJDEP and includes proof of such special authorization in the Application package.

*Green Acres preserved open space is defined in N.J.A.C. 14:8-9.2 as land classified as either “funded parkland” or “unfunded parkland” under N.J.A.C. 7:36, or land purchased by the State with “Green Acres funding” (as defined at N.J.A.C. 7:36).

4. The proposed community solar facility is located, in part or in whole, on (check all that apply):

- a landfill (see question 7 below)
- a brownfield (see question 8 below)
- an area of historic fill (see question 9 below)
- a rooftop (see question 10 below)
- a canopy over a parking lot or parking deck
- a canopy over another type of impervious surface (e.g. walkway)
- a water reservoir or other water body (“floating solar”) (see question 11 below)
- a former sand or gravel pit or former mine
- farmland* (see definition below)
- other (see question 5 below): _____

*Farmland is defined as land that has been actively devoted to agricultural or horticultural use and that is/has been valued, assessed, and taxed pursuant to the “Farmland Assessment Act of 1964,” P.L. 1964, c.48 (C. 54:4-23.1 et seq.) at any time within the ten year period prior to the date of submission of the Application.

5. If you answered “other” to question 4 above, describe the proposed site and explain why it is appropriate for siting a community solar facility:



6. The proposed community solar facility is located, in part or in whole, on land located in:

- the New Jersey Highlands Planning Area or Preservation Area
- the New Jersey Pinelands

If the project is a ground mounted project (i.e. not rooftop or canopy), and answered “Yes” to either of the options above, include a letter or other determination from the New Jersey Highlands Council or the New Jersey Pinelands Commission, as relevant, stating that the proposed project is consistent with land use priorities in the area.

7. If the proposed community solar facility is located, in part or in whole, on a landfill, provide the name of the landfill, as identified in NJDEP’s database of New Jersey landfills, available at www.nj.gov/dep/dshw/lrm/landfill.htm: _____

8. If the proposed community solar facility is located, in part or in whole, on a brownfield, has a final remediation document been issued for the property? Yes No
 If “Yes,” attach a copy of the Response Action Outcome (“RAO”) issued by a Licensed Site Remediation Professional (“LSRP”) or the No Further Action (“NFA”) letter issued by NJDEP.

9. If the proposed community solar facility is located, in part or in whole, on an area of historic fill, have the remedial investigation requirements pursuant to the Technical Requirements for Site Remediation, N.J.A.C. 7:26E-4.7 been implemented? Yes No
 Has the remediation of the historic fill been completed pursuant to the Technical Requirements for Site Remediation, N.J.A.C. 7:26E-5.4? Yes No
 If the remediation of the historic fill has been completed, attach a copy of the Response Action Outcome (“RAO”) issued by a Licensed Site Remediation Professional (“LSRP”) or the No Further Action (“NFA”) letter issued by NJDEP.

10. If the proposed community solar facility is located, in part or in whole, on a rooftop, has the Applicant verified that the roof is structurally able to support a solar system? Yes No
 If “Yes,” attach substantiating evidence.
 If “No,” the application will not be considered by the Board.

11. If the proposed community solar facility is located, in part or in whole, on a water reservoir or other water body (“floating solar”), is the facility located at a water treatment plant or sand and gravel pit that has little to no established floral and faunal resources?
 Yes No



If “Yes,” provide supporting details and attach substantiating evidence if needed.

*All proposed floating solar projects are required to meet with NJDEP’s OPPN prior to submitting an Application. Applicants are responsible for contacting NJDEP with sufficient advance notice to ensure that a meeting will occur prior to the deadline to submit an Application. Please see section VIII Permits, Question 2 for more information.

12. The proposed community solar facility is located on the property of an affordable housing building or complex Yes No

13. The proposed community solar facility is located on an area designated in need of redevelopment Yes No

If “Yes,” attach proof of the designation of the area as being in need of redevelopment from a municipal, county, or state entity.

14. The proposed community solar facility is located in an Economic Opportunity Zone, as defined by the New Jersey Department of Community Affairs (“DCA”) Yes No

If “Yes,” attach proof that the facility is located in an Economic Opportunity Zone.

*More information about Economic Opportunity Zones are available at the following link: https://www.state.nj.us/dca/divisions/lps/opp_zones.html.

15. The proposed community solar facility is located on land or a building that is preserved by a municipal, county, state, or federal entity Yes No

If “Yes,” attach proof of the designation of the site as “preserved” from a municipal, county, or state entity, and evidence that such designation would not conflict with the proposed solar facility.

16. The proposed community solar facility is located, in part or in whole, on land that includes trees Yes No

Construction of the proposed community solar facility will require cutting down one or more trees Yes No

If “Yes,” estimated number of trees required to be cut for construction: _____

If “Yes,” estimated number of acres of trees that required to be cut for construction: _____

17. Are there any use restrictions at the site? Yes No

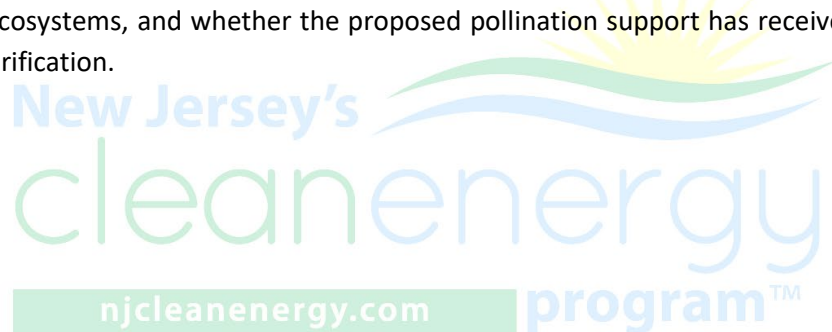
If “Yes,” explain the use restriction below and provide documentation that the proposed community solar project is not prohibited.



Will the use restriction(s) be required to be modified by variance or other means?
 Yes No

If “Yes,” explain the modification below.

18. The proposed community solar facility has been specifically designed or planned to preserve or enhance the site (e.g. landscaping, site and enhancements, pollination support, etc.) This represents site improvements beyond required basic site improvements Yes No
 If “Yes,” explain below, and provide any substantiating documentation in an attachment. Explain how the proposed site enhancements will be made and maintained for the life of the project. If implementing pollination support, explain what type of pollination support, how this support is expected to help local ecosystems, and whether the proposed pollination support has received certifications or other verification.



19. This question is for informational purposes only, and will not impact the Application’s score. The Board is interested in learning more about ways in which “dual use” projects may be implemented in the Pilot Program:

The proposed community solar facility is a “dual use” project: i.e. the project site will remain in active agricultural production throughout the life of the project (e.g. crop production under or between the panels, livestock grazing)..... Yes No

*Wildflower planting or other pollination support is not considered dual use for purposes of this question (pollination support is question 18).

If “Yes,” explain what agricultural production will be maintained on the site and will be consistent with the presence of a solar system. Provide any substantiating documentation in an attachment.



VIII. Permits

1. The Applicant has completed the NJDEP Permit Readiness Checklist, and will submit it as an attachment to this Application..... Yes No
 If “No,” the Application will be deemed incomplete. This requirement only applies to ground mounted and floating solar projects. Community solar projects located on a rooftop, parking lot, or parking structure are exempt from this requirement.

*Applicants are not required to submit the Permit Readiness Checklist to NJDEP prior to submitting an Application to the Board, except in the case of floating solar projects.

2. The Applicant has met with NJDEP’s OPPN Yes No
 If “Yes,” attach meeting notes or relevant correspondence with NJDEP’s OPPN.

* If the Applicant met with OPPN or received comments from OPPN (formerly PCER) for this project as part of the Program Year 1 Application process, and if the details of the project and the site characteristics have remained the same, those comments remain valid. Please include those comments or meeting notes as an attachment to the Application.

*A meeting with NJDEP’s OPPN is not required prior to submitting an Application. Exception: all floating solar projects are required to meet with NJDEP’s OPPN prior to submitting an Application. Applicants with a floating solar project are responsible for contacting NJDEP with sufficient advance notice to ensure that a meeting will occur prior to the deadline to submit an Application.

3. The Applicant has received all non-ministerial permits* for this project (optional) Yes No

*Receiving all non-ministerial permits is not required prior to submitting an Application.

*A non-ministerial permit is one in which one or more officials consider various factors and exercise some discretion in deciding whether to issue or deny a permit. This is in contrast to a ministerial permit, for which approval is contingent upon the project meeting pre-determined and established standards. Examples of non-ministerial permits include: local planning board authorization, use variances, Pinelands or Highlands Commission approvals, etc. Examples of ministerial permits include building permits and electrical permits.

4. Please list all permits, approvals, or other authorizations that will be needed for the construction and operation of the proposed community solar facility pursuant to local, state and federal laws and regulations. Include permits that have already been received, have been applied for, and that will need to be applied for. These include:
 - a. Permits, approvals, or other authorizations from NJDEP (i.e. Land Use, Air Quality, New Jersey Pollutant Discharge Elimination System “NJPDES”, etc.) for the property.
 - b. Permits, approvals, or other authorizations from NJDEP (i.e. Land Use, Air Quality, NJPDES, etc.) directly related to the installation and operation of a solar facility on this property.



6. The Applicant has conducted an interconnection study for the proposed system (optional) Yes No
 If “Yes,” include the interconnection study received from the EDC.

IX. Community Solar Subscriptions and Subscribers

1. Estimated or Anticipated Number of Subscribers (please provide a good faith estimate or range):

2. Estimated or Anticipated Breakdown of Subscribers (please provide a good faith estimate or range of the kWh of project allocated to each category):
 Residential: _____ Commercial: _____
 Industrial: _____ Other: _____
 (define “other”: _____)

3. The proposed community solar project is an LMI project* Yes No
 *An LMI project is defined pursuant to N.J.A.C. 14:8-9 as a community solar project in which a minimum 51 percent of project capacity is subscribed by LMI subscribers.

4. The proposed community solar project has a clear plan for effective and respectful customer engagement process. Yes No
 If “Yes,” attach evidence of experience on projects serving LMI communities or partnerships with organizations that have experience serving LMI communities.

5. The proposed community solar project will allocate at least 51% of project capacity to residential customers Yes No

6. An affordable housing provider is seeking to qualify as an LMI subscriber for the purposes of the community solar project Yes No
 If “Yes,” estimated or anticipated percentage of the project capacity for the affordable housing provider’s subscription (provide an estimate or range): _____

If “Yes,” what specific, substantial, identifiable, and quantifiable long-term benefits from the community solar subscription are being passed through to their residents/tenants?



Additionally, the affordable housing provider must attach a signed affidavit that the specific, substantial, identifiable, and quantifiable long-term benefits from the community solar subscription will be passed through to their residents/tenants.

If “No,” please be aware that, if, at any time during the operating life of the community solar project an affordable housing provider wishes to subscribe to the community solar project as an LMI subscriber, it must submit a signed affidavit that the specific, substantial, identifiable, and quantifiable benefits from the community solar subscription will be passed through to its residents/tenants.

7. This project uses an anchor subscriber (*optional*) Yes No
 If “Yes,” name of the anchor subscriber (*optional*): _____
 Estimated or anticipated percentage or range of the project capacity for the anchor subscriber’s subscription: _____

8. Is there any expectation that the account holder of a master meter will subscribe to the community solar project on behalf of its tenants? Yes No
 If “Yes,” what specific, identifiable, sufficient, and quantifiable benefits from the community solar subscription are being passed through to the tenants?



Additionally, the account holder of the master meter must attach a signed affidavit that the specific, identifiable, sufficient, and quantifiable benefits from the community solar subscription will be passed through to the tenants.

If “No,” please be aware that, if, at any time during the operating life of the community solar project the account holder of a master meter wishes to subscribe to the community solar project on behalf of its tenants, it must submit to the Board a signed affidavit that the specific, identifiable, sufficient, and quantifiable benefits from the community solar subscription will be passed through to its tenants.

9. The geographic restriction for distance between project site and subscribers is: (*select one*)
 No geographic restriction: whole EDC service territory
 Same county OR same county and adjacent counties
 Same municipality OR same municipality and adjacent municipalities

Note: The geographic restriction selected here will apply for the lifetime of the project, barring special dispensation from the Board, pursuant to N.J.A.C. 14:8-9.5(a).



10. Product Offering for LMI subscribers: *(The Applicant must also complete and attach one or more product offering form(s) found in Appendix A. See Appendix A for exemptions.)*

The subscription proposed offers guaranteed or fixed savings to subscribers Yes No

If "Yes," the guaranteed or fixed savings are offered as:

- A percentage saving on the customer's annual electric utility bill
- A percentage saving on the customer's community solar bill credit
- Other: _____

If "Yes," the proposed savings represent:

- 0% - 5% of the customer's annual electric utility bill or bill credit
- 5% - 10% of the customer's annual electric utility bill or bill credit
- 10% - 20% of the customer's annual electric utility bill or bill credit
- over 20% of the customer's annual electric utility bill or bill credit

The subscription proposed offers subscribers ownership or a pathway to ownership of a share of the community solar facility Yes No

If "Yes," include proof of a pathway to ownership of a share of the community solar facility offered to the subscribers in Appendix A.

11. Product Offering for non-LMI subscribers: *(The Applicant must also complete and attach one or more product offering form(s) found in Appendix A. See Appendix A for exemptions.)*

The subscription proposed offers guaranteed or fixed savings to subscribers Yes No

If "Yes," the guaranteed or fixed savings are offered as:

- A percentage saving on the customer's annual electric utility bill
- A percentage saving on the customer's community solar bill credit
- Other: _____

If "Yes," the proposed savings represent:

- 0% - 5% of the customer's annual electric utility bill or bill credit
- 5% - 10% of the customer's annual electric utility bill or bill credit
- 10% - 20% of the customer's annual electric utility bill or bill credit
- over 20% of the customer's annual electric utility bill or bill credit

The subscription proposed offers subscribers ownership or a pathway to ownership of a share of the community solar facility Yes No

If "Yes," include proof of a pathway to ownership of a share of the community solar facility offered to the subscribers in Appendix A.



12. The list of approved community solar projects will be published on the Board’s website. Additionally, subscriber organizations have the option of indicating, on this list, that the project is currently seeking subscribers.

If this project is approved, the Board should indicate on its website that the project is currently seeking subscribers Yes No

If “Yes,” the contact information indicated on the Board’s website should read:

Company/Entity Name: _____ Contact Name: _____

Daytime Phone: _____ Email: _____

*It is the responsibility of the project’s subscriber organization to notify the Board if/when the project is no longer seeking subscribers, and request that the Board remove the above information on its website.

X. Community Engagement

1. The proposed community solar facility is located on land or a building owned or controlled by a government entity, including, but not limited to, a municipal, county, state, or federal entity Yes No

2. The proposed community solar project is being developed by or in partnership or collaboration* with the municipality in which the project is located Yes No
 If “Yes,” explain how and attach evidence of the project being developed by or in partnership or collaboration with the municipality in which the project is located.

*Partnership or collaboration with the municipality is defined as clear and ongoing municipal involvement in the approval of the design, development, or operation of the proposed community solar project (e.g. project is located on a municipal site, municipality facilitating subscriber acquisition, municipal involvement in defining the subscription terms, etc.). Examples of evidence may include a formal partnership, a municipal request for proposals or other public bidding process, letter describing the municipality’s involvement in the project or meeting minutes. Documentation must be specific to the project described in this Application; “generic” documentation of support that applies to multiple projects submitted by the same Applicant will not be accepted.

3. The proposed community solar project is being developed by or in partnership or collaboration* with one or more local community organization(s) and/or affordable housing providers in the area in which the project is located Yes No



If “Yes,” explain how and attach evidence of the project being developed by or in partnership or collaboration with the local community organization(s) and/or affordable housing providers.

*Partnership or collaboration is defined as clear and ongoing involvement by the local community organization(s) and/or affordable housing providers in the approval of the design, development, or operation of the proposed community solar project (e.g. community organization owns the proposed site, community organization is facilitating subscriber acquisition or was involved in the design of the community solar product offering, etc.). Documentation must be specific to the project described in this Application; “generic” documentation of support that applies to multiple projects submitted by the same Applicant will not be accepted.

4. The proposed community solar project was developed, at least in part, with support and in consultation with the community in which the project is located* Yes No
 If “Yes,” please describe the consultative process below.

*A community consultative process may include any of the following: letter of support from municipality and/or community organizations and/or local affordable housing provider demonstrating their awareness and support of the project; one or more opportunities for public intervention; and/or outreach to the municipality and/or local community organizations and/or affordable housing provider.

XI. Project Cost

This section, “Project Cost,” is optional if: 1) the Applicant is a government entity (municipal, county, or state), AND 2) the community solar developer will be selected by the Applicant via a RFP, RFQ, or other bidding process. In all other cases, this section is required.

1. Provide the following cost estimates and attach substantiating evidence in the form of an unlocked Excel spreadsheet model:

Applicants are expected to provide a good faith estimate of costs associated with the proposed community solar project, as they are known at the time the Application is filed with the Board. This information will not be used in the evaluation of the proposed community solar project.



Net Installed Cost (in \$)	
Net Installed Cost (in \$/Watt)	
Initial Customer Acquisition Cost (in \$/Watt)	
Annual Customer Churn Rate (in %)	
Annual Operating Expenses (in c/kWh)	
Levelized Cost of Energy ("LCOE") (in c/kWh)	

- Pursuant to N.J.A.C. 14:8-9.7(q), "community solar projects shall be eligible to apply, via a one-time election prior to the delivery of any energy from the facility, for SRECs or Class I RECs, as applicable, or to any subsequent compensations as determined by the Board pursuant to the Clean Energy Act." Consistent with the Clean Energy Act of 2018, the Board is no longer accepting applications for the SREC Registration Program ("SRP"). Projects granted conditional approval to participate in PY2 will be eligible to apply for the TI Program.

For indicative purposes only, please indicate all local, state and federal tax incentives which will be applied to if the proposed community solar project is approved for participation in the Community Solar Energy Pilot Program:



XII. Other Benefits

- The proposed community solar facility will be paired with storage Yes No
 If "Yes," please describe the proposed storage facility:
 - Storage system size: _____ MW _____ MWh
 - The storage offtaker is also a subscriber to the proposed community solar facility Yes No

*Community solar credits will only be provided to community solar generation; credits will not be provided to energy discharged to the grid from a storage facility (i.e. no "double counting").

- The proposed community solar facility will be paired with one or more EV charging stations Yes No
 If "Yes," how many EV charging stations: _____
 Will these charging stations be public and/or private? _____
 Please provide additional details:



3. The proposed community solar facility will provide energy audits and/or energy efficiency improvements to subscribers..... Yes No

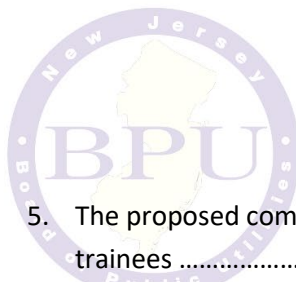
If "Yes," please provide additional details:

4. The proposed community solar project will create temporary or permanent jobs in New Jersey Yes No

If "Yes," estimated number of temporary jobs created in New Jersey: _____

If "Yes," estimated number of permanent jobs created in New Jersey: _____

If "Yes," explain what these jobs are:



5. The proposed community solar project will provide job training opportunities for local solar trainees Yes No

If "Yes," will the job training be provided through a registered apprenticeship? Yes No

If "Yes," identify the entity or entities through which job training is or will be organized (e.g. New Jersey GAINS program, partnership with local school):

XIII. Special Authorizations and Exemptions

1. Is the proposed community solar project co-located with another community solar facility (as defined at N.J.A.C. 14:8-9.2)? Yes No

If "Yes," please explain why the co-location can be approved by the Board, consistent with the provisions at N.J.A.C. 14:8-9



2. Does this project seek an exemption from the 10-subscriber minimum? Yes No
 If “Yes,” please demonstrate below (and attach supporting documents as relevant):
- That the project is sited on the property of a multi-family building.
 - That the project will provide specific, identifiable, and quantifiable benefits to the households residing in said multi-family building.

3. Specific sections throughout the Application Form are identified as optional only if: 1) the Applicant is a government entity (municipal, county, or state), and 2) the community solar developer will be selected by the Applicant via a RFP, RFQ, or other bidding process. Is the Applicant a government entity that plans to select the developer via such bidding process? Yes No
 If “Yes,” attach a letter describing the proposed bidding process and a copy of the request for bids (RFP, RFQ, or other bidding document) that is ready to be issued if the project is granted conditional approval by the Board. The Applicant must further commit to issuing said RFP, RFQ, or other bidding process within 90 days of the proposed project being approved by the Board for participation in the Community Solar Energy Pilot Program. The Applicant will be required to provide the information contained in those optional sections to the Board once it becomes known.

4. Has the proposed community solar project received, in part or in whole, a subsection (t) conditional certification from the Board prior to February 19, 2019? Yes No
 If “Yes,” the project may apply to participate in the Community Solar Energy Pilot Program if it commits to withdrawing the applicable subsection (t) conditional certification immediately if it is approved by the Board for participation in the Community Solar Energy Pilot Program. Attach a signed affidavit that the Applicant will immediately withdraw the applicable subsection (t) conditional certification if the proposed project is approved by the Board for participation in the Community Solar Energy Pilot Program.

5. The Board has proposed an amendment to the Pilot Program rules, which, if approved, would allow municipally-owned community solar projects to submit an application for a project that requests an exemption from the provisions at N.J.A.C. 14:8-9.10(b)(1) mandating subscriber enrollment via affirmative consent (i.e. an opt-out community solar project). Projects that intend



to utilize opt-out subscriber enrollment if the proposed rule amendment is approved by the Board must indicate such intent below. If the Application is selected but the proposed rule amendment is not approved by the Board, the project will be required to proceed using affirmative consent (i.e. "opt-in") subscriber enrollment rules, as currently provided for in the Pilot Program rules at N.J.A.C. 14:8-9.10(b)(1).

A. This Application is for an opt-out community solar project..... Yes No

B. The proposed opt-out project will be owned and operated by the municipality for the duration of the project life (excluding a possible period of temporary third-party, tax-credit investor ownership to maximize the financeability of the opt-out project, subject to appropriate contractual provisions that maintain the municipality's ultimate control of the proposed opt-out project)..... Yes No

If "Yes," the municipality name is: _____

If "No," the project will not be considered for eligibility as an opt-out community solar project.

C. The proposed opt-out project has been authorized by municipal ordinance or resolution Yes No

If "Yes," attach a copy of the municipal ordinance or resolution allowing the development, ownership, and operation an opt-out community solar project, contingent on the proposed rules being approved by the Board.

If "No," the project will not be considered for eligibility as an opt-out community solar project.

D. The proposed opt-out project will allocate all project capacity to LMI subscribers Yes No

If "No," the project will not be considered for eligibility as an opt-out community solar project.

E. Describe the process by which the municipality will identify the customers that will be automatically enrolled in the proposed opt-out project: _____

F. The municipal applicant has reviewed the proposed rule amendment allowing for opt-out projects, and agrees to adhere to the proposed rules and any subsequent modification if they are approved by the Board. The applicant understands that any approval for the project to operate as an opt-out community solar project is contingent on the proposed rule amendment being approved by the Board. The applicant understands that, if the proposed rule amendment is not approved by the Board, the project, if approved, will be required to



adhere to the existing “opt-in” rules for subscriber enrollment (N.J.A.C. 14:8-9.10(b)(1)).
 Yes No

Attach an affidavit that the municipal project owner will comply with all applicable rules and regulations, particularly those relating to consumer privacy and consumer protection.






Section C: Certifications

Instructions: Original signatures on all certifications are required. All certifications in this section must be notarized; instructions on how to submit certifications will be provided as part of the online application process. Certifications must be dated after October 3, 2020: PY1 certifications may not be reused in PY2.

Applicant Certification

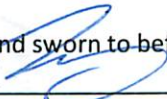
The undersigned warrants, certifies, and represents that:

- 1) I, Jacob Sussman (name) am the COO (title) of the Applicant Evergreen Energy, LLC (name) and have been authorized to file this Applicant Certification on behalf of my organization; and
- 2) The information provided in this Application package has been personally examined, is true, accurate, complete, and correct to the best of the undersigned's knowledge, based on personal knowledge or on inquiry of individuals with such knowledge; and
- 3) The community solar facility proposed in the Application will be constructed, installed, and operated as described in the Application and in accordance with all Board rules and applicable laws; and
- 4) The system proposed in the Application will be constructed, installed, and operated in accordance with all Board policies and procedures for the Transition Incentive Program, if applicable; and
- 5) My organization understands that information in this Application is subject to disclosure under the Open Public Records Act, N.J.S.A. 47-1A-1 et seq., and that any claimed sensitive and trade secret information should be submitted in accordance with the confidentiality procedures set forth in N.J.A.C. 14:1-12.3; and
- 6) I acknowledge that **submission of false information may be grounds for denial of this Application, and if any of the foregoing statements are willfully false, I am subject to punishment to the full extent of the law, including the possibility of fine and imprisonment.**

Signature:  Date: 2/1/21

Print Name: Jacob Sussman
 Title: COO Company: Evergreen Energy

Signed and sworn to before me on this 1st day of February, 2021

Signature 
 YANKY BRENNER
 A Notary Public of New Jersey
 My Commission Expires 01/24/2023
 Name _____

Project Developer Certification

This Certification "Project Developer / Installer" is optional if: 1) the Applicant is a government entity (municipal, county, or state), AND 2) the community solar developer will be selected by the Applicant via a Request for Proposals (RFP), Request for Quotations (RFQ), or other bidding process. In all other cases, this Certification is required.


The undersigned warrants, certifies, and represents that:

- 1) I, Jacob Sussman (name) am the COO (title) of the Project Developer Evergreen Energy, LLC (name) and have been authorized to file this Applicant Certification on behalf of my organization; and
- 2) The information provided in this Application package has been personally examined, is true, accurate, complete, and correct to the best of the undersigned's knowledge, based on personal knowledge or on inquiry of individuals with such knowledge; and
- 3) The community solar facility proposed in the Application will be constructed, installed, and operated as described in the Application and in accordance with all Board rules and applicable laws; and
- 4) The system proposed in the Application will be constructed, installed, and operated in accordance with all Board policies and procedures for the Transition Incentive Program, if applicable; and
- 5) My organization understands that information in this Application is subject to disclosure under the Open Public Records Act, N.J.S.A. 47-1A-1 et seq., and that any claimed sensitive and trade secret information should be submitted in accordance with the confidentiality procedures set forth in N.J.A.C. 14:1-12.3; and
- 6) I acknowledge that **submission of false information may be grounds for denial of this Application, and if any of the foregoing statements are willfully false, I am subject to punishment to the full extent of the law, including the possibility of fine and imprisonment.**

Signature:  Date: 2/1/21

Print Name: Jacob Sussman
Title: COO Company: Evergreen Energy

Signed and sworn to before me on this 1st day of February, 2021



Signature **YANKY BRENNER**
A Notary Public of New Jersey
My Commission Expires 01/24/2023
Name



Project Owner Certification

The undersigned warrants, certifies, and represents that:

- 1) I, Abe Tress (name) am the Manager (title) of the Project Owner 475 Oberlin Owner, LLC (name) and have been authorized to file this Applicant Certification on behalf of my organization; and
- 2) The information provided in this Application package has been personally examined, is true, accurate, complete, and correct to the best of the undersigned's knowledge, based on personal knowledge or on inquiry of individuals with such knowledge; and
- 3) The community solar facility proposed in the Application will be constructed, installed, and operated as described in the Application and in accordance with all Board rules and applicable laws; and
- 4) The system proposed in the Application will be constructed, installed, and operated in accordance with all Board policies and procedures for the Transition Incentive Program, if applicable; and
- 5) My organization understands that information in this Application is subject to disclosure under the Open Public Records Act, N.J.S.A. 47-1A-1 et seq., and that any claimed sensitive and trade secret information should be submitted in accordance with the confidentiality procedures set forth in N.J.A.C. 14:1-12.3; and
- 6) I acknowledge that **submission of false information may be grounds for denial of this Application, and if any of the foregoing statements are willfully false, I am subject to punishment to the full extent of the law, including the possibility of fine and imprisonment.**

Signature: 

Date: 11/10/2020

Print Name: Abe Tress

Title: Manager

Company: 475 Oberlin Owner LLC

Signed and sworn to before me on this 10th day of November, 2020

Signature 

Name Yaakov Klor - Notary Public
 Commission No. 50031581
 My Commission Expires 2/08/2021



Property Owner Certification

The undersigned warrants, certifies, and represents that:

- 1) I, Abe Tress (name) am the Manager (title) of the Property 475 Oberlin Owner, LLC (name) and have been authorized to file this Applicant Certification on behalf of my organization; and
- 2) The information provided in this Application package pertaining to siting and location of the proposed community solar project has been personally examined, is true, accurate, complete, and correct to the best of the undersigned's knowledge, based on personal knowledge or on inquiry of individuals with such knowledge; and
- 3) My organization or I understand that information in this Application is subject to disclosure under the Open Public Records Act, N.J.S.A. 47-1A-1 et seq., and that any claimed sensitive and trade secret information should be submitted in accordance with the confidentiality procedures set forth in N.J.A.C. 14:1-12.3; and
- 4) I acknowledge that **submission of false information may be grounds for denial of this Application, and if any of the foregoing statements are willfully false, I am subject to punishment to the full extent of the law, including the possibility of fine and imprisonment.**

Signature: [Handwritten Signature] Date: 11/16/2020

Print Name: Abe Tress
 Title: Manager Company: 475 oberlin owner LLC

Signed and sworn to before me on this 16th day of November, 2020

[Handwritten Signature]
 Signature
 State Of New Jersey
 Yaakov Klor - Notary Public
 Commission No. 50031581
 My Commission Expires 2/08/2021



Section D: Appendix

Appendix A: Product Offering Questionnaire

Complete the following Product Offering Questionnaire. If there are multiple different product offerings for the proposed community solar project, please complete and attach one Product Offering Questionnaire per product offering. Variations in any product offering require a separate Product Offering Questionnaire. Applicants are expected to provide a good faith description of the product offerings developed for the proposed community solar project, as they are known at the time the Application is filed with the Board. If the proposed project is approved by the Board, the Applicant must notify the Board and receive approval from the Board for any modification or addition to a Product Offering Questionnaire.

Exception: This "Product Offering Questionnaire" is optional if: 1) the Applicant is a government entity (municipal, county, or state), AND 2) the community solar developer will be selected by the Applicant via a Request for Proposals (RFP), Request for Quotations (RFQ), or other bidding process.

This Questionnaire is Product Offering number _____ of _____ (total number of product offerings).

This Product Offering applies to:

- LMI subscribers
- non-LMI subscribers
- both LMI and non-LMI subscribers

1. Community Solar Subscription Type (examples: kilowatt hours per year, kilowatt size, percentage of community solar facility's nameplate capacity, percentage of subscriber's historical usage, percentage of subscriber's actual usage): _____
2. Community Solar Subscription Price: (check all that apply)
 - Fixed price per month
 - Variable price per month, variation based on: _____
 - The subscription price has an escalator of _____ % every _____ (interval)
3. Contract term (length): _____ months, or _____ years OR month-to-month
4. Fees
 - Sign-up fee: _____
 - Early Termination or Cancellation fees: _____
 - Other fee(s) and frequency: _____
5. Does the subscription guarantee or offer fixed savings or specific, quantifiable economic benefits to the subscriber? Yes No



If "Yes," the savings are guaranteed or fixed:

- As a percentage of monthly utility bill
- As a fixed guaranteed savings compared to average historic bill
- As a fixed percentage of bill credits
- Other: _____

6. Special conditions or considerations:



Table of Contents: Attachments 1- 13

Cover Letter and Executive Summary

- 1) Delineated Map of The Portion of The Property on Which the Community Solar Facility Will Be Located
- 2) Proof of Site Control
- 3) Substantiating Evidence That the Roof Is Structurally Able to Support A Solar System
- 4) Proof That the Facility Is Located in An EOZ
- 5) Proof of The Designation of The Area as Being in Need of Redevelopment from A Municipal, County, Or State Entity
- 6) Copy of The Completed Permit Readiness Checklist
- 7) A Screenshot of The EDC Capacity Hosting Map at The Proposed Location
- 8) Substantiating Evidence of Project Cost in The Form of Charts and/or Spreadsheet Models
- 9) Project Maturity Evidence
- 10) Evidence of Experience on Projects Serving LMI Communities or Partnerships with Organizations That Have Experience Serving LMI Communities
- 11) Evidence That the Proposed Project Is Being Developed in Partnership or Collaboration with One Or More Local Community Organization(s) and/or Affordable Housing Providers in The Area in Which the Project Is Located
- 12) Evidence That the Proposed Project Is Being Developed with Support and In Consultation with The Community in Which the Project Is Located
- 13) Evidence of Other Benefits

Evergreen Energy Solutions

Program Year 2 Community Solar Pilot Program Application

Cover Letter

Evergreen Energy Solutions (“Evergreen Energy”) together with 475 Oberlin Owner, LLC, is applying to own, construct, and operate a Community Solar Project (known as the “The Oberlin Ave Project”) within Lakewood Township (“Lakewood”). This project has particular resonance as a **community** solar project. The principals of Evergreen Energy Solutions and 475 Oberlin Owner, LLC live and work in Lakewood and are connected with the communal institutions that serve the Lakewood Jewish community. It is those institutions that are partners in the project and from where we will draw subscribers (as well as from the Lakewood community at large).

We are thrilled at the opportunity to bring solar energy to Lakewood as community residents of Lakewood. The proposed Oberlin Ave Project will make an exciting addition to the BPU’s Pilot Program Projects due to several unique attributes:

- **Entirely (100%) Low-and-Moderate Income Customers:**
Evergreen Energy commits to providing Community Solar participation to exclusively LMI customers – far above the 51% LMI requirement stated in the Rules. Through this feature, the Oberlin Ave Project delivers on the Murphy Administration’s commitment to the environmental justice community, going above and beyond the minimum requirements of the Community Solar Pilot Program: to ensure those living in low- and moderate-income communities share in the benefits associated with the state’s clean-energy future.
- **Close-Knit Community:**
Lakewood Township has distinctive demographics that differentiate its community from others who may be applying to the Community Solar Pilot Program: the percentage of Jewish people in Lakewood is one of the highest for incorporated areas in the U.S., at an estimated 59%. With so much of Lakewood centered on the Orthodox Jewish community (including more than 100 yeshivas and more than 80 synagogues), Evergreen Solar can uniquely engage customers. Please note that this program will be offered in a non-discriminatory manner to all LMI residents of Lakewood. Furthermore, this community is in need of relief: the median income of Lakewood is among the lowest in the state. For example, the Area Median Income around Lakewood is \$109,400 - in Lakewood independently, the median income is \$48,341 (per American Community Survey 2018 5-Year Estimates).

- Lakewood-focused:

The solar site is within Lakewood, the subscribers will be in Lakewood, and the project is owned by the Lakewood-based firm, Evergreen Energy. The fact that Evergreen Energy, the solar site, and the customers are all in the same Township will increase accountability, visibility, efficiency, and engagement with the Project. As previously mentioned, Evergreen Energy principals are part of the community and this will provide the firm with the relationships, and an important and intimate understanding of the community for the responsible and successful operation of the Project. Please note that this program will be offered in a non-discriminatory manner to all LMI residents of Lakewood.

We look forward to helping make New Jersey a leader in Community Solar for LMI customers. We are available to answer any questions you may have.

Executive Summary

Evergreen’s application unambiguously satisfies the Evaluation Criteria within BPU’s application at its highest point levels in every BPU evaluation category. Specifically:

1. Low- and Moderate-Income and Environmental Justice

The application fully satisfies the “Low and moderate Income and Environmental Justice Inclusion” criterion, going above and beyond by guaranteeing participation of 100% LMI customers.

2. Siting

With regards to the “Siting” criterion, the Project is located on a rooftop, a "higher preference" site provided for in the Evaluation Criteria. The Oberlin Avenue Project will earn bonus points for being located in an Economic Opportunity Zone, a Redevelopment Node (according to the NJ State Development and Redevelopment Plan), and An Overburdened Community (according to New Jersey Environmental Justice Law, *N.J.S.A. 13:1D-157*).

See Attachments 1-5.

3. Community and Environmental Justice Engagement

The Oberlin Avenue Project is imbued with the highest level of “Community and Environmental Justice Engagement.” By its very structure, its owners and targeted subscribers have a level of engagement and the key ingredient that will assure success: trust. To build such trust, the Oberlin Avenue Project will engage customers through familiar institutions such as yeshivas and synagogues. Specifically, we have engaged with Yeshiva Shagas Aryeh, a school of 523 students, Congregation Bais Elimelech, Congregation Forest Glen, and Tomchei Shabbos of Lakewood, a

local non-profit fighting food-insecurity (see Attachments 10 and 11). Synagogues, such as Congregation Bais Elimelech and Congregation Forest Glen, are the Jewish place of worship and study, but also serve as a center for the community. Evergreen Energy principals have established relationships with several synagogues in Lakewood; this relationship provides a unique avenue to engage the members of the congregation. Furthermore, the stated trust of the leadership of the synagogues – the Rabbi - can assure the LMI members of their congregation that the program is beneficial. To familiarize the community with the Oberlin Avenue Project, Evergreen Energy will be holding webinars (and in-person meetings when COVID circumstances permit it) hosted by Congregation Bais Elimelech. See Attachment 12.

4. Product Offering

The Project fully satisfies the highest “Product Offering” criterion by guaranteeing a minimum of 20% savings, with flexible terms including no cancellation fees and opportunity for customers to leave the Project at any time. The Oberlin Ave Project will serve exclusively LMI customers, so there is no product offering to non-LMI subscribers.

5. Other Benefits

In the “Other Benefits” category, the Project fulfills multiple criteria for a full 10 point score. Upon BPU approval, Evergreen Energy commits to installing public electric-vehicle charging stations on-site, which will be available to our employees who may live in multi-family units that would otherwise not have access to EV charging. Furthermore, the Oberlin Ave Project also fulfills BPU’s criteria of energy efficiency co-benefits, as Evergreen commits to provide free ENERGY STAR qualified light bulbs to all subscribers, further helping these customers to lower their energy bill. See Attachment 13. Additionally, the Oberlin Project will create 21 jobs (15 construction workers, and 6 on-and-off site project managers).

6. Geographic Limit within EDC service territory

This Application earns the highest possible points for Geographic Limit, as the Oberlin Ave Project is located within the Lakewood and will serve the residents of Lakewood.

7. Project Maturity

The Oberlin Ave Project earns full points for “Project Maturity” upon award of participation in the Community Solar Pilot Program as there are no non-ministerial permits required, as confirmed by the Lakewood Township Zoning Officer and Evergreen has received conditional approval for interconnection from JCP&L. See Attachment 9.

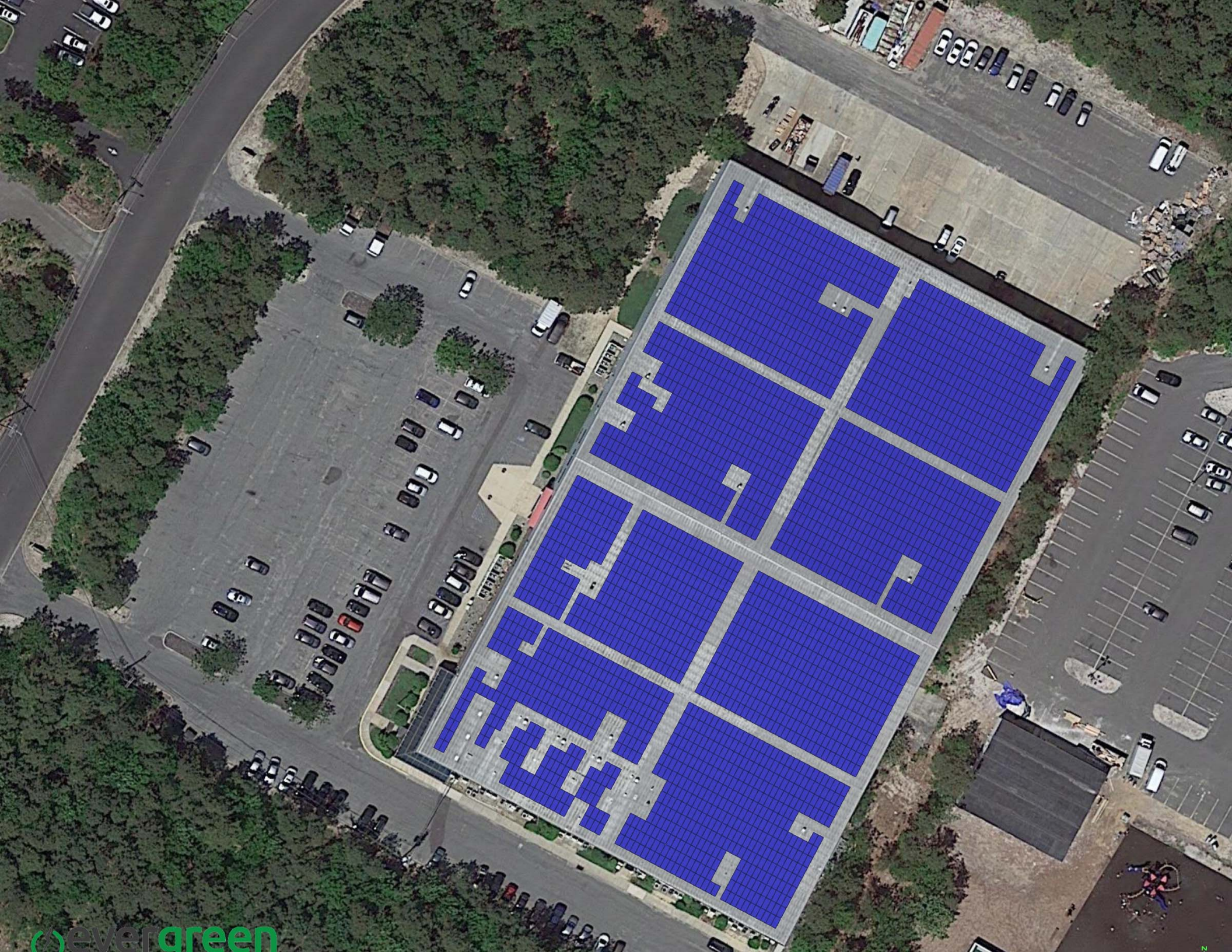
Evergreen is fully staffed, resourced, and experienced to expeditiously implement the Project. Evergreen has financing sourced and available with the only contingency for such funding being award by the BPU. Furthermore, the Project can be considered “mature” by the reasoning of the

BPU's Order of October 2, 2020, (*N.J.A.C. 14:8-9 et seq.*) which values projects "that are expected to begin providing community solar benefits to subscribers sooner." Evergreen has completed a comparable solar project, also on a rooftop in Lakewood Township. The fact that Evergreen has already been engaged with the Township on that matter ensures that Evergreen is cognizant of and prepared for the process to accomplish the Oberlin Ave. Project expeditiously. Accordingly, Evergreen estimates an 8-month timeline to project completion. This surely fulfills the BPU's preference for projects "that are expected to begin providing community solar benefits to subscribers sooner."

We are excited about delivering benefits to LMI residents and are committed to long term success for the project and the community. Thank you for your consideration.

Attachment 1

Delineated Map of The Portion of The Property on Which the
Community Solar Facility Will Be Located



Attachment 2

Proof of Site Control

This Attachment contains verification of site control: the Project Owner (475 Oberlin Owner LLC) owns the building and property where the Project will be installed. The enclosed provides evidence (a deed and other applicable documents) which evidence that ownership.



Property Owner Certification

The undersigned warrants, certifies, and represents that:

- 1) I, Abe Tress (name) am the Manager (title) of the Property 475 Oberlin Owner, LLC (name) and have been authorized to file this Applicant Certification on behalf of my organization; and
- 2) The information provided in this Application package pertaining to siting and location of the proposed community solar project has been personally examined, is true, accurate, complete, and correct to the best of the undersigned's knowledge, based on personal knowledge or on inquiry of individuals with such knowledge; and
- 3) My organization or I understand that information in this Application is subject to disclosure under the Open Public Records Act, N.J.S.A. 47-1A-1 et seq., and that any claimed sensitive and trade secret information should be submitted in accordance with the confidentiality procedures set forth in N.J.A.C. 14:1-12.3; and
- 4) I acknowledge that **submission of false information may be grounds for denial of this Application, and if any of the foregoing statements are willfully false, I am subject to punishment to the full extent of the law, including the possibility of fine and imprisonment.**

Signature: [Handwritten Signature] Date: 11/16/2020
 Print Name: Abe Tress
 Title: Manager Company: 475 oberlin owner LLC

Signed and sworn to before me on this 16th day of November, 2020

[Handwritten Signature]
 Signature
 State Of New Jersey
 Name Yaakov Klor - Notary Public
 Commission No. 50031581
 My Commission Expires 2/08/2021



**Ocean County
Document Summary Sheet**

OCEAN COUNTY CLERK
PO BOX 2191
COURTHOUSE
TOMS RIVER NJ 08754

INSTR # 2020129887
OR BK 18140 PG 930
RECORDED 11/05/2020 07:53:40 AM
SCOTT M. COLABELLA, COUNTY CLERK
OCEAN COUNTY, NEW JERSEY
RECORDING FEES 150.00
REALTY TRANSFER TAX 178,975.00
Official Use Only

Transaction Identification Number

4735048 4538163

Submission Date (mm/dd/yyyy)	11/02/2020
No. of Pages (excluding Summary Sheet)	12
Recording Fee (excluding transfer tax)	\$150.00
Realty Transfer Tax	\$178,975.00
Total Amount	\$179,125.00

Return Address (for recorded documents)

BETTER RESEARCH LLC 2
1 PARAGON DR
SUITE 150B
MONTVALE, NJ 07645

Document Type	DEED/NO EXEMPTION FROM REALTY TRANSFER FEE
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Municipal Codes	LAKESWOOD TOWNSHIP 15
------------------------	--

Batch Type	L2 - LEVEL 2 (WITH IMAGES)
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702307

Additional Information (Official Use Only)

*** DO NOT REMOVE THIS PAGE.
COVER SHEET [DOCUMENT SUMMARY FORM] IS PART OF OCEAN COUNTY FILING RECORD.
RETAIN THIS PAGE FOR FUTURE REFERENCE.**



**Ocean County
Document Summary Sheet**

DEED/NO EXEMPTION FROM REALTY TRANSFER FEE	Type	DEED/NO EXEMPTION FROM REALTY TRANSFER FEE				
	Consideration	\$15,000,000.00				
	Submitted By	SIMPLIFILE, LLC. (SIMPLIFILE)				
	Document Date	10/14/2020				
	Reference Info					
	Book ID	Book	Beginning Page	Instrument No.	Recorded/File Date	
	GRANTOR	Name			Address	
		SUN OBERLIN LLC			31 WEST 34TH STREET, SUITE 1012, NEW YORK, NY 10001	
		AA OBERLIN LLC			31 WEST 34TH STREET, SUITE 1012, NEW YORK, NY 10001	
		ZM OBERLIN LLC			31 WEST 34TH STREET, SUITE 1012, NEW YORK, NY 10001	
		ZM OBERLIN INVESTORS LLC			31 WEST 34TH STREET, SUITE 1012, NEW YORK, NY 10001	
	GRANTEE	Name			Address	
		475 OBERLIN OWNER LLC			2 ESTHER COURT, LAKEWOOD, NJ 08701	
Parcel Info						
Property Type	Tax Dist.	Block	Lot	Qualifier	Municipality	
INDUSTRIAL	15	1601	3		15	

* DO NOT REMOVE THIS PAGE.
COVER SHEET [DOCUMENT SUMMARY FORM] IS PART OF OCEAN COUNTY FILING RECORD.
RETAIN THIS PAGE FOR FUTURE REFERENCE.

DEED

October

THIS DEED is made on the 14 day of ~~January~~, 2020, between SUN OBERLIN LLC, AA OBERLIN LLC, ZM OBERLIN LLC, and ZM OBERLIN INVESTORS LLC, each having an address at 31 West 34th Street, Suite 1012, New York, New York 10001 (collectively, "Grantor");

AND

475 OBERLIN OWNER LLC, having an office at 2 Esther Court, Lakewood, NJ 08701 ("Grantee").
The words Grantor and Grantee shall mean all Grantors and all Grantees listed above.

Transfer of Ownership. The Grantor grants and conveys (transfers ownership of) the property (called the "Property") described below to the Grantee. This transfer is made for the sum of Fifteen Million Dollars (\$15,000,000.00). The Grantor acknowledges receipt of this money.

Tax Map Reference. (N.J.S.A. 46:15-1.1) Municipality of Lakewood, State of New Jersey, Block No. 1601, Lot NO. 3.

No property tax identification number is available on the date of this deed.

(Check box, if applicable)

Property. The property consists of the land and all the buildings and structures on the land in the City of Lakewood, County of Ocean, in the State of New Jersey. The legal description being more particularly bounded and described as follows:

SEE ATTACHED LEGAL DESCRIPTION

The Street Address of the Property is: 475 Oberlin Avenue, Lakewood, NJ

Prepared by: Jeffrey Zwick & Associates, P.C., 266 Broadway, Suite 403, Brooklyn, NY 11211

SCHEDULE C

The Land is described as follows:

All that certain lot, tract or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Township of Lakewood, County of Ocean, State of New Jersey being more particularly described as follows:

Being known and designated as Lot 3 in Block 1601, as shown on a certain map entitled "Plat of Minor Subdivision, Lot 3, Block 1601 and lot 4, Block 1601 in the Township of Lakewood, Ocean County, New Jersey" dated September 3, 2014 and duly filed in the Office of the Clerk of Ocean County on February 20, 2015 as Map # J-3943.

BEGINNING at a point in the northwesterly line of Oberlin Avenue South, said pint being 600.00 feet from the intersection of the said line with the northwesterly line of Vasser Avenue, and from said beginning point running;
THENCE

1. North 27 degrees 23 minutes 00 seconds east, 310.49 feet to a point; THENCE
2. On a curve curving to the right with a radius of 420.00 feet and an arc length of 392.30 feet to a point; THENCE
3. South 09 degrees 00 minutes 00 seconds east, 100.00 feet to a point; THENCE
4. North 81 degrees 00 minutes 00 seconds east, 69.06 feet to a point; THENCE
5. South 62 degrees 31 minutes 00 seconds east, 252.94 feet to a point; THENCE
6. South 27 degrees 29 minutes 00 west, 608.84 feet to a point; THENCE
7. North 62 degrees 31 minutes 00 seconds west, 538.20 feet to the point and place of BEGINNING.

FOR INFORMATION ONLY:

County: Ocean, Municipality: Lakewood Township
Tax Block: 1601, Tax Lot: 3
Address: 475 Oberlin Avenue, Lakewood, NJ 08701.

The above Tax Lot and Block designation and the street address designation is for informational purposes only and is not to be construed as part of the legal description.

This page is only a part of a 2016 ALTA® Commitment for Title Insurance [issued by Old Republic National Title Insurance Company]. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I - Requirements; Schedule B, Part II - Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

GIT/REP-3
(8-19)
(Print or Type)

State of New Jersey
Seller's Residency Certification/Exemption

Seller's Information

Name(s)
ZM OBERLIN INVESTOR LLC
Current Street Address
31 WEST 24TH STREET, SUITE 1012
City, Town, Post Office
NEW YORK
State
NY
ZIP Code
10001

Property Information

Block(s)
1601
Lot(s)
3
Qualifier
Street Address
475 OBERLIN AVENUE
City, Town, Post Office
LAKEWOOD
State
NJ
ZIP Code
08701
Seller's Percentage of Ownership
15.3%
Total Consideration
15,000,000
Owner's Share of Consideration
2,295,000
Closing Date
10/23/2020

Seller's Assurances (Check the Appropriate Box) (Boxes 2 through 16 apply to Residents and Nonresidents)

1. Seller is a resident taxpayer (individual, estate, or trust) of the State of New Jersey pursuant to the New Jersey Gross Income Tax Act, will file a resident Gross Income Tax return, and will pay any applicable taxes on any gain or income from the disposition of this property.
2. The real property sold or transferred is used exclusively as a principal residence as defined in 26 U.S. Code section 121.
3. Seller is a mortgagor conveying the mortgaged property to a mortgagee in foreclosure or in a transfer in lieu of foreclosure with no additional consideration.
4. Seller, transferor, or transferee is an agency or authority of the United States of America, an agency or authority of the State of New Jersey, the Federal National Mortgage Association, the Federal Home Loan Mortgage Corporation, the Government National Mortgage Association, or a private mortgage insurance company.
5. Seller is not an individual, estate, or trust and is not required to make an estimated Gross Income Tax payment.
6. The total consideration for the property is \$1,000 or less so the seller is not required to make an estimated Income Tax payment.
7. The gain from the sale is not recognized for federal income tax purposes under 26 U.S. Code section 721, 1031, or 1033 (CIRCLE THE APPLICABLE SECTION). If the indicated section does not ultimately apply to this transaction, the seller acknowledges the obligation to file a New Jersey Income Tax return for the year of the sale and report the recognized gain.
8. Seller did not receive non-like kind property.
9. The real property is being transferred by an executor or administrator of a decedent to a devisee or heir to effect distribution of the decedent's estate in accordance with the provisions of the decedent's will or the intestate laws of this State.
10. The real property being sold is subject to a short sale instituted by the mortgagee, whereby the seller agreed not to receive any proceeds from the sale and the mortgagee will receive all proceeds paying off an agreed amount of the mortgage.
11. The deed is dated prior to August 1, 2004, and was not previously recorded.
12. The real property is being transferred under a relocation company transaction where a trustee of the relocation company buys the property from the seller and then sells the house to a third party buyer for the same price.
13. The real property is being transferred between spouses or incident to a divorce decree or property settlement agreement under 26 U.S. Code section 1041.
14. The property transferred is a cemetery plot.
15. The seller is not receiving net proceeds from the sale. Net proceeds from the sale means the net amount due to the seller on the settlement sheet.
16. The seller is a retirement trust that received an acknowledgment letter from the Internal Revenue Service that the seller is a retirement trust, and is therefore not required to make the estimated Gross Income Tax payment.
17. The seller (and/or spouse/civil union partner) originally purchased the property while a resident of New Jersey as a member of the U.S. Armed Forces and is now selling the property as a result of being deployed on active duty outside of New Jersey. (Only check this box if applicable and neither boxes 1 nor 2 apply.)

Seller's Declaration

The undersigned understands that this declaration and its contents may be disclosed or provided to the New Jersey Division of Taxation and that any false statement contained herein may be punished by fine, imprisonment, or both. I furthermore declare that I have examined this declaration and, to the best of my knowledge and belief, it is true, correct and complete. By checking this box I certify that a Power of Attorney to represent the seller(s) has been previously recorded or is being recorded simultaneously with the deed to which this form is attached.

10/15/20

Date	Signature (Seller)	Indicate if Power of Attorney or Attorney in Fact
Date	Signature (Seller)	Indicate if Power of Attorney or Attorney in Fact

GIT/REP-3
(8-19)
(Print or Type)

State of New Jersey Seller's Residency Certification/Exemption

Seller's Information

Name(s)
ZM OBERLIN LLC

Current Street Address
31 WEST 24TH STREET, SUITE 1012

City, Town, Post Office
NEW YORK State **NY** ZIP Code **10001**

Property Information

Block(s)
1601 Lot(s) **3** Qualifier

Street Address
475 OBERLIN AVENUE

City, Town, Post Office
LAKEWOOD State **NJ** ZIP Code **08701**

Seller's Percentage of Ownership 29.6%	Total Consideration 15,000,000	Owner's Share of Consideration 4,440,000	Closing Date 10/23/2020
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Seller's Assurances (Check the Appropriate Box) (Boxes 2 through 16 apply to Residents and Nonresidents)

- 1. Seller is a resident taxpayer (individual, estate, or trust) of the State of New Jersey pursuant to the New Jersey Gross Income Tax Act, will file a resident Gross Income Tax return, and will pay any applicable taxes on any gain or income from the disposition of this property.
- 2. The real property sold or transferred is used exclusively as a principal residence as defined in 26 U.S. Code section 121.
- 3. Seller is a mortgagor conveying the mortgaged property to a mortgagee in foreclosure or in a transfer in lieu of foreclosure with no additional consideration.
- 4. Seller, transferor, or transferee is an agency or authority of the United States of America, an agency or authority of the State of New Jersey, the Federal National Mortgage Association, the Federal Home Loan Mortgage Corporation, the Government National Mortgage Association, or a private mortgage insurance company.
- 5. Seller is not an individual, estate, or trust and is not required to make an estimated Gross Income Tax payment.
- 6. The total consideration for the property is \$1,000 or less so the seller is not required to make an estimated Income Tax payment.
- 7. The gain from the sale is not recognized for federal income tax purposes under 26 U.S. Code section 721, 1031, or 1033 (CIRCLE THE APPLICABLE SECTION). If the indicated section does not ultimately apply to this transaction, the seller acknowledges the obligation to file a New Jersey Income Tax return for the year of the sale and report the recognized gain.
- 8. Seller did not receive non-like kind property.
- 9. The real property is being transferred by an executor or administrator of a decedent to a devisee or heir to effect distribution of the decedent's estate in accordance with the provisions of the decedent's will or the intestate laws of this State.
- 10. The real property being sold is subject to a short sale instituted by the mortgagee, whereby the seller agreed not to receive any proceeds from the sale and the mortgagee will receive all proceeds paying off an agreed amount of the mortgage.
- 11. The deed is dated prior to August 1, 2004, and was not previously recorded.
- 12. The real property is being transferred under a relocation company transaction where a trustee of the relocation company buys the property from the seller and then sells the house to a third party buyer for the same price.
- 13. The real property is being transferred between spouses or incident to a divorce decree or property settlement agreement under 26 U.S. Code section 1041.
- 14. The property transferred is a cemetery plot.
- 15. The seller is not receiving net proceeds from the sale. Net proceeds from the sale means the net amount due to the seller on the settlement sheet.
- 16. The seller is a retirement trust that received an acknowledgment letter from the Internal Revenue Service that the seller is a retirement trust, and is therefore not required to make the estimated Gross Income Tax payment.
- 17. The seller (and/or spouse/civil union partner) originally purchased the property while a resident of New Jersey as a member of the U.S. Armed Forces and is now selling the property as a result of being deployed on active duty outside of New Jersey. (Only check this box if applicable and neither boxes 1 nor 2 apply.)

Seller's Declaration

The undersigned understands that this declaration and its contents may be disclosed or provided to the New Jersey Division of Taxation and that any false statement contained herein may be punished by fine, imprisonment, or both. I furthermore declare that I have examined this declaration and, to the best of my knowledge and belief, it is true, correct and complete. By checking this box I certify that a Power of Attorney to represent the seller(s) has been previously recorded or is being recorded simultaneously with the deed to which this form is attached.

10/15/20
Date

Signature (Seller)

Indicate if Power of Attorney or Attorney in Fact

Date

Signature (Seller)

Indicate if Power of Attorney or Attorney in Fact

State of New Jersey
Seller's Residency Certification/Exemption

Seller's Information

Name(s)
SUN OBERLIN LLC
Current Street Address
31 WEST 24TH STREET, SUITE 1012
City, Town, Post Office
NEW YORK State NY ZIP Code 10001

Property Information

Block(s) 1601 Lot(s) 3 Qualifier
Street Address
475 OBERLIN AVENUE
City, Town, Post Office
LAKEWOOD State NJ ZIP Code 08701

Seller's Percentage of Ownership 29.1% Total Consideration 15,000,000 Owner's Share of Consideration 4,365,000 Closing Date 10/23/2020

Seller's Assurances (Check the Appropriate Box) (Boxes 2 through 16 apply to Residents and Nonresidents)

- 1. Seller is a resident taxpayer (individual, estate, or trust) of the State of New Jersey pursuant to the New Jersey Gross Income Tax Act, will file a resident Gross Income Tax return, and will pay any applicable taxes on any gain or income from the disposition of this property.
- 2. The real property sold or transferred is used exclusively as a principal residence as defined in 26 U.S. Code section 121.
- 3. Seller is a mortgagor conveying the mortgaged property to a mortgagee in foreclosure or in a transfer in lieu of foreclosure with no additional consideration.
- 4. Seller, transferor, or transferee is an agency or authority of the United States of America, an agency or authority of the State of New Jersey, the Federal National Mortgage Association, the Federal Home Loan Mortgage Corporation, the Government National Mortgage Association, or a private mortgage insurance company.
- 5. Seller is not an individual, estate, or trust and is not required to make an estimated Gross Income Tax payment.
- 6. The total consideration for the property is \$1,000 or less so the seller is not required to make an estimated Income Tax payment.
- 7. The gain from the sale is not recognized for federal income tax purposes under 26 U.S. Code section 721, 1031, or 1033 (CIRCLE THE APPLICABLE SECTION). If the indicated section does not ultimately apply to this transaction, the seller acknowledges the obligation to file a New Jersey Income Tax return for the year of the sale and report the recognized gain.
- 8. Seller did not receive non-like kind property.
- 9. The real property is being transferred by an executor or administrator of a decedent to a devisee or heir to effect distribution of the decedent's estate in accordance with the provisions of the decedent's will or the intestate laws of this State.
- 10. The real property being sold is subject to a short sale instituted by the mortgagee, whereby the seller agreed not to receive any proceeds from the sale and the mortgagee will receive all proceeds paying off an agreed amount of the mortgage.
- 11. The deed is dated prior to August 1, 2004, and was not previously recorded.
- 12. The real property is being transferred under a relocation company transaction where a trustee of the relocation company buys the property from the seller and then sells the house to a third party buyer for the same price.
- 13. The real property is being transferred between spouses or incident to a divorce decree or property settlement agreement under 26 U.S. Code section 1041.
- 14. The property transferred is a cemetery plot.
- 15. The seller is not receiving net proceeds from the sale. Net proceeds from the sale means the net amount due to the seller on the settlement sheet.
- 16. The seller is a retirement trust that received an acknowledgment letter from the Internal Revenue Service that the seller is a retirement trust, and is therefore not required to make the estimated Gross Income Tax payment.
- 17. The seller (and/or spouse/civil union partner) originally purchased the property while a resident of New Jersey as a member of the U.S. Armed Forces and is now selling the property as a result of being deployed on active duty outside of New Jersey. (Only check this box if applicable and neither boxes 1 nor 2 apply.)

Seller's Declaration

The undersigned understands that this declaration and its contents may be disclosed or provided to the New Jersey Division of Taxation and that any false statement contained herein may be punished by fine, imprisonment, or both. I furthermore declare that I have examined this declaration and, to the best of my knowledge and belief, it is true, correct and complete. By checking this box I certify that a Power of Attorney to represent the seller(s) has been previously recorded or is being recorded simultaneously with the deed to which this form is attached.

Date Signature (Seller) Indicate if Power of Attorney or Attorney in Fact

Date Signature (Seller) Indicate if Power of Attorney or Attorney in Fact

GIT/REP-3
(8-19)
(Print or Type)

State of New Jersey Seller's Residency Certification/Exemption

Seller's Information

Name(s)

AA OBERLIN LLC

Current Street Address

31 WEST 24TH STREET, SUITE 1012

City, Town, Post Office

NEW YORK

State

NY

ZIP Code

10001

Property Information

Block(s)

1601

Lot(s)

3

Qualifier

Street Address

475 OBERLIN AVENUE

City, Town, Post Office

LAKEWOOD

State

NJ

ZIP Code

08701

Seller's Percentage of Ownership

26%

Total Consideration

15,000,000

Owner's Share of Consideration

3,900,000.00

Closing Date

10/23/2020

Seller's Assurances (Check the Appropriate Box) (Boxes 2 through 16 apply to Residents and Nonresidents)

1. Seller is a resident taxpayer (individual, estate, or trust) of the State of New Jersey pursuant to the New Jersey Gross Income Tax Act, will file a resident Gross Income Tax return, and will pay any applicable taxes on any gain or income from the disposition of this property.
2. The real property sold or transferred is used exclusively as a principal residence as defined in 26 U.S. Code section 121.
3. Seller is a mortgagor conveying the mortgaged property to a mortgagee in foreclosure or in a transfer in lieu of foreclosure with no additional consideration.
4. Seller, transferor, or transferee is an agency or authority of the United States of America, an agency or authority of the State of New Jersey, the Federal National Mortgage Association, the Federal Home Loan Mortgage Corporation, the Government National Mortgage Association, or a private mortgage insurance company.
5. Seller is not an individual, estate, or trust and is not required to make an estimated Gross Income Tax payment.
6. The total consideration for the property is \$1,000 or less so the seller is not required to make an estimated Income Tax payment.
7. The gain from the sale is not recognized for federal income tax purposes under 26 U.S. Code section 721, 1031, or 1033 (CIRCLE THE APPLICABLE SECTION). If the indicated section does not ultimately apply to this transaction, the seller acknowledges the obligation to file a New Jersey Income Tax return for the year of the sale and report the recognized gain.
 Seller did not receive non-like kind property.
8. The real property is being transferred by an executor or administrator of a decedent to a devisee or heir to effect distribution of the decedent's estate in accordance with the provisions of the decedent's will or the intestate laws of this State.
9. The real property being sold is subject to a short sale instituted by the mortgagee, whereby the seller agreed not to receive any proceeds from the sale and the mortgagee will receive all proceeds paying off an agreed amount of the mortgage.
10. The deed is dated prior to August 1, 2004, and was not previously recorded.
11. The real property is being transferred under a relocation company transaction where a trustee of the relocation company buys the property from the seller and then sells the house to a third party buyer for the same price.
12. The real property is being transferred between spouses or incident to a divorce decree or property settlement agreement under 26 U.S. Code section 1041.
13. The property transferred is a cemetery plot.
14. The seller is not receiving net proceeds from the sale. Net proceeds from the sale means the net amount due to the seller on the settlement sheet.
15. The seller is a retirement trust that received an acknowledgment letter from the Internal Revenue Service that the seller is a retirement trust, and is therefore not required to make the estimated Gross Income Tax payment.
16. The seller (and/or spouse/civil union partner) originally purchased the property while a resident of New Jersey as a member of the U.S. Armed Forces and is now selling the property as a result of being deployed on active duty outside of New Jersey. (Only check this box if applicable and neither boxes 1 nor 2 apply.)

Seller's Declaration

The undersigned understands that this declaration and its contents may be disclosed or provided to the New Jersey Division of Taxation and that any false statement contained herein may be punished by fine, imprisonment, or both. I furthermore declare that I have examined this declaration and, to the best of my knowledge and belief, it is true, correct and complete. By checking this box I certify that a Power of Attorney to represent the seller(s) has been previously recorded or is being recorded simultaneously with the deed to which this form is attached.

		
Date	Signature (Seller)	Indicate if Power of Attorney or Attorney in Fact

Date	Signature (Seller)	Indicate if Power of Attorney or Attorney in Fact

AFFIDAVIT OF CONSIDERATION FOR USE BY BUYER

(Chapter 49, P.L. 1988, as amended through Chapter 33, P.L. 2006) (N.J.S.A. 46:15-5 et seq.)

PLEASE READ THE INSTRUCTIONS ON THE REVERSE SIDE OF THIS FORM BEFORE COMPLETING THIS AFFIDAVIT

STATE OF NEW JERSEY

FOR RECORDER'S USE ONLY	
Consideration	\$ _____
RTF paid by buyer	\$ _____
Date _____	By _____

County Ocean } ss. County Municipal Code 1515

MUNICIPALITY OF PROPERTY LOCATION Township of Lakewood

(1) PARTY OR LEGAL REPRESENTATIVE (See Instructions #3 and #4 on reverse side) XXX-XX-X Last three digits in grantee's _____
Deponent, Elkana Tress (Name), being duly sworn according to law upon his/her oath,

deposes and says that he/she is the Manager of 475 Oberlin Owner LLC in a deed dated _____ transferring
(Grantee, Legal Representative, Corporate Officer, Officer of the Title Company, Lending Institution, etc.)
real property identified as Block number 1601 Lot number 3 located at
475 Oberlin Avenue Lakewood, NJ 08701 and annexed thereto.
(Street Address, Town)

(2) CONSIDERATION \$ 15,000,000 (See instructions #1, #5, and #11 on reverse side)

Entire consideration is in excess of \$1,000,000:

PROPERTY CLASSIFICATION CHECKED OR CIRCLED BELOW IS TAKEN FROM OFFICIAL ASSESSMENT LIST (A PUBLIC RECORD) OF MUNICIPALITY WHERE THE REAL PROPERTY IS LOCATED IN THE YEAR OF TRANSFER. REFER TO N.J.A.C. 18:12-2.2 ET SEQ.

(A) Grantee required to remit the 1% fee, complete (A) by checking off appropriate box or boxes below.

- Class 2 - Residential
- Class 3A - Farm property (Regular) and any other real property transferred to same grantee in conjunction with transfer of Class 3A property
- Class 4A - Commercial properties (if checked, calculation in (E) required below)
- Cooperative unit (four families or less) (See C. 46:8D-3.) Cooperative units are Class 4C.

(B) Grantee is not required to remit 1% fee (one or more of the following classes being conveyed), complete (B) by checking off appropriate box or boxes below.

- Property class. Circle applicable class or classes: 1 3B 4B 4C 15
Property classes: 1-Vacant Land; 3B- Farm property (Qualified); 4B- Industrial properties; 4C- Apartments; 15- Public Property, etc. (N.J.A.C. 18:12-2.2 et seq.)
- Exempt organization determined by federal Internal Revenue Service/Internal Revenue Code of 1986, 26 U.S.C. s. 501.
- Incidental to corporate merger or acquisition; equalized assessed valuation less than 20% of total value of all assets exchanged in merger or acquisition. If checked, calculation in (E) required and **MUST ATTACH COMPLETED RTF-4.**

(C) When grantee transfers properties involving block(s) and lot(s) of two or more classes in one deed, one or more subject to the 1% fee (A), with one or more than one not subject to the 1% fee (B), pursuant to N.J.S.A. 46:15-7.2, complete (C) by checking off appropriate box or boxes and (D).

- Property class. Circle applicable class or classes: 1 2 3B 4A 4B 4C 15

(D) **EQUALIZED VALUE CALCULATION FOR ALL PROPERTIES CONVEYED, WHETHER THE 1% FEE APPLIES OR DOES NOT APPLY**

Property Class	Total Assessed Valuation	+	Director's Ratio	=	Equalized Valuation
Property Class _____	\$ _____	+	_____ %	=	\$ _____
Property Class _____	\$ _____	+	_____ %	=	\$ _____
Property Class _____	\$ _____	+	_____ %	=	\$ _____
Property Class _____	\$ _____	+	_____ %	=	\$ _____

(E) **REQUIRED EQUALIZED VALUE CALCULATION FOR ALL CLASS 4A (COMMERCIAL) PROPERTY TRANSACTIONS:** (See Instructions #6 and #7 on reverse side)

Total Assessed Valuation + Director's Ratio = Equalized Value
 \$ _____ + _____ % = \$ _____

If Director's Ratio is less than 100%, the equalized valuation will be an amount greater than the assessed valuation. If Director's Ratio is equal to or exceeds 100%, the assessed valuation will be equal to the equalized value.

(3) **TOTAL EXEMPTION FROM FEE** (See Instruction #8 on reverse side)

Deponent states that this deed transaction is fully exempt from the Realty Transfer Fee imposed by C. 49, P.L. 1988, as amended through Chapter 33, P.L. 2006, for the following reason(s). Mere reference to exemption symbol is insufficient. Explain in detail.

(4) Deponent makes Affidavit of Consideration for Use by Buyer to induce county clerk or register of deeds to record the deed and accept the fee submitted herewith pursuant to the provisions of Chapter 49, P.L. 1988, as amended through Chapter 33, P.L. 2006.

Subscribed and sworn to before me this 15th day of October, 2020

State of New Jersey
Vaakov Kior - Notary Public
Commission No. 50031581
My Commission Expires 2/08/2021

Signature of Deponent _____ 475 Oberlin Owner LLC
 Deponent Address _____ Grantee Name
 _____ Grantee Address at Time of Sale
 _____ Name/Company of Settlement Officer

County recording officers: forward one copy of each RTF-1EE to: _____

STATE OF NEW JERSEY
AFFIDAVIT OF CONSIDERATION FOR USE BY SELLER
(Chapter 49, P.L.1968, as amended through Chapter 33, P.L. 2006) (N.J.S.A. 46:15-5 et seq.)
BEFORE COMPLETING THIS AFFIDAVIT, PLEASE READ THE INSTRUCTIONS ON THE REVERSE SIDE OF THIS FORM.

STATE OF NEW JERSEY

FOR RECORDER'S USE ONLY	
Consideration	\$ _____
RTF paid by seller	\$ _____
Date	By _____

COUNTY Ocean } SS. County Municipal Code 1515

MUNICIPALITY OF PROPERTY LOCATION Lakewood

*Use symbol "C" to indicate that fee is exclusively for county use.

(1) PARTY OR LEGAL REPRESENTATIVE (See Instructions #3 and #4 on reverse side)

Deponent, Jennifer Vella, being duly sworn according to law upon his/her oath, (Name) deposes and says that he/she is the Title Officer in a deed dated 10/23/2020 transferring (Grantor, Legal Representative, Corporate Officer, Officer of Title Company, Lending Institution, etc.) real property identified as Block number 1601 Lot number 3 located at 475 Oberlin Avenue, Lakewood, NJ 08701 and annexed thereto. (Street Address, Town)

(2) CONSIDERATION \$ 15,000,000.00 (Instructions #1 and #5 on reverse side) no prior mortgage to which property is subject.

(3) Property transferred is Class 4A 4C (circle one). If property transferred is Class 4A, calculation in Section 3A below is required.

(3A) REQUIRED CALCULATION OF EQUALIZED VALUATION FOR ALL CLASS 4A (COMMERCIAL) PROPERTY TRANSACTIONS: (See Instructions #5A and #7 on reverse side)

Total Assessed Valuation + Director's Ratio = Equalized Assessed Valuation

\$ _____ + _____ % = \$ _____

If Director's Ratio is less than 100%, the equalized valuation will be an amount greater than the assessed value. If Director's Ratio is equal to or in excess of 100%, the assessed value will be equal to the equalized valuation.

(4) FULL EXEMPTION FROM FEE (See Instruction #8 on reverse side)

Deponent states that this deed transaction is fully exempt from the Realty Transfer Fee imposed by C. 49, P.L. 1968, as amended through C. 66, P.L. 2004, for the following reason(s). Mere reference to exemption symbol is insufficient. Explain in detail.

(5) PARTIAL EXEMPTION FROM FEE (Instruction #9 on reverse side)

NOTE: All boxes below apply to grantor(s) only. ALL BOXES IN APPROPRIATE CATEGORY MUST BE CHECKED. Failure to do so will void claim for partial exemption. Deponent claims that this deed transaction is exempt from State portions of the Basic, Supplemental, and General Purpose Fees, as applicable, imposed by C. 176, P.L. 1975, C. 113, P.L. 2004, and C. 66, P.L. 2004 for the following reason(s):

- A. SENIOR CITIZEN Grantor(s) 62 years of age or over. * (Instruction #9 on reverse side for A or B)
- B. { BLIND PERSON Grantor(s) legally blind or, *
 DISABLED PERSON Grantor(s) permanently and totally disabled receiving disability payments not gainfully employed*

Senior citizens, blind persons, or disabled persons must also meet all of the following criteria:

- Owned and occupied by grantor(s) at time of sale. Resident of State of New Jersey.
- One or two-family residential premises. Owners as joint tenants must all qualify.

*IN CASE OF HUSBAND AND WIFE, PARTNERS IN A CIVIL UNION COUPLE, ONLY ONE GRANTOR NEED QUALIFY IF TENANTS BY THE ENTIRETY.

C. LOW AND MODERATE INCOME HOUSING (Instruction #9 on reverse side)

- Affordable according to H.U.D. standards. Reserved for occupancy.
- Meets income requirements of region. Subject to resale controls.

(6) NEW CONSTRUCTION (Instructions #2, #10 and #12 on reverse side)

- Entirely new improvement. Not previously occupied.
- Not previously used for any purpose. "NEW CONSTRUCTION" printed clearly at top of first page of the deed.

(7) RELATED LEGAL ENTITIES TO LEGAL ENTITIES (Instructions #5, #12, #14 on reverse side)

- No prior mortgage assumed or to which property is subject at time of sale.
- No contributions to capital by either grantor or grantee legal entity.
- No stock or money exchanged by or between grantor or grantee legal entities.

(8) Deponent makes this Affidavit to induce county clerk or register of deeds to record the deed and accept the fee submitted herewith in accordance with the provisions of Chapter 49, P.L. 1968, as amended through Chapter 33, P.L. 2006.

Subscribed and sworn to before me this 26 day of October, 2020

[Signature] Signature of Deponent
212 Second Street, Suite 502
Lakewood, NJ 08701
Sun Oberlin LLC Grantor Name
31 West 34th Street, Suite 1012
New York, NY

Deponent Address Grantor Address at Time of Sale

XXX-XXX-XXXX Last three digits in Grantor's Social Security Number Name/Company of Settlement Officer

BASYAH ZUCKERMAN
NOTARY PUBLIC
STATE OF NEW JERSEY
MY COMMISSION EXPIRES DEC. 28, 2020

FOR OFFICIAL USE ONLY	
Instrument Number	County _____
Deed Number	Book _____ Page _____
Deed Dated	Date Recorded _____

County recording officers shall forward one copy of each RTF-1 form when Section 3A is completed to: STATE OF NEW JERSEY
PO BOX 251
TRENTON, NJ 08625-0251
ATTENTION: REALTY TRANSFER FEE UNIT

The Director of the Division of Taxation in the Department of the Treasury has prescribed this form as required by law, and may not be altered or amended without prior approval of the Director. For information on the Realty Transfer Fee or to print a copy of this Affidavit, visit the Division of Taxation website at: www.state.nj.us/treasury/taxation/tp10ecafax.htm

Promises by Grantor. The Grantor promises that the Grantor has done no act to encumber the property. This promise is called a "covenant as to grantor's acts" (N.J.S.A. 46:4-6). This promise means that the Grantor has not allowed anyone else to obtain any legal rights which affect the property (such as by making a mortgage or allowing a judgment to be entered against the Grantor).

Signatures. The Grantor signs this Deed as of the date at the top of the first page. If the Grantor is a corporation, this Deed is signed and attested to by its proper corporate officers and its corporate seal is affixed.

SUN OBERLIN LLC,
a New Jersey limited liability company

By: 
Name: Avy Azeroual
Title: Manager

AA OBERLIN LLC,
a New Jersey limited liability company

By: 
Name: Avy Azeroual
Title: Manager

ZM OBERLIN LLC,
a New Jersey limited liability company

By: _____
Name: Zev Schick
Title: Manager

ZM OBERLIN INVESTOR LLC,
a New Jersey limited liability company

By: _____
Name: Zev Schick
Title: Manager

Promises by Grantor. The Grantor promises that the Grantor has done no act to encumber the property. This promise is called a "covenant as to grantor's acts" (N.J.S.A. 46:4-6). This promise means that the Grantor has not allowed anyone else to obtain any legal rights which affect the property (such as by making a mortgage or allowing a judgment to be entered against the Grantor).

Signatures. The Grantor signs this Deed as of the date at the top of the first page. If the Grantor is a corporation, this Deed is signed and attested to by its proper corporate officers and its corporate seal is affixed. Deed delivered on October 23, 2020

SUN OBERLIN LLC,
a New Jersey limited liability company

By: _____
Name: Avy Azeroual
Title: Manager

AA OBERLIN LLC,
a New Jersey limited liability company

By: _____
Name: Avy Azeroual
Title: Manager

ZM OBERLIN LLC,
a New Jersey limited liability company

By: _____
Name: Zev Schick
Title: Manager

ZM OBERLIN INVESTOR LLC,
a New Jersey limited liability company

By: _____
Name: Zev Schick
Title: Manager

ACKNOWLEDGMENT

STATE OF California :
NEW YORK :
COUNTY OF Los Angeles : SS
:

BE IT REMEMBERED that on this 14 day of October, 2020, before me, a Notary Public, Avy Azeroual, personally appeared before me and stated under oath to my satisfaction:

- (a) This Deed was signed by Avy Azeroual, who is the Manager of AA Oberlin LLC and Sun Oberlin LLC, two of the entities named in this DEED and was fully authorized to and did execute this Deed on their behalf;
- (b) Made this Deed for \$15,000,000.00 as the full and actual compensation paid or to be paid for the transfer of title. (Such consideration is defined in N.J.S.A. 46:15-5); and
- (c) The subscribing witness signed this proof under oath to attest to the truth of these facts.



[Signature]
Notary Public :

STATE OF NEW YORK :
COUNTY OF _____ : SS
:

BE IT REMEMBERED that on this _____ day of _____, 2020, before me, a Notary Public, Zev Schick, personally appeared before me and stated under oath to my satisfaction:

- (d) This Deed was signed by Zev Schick, who is the Manager of ZM Oberlin LLC and ZM Oberlin Investors LLC, two of the entities named in this DEED and was fully authorized to and did execute this Deed on their behalf;
- (e) Made this Deed for \$15,000,000.00 as the full and actual compensation paid or to be paid for the transfer of title. (Such consideration is defined in N.J.S.A. 46:15-5); and
- (f) The subscribing witness signed this proof under oath to attest to the truth of these facts.

Notary Public

RECORD AND RETURN TO:
JEFFREY ZWICK & ASSOCIATES, P.C.
266 BROADWAY, SUITE 403
BROOKLYN, NY 11211

ACKNOWLEDGMENT

STATE OF NEW YORK :
 : SS
COUNTY OF _____ :

BE IT REMEMBERED that on this _____ day of _____, 2020, before me, a Notary Public, Avy Azeroual, personally appeared before me and stated under oath to my satisfaction:

- (a) This Deed was signed by Avy Azeroual, who is the Manager of AA Oberlin LLC and Sun Oberlin LLC, two of the entities named in this DEED and was fully authorized to and did execute this Deed on their behalf;
- (b) Made this Deed for \$15,000,000.00 as the full and actual compensation paid or to be paid for the transfer of title. (Such consideration is defined in N.J.S.A. 46:15-5); and
- (c) The subscribing witness signed this proof under oath to attest to the truth of these facts.

Notary Public

STATE OF NEW YORK *Jersey* :
 : SS
COUNTY OF *Ocean* :

BE IT REMEMBERED that on this 14 day of October, 2020, before me, a Notary Public, Zev Schick, personally appeared before me and stated under oath to my satisfaction:

- (d) This Deed was signed by Zev Schick, who is the Manager of ZM Oberlin LLC and ZM Oberlin Investors LLC, two of the entities named in this DEED and was fully authorized to and did execute this Deed on their behalf;
- (e) Made this Deed for \$15,000,000.00 as the full and actual compensation paid or to be paid for the transfer of title. (Such consideration is defined in N.J.S.A. 46:15-5); and
- (f) The subscribing witness signed this proof under oath to attest to the truth of these facts.

Notary Public

RECORD AND RETURN TO:
JEFFREY ZWICK & ASSOCIATES, P.C.
266 BROADWAY, SUITE 403
BROOKLYN, NY 11211

ABRAHAM TRESS
NOTARY PUBLIC
STATE OF NEW JERSEY
ID#2448118
MY COMMISSION EXPIRES JULY 21, 2024

Attachment 3

Substantiating Evidence That the Roof Is Structurally Able to Support A
Solar System

Design Data Summary Sheet

Page 1
J. Marx
11/20/2020

Building, 475 Oberlin Ave. South, Lakewood, NJ

A. Existing Drawing Information

1. Building steel Z purlins & tapered steel beams – exist. drawings not available – site measurements by J. Marx.

B. Design Loads for Building

1. Governing Design Code

Governing Building Code: IBC Building Code Year: 2018
Occupancy Category: II (Std. Occupancy)

2. Roof Live Load

Existing Est. Live Load (LL) = 20 pounds per square foot (psf)

Where solar modules are located there will be no roof live load.

3. Roof Snow Load

Roof Snow Load with Solar Photovoltaic (PV) modules

Snow Load Coefficient (C_e) = 1.0

Thermal Factor (C_t) = 1.0

Snow Importance Factor (I_s) = 1.0

Ground Snow Load (P_g) = 20 psf

$P_f = 0.7 * C_e * C_t * I_s * P_g = 14$ psf

Rain on Snow Surcharge = 5.0

$P_f + \text{surcharge} = 19.0$ psf

ASCE 7-16 Min. Flat Roof = 20 psf

Roof Snow Load (SL) = 20 psf

4. Wind Load

Wind Exposure Category: B

Wind Velocity Pressure Exposure Coef. (K_z): 0.70

Wind Topographic Factor (K_{zt}) = 1.0

Wind Directionality Factory (K_d) = 0.85

Wind Velocity (V) miles per hour = 119

Building Wind Load (q_z) = $0.00256 * K_z * K_{zt} * K_d * V^2 * 0.6 = 12.94$ psf (ASD)

Wind Pressure Coefficients and the design pressures shall be applied per ASCE 7-16

Building, 475 Oberlin Ave. South, Lakewood, NJ

5. Dead Load

Office & Warehouse Areas

Existing (DL) Building System Weight of Roofing, Insulation & Steel Z Framing and
Collateral Load = 9.5 psf

Solar PV panel weight = < 3.5 psf

6. Load Combinations

Load combination used to design roof framing structural members:

6A. Office & Warehouse Areas

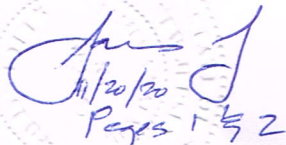
New SL 20 # + PV 3.5 # + DL 9.5 # = 33 psf < Existing Capacity

Existing LL 20 # + DL 9.5 # = 29.5 psf

Existing Capacity = > 33 psf

7. Conclusion

The existing Office & Warehouse Areas are adequate to support the additional 5.0 psf of PV system. The Buildings stand seam roofing will support the PV railing with S-5! clamps spaced at 48" max.



11/20/20
Page 1 of 2

James A. Marx, Jr.
Professional Engineer
NJ Professional Engineer License No. GE 25179

Attachment 4

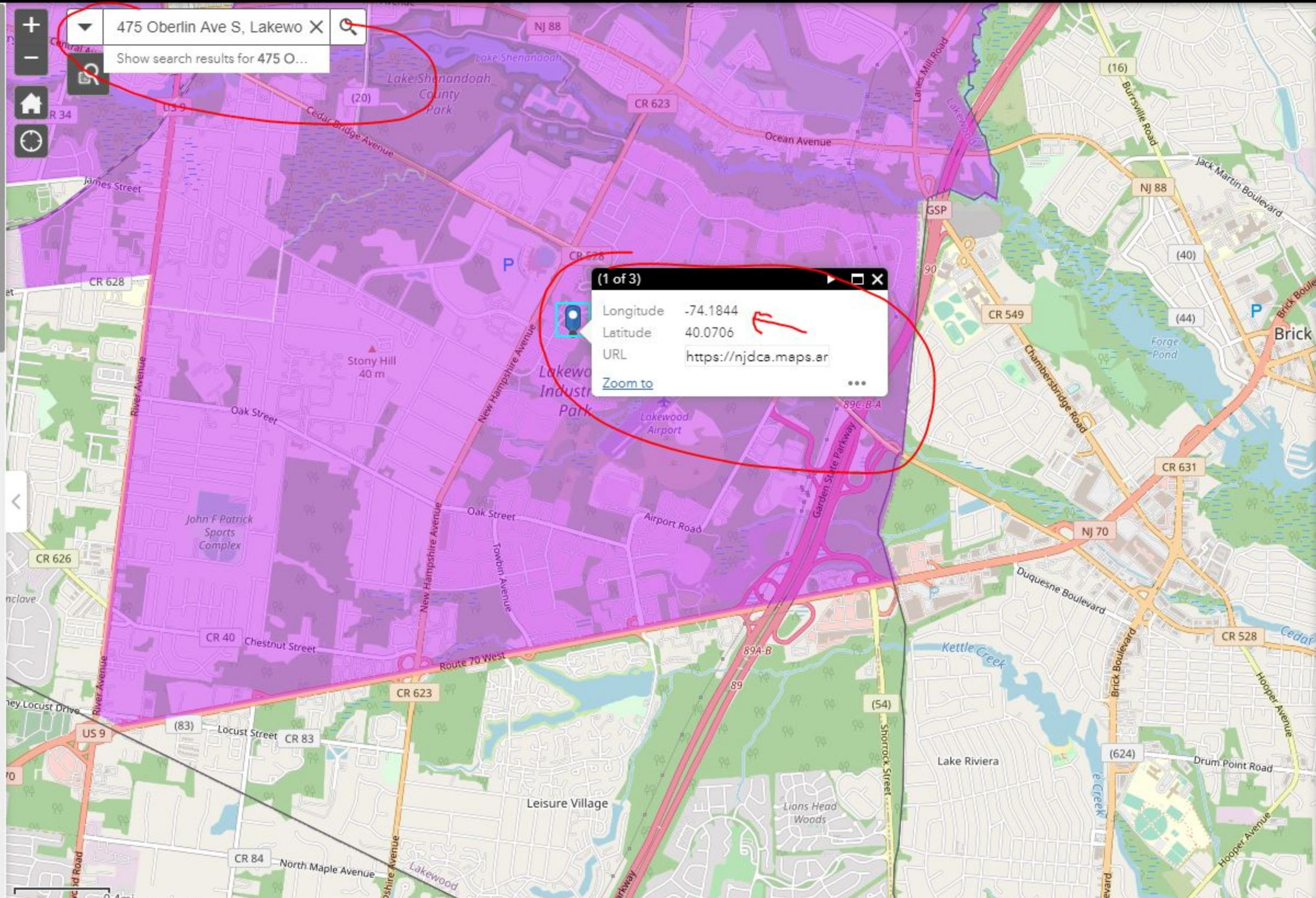
Proof That the Facility Is Located in An EOZ

AVG Secure Browser isn't your default browser [Set as default](#)

NJ Community Asset Map

NJ Department of Community Affairs

- Layers
- Opportunity Zones
- Opportunity Zone Projects
- Colleges and Universities
- Medical Facilities
- Entertainment and Sporting Venues
- Arts Venues
- Collaborative Work Spaces and Incubators
- Libraries
- Major Power Plants
- Marinas
- Ports
- Ferry Terminals
- Airports
- Intermodal Facilities
- Transit Parking
- Bus Terminals
- Train Stations
- Train Stations Half Mile Buffer
- Transit Villages Half Mile Buffer



Map Help

- Find address or place
- Enter an address or location.
- Zoom in and out.
- Zoom to the State of NJ.
- Zoom to your current location.
- Run a query.
- Turn layers on and off. Scroll down using the slide rule to see all the available layers.
- Search for layers and turn all layers on or off.
- Click on the map for a pop-up with detailed information about each layer.
- More options for each layer.
- Open Attribute Table.

In addition, the following tools are also available:

1 2 3 4 5 6 7 8

1. Show a legend for the map.
2. Create a report of features in an area of the map you define (by address, drawing, or selecting Opportunity Zones).
3. Select features on the map.

Attachment 5

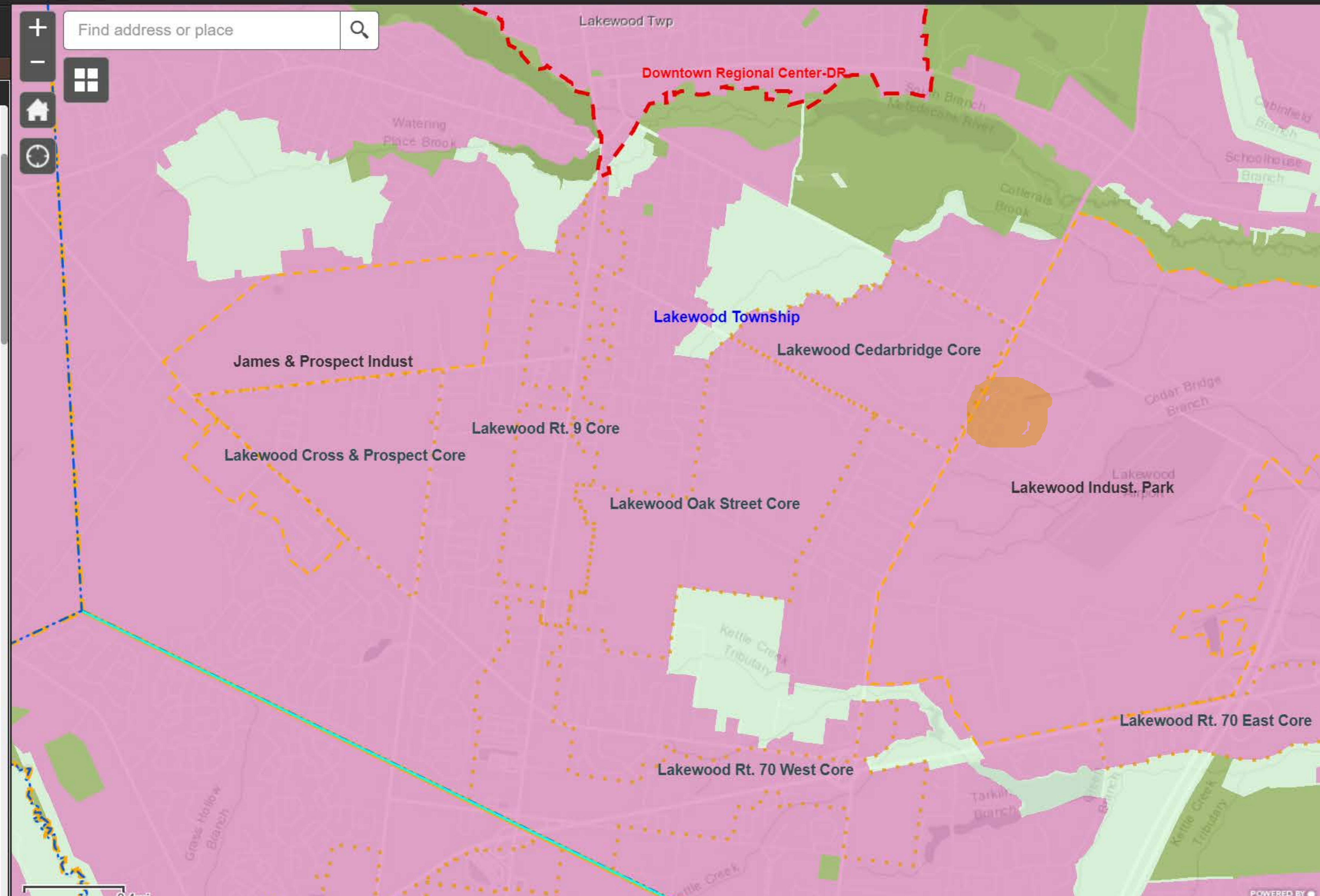
Proof of The Designation of The Area as Being in Need of
Redevelopment from A Municipal, County, Or State Entity

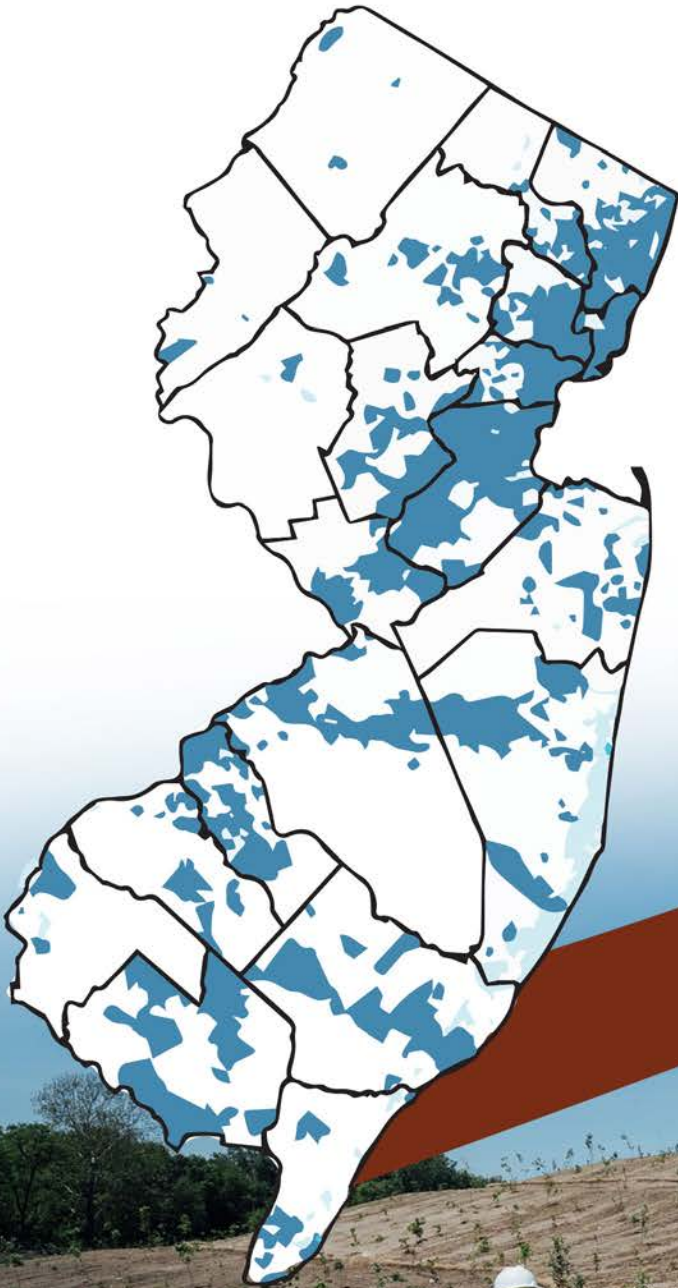
1. Map of State Development & Redevelopment Plan highlighting the location of the Oberlin solar site with a Redevelopment Node.
2. Excerpts from "Furthering the Promise: A Guidance Document for Advancing Environmental Justice Across State Government" showing the designation of Lakewood Township as an "Overburdened Community" as defined by Environmental Justice Law N.J.S.A. 13:1D-157.



Layer List

- Municipal Boundary
- Municipal Names
- Parcels
- Endorsed Municipality Boundaries of the State Development and Redevelopment Plan
- Designated Center Boundaries of the State Development and Redevelopment Plan
- Core Boundaries of the State Development and Redevelopment Plan
- Node Boundaries of the State Development and Redevelopment Plan
- NJ Pinelands Area Boundary
- NJ Pinelands Area
- Highlands Preservation Area Boundary





Defining
Environmental
Justice

1991

Seeking
Environmental
Justice

1960s

Launching
Environmental
Justice

2004

Affirming
Environmental
Justice

1994

Furthering
Environmental
Justice

2020

Reaching for
Environmental
Justice

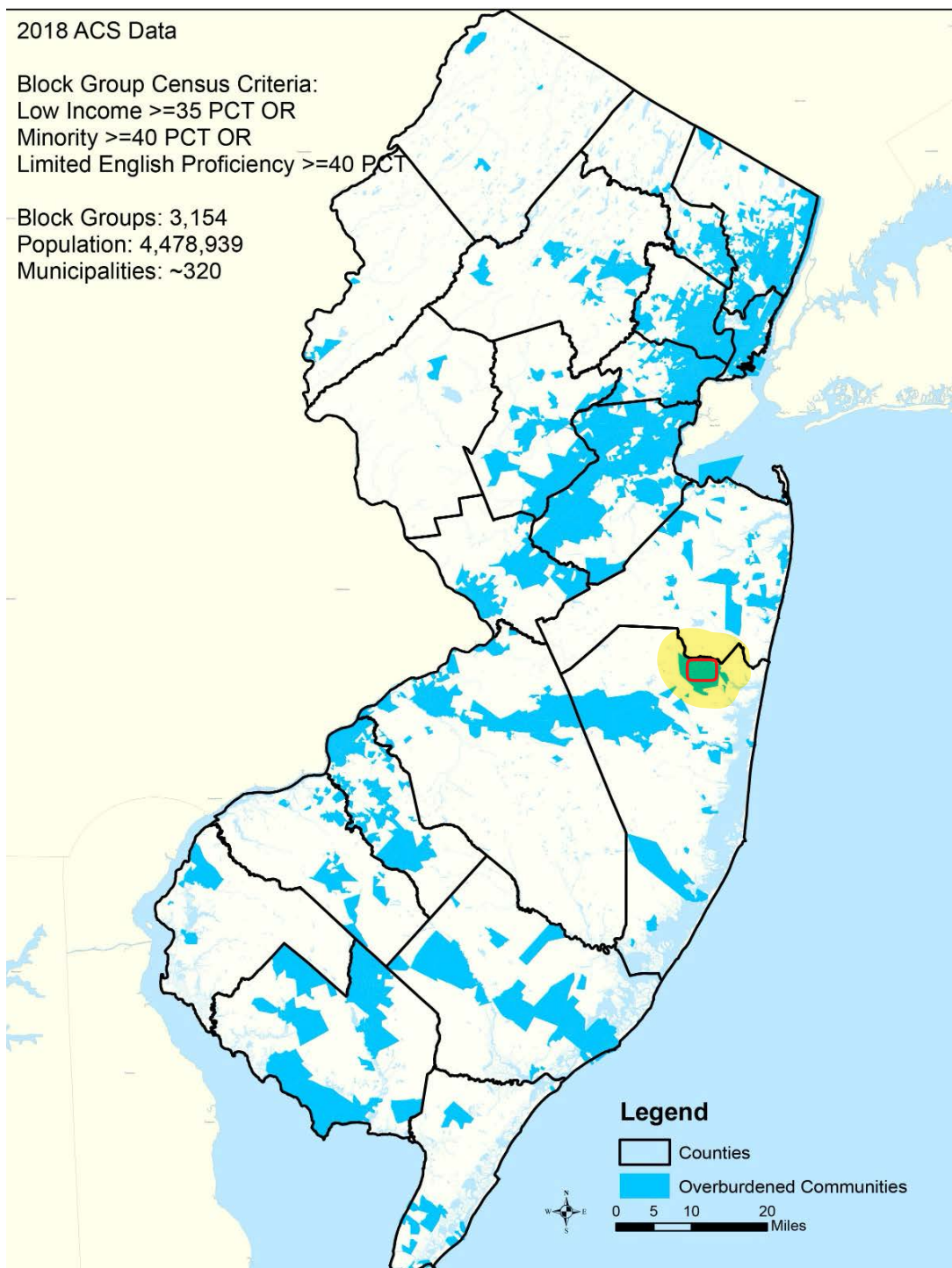
2018

Furthering the Promise:
A Guidance Document for
Advancing Environmental Justice
Across State Government



September 2020

NEW JERSEY'S OVERBURDENED COMMUNITIES

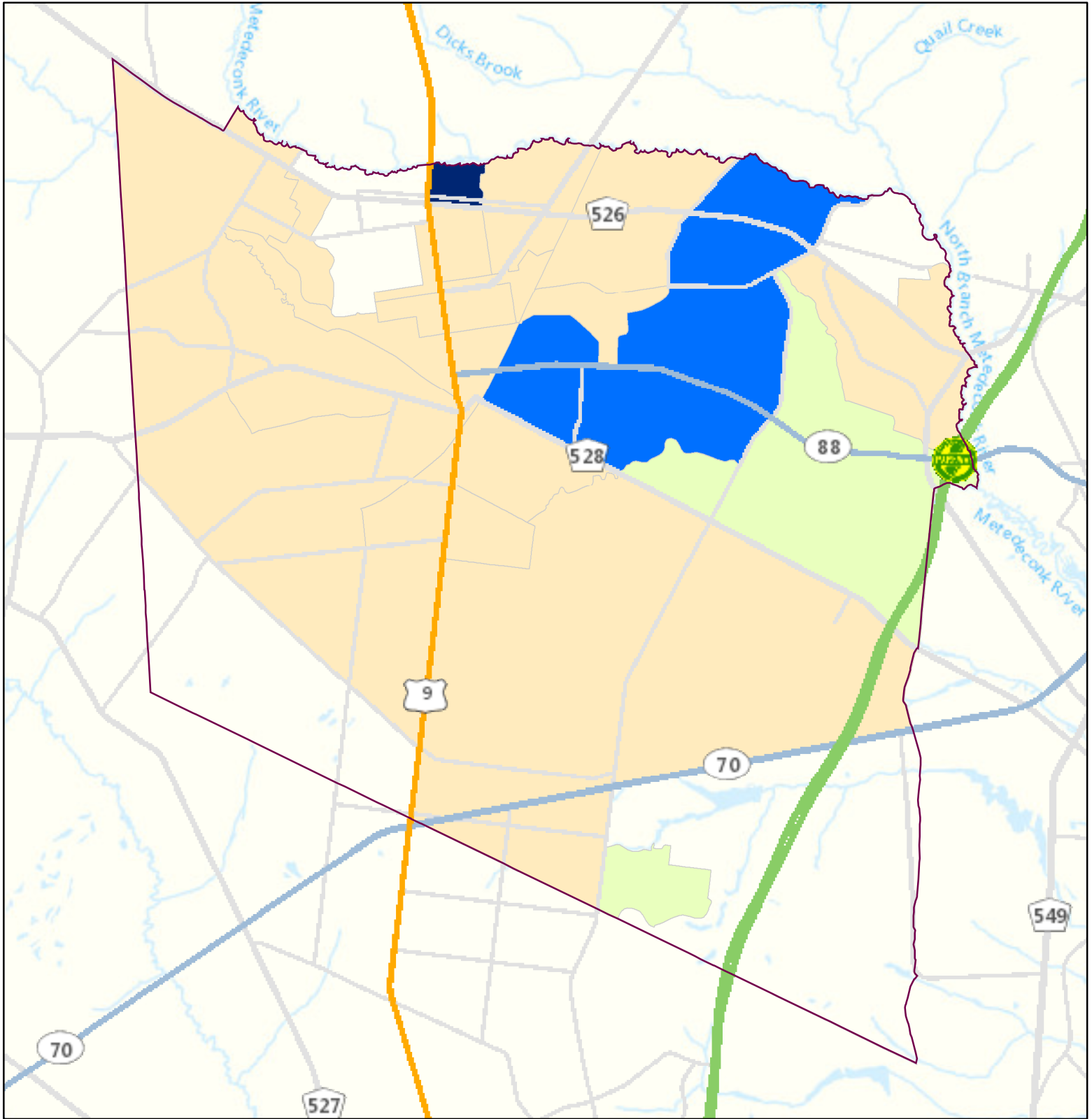


Map 1: Census block groups that meet any criteria for overburdened communities in the recently signed environmental justice law: low-income OR minority OR limited English proficiency.

MUNICIPALITY	COUNTY	Percent of Population Meeting Any Criteria	Percent of Population Meeting Low Income Criteria	Percent of Population Meeting Minority Criteria	Percent of Population Meeting Limited English Proficiency Criteria
HAZLET TWP	MONMOUTH	3.6	3.6		
HIGHLAND PARK BORO	MIDDLESEX	47.7	13.9	47.7	
HIGHLANDS BORO	MONMOUTH	21.5	21.5		
HIGHTSTOWN BORO	MERCER	70.3	44.9	70.3	
HILLSBOROUGH TWP	SOMERSET	38.3		38.3	
HILLSIDE TWP	UNION	100.0	22.2	100.0	
HOBOKEN CITY	HUDSON	14.1	10.5	12.4	
HOLMDEL TWP	MONMOUTH	16.8		16.8	
HOPEWELL TWP	CUMBERLAND	27.1	27.1		
HOWELL TWP	MONMOUTH	2.6		2.6	
IRVINGTON TWP	ESSEX	100.0	77.4	100.0	3.0
JAMESBURG BORO	MIDDLESEX	48.1		32.4	15.7
JERSEY CITY	HUDSON	99.2	50.3	99.2	0.7
KEANSBURG BORO	MONMOUTH	51.7	51.7	14.2	
KEARNY TOWN	HUDSON	89.9	32.9	89.9	
KENILWORTH BORO	UNION	30.8	9.7	30.8	
KEYPORT BORO	MONMOUTH	40.0	28.8	11.2	
LACEY TWP	OCEAN	7.8	7.8		
LAKEHURST BORO	OCEAN	67.2	67.2	19.2	
LAKESIDE TWP	OCEAN	89.5	89.5	14.4	
LAWNSIDE BORO	CAMDEN	100.0	12.7	100.0	
LAWRENCE TWP	CUMBERLAND	41.2	41.2		
LAWRENCE TWP	MERCER	42.5	9.5	42.5	
LEONIA BORO	BERGEN	100.0	12.4	100.0	4.7

Overburdened Communities Under the New Jersey Environmental Justice Law

Ocean County Lakewood Township

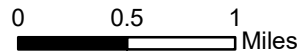


This map identifies Overburdened Communities under the New Jersey Environmental Justice Law, N.J.S.A. 13:1D-157. An overburdened community is any census block group, as determined in accordance with the most recent United States Census, in which: (1) at least 35 percent of the households qualify as low-income households; (2) at least 40 percent of the residents identify as minority or as members of a State recognized tribal community; or (3) at least 40 percent of the households have limited English proficiency. For more information please visit <https://www.nj.gov/dep/ej/communities.html>

Disclaimer: The boundary information in the TIGER/Line Shapefiles used for the maps are for statistical data collection and tabulation purposes only; their depiction and designation does not constitute a determination of jurisdictional authority or rights of ownership or entitlement and they are not legal land descriptions.

Legend

- Lakewood Township
- Overburdened Community Criteria**
- Minority
- Low Income and Minority
- Low Income
- Low Income, Minority, and Limited English
- Low Income and Limited English
- Minority and Limited English



Date: 1/18/2021

Attachment 6

Copy of The Completed Permit Readiness Checklist

The Oberlin Ave Project does not need to submit a Permit Readiness Checklist to the NJDEP, as the solar is sited on a rooftop. For the sake of Application completeness the Checklist is attached.

NEW JERSEY DEPARTMENT OF ENVIRONMENTAL PROTECTION
OFFICE OF PERMITTING & PROJECT NAVIGATION
PERMIT READINESS CHECKLIST

Completion of this form will assist the Department in determining what permits might be needed to authorize a project and to ensure that all appropriate programs attend a pre-application meeting. Please fill out the below form as completely as possible, noting any areas you are not sure of and including any information about the project and the site that might help the Department determine the permitting needs of the project.¹

1. Please complete the following questions if applicable and return to the Department with a **1 to 2-page narrative description of project, its function, and its benefits; as well as a site plan, maps, aerial photos, GIS shape files, etc.**

A. GENERAL INFORMATION

1. Name of Proposed Project ___
2. Consultant/Contact Information (if any) ___
3. Name/Address of Prospective Applicant ___
Address/tel./fax ___
Company Name ___
Address/tel./fax ___

Does the applicant own the property? ___

If the applicant is not the property owner, please provide contact information for the property owner and evidence of having property owner permission to use the property for the proposed project. ___

4. Does the project have any existing NJDEP ID#s assigned? (i.e., Case number, Program Interest (PI)#, Program ID#) ___ If yes, please provide ___

B. PROPOSED PROJECT LOCATION

Street Address/munic. ___
County ___ Zip Code ___
Block No. ___ Lot No. ___
X Coordinate in State Plane (project centroid) ___
Y Coordinate in State Plane (project centroid) ___

¹ Please be advised that this form is not a permit application. To receive authorization, approval, or a permit to conduct regulated activities, a formal application must be filed, and a formal permit or authorization issued by the appropriate Bureau within the Department prior to the conduct of regulated activity. This form is used solely for the Department's preliminary review and discussion of this project to determine what permits or authorizations may be needed to conduct the proposed activity. Any guidance offered to the applicant during this process is not binding on the Department or the applicant and a final response can only be rendered through the actual issuance of permits, approvals, or authorizations.

C. PROPOSED ACTIVITY DESCRIPTION AND SCHEDULE

1. Project Type: ___ New Construction ___ Brownfield Redevelop. ___
Alternative Energy ___ Other (Please describe) ___
- a) Estimated Schedule: Date permits needed or desired by, beginning construction date; construction completion, and operation of facility date: ___
 - b) Funding Source: Is any Federal Funding being used for this project? ___
State Funding over 1 million dollars? ___
Is funding secured at this time? ___ Is funding conditional? ___ If so, on what? ___
 - c) Is the project contingent on receiving the identified funding? ___
If yes, explain ___
 - d) What DEP permits do you think you need for this project? (The Department will confirm this through the PRC process). ___
2. For additional guidance on Department permits, please refer to the New Jersey Department of Environmental Protection's website at <https://www.nj.gov/dep/>
- a) Which Department(s), Bureau(s), and staff have you contacted regarding your proposed project? _____
 - b) Are there any Department permits that will need to be modified as a result of this project? Please explain and identify the project reviewer of the permit to be modified.

 - c) Please identify any pre-permit actions or modifications you have applied for or obtained from the Department or other state agencies for this project:
 - 1) Water Quality Management Plan consistency _____
 - 2) Highlands Consistency _____
 - 3) Wetland Delineation (LOI) _____
 - 4) Tidelands Conveyance _____
 - 5) Flood Hazard Jurisdiction or determinations _____
 - 6) Water Allocation _____
 - 7) Site Remediation RAW, Remedial Action Permit – Soil and or Groundwater, NJPDES Discharge to Ground Water, NJPDES Discharge to Surface Water, No Further Action Response Action Outcome _____
 - 8) Landfill Disruption Approval _____
 - 9) Landfill Closure Plan _____
 - 10) Other _____
3. Please submit this Permit Readiness Checklist form, completed to the extent possible, electronically to Megan.Brunatti@dep.nj.gov and David.Pepe@dep.nj.gov and one (1) copy via mail² with the following items if available:
- (a) The completed Permit Readiness Checklist;

² Submit to New Jersey Department of Environmental Protection
Office of Permitting and Project Navigation
P.O. Box 420, Mail Code 07J
Trenton, New Jersey 08625
Street Location: 401 East State Street, 7th Floor
Telephone Number:(609) 292-3600

- (b) A description of the proposed project;
- (c) Any overarching regulatory or policy call(s) or guidance that the Department must make or make known prior to the receipt of the application to determine the project's feasibility, regulatory, or review process.
- (d) USGS map(s) with the site of the proposed project site boundaries clearly delineated (including the title of the USGS quadrangle sheet from which it was taken)³;
- (e) Aerial photos/GIS information regarding the site;
- (f) A site map including any known environmental features (wetlands, streams, buffers, etc⁴);
- (g) Site plans to the extent available;
- (h) Street map indicating the location of the proposed project;
- (i) Any other information that you think may be helpful to the Department in reviewing this project.
- (j) List of any local or regional governments or entities, their historical involvement in this project or site, identification of conflicts with DEP rules, with contact names and information whose attendance/input would be helpful in facilitating this project, ie Soil Conservation Districts, health departments, local zoning officials, etc.

D. The following are questions designed to guide the Department in its determination of what permits may be needed to authorize this project. If the questions do not apply to the proposed project, please indicate N/A. Please include any other information you think may be helpful for the Department to determine which permits are needed.

NATURAL AND HISTORIC RESOURCES (609) 292-3541

Is any portion of the project site on land owned or administered by the NJDEP? _____

If yes, please visit

https://www.nj.gov/dep/greenacres/pdf/Request_to_Use_NJDEP_Property_2019.pdf for information on initiating a request to use NJDEP property. The submission of a request to use NJDEP property is a prerequisite to the scheduling of a pre-application meeting.

Green Acres Program (609) 984-0631

<http://www.nj.gov/dep/greenacres>

Is any part of the project site on land that is subject to a Green Acres restriction? _____ If yes, please describe. _____

Does the project require the use of property funded with federal Land and Water Conservation Funding? _____ If yes, please describe. _____

Does the project include activities that are under the jurisdiction of the Watershed Property Review Board? _____ If yes, please describe. _____

Has the Watershed Property Review Board made a jurisdictional determination for the project site? _____

³ USGS maps may be purchased from NJDEP, Maps and Publications, P.O. Box 420, Trenton 08625-0420; (609) 777-1038

⁴ NJGIS information

Office of Leases & Concessions: 609-633-7860

Is the temporary use of DEP lands administered by the Divisions of Parks & Forestry and/or Fish & Wildlife required for pre-construction, construction and/or post construction activities? _____
If yes, please describe. _____

Division of Parks and Forestry: State Forestry Services (609) 292-2520
<http://www.nj.gov/dep/parksandforests/forest>

Forest clearing activities/No Net Loss Reforestation Act

Will construction of the project result in the clearing of 1/2 acres or more of forested lands owned or maintained by a State entity? _____
If so, how many acres? _____

State Historic Preservation Office – SHPO (609) 984-0176
<https://www.nj.gov/dep/hpo/>

Is the site a Historic Site or district on or eligible for the State or National registry? _____
Will there be impacts to buildings over 50 years old? _____
Are there known or mapped archeological resources on the site? _____

Division of Fish and Wildlife (609) 292-2965
<http://www.nj.gov/dep/fgw>

Will there be any shut off or drawdown of a pond or a stream? _____

Threatened and Endangered Species Program

Are there records of any Threatened and Endangered species, plant, or animal in this project area? _____

Will the proposed development affect any areas identified as habitat for Threatened or Endangered Species? _____

DIVISION OF LAND RESOURCE PROTECTION (609) 777-0454
<http://www.nj.gov/dep/landuse>

Does the project involve development at or near, or impacts to the following; describe the type and extent of development in regard to location and impacts to regulated features:

Water courses (streams) _____

State Open Waters? _____

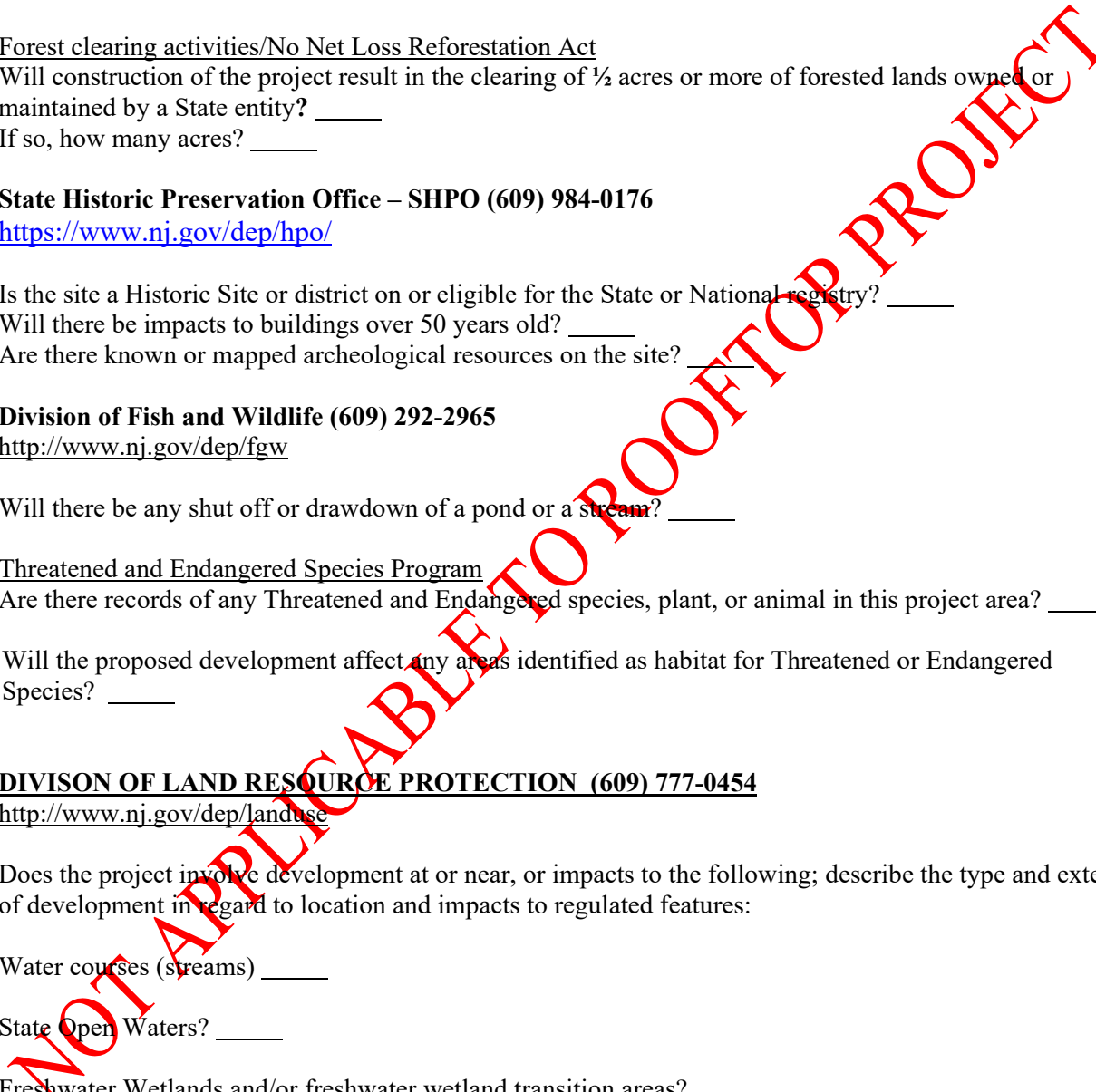
Freshwater Wetlands and/or freshwater wetland transition areas? _____

Flood Hazard areas and/or riparian buffers _____

Waterfront development areas _____

Tidally Flowed Areas _____

Bureau of Tidelands Management: _____



http://www.nj.gov/dep/landuse/tl_main.html

The CAFRA Planning Area? _____

<https://www.nj.gov/dep/gis/geoweb splash.htm>

SITE REMEDIATION & WASTE MANAGEMENT PROGRAM (609) 292-1250

<http://www.nj.gov/dep/srp/>

Site Remediation (609) 292-1251

Is the project located on or adjacent to a known or suspected contaminated site? _____

<http://www.nj.gov/dep/srp/kcsnj/>

Is the project within a designated Brownfield Development Area? _____

<http://www.nj.gov/dep/srp/brownfields/bda/index.html>

Has a No Further Action Letter or Response Action Outcome been issued for the entire project area?

Were any engineering or institutional controls implemented as part of a remedial action for discharges at the site? What is the status as to compliance with the biennial certification requirements and a remedial action permit, if applicable? _____

What is the current status of the remediation for other areas of concern for which a No Further Action Letter or a Response Action Outcome has not been issued? (Please include remedial phase, media affected, contaminant(s) of concern and whether the contamination is on or offsite.) _____

Name of current SRP Case Manager or Licensed Site Remediation Professional and Preferred Identification (PI) Number _____

Is the applicant a responsible party for discharges at the site? _____

Upon taking title to the site, would the applicant become either a responsible party for contamination at the site or a person responsible for conducting the remediation? _____

Has the remedial status of this site triggered Direct Oversight pursuant to N.J.S.A. 58:10C-27 and N.J.A.C. 7:26C-14, and if so, has the applicant complied or how does the applicant intend to comply?

Solid and Hazardous Waste Management (609) 633-1418

<http://www.nj.gov/dep/dshw/>

Does the project receive, utilize, or transport solid or hazardous wastes? _____

Will the project involve the disposing of hazardous Substances per 40 CFR part 261 and NJAC 7:26?

Will the project include operation of a solid waste facility according to N.J.A.C. 7:26-1-et seq.? _____

Is the project a solid waste facility or recycling center? _____

Is the project included in the appropriate county Solid Waste Management Plan? _____ Explain _____

Is the project located on a landfill that will be redeveloped for human occupancy? _____ If yes, is there an approved Landfill Closure Plan? _____

WATER RESOURCE MANAGEMENT (609) 292-4543

DIVISION OF WATER QUALITY (609) 292-4396

Surface Water Permitting (609) 292-4860

<http://www.nj.gov/dep/dwq/swp.htm>

Will this wastewater facility discharge to Surface Water? _____ Yes/No _____
If yes, state the name of the proposed receiving stream _____

Describe the proposed discharge of wastewater to Surface Water _____

If no, how is the wastewater proposed to be discharged (e.g., to be conveyed to another STP, Publicly Owned Treatment Works, etc. _____

Non-Point Pollution Control (609) 633-7021

http://www.nj.gov/dep/dwq/bnpc_home.htm

The Bureau of Non-Point Pollution Control (BNPC) is responsible for protecting and preserving the state's groundwater resources through the issuance of NJPDES Discharge to Groundwater Permits and is responsible for permitting industrial facilities and municipalities under NJPDES for discharges of stormwater to waters of the State. This Program does not issue NJPDES-DGW permits for remediation operations.

Groundwater Discharge

1. Will the project/facility have a sanitary wastewater design flow which discharges to groundwater in excess of 2,000 gallons per day? _____
2. Will the project/facility generate a discharge to groundwater of industrial wastewater in any quantity? _____
3. Will the project/facility involve the discharge to groundwater by any of the following activities or structures, or include as part of the design any of these activities or structures? _____

Please indicate which:

Upland CDF (Dredge Spoils) Spray Irrigation _____
Overland Flow Subsurface Disposal System (UIC) _____
Landfill Infiltration/Percolation Lagoon _____
Surface Impoundment _____

Please specify the source of wastewater for every structure identified above (e.g., sanitary wastewater to a subsurface disposal system or non-contact cooling water to a dry well): _____

Please specify lining materials for each lined structure identified as being used by the proposed project and give its permeability in cm/sec (e.g., 8-inch thick concrete lined

evaporation pond at 10-7 cm/sec): _____

Does your project/facility include an individual subsurface sewage disposal system design for a facility with a design flow less than 2,000 gallons per day which does not strictly conform to the State's standards? _____

Does your project involve 50 or more realty improvements? _____

Stormwater Program (609) 633-7021

<http://www.njstormwater.org/>

https://www.nj.gov/dep/dwq/ispp_home.html

Will your site activity disturb more than one acre? _____

Will any industrial activity be conducted at the site where material is exposed to the rain or other elements? _____

Does your facility have an existing NJPDES permit for discharge of stormwater to surface groundwater? _____

Is your facility assigned one of the following Standard Industrial Classification (SIC) Codes? _____
(To determine your SIC Code, see the box "Industry Code" on your New Jersey Department of Labor Quarterly Contribution Report.

Pretreatment and Residuals program (609) 984-

<https://www.nj.gov/dep/dwq/bpr.htm>

Will the project involve the discharge of industrial/commercial wastewater to a publicly owned treatment works (POTW)? _____

If yes, name of POTW: _____

Volume of wastewater (gpd): _____

Will/does this project involve the generation, processing, storage, transfer and/or distribution of industrial or domestic residuals (including sewage sludge, potable water treatment residuals and food processing by-products) generated as a result of wastewater treatment. _____ If so, please explain. _____

DIVISION OF WATER SUPPLY & GEOSCIENCE (609) 292-7219

Safe Drinking Water Program (609) 292-2957

<http://www.nj.gov/dep/watersupply/>

Is the project located within an existing water purveyor service area? If yes, which one? _____

Does the purveyor have adequate firm capacity and allocation to support project demand? See <https://www.state.nj.us/dep/watersupply/pws.html> for details of the water system capacity. _____

Do water pipes currently extend to the project location? _____

If not, is it located within a franchise area? _____

Does the project have an approved Safe Drinking Water main extension permit? _____ If so, what is the permit number?

Does the water purveyor hold a Safe Drinking Water Main Master Permit?

Will the project affect any land or water controlled by a Water Supply Authority or water purveyor in New Jersey? If so, please identify and explain. _____

Water Allocation Program (609) 984-6831

<http://www.nj.gov/dep/watersupply>

Is the project seeking a new ground water allocation or modification? If yes, does the project have all necessary well location and safe drinking water permits? _____

Is the project located within an area of critical water supply concern? _____

Will this project have the capability to divert more than 100,000 gallons per day from a single source or a combination of surface or groundwater sources? _____

Will this project draw more than 100,000 gallons per day of ground or surface water for construction or operation? _____

New Jersey Geological and Water Survey (609) 984-6587

<https://www.nj.gov/dep/njgs/>

Will the project involve the following;

- development of a new water supply source? _____
- require aquifer testing? _____
- involve an existing or abandoned mine? _____
- involve geothermal or offshore energy? _____
- involve subsurface sequestration in geological formations? _____
- acid soils at the project site? _____
- geologic hazards of concern at the project site? _____
- within a karst area? _____
- adversely affect groundwater recharge? _____
- cross any steep slopes? _____

DIVISION OF WATER MONITORING AND STANDARDS (609) 292-1623

Bureau of Environmental Analysis, Restoration and Standards (609) 633-1441
Water Quality Management Planning Program

Based on the information provided under the Division of Water Quality section:

1. Does the project involve a new, expanded or relocated wastewater treatment facility not identified in the applicable Water Quality Management (WQM) Plan? _____
2. For projects conveying wastewater to an on-site or off-site wastewater treatment facility or treatment works, is any portion of the project site located outside the sewer service area? _____
3. For projects located within an assigned sewer service area, will any wastewater flow generated from the project site be conveyed to a facility other than the assigned facility? _____

If the answer to any of the questions above is yes, the project is inconsistent with the applicable WQM Plan and a WQM Plan amendment may be required before any DEP permits can be issued.

AIR QUALITY, ENERGY & SUSTAINABILITY (609) 984-1484

DIVISION OF AIR QUALITY (609) 633-2829

<https://www.nj.gov/dep/daq/>

Will activity at the site release substances into the air? _____

Does the project require Air Preconstruction permits per N.J.A.C. 7:27-8.2(c)? _____

Will your project require Air Operating permits (N.J.A.C. 7:27--22.1)? _____

Will the project result in a significant increase in emissions of any air contaminant for which the area is nonattainment with the national ambient air quality standards (all of NJ for VOC and NOx; 13 counties for fine particulates), thereby triggering the Emission Offset Rule at NJAC7:27-18? _____

Will the project emit hazardous air pollutants and/or toxic substances above reporting thresholds listed in NJAC7:27-17?

Will the project result in stationary diesel engines (such as generators or pumps) or mobile diesel engines (such as bulldozers and forklifts) operating on the site? If so, which?

Will the project have potential for off-site odors and/or dust impact? _____

Air Quality Planning (609) 292-6722

<https://www.state.nj.us/dep/baqp/>

All counties in New Jersey are in nonattainment for the United States Environmental Protection Agency's (USEPA's) 2008 and 2015 ozone National Ambient Air Quality Standards (NAAQS). Thirteen counties (Bergen, Essex, Hudson, Mercer, Middlesex, Monmouth, Morris, Passaic, Somerset and Union) in New Jersey are in maintenance for the USEPA's 2006 fine particulate matter (PM2.5) NAAQS. The USEPA promulgated the federal General Conformity regulation (40 CFR 93, Subpart B), which was established under the Clean Air Act (Section 176 (c)(4)), to ensure that actions taken by federal agencies do not interfere with a state's plans to attainment/maintain the NAAQS. If you answer "yes" to any of the questions below, the project (or a portion of the project) may require a General Conformity Applicability Analysis and possibly a General Conformity Determination. For more information, please see the USEPA's General Conformity website at: <https://www.epa.gov/general-conformity>

Is there a "lead" federal agency for this project? _____

Does this project receive federal support or financial assistance? _____

Does this project require a federal approval, license or permit? _____

DIVISION OF CLIMATE, CLEAN ENERGY & RADIATION PROTECTION (609) 633-7964

<https://www.nj.gov/dep/dess/index.html>

Renewable Energy

Is a renewable energy technology included in this project? ? _____

Is it a solar PV project? _____

If yes, what type?

- Behind the meter/Net metered _____
- Grid supplied _____
- Grid supplied- Subsection t (On a landfill, brownfield or area of historic fill) _____
- Community Solar ? _____

Is it a wind project? _____

If yes, what type? Onshore? _____ Offshore? _____

Innovative Technology

Is an environmental and energy innovative technology included in this project? Y N

-If yes, please provide a brief description _____

Green Design

Have you incorporated green design features into this project? Examples of green design features may include: renewable energy, water conservation and use of low impact design for stormwater. _____

Will this project be certified by any green building rating systems such as:

- US Green Building Council's LEED (Leadership in Energy and Environmental Design)? _____
- ASHRAE Standard 189.1? _____
- National Green Building Standard ICC 700-2008? _____
- USEPA's ENERGY STAR? _____
- International Living Future Institute-Zero Energy Certification? _____
- International Green Construction Code (IgCC)? _____

Radiation Protection Program (609) 984-5400

www.state.nj.us/dep/rpp/

Will the operation receive, store or dispose of radioactive materials? _____

Will the operation employ any type of x-ray equipment? _____

CLIMATE & FLOOD RESILIENCE PROGRAM (609) 292-9236

<https://www.nj.gov/dep/cfr/>

Climate Resilience Planning

<https://www.nj.gov/dep/bcrp/>

Has climate resilience been considered in the design of this project?

Coastal Engineering

<https://www.nj.gov/dep/shoreprotection>

Is the project at the same location or adjacent to a beach nourishment or shore protection project?

Dam Safety Program (609) 984-0859

<http://www.nj.gov/dep/damsafety>

Will the project involve construction, repair, or removal of a dam? _____

If so, please describe _____

COMPLIANCE AND ENFORCEMENT (609) 777-0122

<https://www.nj.gov/dep/enforcement/>

Does the applicant have outstanding DEP enforcement violations, and if so, what is the status? _____
If yes, please identify the case, case manager, program, and phone number. _____

Does the proposed project facilitate compliance where there is a current violation or ACO? _____

Discharge Prevention Program (DPCC) (609) 633-0610

<https://www.nj.gov/dep/enforcement/dpp.html>

Is this a facility as defined in N.J.A.C. 7:1E in which more than 20,000 gallons of Hazardous substances other than petroleum or greater than 200,000 gallons of petroleum are stored? _____

Toxic Catastrophe Prevention Act (TCPA) (609) 633-0610

<https://www.nj.gov/dep/enforcement/tcpa.html>

Is this a facility that handles or stores greater than a threshold amount of extraordinarily hazardous substances as defined in N.J.A.C. 7:31? _____

COMMUNITY ENGAGEMENT (609)292-2908

The Department is committed to the principles of meaningful and early community engagement in the project's approval process. The Department has representatives available to discuss community engagement issues with you and we encourage this communication to take place at the earliest possible time.

- (a) What community groups and stakeholders have you identified that may be interested in or impacted by this project?
- (b) How have you or will you engage community and stakeholders in this project?
- (c) What are the potential impacts of this project on the community?
- (d) What are the community concerns or potential concerns about this project?
- (e) How do you intend to address these concerns?
- (f) As part of this project, do you plan to perform any environmental improvements in this community? If yes, describe.

Please provide the Department with an additional narrative description function and its local/regional environmental, social, and economic benefits and impacts. Also, what sensitive receptors are present and how might they be affected by this project?

ADDITIONAL AGENCY REVIEW

Is the project subject to:

Highlands Regional Master Plan – Planning or Preservation Area? _____
http://www.nj.gov/dep/highlands/highlands_map.pdf

Pinelands Comprehensive Management Plan? _____
<http://www.state.nj.us/pinelands/cmp/>

D&R Canal Commission Standards _____
<https://www.nj.gov/dep/drcc/regulatory-program/maps/>

Delaware River Basin Commission _____
<http://www.state.nj.us/drbc/>

New Jersey Sports and Exposition Authority? _____
<https://www.njsea.com/>

US Army Corp of Engineers review? _____
<https://www.usace.army.mil/>

Other State or Federal Agencies? If so, please specify _____

=====

Permit Readiness Checklist Submitted By:

SIGNATURE

DATE

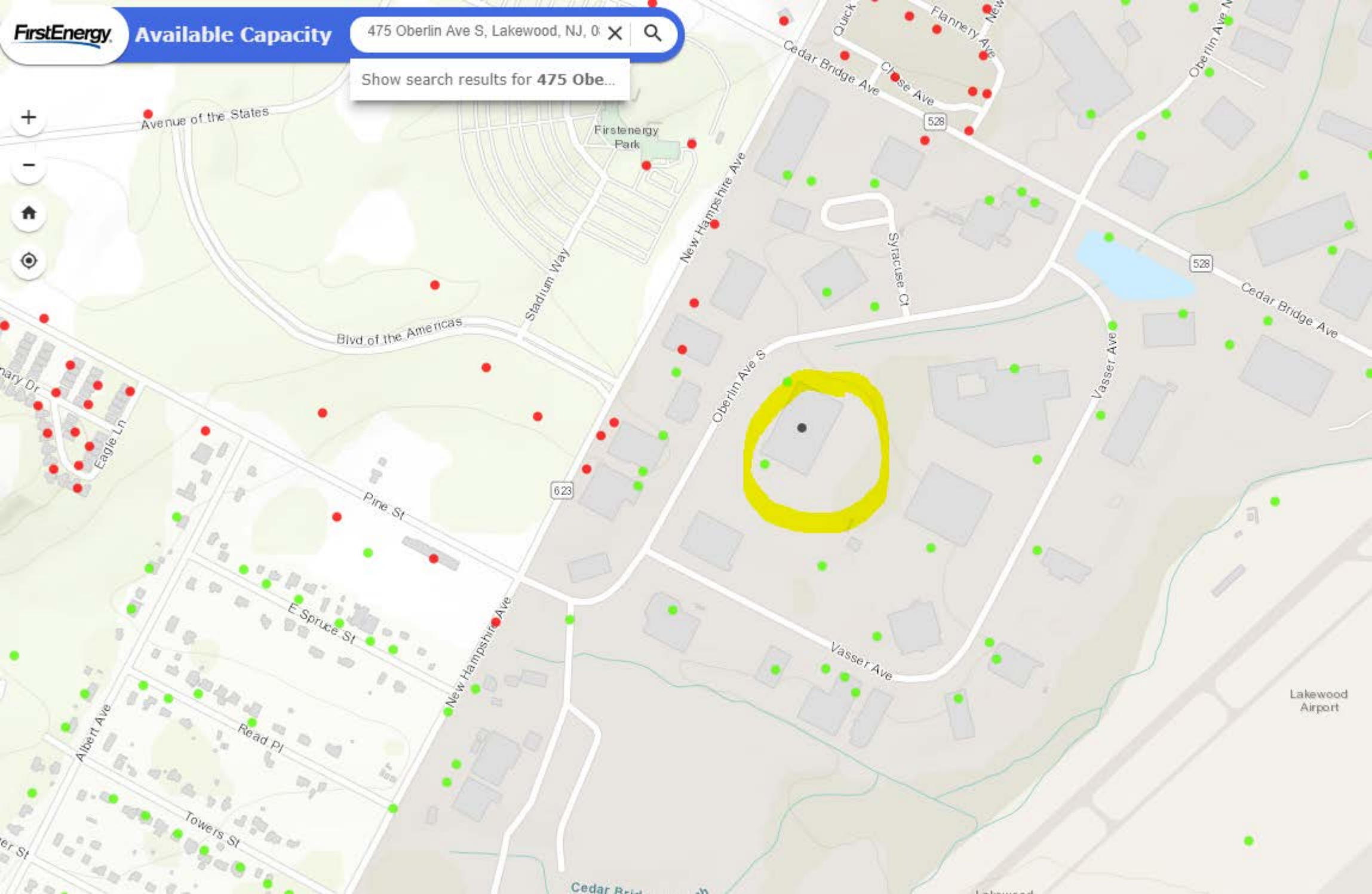
PRINT NAME

NOT APPLICABLE TO ROOFTOP PROJECT

Attachment 7

A Screenshot of The EDC Capacity Hosting Map at The Proposed Location

The attached First Energy Available Capacity Map serves as evidence of Project Maturity as interconnection on the site is "Green", meaning available", and Evergreen has received interconnection approval from JCP&L.



Attachment 8

Substantiating Evidence of Project Cost in The Form of Charts and/or Spreadsheet Models

Evergreen Costs

Program set-up cost	150000.00	\$
monthly subscriber service cost	2000.00	\$

Project Details

Power	1,338,750	Watts
Energy generated	1,823,305	kWh/year

Project Costs

Net Installed Cost (see page 2)	2,677,500.00	\$
Net Installed Cost	2.00	\$/Watt
Initial Customer Acquisition Cost	0.08	\$/Watt
Annual Customer Churn Rate	5	%
Annual Operating Expenses	1.32	c/kWh
Levelized Cost of Energy ("LCOE")	0.08	c/kWh

PROJECT COST SUPPORT

watts

1,338,750

	Rate	
Project Development	\$ 0.175	\$ 234,281.25
Structural Engineering	\$ 0.010	\$ 13,387.50
Electrical Engineering	\$ 0.030	\$ 40,162.50
Roof protection and Insulation	\$ 0.150	\$ 200,812.50
Permits	\$ 0.015	\$ 20,081.25
EPC	\$ 0.140	\$ 187,425.00
Modules	\$ 0.395	\$ 528,806.25
Rails & Clamps	\$ 0.140	\$ 187,425.00
Inverters	\$ 0.060	\$ 80,325.00
Optimizers	\$ 0.100	\$ 133,875.00
DC Conduit and Wiring	\$ 0.020	\$ 26,775.00
AC Conduit Wiring	\$ 0.030	\$ 40,162.50
AC combiner panels	\$ 0.020	\$ 26,775.00
Installation	\$ 0.620	\$ 830,025.00
Internet and API Subscription	\$ 0.025	\$ 33,468.75
Metering Equipment	\$ 0.010	\$ 13,387.50
Commissioning and Testing	\$ 0.030	\$ 40,162.50
Ovenight outage for interconnection	\$ 0.010	\$ 13,387.50
EV charging Stations	\$ 0.020	\$ 26,775.00
	\$ 2.000	\$ 2,677,500.00

Attachment 9

Project Maturity Evidence

The attached evidence of a successful completion of a comparable solar project is relevant to "Project Maturity" as the reasoning of the BPU's Order of October 2, 2020, (N.J.A.C. 14:8-9 et seq.) values projects "that are expected to begin providing community solar benefits to subscribers sooner."

1. Confirmation from the Zoning Officer of Lakewood Township that the Oberlin Project does not need zoning approval (non-ministerial permitting)
2. Evergreen has received interconnection approval from JCP&L for the Oberlin Ave Project. See point III in the email correspondence attached.
3. Evergreen has already completed a rooftop solar project in Lakewood Township for CrystalWare (evidence attached). The fact that Evergreen has already been engaged with the Township on that project ensures that Evergreen is cognizant of and prepared for the process to accomplish the Oberlin Ave Project expeditiously.
4. The attached CA from this project Evergreen previously built in Lakewood illustrates their familiarity with the construction and zoning process of the comparable CrystalWare solar site.
5. Funding for the Oberlin Ave Project is available and non-contingent.

Esther Spira

From: Fran Siegel <fsiegel@lakewoodnj.gov>
Sent: Tuesday, February 2, 2021 12:44 PM
To: Esther Spira
Subject: RE: [External] Rooftop Solar Permit

No zoning or zoning board approval required.

From: Esther Spira <esther@evergreenenergy.com>
Sent: Tuesday, February 2, 2021 12:42 PM
To: Fran Siegel <fsiegel@lakewoodnj.gov>
Cc: Jacob Sussman <jacob@evergreenenergy.com>
Subject: [External] Rooftop Solar Permit

Hi,

We are working on a solar project in Lakewood, and wanted to know what permits are required. Please advise if any planning review is necessary, or rooftop is pre-approved by the planning board.

Thank you,

Esther Spira
Esther@evergreenenergy.com
732-592-5111 Ext: 104
15 America Ave. Suite 103B
Lakewood, NJ 08701



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Jacob Sussman

From: JC_Interconnection <jc_interconnection@firstenergycorp.com>
Sent: Tuesday, February 02, 2021 3:08 PM
To: Jacob Sussman
Subject: Approval to Install Generating Equipment- Community Solar Program - CNJ 475 Oberlin Owner LLC / Lakewood / Part 1 / 1033.3kW AC / Evergreen Energy

Level 2 Community Solar - Approval to Install (Conditional)

Re: 475 Oberlin Owner, LLC / 475 Oberlin Ave S. / Lakewood NJ-08701
Account number: TBD
1033.3 kW Solar System

This transmittal serves as:

- I. Notification that the Company has received your application for the NJ Community Solar Program.
- II. Notification that the Company has not found any deficiencies with your application.
- III. Notification that your application has been conditionally approved for interconnection under NJBPU year 2 Community Solar Program..
- IV. The program has started and JCP&L will evaluate any applications we receive, but final approval to participate in the Community Solar program has to be granted by the NJBPU. If JCP&L receives an application for a Community Solar project prior to the project receiving NJBPU approval, we can only issue a conditional approval and if the project does not receive NJBPU approval, the application is considered cancelled.
- V. This Community Solar will be interconnect to Metedeconk 67368 a 12.5 KV Line.
- VI. JCP&L receiving upfront payment for all connection/upgrade costs (TBD). Typical primary interconnection with SCADA tie in conceptual cost is \$ 60 K without any upgrade.
- VII. Detailed engineering review of the customer equipment and relay/protection scheme has not been completed but it will need to conform with the current FE requirements.

The construction and approval to operate is contingent on the applicant remaining in the NJ Community Solar program and making payment for the identified JCP&L work associated with safely interconnecting the system to the electrical system as identified in the accompanying Feasibility Study.

This Preliminary Approval of your application is for operational purposes only. It is your responsibility to ensure compliance with any local, state or federal ordinances, statutes, regulations or other legal requirements.

Note: This is NOT the final approval to interconnect and operate this system as we do NOT yet have the completed **Interconnection Application/Agreement - Part 2**. The agreement form can be downloaded from our web site. (URL address given below)

Important reminders when submitting the Interconnection Application/Agreement - Part 2:

1. Correct and identify any changes to the Preliminary Application package.
2. Provide the Manufacturer, Model Number(s), and quantity of the inverter(s) used.
3. The installer must sign and date the Application/Agreement - Part 2.
4. The electrical inspector must sign and date the Application/Agreement - Part 2 (or an Inspection certificate must be attached).

5. The customer must sign and date the Application/Agreement - Part 2.
6. As part of the Community Solar program, prior to commercial operation, the applicant will need to supply the Company with a list of subscriber accounts in accordance with NJ regulations concerning Community Solar.

To establish a connection account and meter at this location, please call the Customer Service Dept at 1-800-662-3115. You will need to provide the site address, billing address, contact name and associated information to set up a new commercial account. JCP&L personnel will prepare the design work package and billing documents based on the attached Feasibility Study. The bill for any such construction must be paid and processed before the job is scheduled.

If the State of NJ, or the developer makes any substantive changes to the project from the details provided in the Part 1 application, the developer may be required to re-submit the application to JCP&L and the NJBPU with the updated information. A determination by JCP&L will be made if an additional study fee will be required from the applicant.

If you have any questions regarding this information, please contact **{JCP&L Engineer}** at **973-401-xxxx**.

Please feel free to contact us per the information below with any questions:

General Information & Billing Issues - Customer Service Center at 800-662-3115
Project Status - 973-401-8830

Jersey Central Power & Light
Attn: Interconnection Coordinator - Engr Dept.
300 Madison Ave
P.O. Box 1911
Morristown, NJ 07962-1911

E-mail: JC_Interconnection@firstenergycorp.com

Fax: 330- 315-8651 (Please use highest resolution setting on fax machine)

Web Site: https://www.firstenergycorp.com/jersey_central_power_light/small_generationinterconnectionprocess.html



Rajendra Patel

Engineer V

office: 732-212-4260 (250-4260) | cell: 201-841-5394

rpatel@firstenergycorp.com

101 Crawford's Corner Rd., Holmdel, NJ 07733 | mailstop: M-HMDL-3

The information contained in this message is intended only for the personal and confidential use of the recipient(s) named above. If the reader of this message is not the intended recipient or an agent responsible for delivering it to the intended recipient, you are hereby notified that you have received this document in error and that any review, dissemination, distribution, or copying of this message is strictly prohibited. If you have received this communication in error, please notify us immediately, and delete the original message.

Crystal WARE



Project Summary

Location: Lakewood, NJ

Installation Type: Rooftop Mounted Solar System

System Size: 348.54 DC

System Production: 450,818

Project Overview

Located in Lakewood, New Jersey, Crystalware manufactures and imports over 500 branded disposable products for the foodservice and janitorial industries. They are the largest importer of disposable plastic cutlery and straws from Asia, the third largest importer of paper hot cups, napkins, and paper towels, and the fourth largest manufacturer of disposable gloves. Renowned for their high QC standards and quality goods, CrystalWare's 20 unique brands are carried by distributors worldwide.



System Specifications

Designed to offset 100% of Crystalware's electricity usage, this rooftop array used 942 solar panels and three string inverters, for a total peak power of 348.54 kW DC. The system has an annual estimated output of 450,818 kWh of clean energy. Its carbon reduction is akin to that of 416 acres of US forest in one year.



TOWNSHIP OF LAKEWOOD
 212 4 TH STREET
 LAKEWOOD, NJ 08701
 732-3643760

CERTIFICATE

Date Issued: 06/20/2019
 Control #: 128661
 Permit #: 20190719

IDENTIFICATION

Block: Lot: 1 Qual:
 Work Site Location: Street

Township of Lakewood
 Owner in Fee:
 Address: Street

Lakewood NJ 08701

Home Warranty No:
 Type of Warranty Plan: State Private
 Use Group: U
 Maximum Live Load:
 Construction Classification:
 Maximum Occupancy Load:
 Certificate Exp Date:
 Description of Work/Use:
INSTALLATION OF SOLAR ENERGY ARRAY ON ROOFTOP

Telephone: 732 3
 Agent/Contractor: Evergreen Energy, LLC
 Address: 15 America Ave. Suite 103B
Lakewood NJ 08701
 Telephone: 732 592-5111
 Lic. No./ Bldrs. Reg.No.: 13VH08732900 Federal Emp. No.: 47-3814756
 Social Security No.:

Update Desc. of Wk/Use:

CERTIFICATE OF OCCUPANCY

This serves notice that said building or structure has been constructed in accordance with the New Jersey Uniform Construction Code and is approved for occupancy.

CERTIFICATE OF APPROVAL

This serves notice that the work completed has been constructed or installed in accordance with the New Jersey Uniform Construction Code and is approved. If the permit was issued for minor work, this certificate was based upon what was visible at the time of inspection.

TEMPORARY CERTIFICATE OF OCCUPANCY/COMPLIANCE

If this is a temporary Certificate of Occupancy or Compliance, the following conditions must be met no later than or will be subject to fine or order to vacate:

Michael Saccomanno Construction Official

CERTIFICATE OF CLEARANCE-LEAD ABATEMENT 5:17

This serves notice that based on written certification, lead abatement was performed as per NJAC 5:17, to the following extent:

- Total removal of lead-based paint hazards in scope of work
- Partial or limited time period(____ years); see file

CERTIFICATE OF CONTINUED OCCUPANCY

This serves notice that based on a general inspection of the visible parts of the building there are no imminent hazards and the building is approved for continued occupancy.

CERTIFICATE OF COMPLIANCE

This serves notice that said potentially hazardous equipment has been installed and/or maintained in accordance with the New Jersey Uniform Construction Code and is approved for use until

Fees \$0.00

Paid Check No. 1891

Collected by: CJ

Attachment 10

Evidence of Experience on Projects Serving LMI Communities or Partnerships with Organizations That Have Experience Serving LMI Communities

Evergreen's Plan for Effective and Respectful Customer Engagement

The Oberlin Ave Project has a clear plan for an effective and respectful customer engagement process. This plan is based on our intimate knowledge of the unique Lakewood Township Community. Lakewood Township has distinctive demographics that differentiate this community from others who may be applying to the Community Solar Pilot Program: the percentage of Jewish people in Lakewood is one of the highest for incorporated areas in the U.S., at an estimated 59%. With so much of Lakewood centered on the Orthodox Jewish community (including more than 100 yeshivas and more than 80 synagogues), the Oberlin Project will utilize this existing network to engage customers. To treat these customers with “effective and respectful” engagement requires a key ingredient that other, less-involved, community solar projects may lack: trust. The Oberlin Avenue Project will engage customers through familiar institutions such as yeshivas and synagogues and call upon leaders of such to endorse the Oberlin Ave Project in order to earn the trust of the community. Please note that this program will be offered in a non-discriminatory manner to all LMI residents of Lakewood.

The synagogue is the Jewish place of worship and study but can also be used as a community center. Evergreen Energy has already established a relationship with Congregation Bais Elimelech and Congregation Forest Glen. These organizations provide access to both community input and a mode of communication with their LMI members. For example, Congregation Forest Glen is an umbrella of many charitable activities. Among them are financial assistance to economically challenged families (year round), and more specifically around holiday seasons. There are also social and financial services that include funds for widows and orphans when a member of the community passes away. See evidence of support attached.

Evergreen Energy has also reached out to the food-insecurity charity Tomchei Shabbos of Lakewood, a program under the Family Food Relief organization. The organization's mission is to provide struggling families with basic food necessities in a discreet and modest manner, allowing them to adequately feed their families with dignity. Tomchei Shabbos of Lakewood serves over 1,000 Lakewood residents – such inroads to the community the Oberlin Avenue Project will serve are unique and invaluable. Details of the great service this organization provides to food-insecure families and their support of Community Solar is evidenced in the attached.



TOMCHEI SHABBOS OF LAKEWOOD
212 SECOND STREET SUITE 403, LAKEWOOD, NJ 08701
TEL 732-905-7136
FAX 732-905-7137

New Jersey Board of Public Utilities
44 South Clinton Avenue,
7th Floor
Post Office Box 350
Trenton, New Jersey 08625-0350
Attn: Aida Camacho-Welch, Board Secretary

RE: Letter of Support for Evergreen's Community Solar Application

01/15/21

Dear Secretary Camacho-Welch,

I write on behalf of 475 Oberlin Owner, LLC in support of Evergreen's proposal to the Board of Public Utilities to participate in the Community Solar Pilot Program. 475 Oberlin Ave South, Lakewood, NJ 08701 is in middle of our community. We strongly support this application's focus on providing energy savings to members of our community. Having solar energy generated in our community will give an opportunity to members of our community to subscribe to and obtain savings on their electric bills that they otherwise would not have due to living in multi family dwelling units.

As an organization that focuses on lower income families in our community, we feel this program would help service them. Through this Program we can achieve the dual goals of improving the lives of our residents through savings on their energy bills and supporting the fight against climate change through use of renewable energy.

By accepting Evergreen's application to participate in the Community Solar Program, the BPU would best serve a key goal of Community

נשיא הנוסד:
הרה"ג ר'
ארי' גולדיאל קוטלר שליט"א

וועד הרבנים:
הרב טיכל הנדלסטן שליט"א
הרב פנחס פינק שליט"א
הרב אברהם שפיטצער שליט"א

Board:
R' Yehuda Moshe Slomiuc
Founder
R' Yosef Schreiber
Executive Director
R' Shlomo Katz
R' Heshy Sussman
R' Binyomin Svatc

Director of Development:
R' Yaakov Yitzchok Trainer

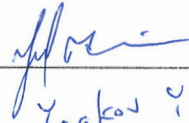


TOMCHEI SHABBOS OF LAKEWOOD
212 SECOND STREET SUITE 403, LAKEWOOD, NJ 08701
TEL 732-905-7136
FAX 732-905-7137

Solar – enabling access to solar energy to all populations of New Jersey. We urge you to designate Evergreen as a participant in the second year of the Community Solar Pilot Program in order to advance the movement to a 100% renewable energy future.

Thank you for your consideration.

Sincerely,



Yaakov Yitzchok Trainer

נשיא המוסד:
הרה"צ ר'
ארי' פלמיאל קוטלר שליט"א

וועד הרבנים:
הרב ניכל הנדלסמן שליט"א
הרב מנחם מינץ שליט"א
הרב אברהם שפיטצר שליט"א

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Director of Development:
R' Yaakov Yitzchok Trainer



Family Food Relief

OF
NEW JERSEY

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About Us

Since its inception over twenty-five years ago, FAMILY FOOD RELIEF OF NEW JERSEY / TOMCHEI SHABBOS has established its mission to provide basic kosher food items for families suffering severe economic distress in a most discreet and dignified manner. The hundreds of families currently served by Family Food Relief include disadvantaged and impoverished households, large families and families struggling with temporary crises such as loss of employment, illness or other financial predicament. Central to our mission is the core commitment never to turn away a needy family applying for assistance. The critical assistance provided by Family Food Relief provides more than mere physical sustenance to families in distress. Family Food Relief has been identified by community social workers as a crucial lifeline that helps keeps the home intact emotionally and psychologically, while maintaining the dignity and stability of the family in face of overwhelming crisis.



Historical Overview

Family Food Relief of New Jersey began operations in 1986 with just one recipient family and one volunteer. By 1996, the roster of households receiving assistance grew to 35 families. No longer could the organization operate out of neighborhood basements and garages. A large (3,625 sq. ft) neighboring warehouse was converted into a fully outfitted distribution center with ample refrigeration and freezer space. A contingency of community volunteers was enlisted for the cause. Despite its maturity into a large-scale communal institution, servicing over 8,500 (duplicated) families, the basic modus operandi has remained the same. Family Food Relief is structured as a mostly volunteer organization from the top down, with minimal administrative overhead. Over the years, the Lakewood-based Family Food Relief has grown to accommodate the needs of struggling families from all across New Jersey.

Communities Served

Family Food Relief services are provided to all families regardless of communal affiliation. Family Food Relief has provided assistance to families in the following communities across New Jersey.

- o Brick
- o Cherry Hill
- o Deal
- o East Brunswick
- o Edison
- o Freehold
- o Highland Park
- o Jackson
- o Lakewood
- o Long Branch
- o Manalapan
- o Passaic
- o Toms River
- o Twin Rivers
- o Union City



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Statistics

Family Food Relief currently services over 8,500 families (duplicated) on an annual basis, comprised of over 77,500 individuals, including over 60,000 children.

In 2015....

- More than 6,022,035 pounds of food were distributed through Family Food Relief, including over 922,535 pounds of poultry and 1,001,592 pounds of produce;
- Over 18,000 hours of volunteer work were contributed to Family Food Relief;
- \$2,000,000 was spent on foods distributed free of charge to recipient families;
- We delivered food free of charge to an average of 500 households each month.

General Hunger Statistics

In 2014, 17.6% of New Jersey's total population and 22.6% of children in New Jersey were living below 150% of the Federal Poverty Level (U.S. Census Bureau, 2015).

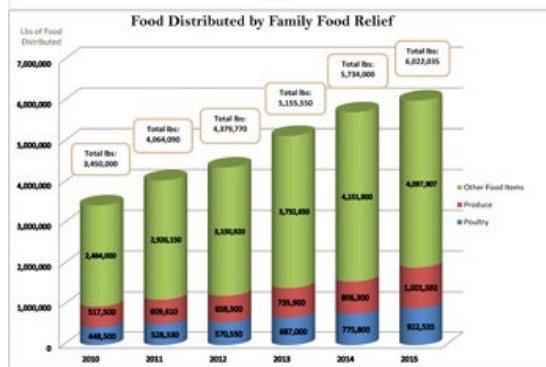
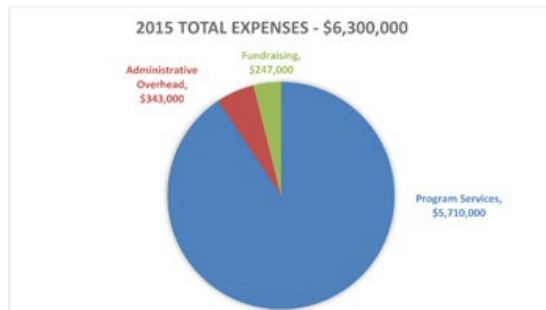
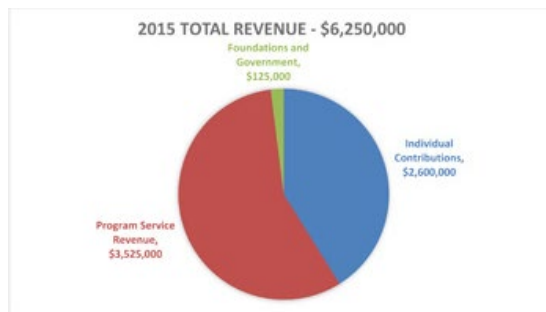
One out of every four New Jersey families does not earn enough to cover basic necessities such as food and shelter (Poverty Research Institute, 2014).

In Lakewood, our organization's base, 36.4% of families and 42.1% of children live below the poverty level (U.S. Census Bureau, 2013).

As of 2014, 11.7% of New Jersey's households were struggling with low food security, and 4.9% were struggling with very low food security (USDA Economic Research Service, 2015).

Nearly 1 out of every five children in New Jersey struggles with food insecurity (Feeding America, Map the Meal Gap Study).

Between July 2010 and July 2015, there was a 34.3% increase in New Jersey households receiving SNAP benefits (Food Research and Action Center). However, SNAP benefits are not nearly enough to cover most households' food needs for an entire month. In fact, in 2014, 31.6% of households who received SNAP benefits also obtained food from food pantries (USDA Economic Research Service, 2015).





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Financial Literacy Education Initiative

At Family Food Relief, we strongly believe in the concept of providing families with more than just their immediate needs, and instead, providing them with the tools they need to increase their self-sufficiency and make progress towards economic independence. To that end, we have recently launched a Financial Literacy Education Initiative. The mission of this initiative is to provide financial literacy education to the low and moderate income population in Ocean County, New Jersey. We will promote financial literacy education by partnering with banking, educational, and other community resources as needed.

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January 4, 2021

New Jersey Board of Public Utilities
44 South Clinton Avenue,
7th Floor
Post Office Box 350
Trenton, New Jersey 08625-0350
Attn: Aida Camacho-Welch, Board Secretary

RE: Letter of Support for Evergreen's Community Solar Application

Dear Secretary Camacho-Welch,

I write on behalf of 475 Oberlin Owner, LLC in support of Evergreen's proposal to the Board of Public Utilities to participate in the Community Solar Pilot Program. 475 Oberlin Ave South, Lakewood, NJ 08701 in middle of our community. We strongly support this application's focus on providing energy savings to members of our community. Having solar energy generated in our community will give an opportunity to our community members to subscribe to and obtain savings on their electric bills that they otherwise would not have due to living in multi family dwelling units.

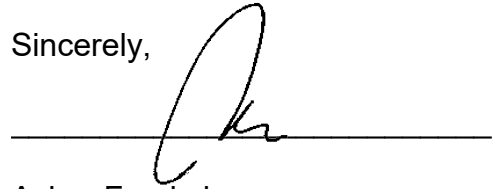
As a charity organization that offers financial assistance to many low-income families in our community, participation in this Program would greatly impact our ability to serve our community. Through this Program we can achieve the dual goals of improving the lives of our residents through savings on their energy bills and supporting the fight against climate change through use of renewable energy.

By accepting Evergreen's application to participate in the Community Solar Pilot Program, the BPU would best serve a key goal of Community Solar – enabling access to solar energy to all populations of New Jersey. We urge you to designate Evergreen

as a participant in the second year of the Community Solar Pilot Program in order to advance the movement to a 100% renewable energy future.

Thank you for your consideration.

Sincerely,

A handwritten signature in black ink, appearing to read 'Asher', is written over a solid horizontal line. The signature is cursive and fluid.

Asher Frankel

Member, Board of Directors

Attachment 11

Evidence That the Proposed Project Is Being Developed in Partnership or Collaboration with One Or More Local Community Organization(s) and/or Affordable Housing Providers in The Area in Which the Project Is Located

Evergreen has received support from:

- Yeshiva Shagas Aryeh, a school of 523 students,
- Congregation Bais Elimelech,
- Congregation Forest Glen, and
- Tomchei Shabbos of Lakewood, a local non-profit fighting food-insecurity

YESHIVA SHAGAS ARYEH
975 Cross Street.
Lakewood, NJ 08701
Phone: 732.363.3340
Fax: 732.363.3341



הרב זונדל בן הר' יוסף חיים אלתר ז"ל
וזוגתו בתיה בת הר' מרדכי ז"ל
גולדבורד

January 11, 2021

New Jersey Board of Public Utilities
44 South Clinton Avenue,
7th Floor
Post Office Box 350
Trenton, New Jersey 08625-0350
Attn: Aida Camacho-Welch, Board Secretary

RE: Letter of Support for Evergreen's Community Solar Application

Dear Secretary Camacho-Welch,

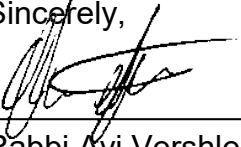
I write on behalf of 475 Oberlin Owner, LLC in support of Evergreen's proposal to the Board of Public Utilities to participate in the Community Solar Pilot Program. 475 Oberlin Ave South, Lakewood, NJ 08701 in middle of our community. We strongly support this application's focus on providing energy savings to members of our community. Having solar energy generated in our community will give an opportunity to our teachers, faculty and parent body to subscribe to and obtain savings on their electric bills that they otherwise would not have due to living in multi family dwelling units.

As an organization that focuses on expanding opportunities for our students and community members, participation in this Program would greatly impact our ability to serve our community. Through this Program we can achieve the dual goals of improving the lives of our residents through savings on their energy bills and supporting the fight against climate change through use of renewable energy.

By accepting Evergreen's application to participate in the Community Solar Pilot Program, the BPU would best serve a key goal of Community Solar – enabling access to solar energy to all populations of New Jersey. We urge you to designate Evergreen as a participant in the second year of the Community Solar Pilot Program in order to advance the movement to a 100% renewable energy future.

Thank you for your consideration.

Sincerely,

A handwritten signature in black ink, appearing to be 'Avi Vershleiser', written over a horizontal line.

Rabbi Avi Vershleiser,

Director



New Jersey Board of Public Utilities
44 South Clinton Avenue,
7th Floor
Post Office Box 350
Trenton, New Jersey 08625-0350
Attn: Aida Camacho-Welch, Board Secretary

RE: Letter of Support for Evergreen's Community Solar Application

1/11/2021

Dear Secretary Camacho-Welch,

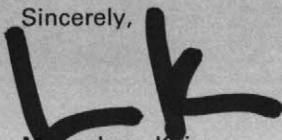
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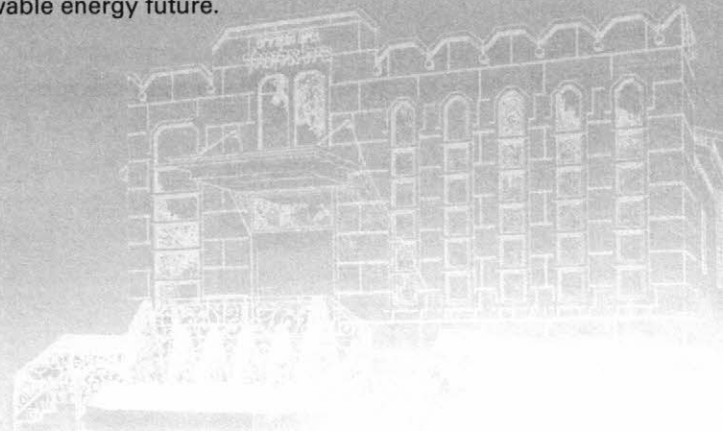
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Thank you for your consideration.

Sincerely,


Menachem Kain
Trustee



January 4, 2021

New Jersey Board of Public Utilities
44 South Clinton Avenue,
7th Floor
Post Office Box 350
Trenton, New Jersey 08625-0350
Attn: Aida Camacho-Welch, Board Secretary

RE: Letter of Support for Evergreen's Community Solar Application

Dear Secretary Camacho-Welch,

I write on behalf of 475 Oberlin Owner, LLC in support of Evergreen's proposal to the Board of Public Utilities to participate in the Community Solar Pilot Program. 475 Oberlin Ave South, Lakewood, NJ 08701 in middle of our community. We strongly support this application's focus on providing energy savings to members of our community. Having solar energy generated in our community will give an opportunity to our community members to subscribe to and obtain savings on their electric bills that they otherwise would not have due to living in multi family dwelling units.

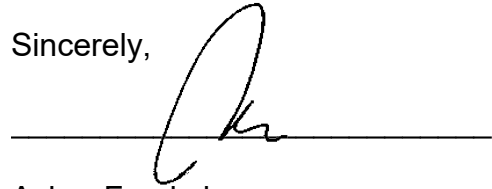
As a charity organization that offers financial assistance to many low-income families in our community, participation in this Program would greatly impact our ability to serve our community. Through this Program we can achieve the dual goals of improving the lives of our residents through savings on their energy bills and supporting the fight against climate change through use of renewable energy.

By accepting Evergreen's application to participate in the Community Solar Pilot Program, the BPU would best serve a key goal of Community Solar – enabling access to solar energy to all populations of New Jersey. We urge you to designate Evergreen

as a participant in the second year of the Community Solar Pilot Program in order to advance the movement to a 100% renewable energy future.

Thank you for your consideration.

Sincerely,

A handwritten signature in black ink, appearing to read 'Asher', is written over a solid horizontal line. The signature is cursive and fluid.

Asher Frankel

Member, Board of Directors



TOMCHEI SHABBOS OF LAKEWOOD
212 SECOND STREET SUITE 403, LAKEWOOD, NJ 08701
TEL 732-905-7136
FAX 732-905-7137

New Jersey Board of Public Utilities
44 South Clinton Avenue,
7th Floor
Post Office Box 350
Trenton, New Jersey 08625-0350
Attn: Aida Camacho-Welch, Board Secretary

RE: Letter of Support for Evergreen's Community Solar Application

01/15/21

נשיא המוסד:
הרה"ג ר'
ארי' נלמניאל קוטלר שליט"א

וועד הרבנים:
הרב מיכל הנדלסמן שליט"א
הרב נחום נינץ שליט"א
הרב אברהם שפיטצר שליט"א

Dear Secretary Camacho-Welch,

I write on behalf of 475 Oberlin Owner, LLC in support of Evergreen's proposal to the Board of Public Utilities to participate in the Community Solar Pilot Program. 475 Oberlin Ave South, Lakewood, NJ 08701 is in middle of our community. We strongly support this application's focus on providing energy savings to members of our community. Having solar energy generated in our community will give an opportunity to members of our community to subscribe to and obtain savings on their electric bills that they otherwise would not have due to living in multi family dwelling units.

As an organization that focuses on lower income families in our community, we feel this program would help service them. Through this Program we can achieve the dual goals of improving the lives of our residents through savings on their energy bills and supporting the fight against climate change through use of renewable energy.

By accepting Evergreen's application to participate in the Community Solar Program, the BPU would best serve a key goal of Community

Board:
R' Yehuda Moshe Sloniuc
Founder
R' Yosef Schreiber
Executive Director
R' Shlomo Katz
R' Heshy Sussman
R' Binyomin Svaic

Director of Development:
R' Yaakov Yitzchok Trainer

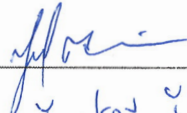


TOMCHEI SHABBOS OF LAKEWOOD
212 SECOND STREET SUITE 403, LAKEWOOD, NJ 08701
TEL 732-905-7136
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Solar – enabling access to solar energy to all populations of New Jersey. We urge you to designate Evergreen as a participant in the second year of the Community Solar Pilot Program in order to advance the movement to a 100% renewable energy future.

Thank you for your consideration.

Sincerely,



Yaakov Yitzchok Trainer

נשיא המוסד:
הרה"צ ר'
ארי' גולדיאל קוטלר שליט"א

וועד הרבנים:
הרב נייכל הנדלסמן שליט"א
הרב מנחם מינץ שליט"א
הרב אברהם שפיטצר שליט"א

Board:
R' Yehuda Moshe Sloniuc
Founder
R' Yosef Schreiber
Executive Director
R' Shlomo Katz
R' Heshy Sussman
R' Binyomin Svarc

Director of Development:
R' Yaakov Yitzchok Trainer

Attachment 12

Evidence That the Proposed Project Is Being Developed with Support
and In Consultation with The Community in Which the Project Is
Located

To familiarize the community with the Oberlin Avenue Project, Evergreen Energy will be holding a webinar for the members of Congregation Bais Elimelech. The webinar will teach the attendees about Community Solar and how they can save money through solar credits. Letter of Support from Congregation Bais Elimelech and marketing for the Webinar attached.



New Jersey Board of Public Utilities
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Post Office Box 350
Trenton, New Jersey 08625-0350
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RE: Letter of Support for Evergreen's Community Solar Application

1/11/2021

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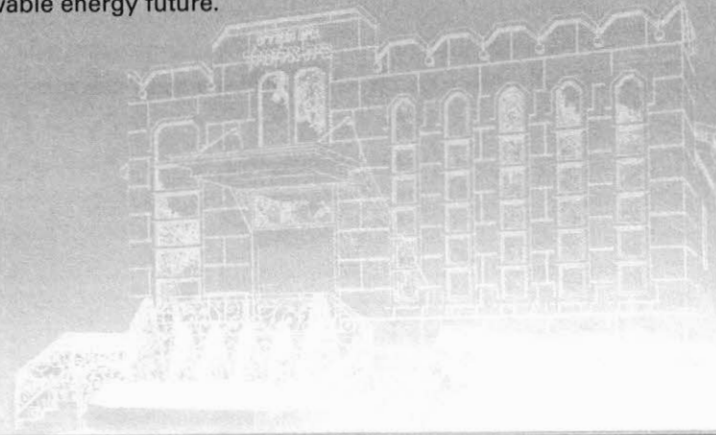
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Thank you for your consideration.

Sincerely,

Menachem Kain
Trustee





**Come learn how you can benefit from
solar projects being installed in our
community and see how you can save
20% off your electricity rate!!**

February 27th, 2021 8:00 PM



Attachment 13

Evidence of Other Benefits

The Oberlin Ave Project will provide the following "Other Benefits":

1. Public charging stations will be installed for the employees working at the site, many of who live in multi family units that would otherwise not have access to EV charging stations. Fact Sheet on the selected charger attached.
2. Energy efficient bulbs will be given to subscribers to replace the light bulbs in their home. Evidence of the benefits of providing free EnergyStar bulbs to our subscribers attached.
3. The Project will create 26 jobs: 15 construction workers, 6 on-and-off site project managers, 2 program developers, and 3 program administrators.



Electric Vehicle Charging Station

EV Meter



Commercial Stand alone EV Meter Charging station
8" Touch screen, Open payment and parking EV charging solution.

Key features

- 8" Android based touch screen fully customizable
- Dual type 2 22kW socket charging station
- Built in A-EV RCD per socket
- Remotely adjustable power output
- OCPP 1.6 supported
- Dynamic Load Management
- Driver loyalty scheme via mobile App
- Built in Nayax's open payment system that accepts all cashless payments methods:
 - Debit and Credit Cards
 - Mobile, NFC Payments
 - Prepaid cards and Closed environment solutions
 - Swipe, Contact and Contactless

Electrical Data

Input Voltage: 230-440 Vac, Single or Three Phase

Input Current: 64Amax

Output Power: 22kW, 32Amax per socket

Socket: IEC-62196 Type 2 connector

Safety and Certification

CE & TUV compliant acc. IEC-61851

Built-In (per socket) :

- Electronic RCD 30mA Type A per socket
- Electronic 6mA DC Fault current detection per socket
- Over power protection
- Dynamic Load Management

Communication

GSM / GPRS / CDMA / Ethernet

OCPP 1.6 ready, OTA Updates

Environmental Conditions

Approved for both Indoor & Outdoor installations.

Operating temperature: (-25°C) to (+55°C)

Non-Operating temperature: (-30°C) to (+70°C)

Humidity: Up to 100% non-condensing

Weather and water proof: IP54

Impact protection rating: IK8

Supported Payment Schemes

Contact Card: EMV Level 1 + Level 2

Contactless: EMV Level 1

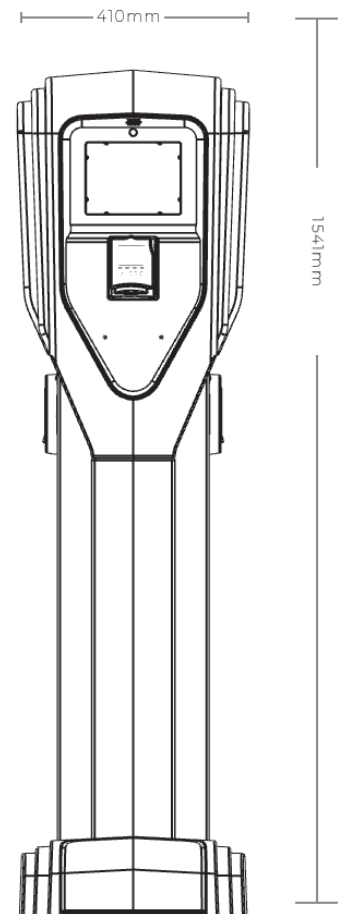
Visa PayWave, MasterCard PayPass

Magnetic Stripe Card: Tracks 1,2,3 - JIS II

Other Cards Supported: NFC, MIFARE, HID-iClass, FeliCa

Dimensions & Weight

WxHxD: 410x1541x235 mm, 35kg

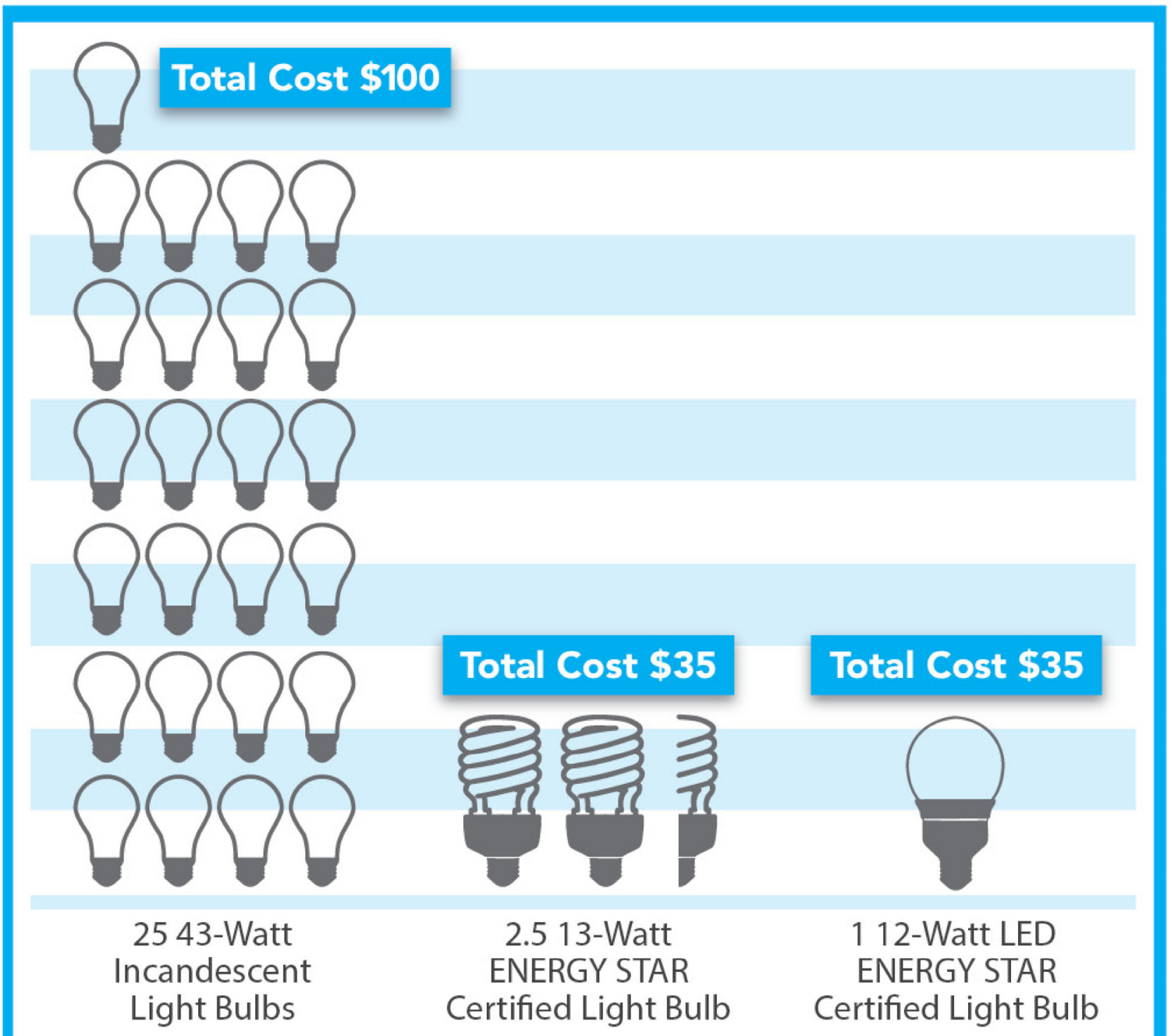


235mm



Lifetime Savings

ENERGY STAR® certified bulbs use 70-90% less energy than incandescent bulbs, last 10 to 25 times longer, and save you \$30 to \$80 in energy bills over their lifetime.



Savings figures based on 25,000 hour LED lifetime; 10,000 hour CFL lifetime; 1,000 hour incandescent lifetime; an average lifetime electric rate of 8¢ per kWh; and an LED price of \$10, a CFL price of \$3, an incandescent price of \$0.40.