



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:

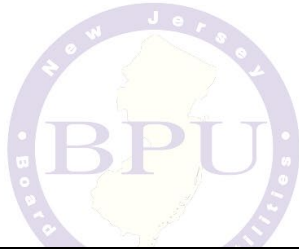
Applicants are expected to provide a good faith estimate of costs associated with the proposed community solar project, as they are known at the time the Application is filed with the Board. This information will not be used in the evaluation of the proposed community solar project.



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

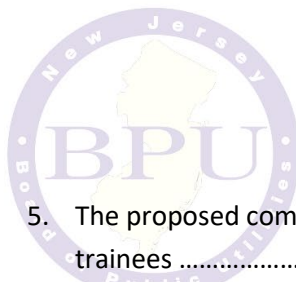
If "Yes," please provide additional details:

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):
- a. That the project is sited on the property of a multi-family building.
 - b. 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

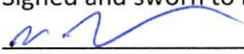
The undersigned warrants, certifies, and represents that:

- 1) I, David Bernstein (name) am the Agent / Property Manager (title) of the Applicant 62 Veronica 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: David Bernstein
 Title: Agent / Property Manager Company: 62 Veronica LLC

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


 Signature
 Ephraim Steinberg
 Name

EPHRAIM STEINBERG
 NOTARY PUBLIC OF NEW JERSEY
 My Commission Expires Nov. 15, 2023
 Comm. No.: 50094117




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, Shimmy Tessler (name) am the Project Developer - Owner (title) of the Project Developer Arosa SolarEnergy Systems Inc (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: 2/1/2021

Print Name: Shimmy Tessler

Title: Project Developer - Owner

Company: Arosa SolarEnergy Systems Inc

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

Signature _____
 Name _____

NUCHEM MEHRING
 NOTARY PUBLIC
 STATE OF NEW JERSEY
 ID #50007807
 MY COMMISSION EXPIRES 05-JAN-25



Project Owner Certification

The undersigned warrants, certifies, and represents that:

- 1) I, Shimmy Tessler (name) am the Project Developer - Owner (title) of the Project Owner Arosa SolarEnergy Systems Inc (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: 

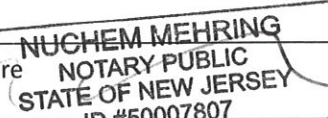
Date: 2/1/2021

Print Name: Shimmy Tessler

Title: Project Developer - Owner

Company: Arosa SolarEnergy Systems Inc

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

Signature 
NUCHEM MEHRING
 NOTARY PUBLIC
 STATE OF NEW JERSEY
 ID #50007807
 Name MY COMMISSION EXPIRES 05-JAN-25



Property Owner Certification


The undersigned warrants, certifies, and represents that:

- 1) I, David Bernstein (name) am the Agent / Property Manager (title) of the Property 62 Veronica 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:  Date: 2/1/21

Print Name: David Bernstein
 Title: Agent / Property Manager Company: 62 Veronica LLC

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


 Signature
Ephraim Steinberg
 Name

EPHRAIM STEINBERG
 NOTARY PUBLIC OF NEW JERSEY
 My Commission Expires Nov. 15, 2023
 Comm. No.: 50084117



Subscriber Organization Certification (optional, complete if known)

The undersigned warrants, certifies, and represents that:

- 1) I, Eric Dahnke (name) am the CEO (title) of the Subscriber Organization PowerMarket (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) 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
- 5) 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: Eric Ross Dahnke Date: 02/03/2021

Print Name: Eric Dahnke

Title: CEO Company: PowerMarket

State of Florida, County of Pinellas

Signed and sworn to before me on this 3rd day of February, 2021

By Eric Ross Dahnke Type of ID provided by signer: NY Driver License

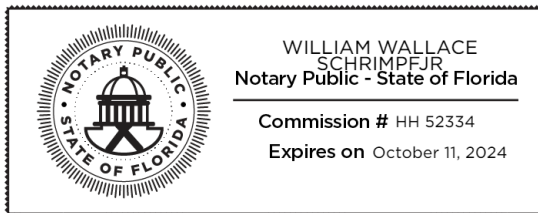
[Signature]
 Signature

William Wallace Schimpf Jr

Name

Commission # HH 52334

My Commission Expires: 10/11/2024



Notarized online using audio-video communication



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:



Appendix B: Required Attachments Checklist

Note that this list is for indicative purposes only. Additional attachments may be required, and as identified throughout this Application Form. Please review the Application Form in its entirety, and attach attachments as required. The page numbers reference the pages from the [Application Form](#) as it was originally approved by the Board, not as they may appear in this fillable PDF.

Required Attachments Attachments marked with an asterisk (*) are only required if the project meets the specified criteria. All others are required for all Applications.	Reference Page Number	Attached?
Delineated map of the portion of the property on which the community solar facility will be located (in color).	p. 10	<input type="checkbox"/> Yes <input type="checkbox"/> No
Proof of site control.	p. 10	<input type="checkbox"/> Yes <input type="checkbox"/> No
(*) If the proposed project is located, in part or in whole on a rooftop: substantiating evidence that the roof is structurally able to support a solar system.	p. 12	<input type="checkbox"/> Yes <input type="checkbox"/> No
(*) If the proposed project is located on an area designated in need of redevelopment: proof of the designation of the area as being in need of redevelopment from a municipal, county, or state entity.	p. 13	<input type="checkbox"/> Yes <input type="checkbox"/> No
(*) If the proposed project is located in an Economic Opportunity Zone ("EOZ"), as defined by DCA: proof that the facility is located in an EOZ.	p. 13	<input type="checkbox"/> Yes <input type="checkbox"/> No
(*) If the proposed project is located on land or a building that is preserved by a municipal, county, or federal entity: proof of the designation of the site as "preserved" and that the designation would not conflict with the proposed solar facility.	p. 13	<input type="checkbox"/> Yes <input type="checkbox"/> No
Copy of the completed Permit Readiness Checklist.	p. 14	<input type="checkbox"/> Yes <input type="checkbox"/> No
A screenshot of the EDC capacity hosting map at the proposed location, showing the available capacity (in color).	p. 16	<input type="checkbox"/> Yes <input type="checkbox"/> No
Substantiating evidence of project cost in the form of charts and/or spreadsheet models.	p. 20	<input type="checkbox"/> Yes <input type="checkbox"/> No
Product Offering Questionnaire(s) in Appendix A.	p. 30 – 31	<input type="checkbox"/> Yes <input type="checkbox"/> No
Certifications in Section C.	p. 25 – 29	<input type="checkbox"/> Yes <input type="checkbox"/> No

Optional Attachments Attachments marked with an asterisk (*) only apply if the project meets the specified criteria.	Reference Page Number	Attached?
(*) If the project is located, in part or in whole, on a brownfield: copy of the Response Action Outcome (issued by the LSRP) or the No Further Action letter (issued by DEP).	p. 12	<input type="checkbox"/> Yes <input type="checkbox"/> No
(*) If the project is located, in part or in whole, on an area of historic fill: copy of the Response Action Outcome (issued by the LSRP) or the No Further Action letter (issued by DEP).	p. 12	<input type="checkbox"/> Yes <input type="checkbox"/> No
Substantiating evidence that 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.).	p. 14	<input type="checkbox"/> Yes <input type="checkbox"/> No



Proof of a meeting with NJDEP Office of Permitting and Project Navigation (“OPPN”), if applicable. (*) Proof of a meeting with OPPN is optional, except for projects that are in part or in whole a floating solar project. (*) If the Applicant met with OPPN (formerly PCER) during PY1, and there have been no changes to the project or site characteristics, include any comments received from OPPN on the PY1 Application.	p. 14	<input type="checkbox"/> Yes <input type="checkbox"/> No
Permits received for this site or project.	p. 15	<input type="checkbox"/> Yes <input type="checkbox"/> No
Evidence of experience on projects serving LMI communities or partnerships with organizations that have experience serving LMI communities	p.16	<input type="checkbox"/> Yes <input type="checkbox"/> No
(*) If an affordable housing provider is seeking to qualify as an LMI subscriber for purposes of the community solar project: signed affidavit from the affordable housing provider that the specific, substantial, identifiable, and quantifiable long-term benefits from the community solar subscription will be passed through to their residents/tenants.	p. 17	<input type="checkbox"/> Yes <input type="checkbox"/> No
(*) If the account holder of a master meter will subscribe on behalf of its tenants: signed affidavit from the account holder that the specific, identifiable, sufficient, and quantifiable benefits from the community solar subscription will be passed through to the tenants	p. 17	<input type="checkbox"/> Yes <input type="checkbox"/> No
Evidence that the proposed project is being developed by or in partnership and collaboration with the municipality in which the project is located.	p. 19	<input type="checkbox"/> Yes <input type="checkbox"/> No
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.	p. 19 – 20	<input type="checkbox"/> Yes <input type="checkbox"/> No
Evidence that the proposed project is being developed with support and in consultation with the community in which the project is located.	p. 20	<input type="checkbox"/> Yes <input type="checkbox"/> No
(*) If the project is seeking an exemption from the 10-subscriber minimum rule: supporting documents if needed.	p. 22	<input type="checkbox"/> Yes <input type="checkbox"/> No

Required Attachments for Exemptions	Reference Page Number	Attached?
If the Applicant is a government entity (municipal, county, or state), and the community solar developer will be selected by the Applicant via a Request for Proposals (RFP), Request for Quotations (RFQ), or other bidding process: ⇒ Attach a letter from the Applicant describing the bidding process and a copy of the request for bids (RFP, RFQ, or other bidding document) that is ready to be issued if project is granted conditional approval by the Board.	p. 22	<input type="checkbox"/> Yes <input type="checkbox"/> No
If the proposed community solar project is located, in part or in whole, on Green Acres preserved open space or on land owned by NJDEP. ⇒ Attach special authorization from NJDEP for the site to host a community solar facility.	p. 11	<input type="checkbox"/> Yes <input type="checkbox"/> No



<p>If the proposed community solar project has received, in part or in whole, a subsection (t) conditional certification from the Board prior to February 19, 2019.</p> <p>⇒ 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.</p>	p. 22	<input type="checkbox"/> Yes <input type="checkbox"/> No
<p>If the proposed community solar project plans to operate as a municipal opt-out project, contingent on the Board's approval the relevant proposed rules.</p> <p>⇒ 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</p> <p>⇒ 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.</p>	p. 23 p. 24	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/> No



		Page Number	Document List
1		31 of 62	Delineated map
2		32 - 49 of 62	Proof of site control
3		50 - 51 of 62	Evidence of structural capability
4		52 of 62	EDC capacity hosting map
5		53 of 62	Project Costs
6		54 - 55 of 62	EDC Correspondence
7		56- 58 of 62	LMI Experience
8		59 - 60 of 62	Community Support Letters
9		61 of 62	Proof of Training Program
10		62 of 62	EAG Letter

SOLAR PHOTOVOLTAIC SYSTEM

62 VERONICA AVE SOMERSET NJ, 08873

CODES & STANDARDS:

DESIGN AND CONSTRUCTION OF THIS PROJECT BASED ON THE FOLLOWING CODES:

- INTERNATIONAL BUILDING CODE (IBC)-2018, NJ EDITION.
- NATIONAL ELECTRICAL CODE 2017 WITH AMENDMENTS NJAC 5:23-3.16.
- INVERTER SHALL BE UTILITY INTERACTIVE AND LISTED PER UL1741
- PV MODULES SHALL BE LISTED PER UL1703

PV MODULE INFORMATION

MODULE MAKE	ZN5HINE
MODULE MODEL#	ZNMG-72-400/M
WATTAGE	400
OPEN CIRCUIT VOLTAGE (Voc)	49.2
MAX POWER VOLTAGE (Vmp)	39.9
SHORT CIRCUIT CURRENT (Isc)	10.03
MAX POWER CURRENT (Imp)	9.53
TEMP COEFFICIENT (Voc) %/C	-0.29%
TEMP COEFFICIENT (Isc) %/C	0.09%
TEMP COEFFICIENT (Pmp) %/C	-0.370%

INVERTER INFORMATION

INVERTER MAKE	SOLAREDEGE
INVERTER MODEL#	SE100KUS
MAX INPUT VOLTAGE DC TO GND	500V
MAX INPUT VOLTAGE DC -TO DC+	1000A
MAX INPUT CURRENT	130
MAX CONTINUOUS OUTPUT CURRENT	130 A/PHASE
NOMINAL AC OUTPUT VOLTAGE	480V, 60HZ
MAX AC OUTPUT POWER	100 KW
CEC WEIGHTED EFFICIENCY	96.5%

POWER OPTIMIZER

POWER OPTIMIZER	SOLAREDEGE P860
MAX INPUT POWER	860W
MAX INPUT VOLTAGE	60 V DC
MPPT RANGE	12.5-60 V DC
MAX MODULE ISC	11.1 A DC
MAX OUTPUT CURRENT	18 A DC

MAX VOLTAGE CALCULATION

Utemp-Lowest Ambient Temp. (F)	0 °F
Utemp (C)	-18 °C
H-temp-Highest Ambient Temp. (F)	105 °F
Htemp (C)	41 °C

MODULE INFORMATION:	
Max Power Voltage Vmp	39.9 V
Temp Coefficient of Pmp (β)	-0.37% /°C
Temp Coeff of Vmp	-0.15 %/°C
Open Circuit Voltage Voc	49.20 V
Temp Coefficient of Voc (α)	-0.29% /°C
Temp Coeff of Voc	-0.14 %/°C
Tref (The cell temp at STC)	25 °C
Trise (The expected rise in cell temp)	20 °C

POWER OPTIMIZER :	
Vmax	60 V
Vmin	12.5 V

MAX MODULE VOLTAGE:	
Vmax+Voc((Utemp-Tref)) x αVoc	55.35 V

2488 PV PANEL, 400W EACH, TOTAL OF 995.2 KW DC
(8) INVERTERS 100KW, TOTAL OF 800 KW AC



VICINITY MAP
SCALE: N.T.S.



KEY PLAN
SCALE: N.T.S.



GENERAL NOTES:

- ALL ELECTRICAL WORK SHALL BE IN ACCORDANCE WITH THE 2017 NATIONAL ELECTRICAL CODE (NEC), LOCAL MUNICIPAL CODE, AND LOCAL FIRE DISTRICT REGULATIONS.
- ALL EQUIPMENT SHALL BE LISTED AND LABELED PER UL AND INSTALLED PER THE LISTING REQUIREMENTS AND THE MANUFACTURER'S INSTRUCTIONS.
- ALL INVERTERS SHALL BE IEEE 929 COMPLIANT AND SHALL BE INSPECTED BY LOCAL UTILITY BEFORE COMMISSIONING, TESTING AND OPERATION OF THE SYSTEM.
- ALL OUTDOOR EQUIPMENT SHALL BE MINIMUM OF NEMA 3R, INCLUDING OUTDOOR MOUNTED TRANSITION BOXES, COMBINER BOXES, AND SWITCHES.
- ALL EQUIPMENT SHALL BE PROPERLY GROUNDED PER THE REQUIREMENTS OF NEC ART. 250 AND 690.
- PV MODULES ARE ENERGIZED WHENEVER EXPOSED TO LIGHT. PV SYSTEM INSTALLER SHALL DISABLE THE ARRAY DURING INSTALLATION AND SERVICE BY SHORT CIRCUITING, OPEN CIRCUITING, OR COVERING THE ARRAY WITH AN OPAQUE COVERING.
- PV SYSTEM INSTALLER WILL BE RESPONSIBLE FOR FURNISHING AND INSTALLATION OF RELATED EQUIPMENT, CABLES, ADDITIONAL CONDUITS, BOXES AND OTHER ACCESSORIES NECESSARY FOR COMPLETE AND OPERATIONAL PHOTOVOLTAIC SYSTEM.
- PV SYSTEM INSTALLER SHALL COORDINATE ALL THE WORK WITH THE ENGINEER TO INSURE THAT PV SYSTEM IS INSTALLED AS SPECIFIED IN THESE DRAWINGS.

DEFINITIONS:

- STC (STANDARD TEST CONDITION): AN INSTANTANEOUS SOLAR PANEL RATING UNDER CONTROLLED CONDITIONS. THE STANDARD TEST CONDITIONS FOR A MODULE ARE: SOLAR IRRADIANT OF 1000 W/M², WITH THE CELL TEMPERATURE MAINTAINED AT 25°C AND ZERO WIND SPEED FOR COOLING EFFECT.
- STRING: A NUMBER OF PV PANELS CONNECTED IN A SERIES CIRCUIT REPRESENT A "STRING". THE MAXIMUM NUMBER OF PANELS IN A STRING IS DETERMINED BY THE OPEN CIRCUIT VOLTAGE AT THE LOWEST TEMPERATURE SELECTED. THE MINIMUM NUMBER OF PANELS IN A STRING IS DETERMINED BY THE MAXIMUM POWER VOLTAGE AT THE HIGHEST TEMPERATURE SELECTED.
- Voc (MODULE OPEN CIRCUIT VOLTAGE): THE VOLTAGE BETWEEN TWO POINTS WHEN THEY ARE NOT CONNECTED BY A LOAD CIRCUIT. THIS IS TYPICALLY THE GREATEST AMOUNT OF VOLTAGE THAT CAN BE PROVIDED BY A CIRCUIT TO THESE TWO POINTS.
- Vmp (MODULE MAXIMUM POWER VOLTAGE): THE OPERATING VOLTAGE POINT WHERE A SOLAR MODULE DELIVERS MAXIMUM POWER. THE MAXIMUM POWER VOLTAGE CHANGES PRIMARILY WITH SUN INTENSITY AND CELL TEMPERATURE. A GRID SUPPLEMENTING INVERTER HAS A MAXIMUM PEAK POWER TRACKING ROUTINE WHICH TRACKS THE CHANGING MAXIMUM POWER VOLTAGE THROUGHOUT THE DAY.
- Isc (MODULE SHORT CIRCUIT CURRENT): THE CURRENT BETWEEN TWO POINTS THAT ARE CONNECTED BY A LOAD CIRCUIT WITH ZERO RESISTANCE. THIS IS THE GREATEST AMOUNT OF CURRENT THAT CAN BE DELIVERED BY A CIRCUIT.
- SREC: SOLAR RENEWABLE ENERGY CERTIFICATE.

ABBREVIATIONS:

A	AMPERE
C	CONDUIT(S)
CB	COMBINER BOX
CO	CONDUIT ONLY
CT	CURRENT TRANSFORMER
CU	COPPER
DAS	DATA ACQUISITION SYSTEM
EC	ELECTRICAL CONTRACTOR
EG	EQUIPMENT GROUND
EMT	ELECTRICAL METALLIC TUBING
FBO	FURNISHED BY OTHERS
GFI	GROUND FAULT INTERRUPTER
GND, G	GROUND
I/L	INTERLOCKED
MC	MECHANICAL CONTRACTOR
NIC	NOT IN CONTRACT
NTS	NOT TO SCALE
PV	PHOTOVOLTAIC
RSS	RIGID GALVANIZED STEEL
SPD	SURGE PROTECTIVE DEVICE
TVSS	TRANSIENT VOLTAGE SURGE SUPPRESSOR
UN	UNLESS OTHERWISE NOTED
V	VOLTS
WP	WEATHERPROOF

NO. DATE REVISION

SMA CONSULTING ENGINEERS

33 WOOD AVE SOUTH
ISELIN, NJ 08830
e. info@smaengineers.com

ROOF TOP SOLAR
62 VERONICA AVE
SOMERSET NJ, 08873

JOB

TITLE SHEET

TITLE

01/01/2021	2110
DATE	PROJECT NO.
N.T.S.	A.G.
SCALE	DESIGNED BY

DRAWING NO.

E-1

AMIN GOMAA, P.E.
NJ LICENSE# 246E0482100

PLOT/PRINT ON January 1, 2021

**SOLAR FACILITY
SALE AND SERVICE AGREEMENT**

THIS AGREEMENT is effective on the date of the last signature hereto (the “Effective Date”), by and between:

AROSA SOLAR ENERGY SYSTEMS, INC., a New Jersey corporation, having an address at 1309 Ridge Av, Lakewood, New Jersey 08701 (hereinafter referred to as “COMPANY”)

-and-

62 Veronica LLC, a New Jersey LLC having an address at 1556 – 61 Street Brooklyn, NY 11219 (hereinafter referred to as “BUYER”).

Each of the Company and the Buyer may also be referred to as a “Party” and together the “Parties.”

WITNESSETH:

WHEREAS, Company is in the business of selling, installing and servicing arrays of photovoltaic solar energy panels and related equipment used for converting the sun’s energy into electricity; and

WHEREAS, Buyer wishes to purchase a photovoltaic solar electric system with a capacity of 995K+/- from Company, as more particularly described in **Schedule “A”** (the “Solar Facility”) and pay the Company to perform certain services related to the installation and maintenance of the Solar Facility on the rooftop of the buildings; as more particularly described in **Schedule “B”**, (the “Solar Facility Site”); and

WHEREAS, the Company wishes to sell a Solar Facility and provide certain services related to the installation and maintenance of the Solar Facility at the Solar Facility Site pursuant to the terms and conditions set forth in this Agreement.

NOW, THEREFORE, for and in consideration of the mutual covenants and conditions herein, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged and confessed, the Parties hereto hereby covenant and agree as follows:

1. PURCHASE AND SALE OF SOLAR FACILITY AND RELATED SERVICES:

(a) Solar Facility. Buyer agrees to purchase from Company, and Company agrees to sell to Buyer, at the purchase price set forth under **Section 2** of this Agreement, a Solar Facility meeting the specifications set forth in **Schedule “A”** (attached hereto and made a part hereof), including all related equipment and parts that are accessory to and necessary for maintaining the Solar Facility in good working order, free and clear of any liens or encumbrances. If the Company is unable to comply with the specifications set forth in **Schedule “A”**, the Company shall have the

COMPANY: EC

Page 1 of 15

BUYER: MJ

right to substitute parts or equipment reasonably comparable to the specifications set forth in **Schedule "A"** both with respect to costs and to hazard to which such parts or equipment are subject; provided such substitute parts and equipment are new and not previously used.

(b) Services. The Buyer agrees to pay for, and the Company agrees to perform, the "Services" as set forth in the Services Description on **Schedule "A"** (attached hereto and made a part hereof). The Company shall provide the Service in accordance with the terms and conditions set forth in this Agreement and more specifically set forth in **Schedule "A"** (attached hereto and made a part hereof). The cost of Services shall be included in the purchase price set forth under **Section 2** of this Agreement.

Site Control - The contract in its entirety, is subject to the BPU awarding the project, participation in the NJ Community Solar Energy Pilot Program Year 2

2. PURCHASE PRICE AND SERVICE FEE:

The total purchase price for the Solar Facility and all Services (referred to herein as the "Purchase Price") is **One Million and Three Hundred Ninety Three Thousand Dollars (US), (\$1,353,000.00)**

Upon Signing Agreement	\$5,000.00
Upon Awarded NJ Community Solar Project:	\$ 135,300.00
Upon ordering of equipment for the Solar Facility:	\$541,200.00
Upon completion of the assembly and installation of Solar panels (without regard to interconnection with Power grid):	\$541,200.00
Upon passing all Final Inspection	\$130,300.00
Total	<u>\$1,353,000.00</u>

For the purpose of this Agreement, the "Commercial Operation Date" shall be the date the Company provides the Buyer with notice that the Solar Facility has been installed, approved by the applicable authorities for interconnected electrical operation and interconnected for electrical operation and has been otherwise placed into service.

Provided that the Buyer has made all payments then due in accordance with the foregoing

payment schedule and the Company does not receive written notice from the Buyer rejecting the Solar Facility within three (3) days of the installation of the Solar Facility (including interconnection with the power grid) at the Solar Facility Site, the Solar Facility shall be deemed accepted by the Buyer as of the date the Solar Facility is installed (including interconnection with the power grid) at the Solar Facility Site. Upon and after acceptance of the Solar Facility by the Buyer, the Solar Facility and any and all Environmental Attributes, alterations, additions, improvements or installations made thereto by the Buyer vests in and shall be the personal property of the Buyer. Buyer, its successors and/or assigns shall retain title and beneficial ownership of the same. For the purpose of this Agreement, the term "Environmental Attributes" shall mean all environmental benefits, offsets, allowances, rebates, renewable energy credits, renewable energy certificates, RECS, SRECS, TRECS, carbon credits, carbon trading credits, Green-e products, emissions reduction credits, emissions allowances, investment tax credits, production tax credits or payments and the like earned by or in connection with, or otherwise attributable to, (a) the Solar Facility, or (b) the electricity produced by the Solar Facility, under or with respect to the Federal Clean Air Act (including, but not limited to, Title IV of the Clean Air Act Amendments of 1990), any state or federal renewable portfolio standard, including, without limitation, the renewable portfolio standard of the State of New Jersey, or any other state or federal acts, laws or regulations that provide offsets, rebates, allowances, or credits related to emissions or electricity generation.

The Parties acknowledge and agree that the Buyer intends to apply for funding available under both federal and state grant and incentive programs applicable to the installation and operation of the Solar Facility. The Company shall be responsible for the processing of applications for all grant monies and preparing and facilitating the submission of any and all applications and application requirements for such grant and incentive opportunities with the assistance of the Buyer. The Parties acknowledge and agree that all government grant money received by the Buyer from such government programs (both federal and state) shall be applied toward the cost of the Solar Facility. Such grant money shall be applied, depending on the requirements of the applicable grant program, either as a direct payment of a portion of the Purchase Price or as reimbursement to the Buyer for payments made against the Purchase Price. The Parties acknowledge that federal and state government incentive levels may change in the future and the terms of this Agreement may be amended by mutual agreement of the Parties to account for such changes. The company warrants and represents to the buyer that under law and regulations all such governmental grant money is free from federal, state and local income taxes.

3. COMPANY'S WARRANTIES: With respect to the Solar Facility and the Services identified in **Schedule "A"** attached hereto, Company warrants as follows:

(a) **Title.** The Company warrants and represents that the Company has good title to and full right to dispose, sell and transfer all parts, equipment and property comprising the Solar Facility, and there are no liens, claims or encumbrances of any kind against the Solar Facility or the parts, equipment and property comprising the Solar Facility. The Solar Facility shall be delivered free of any security interest or other lien or encumbrance.

If there is a breach by the Company of the warranty of title granted by the Company in this Agreement, the Buyer shall have the right and option to cancel this Agreement upon written notice to the Company and receive a refund of any amounts paid to Company hereunder.

(b) Express Warranty. The Company warrants, at the time of delivery and installation of the Solar Facility and for a period of five (5) years after the Commercial Operation Date (the "Warranty Period"), to the Buyer that: (i) the Solar Facility (including all constituent parts) is fit and sufficient for the purpose intended; (ii) the Solar Facility is merchantable, of good quality and free from defects, whether latent or patent, in material or workmanship; (iii) the Solar Facility substantially conforms to the specifications set forth in **Schedule "A"**; and (iv) the Solar Facility will produce electricity as specified herein. This warranty shall be limited to the Company inspecting, replacing or repairing any part of the Solar Facility that shall be determined by the Company to be defective during the Warranty Period. In addition, Company shall be solely responsible for any damage caused to the rooftop caused during installation, maintenance or any repair to the Solar Facility performed by or on behalf of the Company. Company shall design and install the Solar Facility in a manner so as not to void any existing roofing warranties, if any, and in a manner using best practices to prevent damage to the roof. Any maintenance, repair or alteration of the Solar Facility or any part thereof not performed by or on behalf of the Company shall not be covered by any Company warranty and is not warranted by the Company for any purpose. In addition, any damage or defect due to misuse, alteration, or negligence is not covered by this warranty. All Services provided by Company to Buyer hereunder shall be performed in a workmanlike manner and in accordance with industry standards applicable to such Services.

Information related to the Company's warranty is set forth in **Schedule "B"** attached hereto and made a part hereof.

(c) Limitation of Liability. IT IS AGREED THAT UNDER NO CIRCUMSTANCES SHALL EITHER PARTY BE LIABLE FOR ANY SPECIAL, INCIDENTAL, OR CONSEQUENTIAL DAMAGES, INCLUDING BUT NOT LIMITED TO LOST PROFITS AND OTHER ADDITIONAL EXPENSES.

4. GOVERNMENT APPROVALS AND PERMITS: Company shall be responsible for obtaining for all required government issued permits, business licenses and official inspections and certificates necessary to installing and placing the Solar Facility into service (the "Permits and Approvals").

5. PASSING OF TITLE AND RISK OF LOSS: Risk of loss of the Solar Facility (including all accessory equipment, parts, and supplies) shall be with the Buyer upon installation and acceptance of the Solar Facility by the Company. The location for the delivery and installation of the Solar Facility shall be at 62 Veronica Somerset NJ, 08873. Buyer shall be responsible for insuring the Solar Facility (including all accessory equipment, parts, and supplies) upon its installation and acceptance by Buyer at the Solar Facility Site. Prior to the risk of loss being transferred to the Buyer, the Buyer shall not borrow money or incur debt of any kind secured by the Solar Facility, sublease the Solar Facility or sell, lease, assign, transfer or otherwise dispose the Solar Facility without the prior written consent of the Company, which may not be unreasonably withheld. Title to the Solar Facility (including all accessory maintenance equipment, parts, and supplies) sold under this Agreement shall pass to the Buyer upon installation and acceptance of same.

6. **INSURANCE.** The Company shall secure and maintain at its expense during the term of this Agreement the following: (i) statutory worker's compensation insurance and employer's liability in an amount no less than \$1 million per occurrence; and (ii) commercial general liability insurance in an amount no less than \$2 million per occurrence combined single limit for claims for damages because of bodily injury (including death) and/or property damage, caused by, or arising out of, its acts or omissions. Company shall name Buyer as an Additional Insured on all such policies. If requested in advance, certificates of such insurance shall be available to Buyer prior to the commencement of the Services naming Buyer as additional insured. If the Company engages any subcontractors in connection with its performance of the Agreement, it shall ensure such subcontractors carry the same insurance coverage's as set forth in this Section 6.

7. **BROKERS' COMMISSIONS:** Each Party warrants, represents and covenants, to the other Party that no broker, salesperson, or agent was involved in this Agreement. Each Party further agrees to indemnify and hold harmless the innocent Party from any and all claims for commissions which may result from any breach of this section.

8. **DEFAULTS AND REMEDIES.** In respect of either Party, any of the following occurrences shall constitute and "Event of Default":

(a) Failure to make any payment when due if such failure is not remedied within thirty (30) days after written notice from the Party to which payment is due;

(b) Failure to perform any material obligation under this Agreement (except where such failure is attributable to a Force Majeure Event) if such failure is not remedied within thirty (30) days after receipt by the defaulting Party of written notice of such failure; provided, however, that this period shall be extended by an additional thirty (30) days as necessary for the defaulting Party to cure such failure, so long as the defaulting Party is diligently and continuously proceeding to cure such failure;

(c) With respect to each Party, the making of any general assignment for the benefit of creditors, the filing of any petition in bankruptcy or for reorganization, the appointment of a trustee or receiver, the attachment, execution or other judicial seizure of all or substantially all of the assets of such Party or such Party becomes insolvent or unable to pay its debts when due; or

Each written notice of an Event of Default ("Default Notice") under section 8(b) hereof shall provide the defaulting Party an explanation as to how the Event of Default may be cured.

Following any Event of Default by the Buyer which is not cured, the Company may exercise one or more of the following remedies:

- (i) terminate this Agreement immediately;
- (ii) suspend the provision of all Services hereunder; and/or
- (iii) exercise any other remedy it may have at law and/or equity and/or under

this Agreement.

Following any Event of Default by the Company which is not cured, the Buyer may exercise one or more of the following remedies:

- (i) terminate this Agreement immediately;
- (ii) withhold payment due the Company pursuant to this Agreement until Company has cured its default; and/or
- (iii) exercise any other remedy it may have at law and/or equity and/or under this Agreement.

Upon termination by Buyer pursuant to this provision, Company shall refund Buyer an amount equal to the amount of the Purchase Price paid by Buyer but not earned, expended or committed by the Company as of the effective date of the termination of this Agreement. All remedies provided for in this Agreement may be exercised individually or in combination with any other remedy available hereunder or under applicable law. The exercise of any remedy shall not preclude or in any way be deemed to waive any other remedy.

Neither Party nor any Indemnified Party (as defined below) shall be liable to the other Party or any Indemnified Party for any special, punitive, exemplary, indirect, or consequential damages, or losses or damages for lost revenue or lost profits, whether foreseeable or not, arising out of, or in connection with, this Agreement.

9. CONDITIONS PRECEDENT: The Parties' obligations under this Agreement are subject to the satisfaction of the following conditions:

(a) Prior to the execution of this Agreement by both Parties, each Party's performance of their respective duties and obligations to be performed under this Agreement shall have been duly approved by each Party's governing body.

(b) Prior to the Commercial Operation Date, the Company shall have (i) received, at the Company's sole cost and expense, all governmental permits and approvals or public utility permits and approvals, including those necessary to construct, install and operate the Solar Facility, and (ii) had all required inspections of the Solar Facility at the Solar Facility Site conducted at Company's sole cost and expense, and (iii) received, at the Company's sole cost and expense, any interconnection agreements required with local utility companies to connect the Solar Facility to the power grid.

10. MUTUAL REPRESENTATIONS AND WARRANTIES: In addition to any other representations and warranties contained in this Agreement, each Party represents and warrants to the other, as of the Effective Date, that:

(a) it is duly organized and validly existing and in good standing in the jurisdiction of its organization and in the jurisdiction where the Solar Facility will be installed;

(b) it has the full right and authority to enter into, execute, deliver and perform its obligations under this Agreement;

(c) it has taken all requisite corporate action to approve the execution, delivery and performance of this Agreement;

(d) this Agreement constitutes its legal, valid and binding obligation enforceable against such Party in accordance with its terms;

(e) all contractors and subcontractors acting under this Agreement shall be in compliance with all applicable laws and regulations, including possessing any necessary licenses or permits issued by any applicable governmental authority;

(f) to the best of its knowledge, there is no litigation, action, proceeding or investigation pending or threatened on any basis before any court or government agency by, against, affecting or involving any of its business or assets (including the Solar Facility and the Buyer's right to operate the Solar Facility at the location designated for installation); and

(g) there are no bankruptcy, insolvency or reorganization proceedings pending or contemplated by it.

11. **BINDING EFFECT ON SUCCESSORS:** This Agreement shall be legally binding and inure to the benefit of the Parties, their respective heirs, personal representatives, administrators and permitted successors and assigns.

12. **NOTICES:** All notices to be made hereunder, by one Party to the other shall be in writing and deemed given when hand-delivered; or three business days from the date on the mailing receipt if deposited in the United States mail in certified form, postage prepaid with return receipt requested or the date as indicated on the certified mail return receipt; and when addressed to such other Party at its address first written above or at such other address as may be specified by such other Party by written notice sent or delivered in accordance herewith.

13. **SUPPLEMENTAL DOCUMENTS:** Each Party shall, at any time hereafter and upon the other's reasonable request, perform any acts, and make, execute, acknowledge and deliver any and all further instruments, which are or may become necessary or expedient to effectuate the purpose and intent of this Agreement.

14. **ASSIGNMENT.** It is mutually agreed that Buyer may assign this Agreement without consent of Company, provided the Purchase Price has been paid to the Company. Any such assignee shall agree to be bound by the terms of this Agreement and assume the terms and conditions hereof. The Company may elect to use subcontractors in meeting its obligations hereunder, provided the Company shall remain fully responsible for the performance of any such subcontractors as if it performed the obligations itself, and such subcontractors maintain insurance as required by Section 6 above for the duration of any subcontract work.

15. **DELEGATION OR SUB-CONTRACTING OF DUTIES:** The Company may delegate or sub-contract the performance of this Agreement to any proper person or entity. Buyer does not have a substantial interest in having the Company personally perform the Agreement. Notwithstanding the foregoing, the delegation of performance shall not affect the liability of the Company in any way for the performance of the obligations or any warranties under this Agreement.

16. **GOVERNING LAW/JURISDICTION:** This Agreement shall be construed and interpreted in accordance with the laws of the State of New Jersey, provided, however, that the conflicts of law principles of the State of New Jersey shall not apply to the extent they would operate to apply the laws of another state. Each Party agrees that any action brought hereunder shall be brought either in the United States District Court for the District of New Jersey or in the Superior Court in and for Bergen County, New Jersey and, by executing this Agreement, each party hereby consents to the venue and jurisdiction of the either such aforementioned court.

17. **PARTIAL INVALIDITY:** It is the intention of the Parties that the provisions of this Agreement be severable. If any provision of this Agreement is determined by any court or government agency to be inconsistent with the rules governing an applicable renewable energy incentive program or to be unenforceable for any reason, it is the intention of the Parties that that provision be modified and limited to such extent as may be necessary to achieve its consistency or enforceability or, if it cannot be so limited, that it be deleted from the Agreement and the remainder of the Agreement enforced as if it had been entered into without the inconsistent or unenforceable provision.

18. **UTILITY CONTRACTS.** All utility contracts and services, if any, including without limitation, water, gas and electric services and any other utilities required for the Company to perform this Agreement and for the Solar Facility are in or will be in service.

19. **RELATIONSHIP OF THE PARTIES.** The Parties to this Agreement shall be deemed independent entities. Except to the extent otherwise specifically provided for in this Agreement or in a separate agreement, nothing contained herein shall be construed as making either Party the agent or the partner of the other Party, or as granting to either Party the right to enter into any contract on behalf of any other Party, or as establishing a partnership or joint venture between the Parties. Under no circumstances shall the employees of one Party be deemed to be the employees of the other for any purpose, including with regard to wages and salaries, income tax, withholdings, insurance premiums, pension plan contributions and similar responsibilities.

20. **[Intentionally Omitted]**

21. **COMPLIANCE WITH LAWS.** The Company will perform the Services in compliance with all federal, state and municipal laws, ordinances, regulations and orders applicable to the Solar Facility.

22. **INDEMNITY.** (a) Each Party to this Agreement shall defend, indemnify and hold harmless the other Party, its parents, subsidiaries and affiliates, and its and their respective directors, officers, partners, employees, agents, representatives successors and assigns (an

“Indemnified Party”) from any claims, demands, lawsuits, damages, liabilities, expenses (including, but not limited to, reasonable fees and disbursements of counsel and court costs), judgments, settlements and penalties of every kind (“Claims”) that may be made relating to: (i) any breach of this Agreement by the non-Indemnified Party, or (ii) the gross negligence, recklessness, willful misconduct, fraud or tortious or wrongful acts of the non-Indemnified Party.

(b) Each Party shall provide the other Party with prompt notice of any written Claim or Claims that they have actual notice of and shall cooperate appropriately with the other Party in connection with that Party’s evaluation of such Claim. The non-Indemnified Party shall defend the Indemnified Party, at the Indemnified Party’s request, against any Claim. Promptly after receipt of such request, the non-Indemnified Party shall assume the defense of such Claim with counsel reasonably satisfactory to the Indemnified Party. The non-Indemnified Party shall not settle or compromise any such Claim or consent to the entry of any judgment without an unconditional release of all Claims by each claimant or plaintiff in favor of the Indemnified Party and shall give the Indemnified Party notice thereof.

23. ACKNOWLEDGEMENT: (a) The Parties hereto acknowledge and agree that they have read this Agreement in its entirety and that the terms hereof are fair, adequate and just; that they have had the right and opportunity to have this Agreement reviewed by independent legal counsel of their own choosing; and that their signatures, affixed hereto, indicate their acceptance of the terms and conditions hereof as their respective voluntary acts and deeds. The Parties further acknowledge that the terms of this Agreement have been negotiated for the benefit of both parties by themselves and/or through their respective counsel. Despite the fact that the original draft of this Agreement may have been initially prepared by a particular party’s attorney, the Parties hereto have had the time and opportunity to amend, alter and adapt all drafts of this Agreement and to meet the needs and desires of each and they agree that any ambiguities herein shall not be interpreted in favor of, or against, either Party.

(b) Buyer acknowledges and agrees that the work, requirements, terms and/or conditions required for interconnection to the LDC, including the requisite equipment, materials and labor, shall be determined by the requirements of the LDC. Any resulting increase in Company’s or its electrical subcontractor’s costs for labor, equipment and materials to satisfy the additional work, requirements, terms and/or conditions required for interconnection by the LDC shall be incorporated into a Change Order, which shall include all additional costs and expenses (without markup for profit by Company) and shall be paid by Buyer within thirty (30) days after the issuance of the Electrical Permit and Buyer’s acceptance of such Change Order, subject to the terms of the remainder of this Paragraph. In the event the additional costs and expenses increase the Contract Price (as adjusted by prior Change Orders) by 0.5% or more, Buyer shall have the right within the same thirty (30) day period to terminate this Agreement by delivery of written notice thereof to Company. If Buyer elects to terminate the Agreement pursuant to this Paragraph, all payments made on account of the Contract Price shall remain the property of the Company and thereafter this Agreement and the obligations of the parties hereunder shall be of no further force or effect.

24. SIGNATURES/COUNTERPARTS: The parties hereby agree that facsimile signatures shall be accepted as if they were originals. This Agreement may be executed in any

number of counterparts, each of which shall be deemed to be an original as against any party whose signature appears thereon, and all of which shall together constitute one and the same instrument. This Agreement shall be binding when one or more counterparts of same, individually or taken together, shall bear the signatures of all the parties reflected hereon.

25. DISPUTE RESOLUTION: The Parties shall meet within 30 days of written notice of a dispute arising out of this Agreement to resolve the matter in good faith. Thereafter, the Parties may pursue any means of dispute resolution they choose in any appropriate venue. Each Party hereby irrevocably waives any right to seek punitive, exemplary or consequential damages and each Party waives any right it may have to trial by jury.

26. FORCE MAJEURE. Neither Party shall be liable to the other or responsible for nonperformance of any of the terms of this Agreement due to unforeseeable causes beyond its reasonable control and without the fault or negligence of such Party, including but not restricted to acts of God or the public enemy, acts of government, fires, floods, epidemics, quarantine restrictions, strikes, freight embargoes, or unusually severe weather (a "Force Majeure Event").

27. MISCELLANEOUS. No action or inaction by either party shall constitute a waiver of any right or remedy. This Agreement embodies the entire agreement between the parties with respect to the subject matter hereof and supersedes all prior or contemporaneous agreements and understandings, written or oral, relating to the subject matter hereof. No agreement hereafter made shall be effective to modify or discharge this Agreement, in whole or in part, unless in writing and signed by the Party against whom enforcement of the modification or discharge is sought.

28. CANCELLATION. BUYER MAY CANCEL THIS CONTRACT AT ANY TIME BEFORE MIDNIGHT OF THE THIRD BUSINESS DAY AFTER RECEIVING A COPY OF THIS CONTRACT. IF BUYER WISHES TO CANCEL THIS CONTRACT, IT MUST EITHER:

(A) SEND A SIGNED AND DATED WRITTEN NOTICE OF CANCELLATION BY REGISTERED OR CERTIFIED MAIL, RETURN RECEIPT REQUESTED; OR

(B) PERSONALLY DELIVER A SIGNED AND DATED WRITTEN NOTICE OF CANCELLATION.

SUCH NOTICES SHALL BE SENT OR DELIVERED TO THE FOLLOWING ADDRESS:


**AROSA SOLAR ENERGY SYSTEMS INC.
1309 Ridge Ave
LAKEWOOD, NJ 08701**

IF BUYER CANCELS WITHIN THE THREE DAY PERIOD, BUYER IS ENTITLED TO A FULL REFUND OF ANY MONEY PAID TO COMPANY. ALL SUCH REFUNDS SHALL BE MADE WITHIN 30 DAYS OF THE COMPANY'S RECEIPT OF THE CANCELLATION NOTICE.

IN WITNESS WHEREOF, the Parties have hereunto set their hands and seals and caused these presents to be signed on the dates set forth below:

COMPANY:
Arosa Solar Energy Systems, Inc.


ATTEST:

By:  _____ 2-402021
Dated

By: _____ Dated

BUYER:
62 Veronica LLC

ATTEST:

By:  _____ 2.4.21
Dated

By:  _____ 2.4.21
Dated

Prepared by:


W. Lane Miller, Esq.

DEED

This Deed made on December 18, 2014

SV Investments, LLC
A New Jersey limited Liability Company

whose address is 62 Veronica Avenue, Somerset, New Jersey

referred to as the Grantor.

AND

62 Veronica LLC

whose address is 1556 61st Street, Brooklyn, New York 11219

referred to as the Grantee.

Transfer of Ownership. The Grantor grants and conveys (transfers ownership of) the property described below to the Grantee. This transfer is made for the sum of Five Million Six Hundred and Seventy Five Thousand Dollars (\$5,675,000.00)

The Grantor acknowledges receipt of this money.

Tax Map Reference. (N.J.S.A. 46:15-2-1) Township of Franklin, County of Somerset
Block 88.01, Lot Nos. 53, 54 and 55 Account No.

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 structures on the land in the Township of Franklin, County of Somerset and State of New Jersey.
The legal description is:

SEE ANNEXED SCHEDULE A

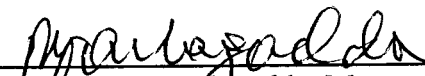
BEING the same property transferred to Grantor by Deed from Pro Cen Tip Plains, Inc. dated January 17, 1996 and recorded with the registrar of the County on February 8, 1996, in Deed Book 2046 Page 655.

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).

Signators. The Grantor signs the Deed as of the date at the top of the first page.

Witness:
SV Investments LLC.



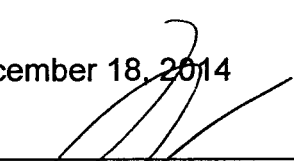

By: Prasadarao Yarlagadda, Manager

State of New Jersey, County of

SS:

BE IT REMEMBERED, that on December 18, 2014, before me, the subscriber, an Attorney at Law of New Jersey personally appeared Prasadarao Yarlagadda, Member of SV Investments LLC (the "Company"), who, I am satisfied are the person(s) named in and who executed the within instrument, and thereupon acknowledged that he signed, sealed and delivered the same on behalf of and as the act and deed of the Company, for the uses and purposes therein expressed, and that the full and actual consideration paid or to be paid for the transfer of title to realty evidenced by the within deed as such consideration is defined in P.L. 1968, Sec. 1(c), is \$5,675,000.00

December 18, 2014


W. Lane Miller
Attorney at Law of
State of New Jersey

DEED

Dated: December 18, 2014

SV Investments LLC
a New Jersey limited liability company

Grantor

62 Veronica LLC

Grantee

Record and Return to:
Harry Freifield, Esq.
1318 Avenue J
Brooklyn, NY 11230



State of New Jersey
SELLER'S RESIDENCY CERTIFICATION/EXEMPTION
(C.55, P.L. 2004)

(Please Print or Type)

SELLER(S) INFORMATION (See Instructions, Page 2)

Names(s) <i>SV Investments, LLC</i>			
Current Resident Address:			
Street:	<i>62 Veronica Ave</i>		Zip Code
City, Town, Post Office	<i>Somerset</i>	State <i>NJ.</i>	

PROPERTY INFORMATION (Brief Property Description)

Block(s)	<i>88.01</i>	Lot(s)	<i>53, 54 + 55</i>	Qualifier
Street Address:				
<i>62 Veronica Ave.</i>				
City, Town, Post Office	<i>Somerset</i>	State	<i>NJ</i>	Zip Code
Seller's Percentage of Ownership	Consideration	Closing Date		
	<i>\$5675000</i>	<i>12/18/2014</i>		

SELLER ASSURANCES (Check the Appropriate Box) (Boxes 2 through 10 apply to Residents and Non-residents)

- I am a resident taxpayer (Individual, estate, or trust) of the State of New Jersey pursuant to N.J.S.A. 54A:1-1 et seq. and will file a resident gross income tax return and pay any applicable taxes on any gain or income from the disposition of this property.
- The real property being sold or transferred is used exclusively as my principal residence within the meaning of section 121 of the federal Internal Revenue Code of 1986, 26 U.S.C. s. 121.
- I am a mortgagor conveying the mortgaged property to a mortgagee in foreclosure or in a transfer in lieu of foreclosure with no additional consideration.
- 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.
- Seller is not an individual, estate or trust and as such not required to make an estimated payment pursuant to N.J.S.A.54A:1-1 et seq.
- The total consideration for the property is \$1,000 or less and as such, the seller is not required to make an estimated payment pursuant to N.J.S.A. 54A:5-1-1 et seq.
- The gain from the sale will not be recognized for Federal income tax purposes under I.R.C. Section 721, 1031, 1033 or is a cemetery plot. (CIRCLE THE APPLICABLE SECTION). If such 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 (see instructions).
 No non-like kind property received.
- Transfer 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.
- The property being sold is subject to a short sale instituted by the mortgagee, whereby the seller has agreed not to receive any proceeds from the sale and the mortgagee will receive all proceeds paying off an agreed amount of the mortgage.
- The deed being recorded is a deed dated prior to the effective date of P.L. 2004, c. 55 (August 1, 2004), and was previously unrecorded.

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 could 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 the 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.

<i>12-18-14</i>	<i>[Signature]</i>
Date	Signature (Seller) Please indicate if Power of Attorney or Attorney in Fact
	Signature (Seller) Please indicate if Power of Attorney or Attorney in Fact

MUST SUBMIT IN DUPLICATE

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 Morces } SS. County Municipal Code

MUNICIPALITY OF PROPERTY LOCATION 1808-Franklin Twp 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, Prasadarao Yartagadda being duly sworn according to law upon his/her oath,
(Name) Member in a deed dated 12/18/2014 transferring
(Grantor, Legal Representative, Corporate Officer, Officer of Title Company, Lending Institution, etc.)
real property identified as Block number 88.01 Lot number 53, 54 + 55 located at
62 Veronica Ave, Somerset, NJ and annexed thereto.
(Street Address, Town)

(2) CONSIDERATION \$ 5,675,000 (Instructions #1 and #5 on reverse side) no prior mortgage to which property is subject.

(3) Property transferred is Class 4A 4B (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 18th
day of Dec, 20 14
Prasadarao Yartagadda Signature of Deponent SV Investments LLC Grantor Name this

W. Lane Miller Deponent Address 62 Veronica Ave Grantor Address at Time of Sale
XXX-XXX-626 Last three digits in Grantor's Social Security Number Name/Company of Settlement Officer

W. LANE MILLER
ATTORNEY AT LAW
STATE OF NEW JERSEY

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

STATE OF NEW JERSEY

COUNTY Mercer } SS. County Municipal Code 1808
MUNICIPALITY OF PROPERTY LOCATION Franklin Twp

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

(1) PARTY OR LEGAL REPRESENTATIVE (See Instructions #3 and #4 on reverse side) XXX-XX-X 7 6 3
Last three digits in grantee's Social Security Number
Deponent, _____, being duly sworn according to law upon his/her oath,
(Name)
deposes and says that he/she is the Grantee in a deed dated 12/18/2014 transferring
(Grantee, Legal Representative, Corporate Officer, Officer of Title Company, Lending Institution, etc.)
real property identified as Block number 88.01 Lot number S3, 54 + 55 located at
62 Veronica Ave Somerset, NJ and annexed thereto.
(Street Address, Town)

(2) CONSIDERATION \$ 5,675,000 (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 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

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. 1968, 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. 1968, as amended through Chapter 33, P.L. 2006.

Subscribed and sworn to before me this 18 day of Dec, 2014.

Signature of Deponent: Philip Yacet Grantee Name: 62 Veronica LLC

Deponent Address: _____ Grantee Address at Time of Sale: _____

LEAH M SPITZ
Notary Public of New Jersey
Name/Company of Settlement Officer: _____

My Commission Expires 4/01/2016 County recording officers: forward one copy of each RTF-1EE to:

STATE OF NJ - DIVISION OF TAXATION	
PO BOX 251	TRENTON, NJ 08695-0251
ATTENTION: REALTY TRANSFER FEE UNIT	
FOR OFFICIAL USE ONLY	
Instrument Number _____	County _____
Deed Number _____	Book _____ Page _____
Deed Dated _____	Date Recorded _____

Stewart Title Guaranty Company

Commitment Number: MTANJ-098798

TITLE INSURANCE COMMITMENT SCHEDULE A LEGAL DESCRIPTION

All that certain lot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Township of Franklin, County of Somerset, State of New Jersey.

BEGINNING at a point in the northeasterly sideline of Veronica Avenue 2,274.06 feet northwesterly along said sideline from the intersection of the said sideline (extended southeasterly) with the northwesterly sideline of New Jersey State Highway Route 27 (extended southwesterly), and running; thence

1. North 44 degrees 14 minutes West along the northeasterly sideline of Veronica Avenue a distance of 490.80 feet to a monument which marks the division line between Hyland Industrial Park Section One and Hyland Industrial Park Section Two; thence
2. North 45 degrees 46 minutes East along the said division line a distance of 532.29 feet to another monument in the southwesterly line of land now or formerly of W.A. Cleary Corp.; thence
3. South 44 degrees 17 minutes 30 seconds East along the said W. A. Cleary Corp. land a distance of 490.80 feet to a corner of Lot 52 in Hyland Industrial Park Section One; thence
4. South 45 degrees 46 minutes West along the northwesterly line of the said Lot 52 a distance of 532.79 feet to the northeasterly sideline of Veronica Avenue at the point of BEGINNING.

The above description is in accordance with a survey made by KTJ Associates, LLC, dated 10/03/2014.

NOTE: Being Lot(s) 53, 54 and 55, Block 88.01, Tax Map of the Township of Franklin, County of Somerset.

NOTE: Lot and Block shown for informational purposes only.

Madison Title Agency, LLC
1125 Ocean Avenue, Lakewood, NJ 08701
Telephone: 732-905-9400 Fax: 732-905-9420

Design Data Summary Sheet

62 Veronica Ave., Somerset, NJ

A. Existing Drawing Information

1. Building steel joists with girder beams – field measurements by J. Marx 1/23/2021

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 Live Load or Est. Staging Load (LL) = 29 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) = 1.2

Snow Importance Factor (I_s) = 1.0

Ground Snow Load (P_g) = 30 psf

ASCE 7-16 Min. Flat Roof = 20 psf

Roof Snow Load $P_f = 0.7 * C_e * C_t * I_s * P_g = 25.2$ psf

Total Roof Snow Load (SL) = 25.2 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 = 113

Building Wind Load (q_z) = $0.00256 * K_z * K_{zt} * K_d * V^2 * 0.6 = 11.67$ psf ASD

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

62 Veronica Ave

5. Dead Load

Existing (DL) Building System Weight of Roofing, Insulation & Joist Framing and Collateral Load = 10.8 psf

Solar (PV) panel weight = < 4.0 psf

6. Load Combinations

Load combination used to design roof framing structural members

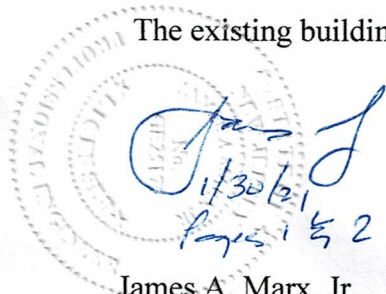
New SL 25.2 # + PV 4.0 # + DL 10.8 # = 40 psf < Existing Capacity = > 40 psf

Existing LL 29 # + DL 10.8 # = 39.8 psf

Existing Capacity = > 40.0 psf

7. Conclusion

The existing building structure is adequate to support the additional 4.0 psf of PV system.

A circular professional engineer seal for James A. Marx, Jr. is partially visible on the left. Overlaid on the seal is a handwritten signature in blue ink, the date "1/30/21", and the page number "Page 1 of 2".

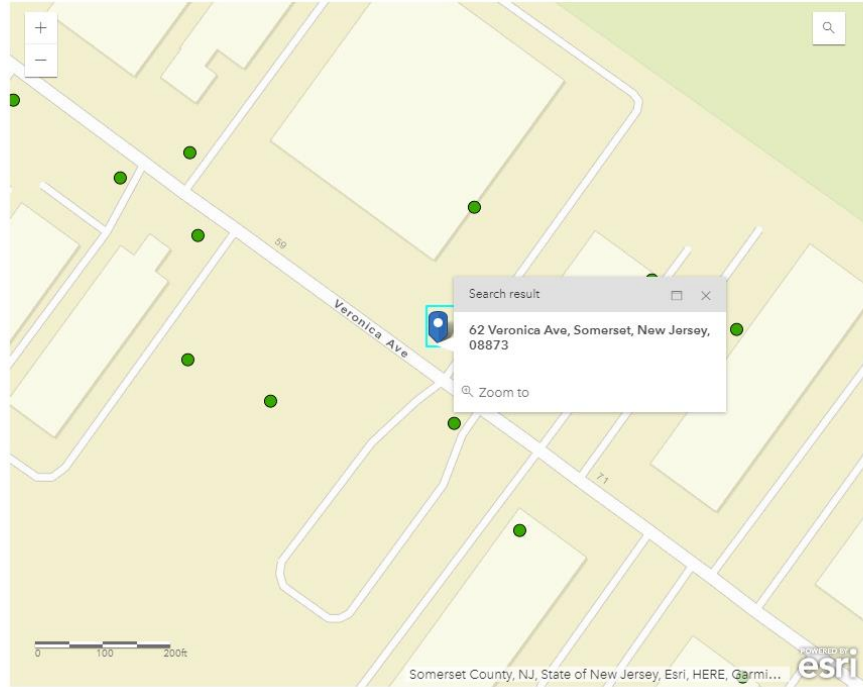
James A. Marx, Jr.
Professional Engineer
NJ Professional Engineer License No. GE 25179

SolarPowerSuitability

● >1000kW

● 100-1000kW

● < 100kW



	Project Name:	62 Veronica		
	Estimated COD Date:	9/1/2021		
	Location:	62 Veronica Somerset NJ 08873		
	Site Owner:	62 Veronica LLC		
	Site Control until:			
	PPA date (if applicable):	N/A		
	Cost item breakdown			
	<u>SOFT COSTS:</u>	\$	\$/WATT	
	Design/Engineering/Permitting	\$ 39,808.00	\$ 0.04	
	Electrical Subcontract Labor	\$ 358,272.00	\$ 0.36	
	Racking Subcontract Labor	\$ 79,616.00	\$ 0.08	
	Supervisory/GC	\$ 79,616.00	\$ 0.08	
	Project Development	\$ 29,856.00	\$ 0.03	
	Reserves	\$ 49,760.00	\$ 0.05	
	SUBTOTAL:	\$ 636,928.00	\$ 0.64	
	<u>HARD COSTS:</u>			
	Modules	\$ 348,320.00	\$ 0.35	Znshine ZXM6-72-400/M X 2,488 pieces
	Inverters	\$ 149,280.00	\$ 0.15	SolarEdge SE100K US X 8 pieces
	Racking	\$ 109,472.00	\$ 0.11	KB Racking EconoRack 2.0
	Inverter Pads	\$ -	\$ -	
	Transformer / Interconnection	\$ 66,311.30	\$ 0.07	
	Monitoring Equipment	\$ -	\$ -	
	Other Hard Costs	\$ 39,808.00	\$ 0.04	
	SUBTOTAL:	\$ 713,191.30	\$ 0.72	
	TOTAL COST	\$ 1,350,119.30	\$ 1.36	
	SYSTEM DC SIZE (WATTS)	995,200		
	Soft Costs	\$ 636,928	47.2%	
	Hard Costs	\$ 713,191	52.8%	
	Total Costs	\$ 1,350,119	100.0%	

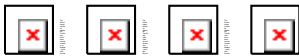
Shimmy Tessler

From: Darnulc, Paul F <Paul.Darnulc@pseg.com>
Sent: Tuesday, February 2, 2021 1:04 PM
To: Shimmy Tessler
Subject: RE: [EXTERNAL] 62 Veronica Av Somerset NJ 08873 Acct # 7194354101

Shimmy, the BPU has a new order with regards to PSE&G and Community solar projects so please check the BPU website.

All PSE&G community solar projects need to be pre- approved by the BPU before they are submitted to PSE&G

Thanks
Paul



From: Shimmy Tessler <shimmy@arosasolarenergy.com>
Sent: Tuesday, February 02, 2021 11:17 AM
To: Darnulc, Paul F <Paul.Darnulc@pseg.com>
Subject: [EXTERNAL] 62 Veronica Av Somerset NJ 08873 Acct # 7194354101

*****CAUTION*****

*****CAUTION*****

*****CAUTION*****

This e-mail is from an **EXTERNAL** address. The actual sender is (shimmy@arosasolarenergy.com) which may be different from the display address in the From: field. Be cautious of clicking on links or opening attachments. Suspicious? Report it via the Report Phishing button. On mobile phones, forward message to Cyber Security.

Paul;
This attached interconnection application was sent to you on 1/6/2021. As u can see it's for a Community Solar Project. Was it received by you? Is there still any chance that we can receive a response before Fri?

TY

--

Shimmy Tessler
Arosa Solar Energy Systems
Spreading the Sun's Rays
Shimmy@ArosaEnergy.com
www.ArosaEnergy.com
732 886 2322



Please consider the environment before printing this email.

The information contained in this e-mail, including any attachment(s), is intended solely for use by the named addressee(s). If you are not the intended recipient, or a person designated as responsible for delivering such messages to the intended recipient, you are not authorized to disclose, copy, distribute or retain this message, in whole or in part, without written authorization from PSEG. This e-mail may contain proprietary, confidential or privileged information. If you have received this message in error, please notify the sender immediately. This notice is included in all e-mail messages leaving PSEG. Thank you for your cooperation.



January 26, 2021

RE: PowerMarket's Engagement with low-to-moderate income households

PowerMarket has been working with community organizations and housing authorities to help extend the benefits of community solar to LMI households in New Jersey. We have worked closely with housing authorities such as MBS Housing Urban Renewal, a Hoboken City chapter of the YMCA, AMH Housing Urban Renewal Associates, and others in Hudson and Essex county to ensure that the benefits of community solar reach LMI households. Powermarket is also working with community action groups like STEAM Urban, the Hoboken Community Center, and Sustainable Jersey City to engage with LMI households and educate them on how community solar works and what it means for them and their community.

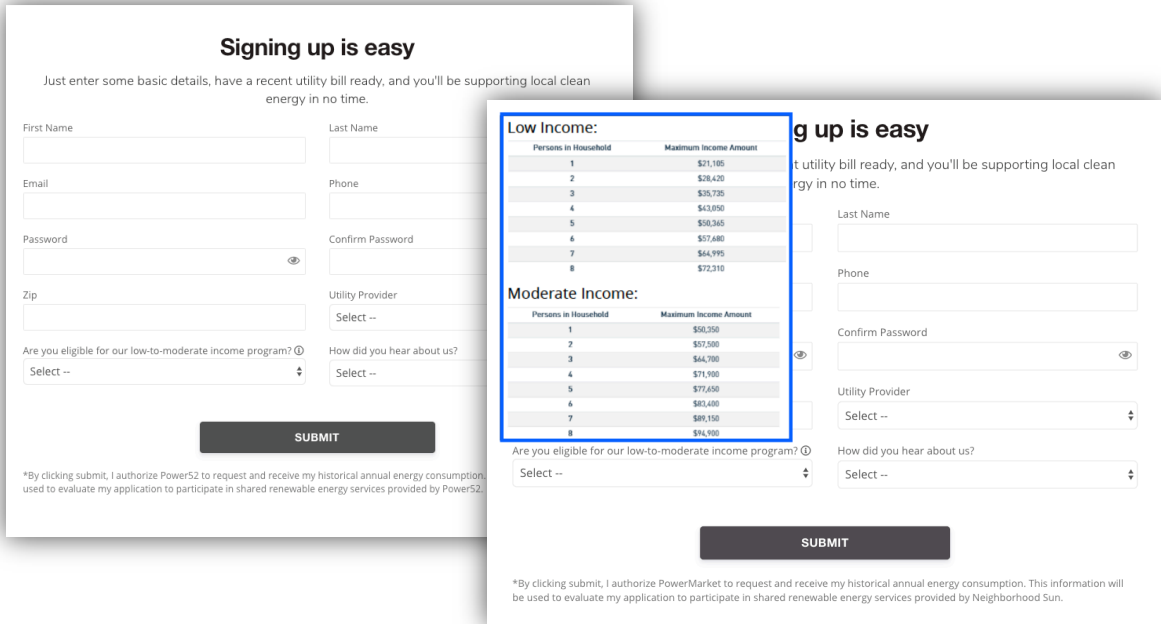
Our modes of engagement and LMI household program onboarding include close collaboration with on-the-ground community groups, friendlier contract terms, a simplified digital sign-up tool, and educational programs with community-based not-for-profits.

We've created a community solar enrollment platform exclusive to LMI subscribers that strikes the balance in qualifying eligible participants in a tasteful way. We do this through our easy-to-use signup process and LMI-exclusive content and webpages, collaboration with community development organizations to increase understanding of community solar and its benefits.

[EASY-TO-USE SIGNUP PROCESS](#)

Our enrollment platform has tools to qualify LMI subscribers and non-LMI subscribers in a single location. We do this by collecting key data points early in the enrollment process.

In New Jersey, where we have been actively subscribing LMI subscribers, we prompt customers with a question about their eligibility in our LMI program. If subscribers hover over the "info" icon, a chart with detailed income levels helps guide subscribers in selecting their eligibility.



Customers who are eligible for the LMI program will have the exact same customer experience as non-LMI participants, with the only differentiating factor being that LMI subscribers fill out additional forms in their subscriber contract verifying their income status.

[LMI-FOCUSED PROJECTS PAGES](#)

As we market directly to the LMI subscribers – and channel partners within their communities – we create content exclusive to our LMI program. We have provided a sample mock-up below.

POWERMARKET

How It Works FAQ Contact Us [Sign Up](#)

AHA affordable housing alliance
Hope. Strength. Community.

Join the Community Solar Revolution

[Learn More](#)

Save On Your Electric Bill & Support Solar

Firmly committed to sustainability, Affordable Housing Alliance is offering a unique employee benefit — the ability to save on your home's electricity bill by subscribing to a local clean energy source. Available to Affordable Housing Alliance members with a Con Edison account, this program provides a reduction on your electricity bill while enabling you to support a local renewable energy initiative. Affordable Housing Alliance is proud to partner with PowerMarket on the "Buchanan Community Solar Project."



Savings

Enjoy guaranteed savings of up to 10% on your monthly Con Edison bill. By subscribing to the Buchanan Community Solar Project, you can receive a portion of the solar energy produced as a credit on your bill.



Digital Dashboard

Monitor your solar array's energy production and track your bills and savings with our online PowerMarket dashboard. If you have a question you will be able to access your documents and data.

To establish trust during the enrollment process, a majority of our focus is on channel partnerships. We have created dozens of pages like this for our LMI-focused partners and will continue to do so for this opportunity.

We work closely with our community-based partners to develop relevant educational content, including, videos, flyers. Social media campaigns and webinars to improve community understanding of community solar and to ensure awareness of New Jersey's pilot program.



- Orthodox Jewish -
CHAMBER OF COMMERCE

NYC OFFICE:
40 WALL ST, 60TH FLOOR
NEW YORK, NY 10005 | 212-659-5270

NJ OFFICE:
1825 SWARTHMORE AVE SUITE C1
LAKEWOOD, NJ 08701 | 732-987-7704

WWW.OJCHAMBER.COM

Orthodox Jewish Chamber of Commerce

January 2nd, 2021

Attn:

New Jersey Board of Public Utilities

44 South Clinton Avenue, 7th Floor

Post Office Box 350

Trenton, New Jersey

08625-0350

Attn: Office of Clean Energy

Community Solar Energy Pilot Program Application Package

Re: Community Solar Project at 62 Veronica Av Somerset NJ.

Dear Members of the Board and Staff,

We are writing to express our support for the Community Solar Project that Arosa Solar ("Arosa") has proposed at 62 Veronica Av, Somerset, New Jersey

Arosa presented the project concept to us in January, 2021. Arosa explained that since New Jersey began its nation-leading solar energy program more than 15 years ago, some residents have been prevented from enjoying the benefits of solar energy due to a range of limitations.

For example, some residents live in multi-family buildings with insufficient roof-space to erect solar panels to power all dwellings within the building. Some residents are renters with leases. Others have financial limitations that preclude them from making the large up-front investment to install solar. Meanwhile, some residents live in homes that are shaded by trees making their homes unsuitable for solar power.

Arosa explained that the New Jersey Board of Public Utilities is conducting a Community Solar Pilot Program whereby these under-served residents can realize the benefits of solar by procuring solar energy that is produced at a site that is geographically different from where they live.

Arosa proposes to use the rooftop of the warehouse at 62 Veronica Av to produce solar energy which will then be distributed to certain residents of Somerset, along with those living in other areas in Somerset County and adjacent counties through the existing electrical grid. We understand that at least 51% of the solar energy will be distributed to residents classified as having Low and Moderate Incomes (LMI). Moreover, for those residents that elect to purchase energy produced by the solar system, we understand that and that this energy will be sold them at rates 10% - 20% lower than those prevailing from PSE&G.

Finally, Arosa explained that they intend to provide job training in solar installation to disadvantaged residents of Somerset County and that the top graduates of this training program will be offered employment in the installation of the solar system in Somerset.



- Orthodox Jewish -
CHAMBER OF COMMERCE

NYC

OFFICE:

40 WALL ST, 60TH FLOOR
NEW YORK, NY 10005 | 212-659-5270

NJ

OFFICE:

1825 SWARTHMORE AVE SUITE C1
LAKEWOOD, NJ 08701 | 732-987-7704

WWW.OJCHAMBER.COM

The OJ Chamber of Commerce strongly supports this project for a variety of reasons:

- The project will allow residents of Somerset County's abundant multi-family building stock to realize financial savings from solar power.
- The project's focus on LMI residents will enhance climate equity and environmental justice.
- Construction of the project will provide job training and create local jobs.
- The operation of the project will reduce air pollution. In fact, it is estimated that his project will produce enough clean energy to power 70 houses or 145 small apartment units.
- The project is situated on a commercial rooftop with no alternative use. The project does not disturb green space or land that could otherwise have a higher and better use to the people of Somerset.
- The project will help to make Somerset a leader in the fight against climate change.

I sincerely hope that the Board of Public Utilities approves this project.

Regards,


Duvi Honig
Founder/CEO
Orthodox Jewish
Chamber of Commerce

nesivos

THE WAY FORWARD

To whom it may concern,

I am writing in support of Arosa Solar's proposal for a community solar project in the Central Jersey area. Nesivos Pathways intends to partner with Berkowatts Electric to deliver a workforce training program in solar PV installation to prepare local trainees from the community for an employment opportunity with Arosa Solar.

Nesivos Pathways is a strong and innovative non-profit organization dedicated to improving lives since 2013. Headquartered in Lakewood NJ, Nesivos Pathways is committed to uplifting teenagers and their families through its innovative continuum of care. Our organization is a force for positive change in our community. We have a proven track record of accomplishments working with neighborhood residents, schools, government leaders, and corporate partners, from across the community. Through our work we have turned into a rallying point for troubled teens desperate for a bit of love, a kind word and a surrogate home. Nesivos Pathways has developed a comprehensive workforce development program inclusive of employment and social services dedicated to supporting community residents in preparing for and obtaining economic mobility through sustainable positions, especially those located within Central Jersey.

Berkowatts Electric was founded in 2010 by Israel Berkowitz, a licensed electrician. From a beginning of 12 workers, Berkowatts Electric has grown to one of the premier solar installers in the Tri State area. NABCEP certified, and with over 30 full time solar installers, they have by now installed over 52,000,000 KW's of solar.

A partnership with Berkowatts Electric will certainly offer additional value to local residents and expand training and job opportunities within the program. Through this program, Nesivos Pathways will partner with Berkowatts Electric to provide a hands-on solar installation training program to eligible candidates. During the two-week course, students will learn about green construction, including carpentry and electrical work; become accustomed with and practice using hand and power tools and equipment; understand solar energy systems, components, and building code requirements; and participate in hands-on training to install rooftop solar arrays. Students who complete this program will have an opportunity to interview with Arosa Solar for solar installer jobs on its community solar project in the Central Jersey area.

Sincerely,


Moshe Tandler



1/28/2021

To whom this may concern:

This is to confirm that, as in the past, Energy Analysis Group will work together with Arosa Solar, Inc to provide energy audits and energy efficiency upgrades to the Community Solar Subscribers. The energy audit will assess all electrical items in the building, such as HVAC, lighting, pumps, refrigerators, etc.

Thank you.

A handwritten signature in black ink, appearing to read 'Asher Hartman', is positioned above the printed name.

Asher Hartman