February 5th, 2021

New Jersey Board of Public Utilities
44 South Clinton Avenue, 7th Floor
PO Box 350
Trenton, NJ 08625-0350

Attn: Office of Clean Energy, PY2 Community Solar Docket #:QO20080556- Application Package-465 Mola Community Solar

To Whom it Concerns:

Enclosed please find the completed Community Solar PY2 Application for the 465 Community Solar project.

Also enclosed, kindly find the following attachments as part of the application.

- Delineated Map
- Engineer stamped layout
- Executed Solar Rights Agreement as Site Control
- Roof Report
- PSE&G Power Suitability Map and Waiver Letter
- Project Cost Model

Thank you for this opportunity. We look forward to the Board's review and decision.

Respectfully

Jerry Donovan

Jerry Donovan
VP of Development

Section B: Community Solar Energy Project Description

Project Name: 465 Mola Community Solar
*This name will be used to reference the project in correspondence with the Applicant.

I. Applicant Contact Information

Applicant Company/Entity Name: ECA Solar
First Name: Jerry Last Name: Donovan
Daytime Phone: 508-460-2068 Email: gd@ecasolar.com
Applicant Mailing Address: 282 Moody Street Suite 202
Municipality: Waltham County: Middlesex Zip Code: 02453

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)*: ECA Solar
First Name: Jerry Last Name: Donovan
Daytime Phone: 508-460-2068 Email: gd@ecasolar.com
Mailing Address: 282 Moody Street Suite 202
Municipality: Waltham County: Middlesex Zip Code: 02453

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)*: ECA Solar
First Name: Jerry Last Name: Donovan
Daytime Phone: 508-460-2068 Email: gd@ecasolar.com
Mailing Address: 282 Moody Street Suite 202
Municipality: Waltham County: Middlesex Zip Code: 02453

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: NBP Mola II LLC
First Name: Dean Last Name: Atkins
Daytime Phone: 617-702-1604 Email: Dean.Atkins@northbridgecre.com
Applicant Mailing Address: 401 Edgewater Place, Suite 265
Municipality: Wakefield County: Middlesex Zip Code: 01880

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): 747.84 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): 465 Mola Blvd
Municipality: Elmwood Park County: Bergen Zip Code: 07407
Name of Property *(optional, complete if applicable)*: _____

Property Block and Lot Number(s): Block # 1407 Lot 1
Community Solar Site Coordinates: -74.118477 Longitude 40.903988 Latitude

Total Acreage of Property Block and Lots: 5.9470 acres
Total Acreage of Community Solar Facility: 2.984 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.)*: 2 (month) 2022 (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 <u>not required</u> 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 <u>not required</u> 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 <u>not required</u> 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.

c. Permits, approvals, or other authorizations other than those from NJDEP for the development, construction, or operation of the community solar facility (including local zoning and other local and state permits)

An Application that does not list all permits, approvals, or other authorizations that will be needed for the construction and operation of the proposed community solar facility will be deemed incomplete.

If a permit has been received, attach a copy of the permit.

Permit Name & Description	Permitting Agency/Entity	Date Permit Applied for *(if applicable)* / Date Permit Received (*if applicable)*
Site Plan	Borough of Elmwood Park	
Zoning Permit	Borough of Elmwood Park	
Building Permit	Borough of Elmwood Park	

5. The Applicant has consulted the hosting capacity map of the relevant EDC via the EDC's website (links are available on the NJCEP website) and determined that, based on the capacity hosting map as published at the date of submission of the Application, there is sufficient capacity available at the proposed location to build the proposed community solar facility …… ☐ Yes ☐ No

If "Yes," include a screenshot of the capacity hosting map at the proposed location, showing the available capacity.

If the hosting capacity map shows insufficient capacity, the Application will not be considered by the Board, unless the Applicant provides: 1) a letter from the relevant EDC indicating that the hosting capacity map is incorrect in that location, or 2) an assessment from the relevant EDC of the cost of the interconnection upgrade that would be required to enable the interconnection of the proposed system, and a commitment from the Applicant to pay those upgrade costs if the project were to be selected by the Board.

Exception: Projects located in PSE&G service territory for which the hosting capacity map shows insufficient capacity available at the planned location may be eligible for a waiver of this requirement. If this application is seeking to exercise this waiver, please check "Yes" below and attach the waiver requirements as described in the Board's Order: https://www.njcleanenergy.com/files/file/CommunitySolar/FY21/8E%20-%20ORDER%20PSEG%20Interconnection.pdf.

This project is exercising the PSE&G hosting capacity map waiver: …… ☑ Yes ☐ No

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)*: 645

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: 100 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)*: 60%

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

   LMI offtakers will recieve guaranteed discounts on their electric bills.

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: ECA Solar Contact Name: Jerry Donovan
Daytime Phone: 508-460-2068 Email: gd@ecasolar.com

*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 $)	$1,513,205
Net Installed Cost (in $/Watt)	$2.023/watt
Initial Customer Acquisition Cost (in $/Watt)	$0.20/watt DC
Annual Customer Churn Rate (in %)	5%
Annual Operating Expenses (in c/kWh)	0.0918/kWh
Levelized Cost of Energy ("LCOE") (in c/kWh)	0.079/kWh

2. 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:

This project is seeking the following state and federal tax incentives: TREC, The Federal Investment Tax Credit for commercial PV, and the Modified Accelerated Cost Recovery System available to commercial PV.

XII. Other Benefits

1. The proposed community solar facility will be paired with storage …….. ☐ Yes ☑ No
   If "Yes," please describe the proposed storage facility:
   a. Storage system size: _____ MW _____ MWh
   b. 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").

2. 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: 65
   If "Yes," estimated number of permanent jobs created in New Jersey: 2
   If "Yes," explain what these jobs are:
   The jobs created will be made up of construction, engineering, and administrative. As the system will be up an running for 20 to 30 years, permanent maintenance jobs will be necessary for the monitoring and maintenance of the system.

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):
   This project will utilize local Union labor, sourced from the local IBEW Chapter.

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.

New Jersey's cleanenergy program

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, Jerry Donovan (name) am the VP (title) of the Applicant ECA Solar (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: Jerry Donovan Date: 2/4/2021

Print Name: Jerry Donovan

Title: VP Company: ECA Solar

Signed and sworn to before me on this 4th day of February, 2021

Signature

Name

Andrew G. Bunnell
Notary Public, Commonwealth of Massachusetts
My Commission Expires July 20, 2023

New Jersey's cleanenergy program

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, Jerry Donovan (name) am the VP (title) of the Project Developer ECA Solar (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: Jerry Donovan Date: 2/04/2021

Print Name: Jerry Donovan

Title: VP Company: ECA Solar

Signed and sworn to before me on this 4th day of February, 2021

Signature

Name

Andrew G. Bunnell
Notary Public, Commonwealth of Massachusetts
My Commission Expires July 20, 2023

Project Owner Certification

The undersigned warrants, certifies, and represents that:

1) I, Jerry Donovan (name) am the VP (title) of the Project Owner ECA Solar (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: Jerry Donovan Date: 2/4/2021

Print Name: Jerry Donovan

Title: VP Company: ECA Solar

Signed and sworn to before me on this 4th day of February, 2021

Signature

Name

Andrew G. Bunnell
Notary Public, Commonwealth of Massachusetts
My Commission Expires July 20, 2023

New Jersey's cleanenergy program

Property Owner Certification

The undersigned warrants, certifies, and represents that:

1) I, Dean Atkins (name) am the Authorized Manager (title) of the Property 465 Mola Boulevard (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: 2/4/2021

Print Name: Dean Atkins

Title: Authorized Manager Company: NBPII Mola LLC

Signed and sworn to before me on this 4 day of February 2021

_____
Signature

Andrew C. Bunnell
Name

Andrew G. Bunnell
Notary Public, Commonwealth of Massachusetts
My Commission Expires July 20, 2023

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 1 of 1 (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)*: 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: utility rate
   - ☐ 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

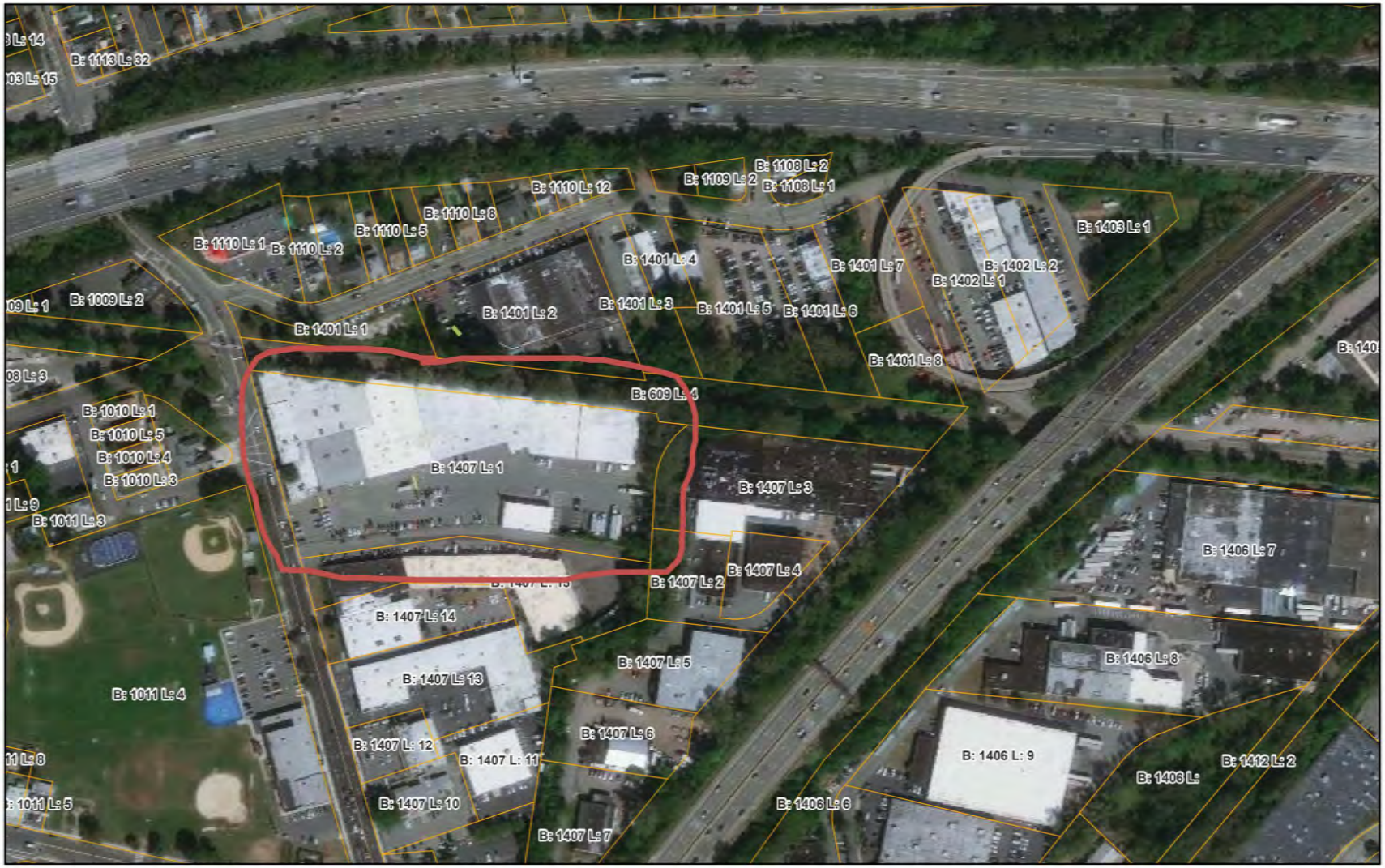
If "Yes," the savings are guaranteed or fixed:

- ☐ 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:

ATTACHMENTS

NJDEP GIS Data Viewer



2/4/2021, 4:06:35 PM

1:4,514

0 0.03 0.06 0.11 mi

0 0.04 0.09 0.18 km

Lines

Override 1

Override 2

County Boundaries

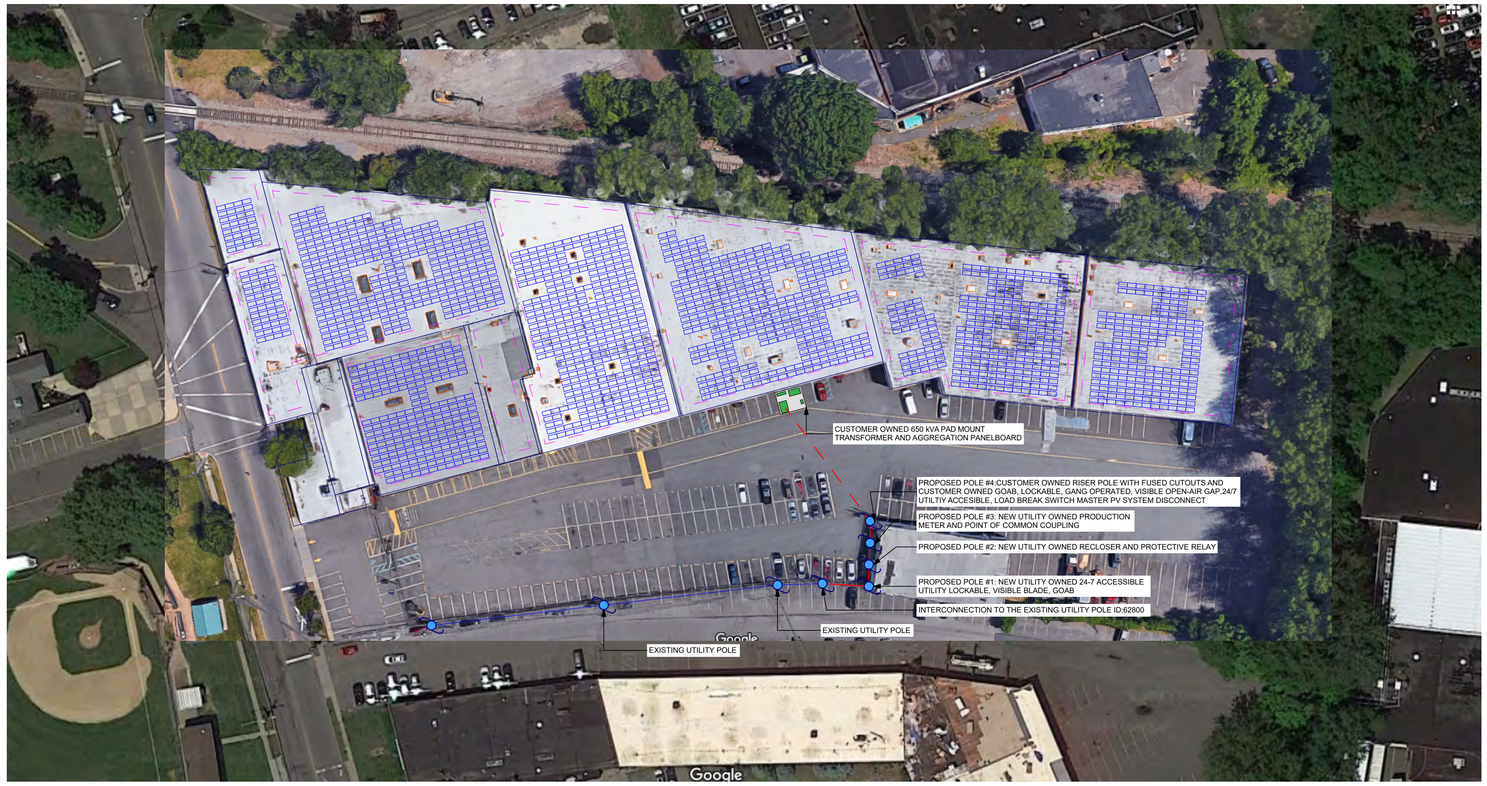
Parcels Data (Block and Lot)

New York State, USDA FSA, GeoEye, Maxar

New Jersey Department of Environmental Protection

NJDEP | NJDEP, Bureau of Energy and Sustainability Edition 20190327 | New Jersey Office of Information Technology (NJOIT), Office of Geographic Information Systems | NJDEP, USEIA | NJ Department of Environmental Protection, Division of Information

PHOTOVOLTAIC SYSTEM AT 10° TILT
USING 1824 @ 410W MODULES:
TOTAL 747.84 kWDC (590 kWAC)
465 MOLA BLVD, ELMWOOD PARK, NJ 07407



1 PRELIMINARY PV LAYOUT - 465 MOLA BLVD, ELMWOOD PARK,NJ: 747.84 kWDC PV SYSTEM
NOT TO SCALE

2 LOCUS MAP
NOT TO SCALE

3 SIMILAR PV ARRAY
NOT TO SCALE

ECA SOLAR
282 MOODY ST SUITE 202
WALTHAM, MA 02453
508-460-2068

PROJECT INFORMATION:

BUILDING AT
465 MOLA BLVD
ELMWOOD PARK, MA 07407

ISSUE DATE:
9/25/2020

REV.:	DATE:	DESCRIPTION:	BY:

CLIENT:

DRAWN BY: SR | CHK.: CC | APV.: MM

STAMP:

STATE OF NEW JERSEY MICHAEL McGUIRE No. GE048213 LICENSED PROFESSIONAL ENGINEER

MA – CoA #: 24GA28274700
H2DC PLLC
mike@h2dc.com

SHEET TITLE:
SITE PLAN
SCALE: AS NOTED

SHEET NUMBER:
PV-01

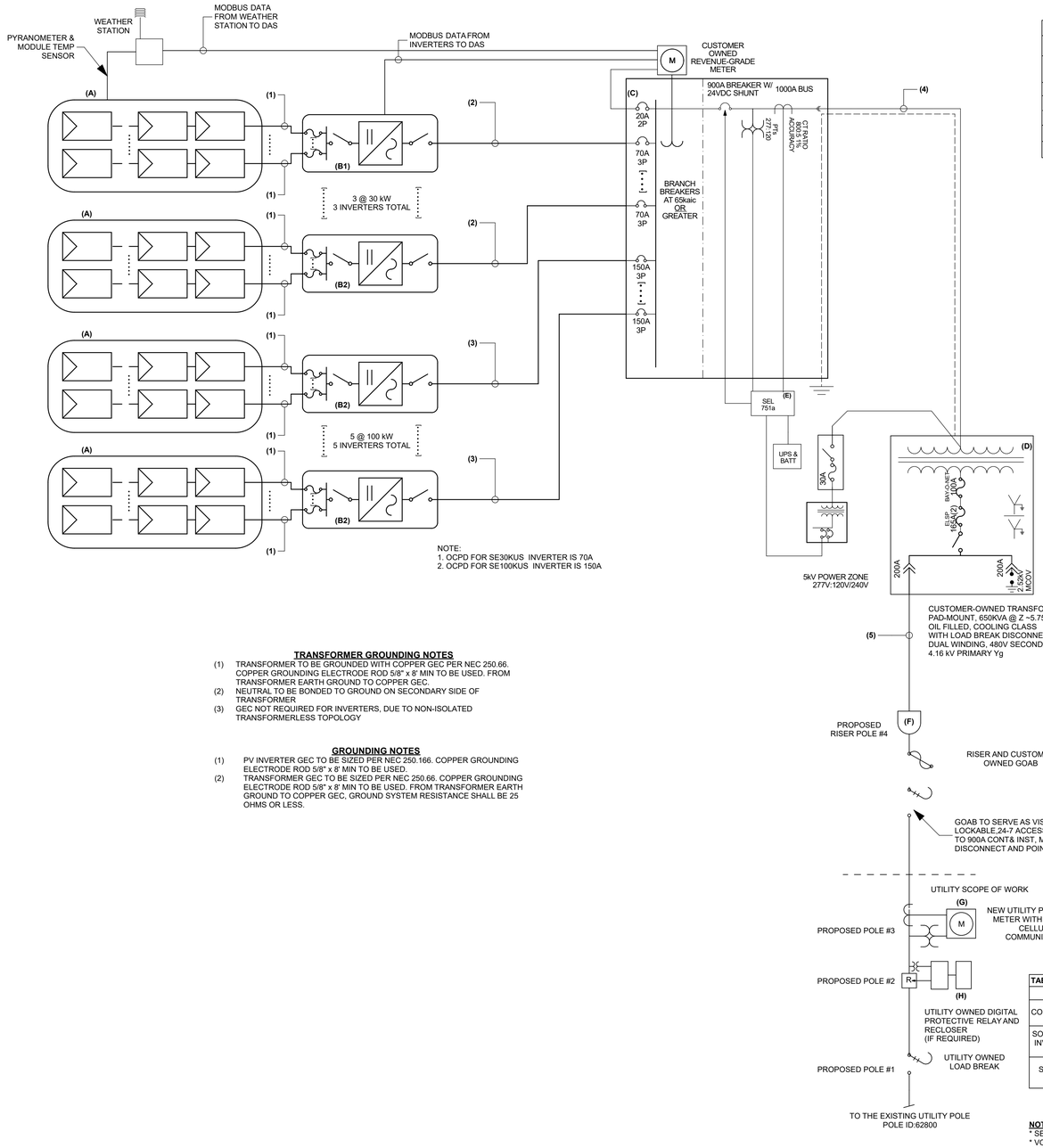


TABLE 1: CONDUIT AND WIRING SCHEDULE (PV SYSTEM)

ID	FUNCTION	AMPERAGE*	EST. LENGTH	# OF WIRES *PER CONDUIT*	WIRE SIZE/TYPE (AWG) & QTY OF SIZE *PER CONDUIT*	VOLTAGE DROP	GROUND SIZE	CONDUIT SIZE (MIN.)	PARALLEL CONDUIT QTY	CONDUCTOR DERATE CALC	OCPD UPSTREAM
(1)	ARRAY WIRING	9.69Adc	100 FT.**	MAX 8*** + G, IF CONDUIT IS NEEDED	(MAX 8, IF COND LEN > 2FT) #10 Cu USE-2 OR PV WIRE	0.32% TO 0.54%	#6 BARE OR THWN-2	1" *** IF NEEDED	AS NEEDED/ IF NEEDED	35A*0.96 (*TEMP*) = **33.6A**	20A
(2)	INV TO MDP	36.5 Aac	<400 FT	4 + G	(4) #2 Cu THWN-2	<1.5%	#4 CU THWN-2	1.5"	1	115A*0.96*(TEMP)*= 110.4**A****	70A
(3)	INV TO MDP	120 Aac	<400 FT	4 + G	(4) #4/0 Cu THWN-2	<1.5%	#3 CU THWN-2	2"	1	230A*0.96*(TEMP)*= 220.8**A****	150A
(4)	MDP TO XFM	709.5 AAC	~50 FT	4 + G	(4) #600 kcmil AL XHHW	<1.5%	#2/0 CU THWN-2	3.5"	3	340A*0.96*(TEMP)*3= 979.2**A****	900A
(5)	XFM	81.87 AAC	~150 FT	4 + G	15kV #2 AWG AL MV105	<1.5%	#3 CU THWN-2	3"	1	150A (FREE AIR RATED) = **150A**	
(6)	POWER ZONE	18 AAC	15 FT	2 + G	(2)#8 Cu THWN-2	<1.5%	#10 CU THWN-2	3"	1	50A*0.94*(TEMP)* = 47.4**A ****	30A

NOTE:
* ALL DC CURRENTS ARE SHORT CIRCUIT VALUES. ALL AC CURRENTS ARE MAXIMUM CONTINUOUS CURRENTS.
** AC NEUTRAL CONDUCTORS ARE REQUIRED FOR SENSING BUT ARE NOT CURRENT CARRYING CONDUCTORS. NEUTRAL WIRE MAY BE REDUCED IN SIZE PER NEC 2017 RULES

Total Modules 1824
Total Optimizers 912
Inverters 1-3: SE30kUS
Strings 1-2: PV Array #1: 15XP860
String 3: PV Array #1: 14XP860

Inverters 4-18: SE33.3kUS
Strings 1-2: PV Array #1: 17XP860
String 3: PV Array #1: 18XP860

NOTE: EACH 100kW UNIT OF SOLAREDGE IS CONSIDERED AS THREE UNITS OF 33.3kW INVERTERS AND 66.6kW UNIT IS CONSIDERED AS TWO UNITS OF 33.3kW INVERTERS FOR STRINGING PURPOSE.

SITE CONDITIONS
LOCATION: Elmwood Park, NJ
MAX AVG TEMP: 33 °C
MIN EXPECTED TEMP: -16 °C

PV ARRAY CONFIGURATION
MODULE MFR AND MODEL: JINKO JKM410M-72HL-V
TOTAL MODULE QTY: 1824
OPTIMIZER USED: SOLAREDGE P860
TOTAL OPTIMIZERS: 912

PV MODULE OUTPUT* - JINKO JKM400M-72HL-V
Voc: 50.4 Vdc
Voc Temp Coeff. -0.28 %/°C
Voc (Temp Adjusted) 56.19 Vdc
Isc: 10.6 Adc
Vmp: 42.3 Vdc
Imp: 9.69 Adc

INVERTER OUTPUT(SE30KUS)
Max Rated Power 30 kWac
Operating Voltage (Phase-to-Phase): 480 Vac 3-PHASE
Max Current: 36.5 Aac
Output Frequency 60 Hz

INVERTER OUTPUT(SE100KUS)
Max Rated Power 100 kWac
Operating Voltage (Phase-to-Phase): 480 Vac 3-PHASE
Max Current: 120 Aac
Output Frequency 60 Hz

OPTIMIZER OUTPUT
MFR & Model SOLAREDGE P860
Max Rated Power 860 Wdc
Operating Voltage (MPPT) 12.5-105 Vdc
Max Output Voltage 85 Vdc
Max Output Current 18 Adc
Max Isc 22 Adc
String length 27-60 ModuleS

*BASED ON MODULE PERFORMANCE AT STANDARD TEST CONDITIONS (STC)

TABLE 2: PHOTOVOLTAIC SYSTEM EQUIPMENT LIST

ID	DESCRIPTION	QTY
(A)	JINKO EAGLE 410W 72 CELL MONO PERC MODULE, JKM410M-72HL-V	1824
(B1)	SOLAREDGE 980VDC SE30KUS,30 kW INVERTER, 480VAC 3 PHASE, FUSED SUBCOMBINER & AC/DC DISCO	3
(B2)	SOLAREDGE 980VDC SE100KUS,100 kW INVERTER, 480VAC 3 PHASE, FUSED SUBCOMBINER & AC/DC DISCO	5
(C)	1000A, 3P 4W PANELBOARD, 277/480V, WITH 65kaic 900A breaker, NEMA 3R, SERIES RATED, SERVICE ENTRANCE RATED	1
(D)	650kVA OIL-FILLED, 277/480V Y SECONDARY, 4.16kV Yg PRIMARY, X/R : 6.92, Z= ~5.75%, TWO WINDING COOLING CLASS TRANSFORMER	1
(E)	NEW CUSTOMER OWNED SEL-751A PROTECTIVE RELAY	1
(F)	NEW CUSTOMER OWNED RISER POLE & OWNED GOAB, 900A CONT, 900A INTERUPT RATED, 110 BIL, 15kV CLASS	1
(G)	NEW UTILITY OWNED, 15kV PRIMARY METERING	1
(H)	NEW UTILITY OWNED DIGITAL PROTECTIVE RELAY AND RECLOSER (AS REQUIRED BY UTILITY)	1
(I)	SOLAREDGE POWER OPTIMIZER P860 (NOT SHOWN)	912

NOTES
(1) BOTH (+) AND (-) WIRING OF A GIVEN SOURCE CIRCUIT TO BE ROUTED ALONG A COMMON PATH AS CLOSELY AS POSSIBLE
(2) THE PV CIRCUITS ARE FLOATING, AS SET BY THE INVERTER CONFIGURATION.
(3) CONDUIT TYPES:
- ALUMINUM IMC W/ ALUMINUM FITTINGS OUTSIDE ALONG ROOF & WALLS
- EMT WHEN INSIDE
- PVC WHEN UNDERGROUND W/ ALUMINUM IMC FOR ANY PART ABOVE GROUND (TRANSITIONS TO OCCUR BELOW GROUND).
- ALUMINUM IMC MAY BE USED FOR ANY OF THE ABOVE, AS/IF NEEDED.
- **ALL METAL CONDUIT FITTINGS** TO BE **SAME MATERIAL** AS METAL CONDUIT, UNLESS OTHERWISE INDICATED ON DRAWINGS
(4) ALL EQUIPMENT TO BE LABELED PER NEC REQUIREMENTS
(5) WIRING TO BE COLOR CODED AS FOLLOWS. TAPE AT TERMINATIONS (#4 AND LARGER) OR USE COLORED WIRE AS REQUIRED BY NEC.
- GROUNDED DC WIRES MARKED WHITE
- UNGROUNDED DC WIRES MARKED RED OR BLACK. COLOR MUST BE CONSISTENT.
- AC PHASE WIRES MARKED BROWN/ORANGE/YELLOW TO MATCH EXISTING BUILDING WIRING
- AC NEUTRAL WIRES MARKED GRAY TO MATCH EXISTING BUILDING WIRING
- ALL GROUND WIRES TO BE GREEN OR BARE. GROUND WIRE IN CONDUIT MUST HAVE INSULATION.
(6) SYSTEM TO BE INSTALLED WITH ADEQUATE AC AND DC TRANSIENT VOLTAGE SURGE SUPPRESSION
(7) PRIMARY OCPD RATINGS PROVIDED FOR CONVENIENCE AND INTERCONNECTION UNDERSTANDING. TRANSFORMER MANUFACTURER'S RECOMMENDED FUSE SIZES PREVAIL.

SYSTEM DESIGN PRELIMINARY - NOT FOR CONSTRUCTION.

TABLE 3: PROPOSED VOLTAGE AND FREQUENCY TRIP SETTINGS

			81U (FAST)		81U (SLOW)		81O (FAST)		81O (SLOW)		27 (1)		27 (2)		59 (1)		59 (2)		51C		51CG	
COMPONENT	FREQ (Hz)	VOLTAGE (V)	FREQ	TIME DELAY	FREQ	TIME DELAY	FREQ	TIME DELAY	FREQ	TIME DELAY	VOLT	TIME DELAY	VOLT	TIME DELAY	VOLT	TIME DELAY	VOLT	TIME DELAY	PICKUP AMPS	TIME DELAY	PICKUP AMPS	TIME DELAY
SOLAREDGE INVERTERS	60	480	56.5	0.16	58.0	180	61.0	180	62.0	0.16	240.0	0.16	422.4	5.0	528.0	1.0	576.0	0.16	-	-	-	-
SEL-751A	60	120	56.5	0.16	58.0	180	61.0	180	62.0	0.16	120.0	0.16	105.6	5.0	132.0	1.0	144.0	0.16	10A	2.0TD U4 (105.6V <88%)	15A	3.0TD U4 (105.6V <88%)

NOTE:
* SETTINGS INCLUDED 3 CYCLE ESTIMATED CONTACTOR OPENING TIME
* VOLTAGE SETTINGS FOR 51C &51CG TO BE VOLTAGECONTROLLED <88% (105.6V) NOMINAL VOLTAGE
*VOLTAGE SETTINGS ARE BASED ON 120V SECONDARY PT BASE

TRANSFORMER GROUNDING NOTES
(1) TRANSFORMER TO BE GROUNDED WITH COPPER GEC PER NEC 250.66. COPPER GROUNDING ELECTRODE ROD 5/8" x 8' MIN TO BE USED. FROM TRANSFORMER EARTH GROUND TO COPPER GEC.
(2) NEUTRAL TO BE BONDED TO GROUND ON SECONDARY SIDE OF TRANSFORMER
(3) GEC NOT REQUIRED FOR INVERTERS, DUE TO NON-ISOLATED TRANSFORMERLESS TOPOLOGY

GROUNDING NOTES
(1) PV INVERTER GEC TO BE SIZED PER NEC 250.166. COPPER GROUNDING ELECTRODE ROD 5/8" x 8' MIN TO BE USED.
(2) TRANSFORMER GEC TO BE SIZED PER NEC 250.66. COPPER GROUNDING ELECTRODE ROD 5/8" x 8' MIN TO BE USED. FROM TRANSFORMER EARTH GROUND TO COPPER GEC, GROUND SYSTEM RESISTANCE SHALL BE 25 OHMS OR LESS.

1 ELECTRICAL SINGLE LINE DIAGRAM - 465 MOLA BLVD, ELMWOOD PARK,NJ: 747.84 kWDC (590 kWAC)
NOT TO SCALE

ECA SOLAR
282 MOODY ST SUITE 202
WALTHAM, MA 02453
508-460-2068

PROJECT INFORMATION:

BUILDING AT

465 MOLA BLVD
ELMWOOD PARK, MA 07407

ISSUE DATE:
9/25/2020

REV.:	DATE:	DESCRIPTION:	BY:

CLIENT:

DRAWN BY: SR | CHK.: CC | APV.: MM

STAMP:

MA – CoA #: 24GA28274700
H2DC PLLC
mike@h2dc.com

SHEET TITLE:
ELECTRICAL SINGLE-LINE
SCALE: AS NOTED

SHEET NUMBER:
PV-02

AGREEMENT
for
SOLAR USE RIGHTS

THIS AGREEMENT FOR EXCLUSIVE SOLAR USE RIGHTS ("**Agreement**") is made effective as of September 8, 2020 (the "**Effective Date**"), between ECA SOLAR LLC ("**ECA**"), NBPII Mola LLC, a Delaware limited liability company (the "**Property Owner**").

BACKGROUND

Property Owner owns certain land and building located at 465 Mola Boulevard, Elmwood Park, NJ 07407 (the "**Property**"). Property Owner hereto desires to provide ECA with an exclusive right, subject to ECA's receipt of all applicable approvals and the terms and conditions set forth herein, to access, install, operate and maintain a rooftop solar photovoltaic electric generation facilities ("**Solar Projects**") and sell electric generation from such projects to Community Solar program participants at a discounted rates for a thirty (30) year period. The rights necessary to access, install, operate, and maintain Solar Projects may vary by jurisdiction, operational needs and financing requirements, but in each case are referred to herein as the "**Solar Use Rights**." Without limiting the forgoing, the Solar Use Rights include rights sufficient to demonstrate "control" for purposes of any interconnection application and/or request for proposals issued by potential buyers of the power.

NOW, THEREFORE, the parties agree as follows:

Article I. Grant.

For the term hereof, but limited to the Fall 2020 Community Solar program, Property Owner hereby grants to ECA the exclusive right to submit an application for approval of its Solar Use Rights with respect to the Property, all in the manner and subject to the terms and conditions set forth herein. Property Owner acknowledges that based on such grant, ECA intends to enter into an owner purchase agreement for the Solar Project's output with local school districts and municipalities. Property Owner further understands that, ECA will, at its sole cost and expense, begin engineering, design and interconnect activities prior to entering into Final Agreements (as defined below) with Property Owner. ECA agrees to share the results of such studies and/or reports from the Utility as they are available to the Property Owner, provided they remain the property of ECA and subject to confidentiality obligations.

Article II. Application for Solar Use Rights.

ECA shall submit an application for approval under the Fall 2020 Community Solar program and, if approved, shall acquire the Solar Use Rights with respect to the Property in accordance with the terms of this Agreement. If its application for participation in the Fall 2020 Community Solar program is approved, ECA shall provide written notice to Property Owner to that effect at the address specified below. Any such written notice will summarize (1) the specific set of Solar Use Rights that ECA has been approved for that Property; (2) the approximate footprint and location access rights associated with the Solar Use Rights; and (3) other terms for the use of the Solar Use Rights that are consistent with the terms hereof. Solar Use Rights may include, but not be limited

ECA's right to acquire the Solar Use Rights with respect to the Property shall expire six (6) months from the Effective Date, as may be extended by mutual agreement of the parties; provided, however, the rights granted to ECA herein are limited to the Fall 2020 Community Solar Program. Thereafter, this Agreement and the rights conveyed hereunder shall terminate except to the extent necessary to complete negotiations for the Lease and PPA, with all rights reserved for customary legal review. Notwithstanding anything to the contrary contained herein, in the event ECA is not selected in the Fall 2020 Community Solar program lottery, this Agreement and the rights of the parties hereunder shall terminate.

Article V. Non-Binding.

Notwithstanding anything to the contrary herein, nothing contained in this Agreement shall be binding on Property Owner, NorthBridge Partners LLC, or any of their respective affiliates. Neither any subsequent proposal, nor any discussion between Property Owner, ECA or their respective agents, consultants, or attorneys, nor the exchange or preparation of any papers or memoranda will be deemed to constitute a final, binding or mutual agreement. Any such final binding agreement is expressly conditioned upon the execution and delivery by Property Owner and ECA of a formal, written definitive agreement and either party shall be free to discontinue negotiations at any time without cause and/or simultaneously conduct negotiations with other parties without any obligations or liability whatsoever. Further, the definitive agreement is subject to approval by Property Owner's capital partner and lender. This Agreement is intended to set forth key terms and conditions of the proposed transaction for discussion purposes only. This Agreement shall not create any legal rights or obligations between Property Owner and ECA.

Article VI. Notices.

Notices required to be given hereunder shall be in writing (including email) and delivered to the following addresses (as may be updated from time to time by the parties):

NBPII Mola LLC
Attn: Owen Hall
401 Edgewater Pl. Suite 265
Wakefield, NJ 01880
Email: owen.hall@northbridgecre.com

ECA SOLAR
Todd Fryatt
282 Moody Street, Suite 202
Waltham MA 02453
Email: tf@ecasolar.com

Such notices shall be effective on the date such notice is posted or received by electronic mail.

IN WITNESS WHEREOF, ECA and Property Owner have caused this Agreement to be executed as of the day and year first above written.

ECA SOLAR LLC

Name: Todd E. Fryatt
Title: President

PROPERTY OWNER:

NBPII Mola LLC,
a Delaware limited liability company

By: NB Partners Fund II JV I, LP,
a Delaware limited partnership,
its Manager

By: NB Partners Fund II GP, LLC,
a Delaware limited liability company,
its Manager

By: NorthBridge Partners LLC,
a Massachusetts limited liability company,
its Manager

By: _____
Name: Dean Withington Atkins
Title: Manager

By: _____
Name: Gregory Scott Lauze
Title: Manager

465 MOLA BLVD SHOPPING CENTER
Elmwood Park, NY

Roof Investigation Report

Inspection Date: 11/19/2019

PREPARED BY:

Frank Trimboli
Coastal Specified Products
1 Enterprise Place
Hicksville, NY 11801
frank.trimboli@coastalny.net
5162537337

PREPARED FOR:

Rich Fraser
Managing Principal
Northbridge Partners
rfraser@elements-mgmt.com
Phone: 781-718-8950

FACILITY INFORMATION:

465 Mola Boulevard
465 Mola Boulevard
Elmwood Park, NY 07407
Building Type: Retail
Neighborhood: Urban and Suburban

Facility: 465 Mola Boulevard 11/27/2019

465 MOLA BLVD SHOPPING CENTER - ELMWOOD PARK, NY

Roof Repair/Replacement Costs

ROOFTOP SUMMARY:

Roof Sections: 11
Total Issues: 4
Total Details: 0

Facility: 465 Mola Boulevard 11/27/2019

Section	Severity	Recommendation	Repair Cost	Replacement Cost
A) ROOF SECTIONS G & H	Good	Section is Good	N/A	N/A
B) ROOF SECTION E	Moderate	Replace	N/A	N/A
C) ROOF SECTION D	Good	Section is Good	N/A	N/A
D) ROOF SECTION B	Minor	Repair	N/A	N/A
E) ROOF SECTION C	Good	Section is Good	N/A	N/A
F) ROOF SECTION A	Minor	Repair/Replace	N/A	N/A
G) ROOF SECTION D	Moderate	Replace	N/A	N/A
H) ROOF SECTION L	Good	Section is Good	N/A	N/A
I) ROOF SECTION H	Good	Section is Good	N/A	N/A
J) ROOF SECTION J	Good	Section is Good	N/A	N/A
K) ROOF SECTION K	Good	Section is Good	N/A	N/A
			$0.00	**$0.00**

Disclaimer

This report has been prepared by an individual trained by experience and education in this industry. However, this report is not intended to be and does not constitute an expert opinion on the cause of any deficiencies found, rather it addresses such deficiencies, if found, and proposed corrective action to restore the effectiveness and long term viability of the roof. This report was not prepared by a licensed professional engineer and is not intended to be a statement or opinion concerning the quality of the installation inspected, since its focus is on remediation of any conditions found. This report is for the exclusive use for the recipient and may not be used by any other person or entity without the prior express consent of the author.

Notice: Scale drawings, preliminary specifications and documentation provided by are preliminary. The successful bidder is responsible for all building permits, field conditions and compliance with building codes. Any budgetary figures are preliminary only and not guaranties. Preliminary specifications and budgeting parameters are based upon field inspections and test cuts when applicable and are subject to revisions based upon final field conditions and construction issues. The successful bidder is responsible to conduct their own field tests and construction inspections to assure proper installation and compliance with building codes. No structural analysis has been provided in these preliminary specifications.

Carlisle nor their independent representatives are architects and therefore it is not the intent herein to describe all of the details for roofing and flashing. The roofing contractors shall assure themselves that they have been provided with all information and details required by the membrane manufacturer or project conditions to achieve a complete water-tight installation regardless of whether or not such information or details are expressed specifically herein. The roofing contractor shall provide immediate notice to the owner in the event the roofing contractor determines that additional information, details or drawings are necessary to achieve a complete watertight installation. All work shall be performed by the roofing contractor in accordance with local, state and federal laws, codes and regulation. Owner shall accept responsibility for the adequacy of the design and the conformance of the design with all local, state, federal laws, codes. To the extent applicable, Owner accepts responsibility for any identification, analysis removal and disposal of asbestos containing material.

Section A Overview: ROOF SECTIONS G & H

Section Outcome:
Section is Good

Severity:
Good

Section Summary:
Section Issues: 1
Section Details: 0

Section Recommendation:
This section is fine.

Section Composition:

Layer Type	Description	Method of Attachment
Deck	Steel 22 ga. or heavier	
Insulation	Polyisocyanurate	Mechanically attached
Membrane	TPO - reinforced	Non-penetrating mechanical fastening

Section A: ROOF SECTIONS G & H

Issue AI-1: Ponding

Description:
Ponding water can be traced to any of several factors. First, a roof may pond water as a result of poor housekeeping on the roof which contributes to clogged drains, gutters and downspouts. The build up of roof top debris or displaced gravel ballast frequently blocks water flow and creates ponds. Secondly, the building's roof top drainage system may not have been designed properly. Finally, ponds form as a result of such common conditions as building settlement and deck deflection.

Why is this an issue?
The NRCA has classified "undesirable" ponding water as standing for more than 48 hours, though ponding can pose a threat in even shorter time spans. Since ponds occur in low areas of a roof, a pond becomes a repository for debris, sediment, and chemical emissions. Ponding encourages microorganism and bacterial degradation, roof deflection, magnified ultraviolet exposure and premature failure of the roof system. A matter of "deep" concern in the roofing industry is the fact that a 1" deep pond weighs 5.2 lbs. / sq. ft. and many structures cannot handle this extra load.

Severity:
Moderate

Action:
Monitor

Figure 1

Facility: 465 Mola Boulevard 11/27/2019

Section A: ROOF SECTIONS G & H

Moisture Survey 1

Survey Type:

Survey Date:
11/19/2019

Details:

Membrane Condition:
Wet

Insulation Condition:

Figure 1

Figure 2

Figure 3

Facility: 465 Mola Boulevard 11/27/2019

Section B Overview: ROOF SECTION E

Section Outcome:
Replace

Severity:
Moderate

Section Summary:
Section Issues: 0
Section Details: 0

Section Recommendation:
Replace this section.

Section Composition:

Layer Type	Description	Method of Attachment
Deck	Tongue and groove wood	
Membrane	Mod bit - 2 ply	Modified hot asphalt
Surfacing	Aluminum coating	

Facility: 465 Mola Boulevard 11/27/2019

Section B: ROOF SECTION E

Moisture Survey 1

Survey Type:

Survey Date:
11/19/2019

Membrane Condition:
Wet

Insulation Condition:

Details:
This section is from 1995 and is at the end of its service life

Figure 1

Figure 2

Figure 3

Facility: 465 Mola Boulevard 11/27/2019

Section C Overview: ROOF SECTION D

Section Outcome:
Section is Good

Severity:
Good

Section Summary:
Section Issues: 0
Section Details: 0

Section Recommendation:
This section is fine.

Section Composition:

Layer Type	Description	Method of Attachment
Deck	Tongue and groove wood	
Membrane	Mod bit - 2 ply	Modified hot asphalt
Surfacing	Aluminum coating	

Section C: ROOF SECTION D

Moisture Survey 1

Survey Type:

Survey Date:
11/19/2019

Details:
Roof section from 2013

Membrane Condition:
Wet

Insulation Condition:

Figure 1

Figure 2

Facility: 465 Mola Boulevard 11/27/2019

Section D Overview: ROOF SECTION B

Section Outcome:
Repair

Severity:
Minor

Section Summary:
Section Issues: 1
Section Details: 0

Section Recommendation:
Repair this section.

Section Composition:

Layer Type	Description	Method of Attachment
Deck	Tongue and groove wood	
Membrane	Mod bit - 2 ply	Modified hot asphalt
Surfacing	Aluminum coating	

Section D: ROOF SECTION B

Issue DI-1: Seam - open

Description:
Seam is the mating of two membrane sheets to form a watertight bond.

Why is this an issue?
A variety of reasons can cause an open seam. When the seam is open the possibility of water entering into the system exists, causing leaks and premature deterioration of the roofing system.

Severity:
Moderate

Action:
Requires Repair

Figure 1

Section D: ROOF SECTION B

Moisture Survey 1

Survey Type:

Survey Date:
11/19/2019

Details:
This section is from 2013

Membrane Condition:
Wet

Insulation Condition:

Figure 1

Section E Overview: ROOF SECTION C

Section Outcome:
Section is Good

Severity:
Good

Section Summary:
Section Issues: 1
Section Details: 0

Section Recommendation:
This section is fine.

Section Composition:

Layer Type	Description	Method of Attachment
Deck	Tongue and groove wood	
Membrane	Mod bit - 2 ply	Modified hot asphalt
Surfacing	Aluminum coating	

Section E: ROOF SECTION C

Issue EI-1: Masonry deterioration

Description:
Open masory wall and coping mortar joints resulting from wall movement, disbonding, cracked or deteriorated mortar. Masonary wall and coping mortar joints are the most common means of water entry into a masonry wall.

Why is this an issue?
Water penetration is responsible for many of the problems in masonry walls. If a wall is saturated with water, freezing and thawing may cause cracking, spalling, and disintegration. Water and moisture can cause masonry to experience dimensional changes, metal to corrode, insulation to lose its effectiveness, interior finishes to deteriorate and efflorescence to appear on exterior surfaces.

Severity:
Moderate

Action:
Requires Repair

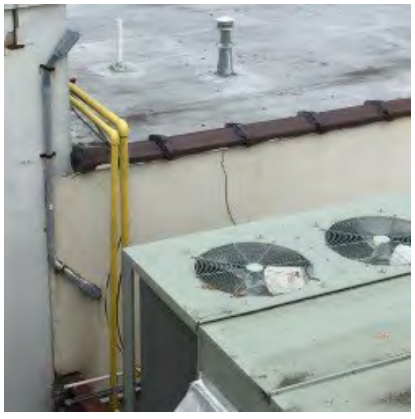


Figure 1

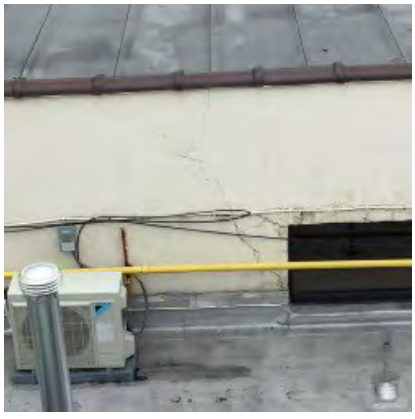


Figure 2

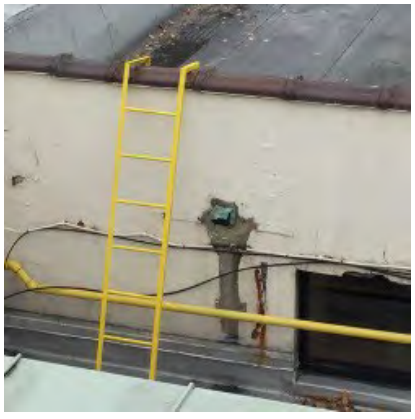


Figure 3

Section E: ROOF SECTION C

Moisture Survey 1

Survey Type:

Survey Date:
11/19/2019

Details:

Membrane Condition:
Wet

Insulation Condition:

Figure 1

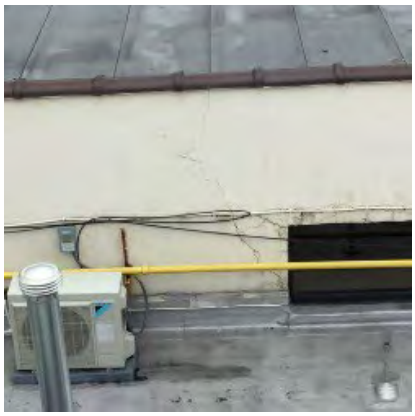


Figure 2

Section F Overview: ROOF SECTION A

Section Outcome:
Repair/Replace

Severity:
Minor

Section Summary:
Section Issues: 0
Section Details: 0

Section Recommendation:
Repair or Replace this section.

Section Composition:

Layer Type	Description	Method of Attachment
Deck	Tongue and groove wood	
Membrane	Mod bit - 2 ply	Modified hot asphalt
Surfacing	Aluminum coating	

Section F: ROOF SECTION A

Moisture Survey 1

Survey Type:

Survey Date:
11/19/2019

Membrane Condition:
Wet

Insulation Condition:

Details:
This section was very wet with poor drainage

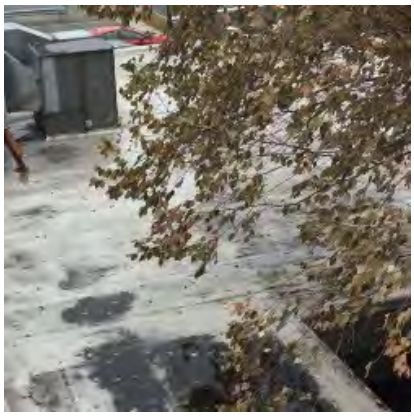


Figure 1

Figure 2

Facility: 465 Mola Boulevard 11/27/2019

Section G Overview: ROOF SECTION D

Section Outcome:
Replace

Severity:
Moderate

Section Summary:
Section Issues: 1
Section Details: 0

Section Recommendation:
Replace this section.

Section Composition:

Layer Type	Description	Method of Attachment
Deck	Tongue and groove wood	
Membrane	Mod bit - 2 ply	Modified hot asphalt
Membrane	Cap Sheet	Modified hot asphalt

Section G: ROOF SECTION D

Issue GI-1: Blisters

Description:
A spongy raised portion of a roof membrane. Blisters result from the pressure buildup of gases entrapped in the membrane system. The gases most commonly are air and/or water vapor. Blisters usually evolve from non-laminated membrane plies.

Why is this an issue?
Blisters can cause a reduction of strength in a roof membrane, resulting in premature failure of the system. Blisters can be easily ruptured by foot traffic, which may result in roof leaks and subsequent damage to both the roof system and the building's interior space.

Severity:
Minor

Action:
Monitor

Figure 1

Figure 2

Section G: ROOF SECTION D

Moisture Survey 1

Survey Type:

Survey Date:
11/19/2019

Membrane Condition:
Wet

Insulation Condition:

Details:
Roof from 1995 and at the end of its service life.

Figure 1

Figure 2

Figure 3

Section H Overview: ROOF SECTION L

Section Outcome:
Section is Good

Severity:
Good

Section Summary:
Section Issues: 0
Section Details: 0

Section Recommendation:
This section is fine.

Section Composition:

Layer Type	Description	Method of Attachment
Deck	Steel 22 ga. or heavier	
Insulation	Polyisocyanurate	Mechanically attached
Membrane	TPO - reinforced	Non-penetrating mechanical fastening

Facility: 465 Mola Boulevard 11/27/2019

Section I Overview: ROOF SECTION H

Section Outcome:
Section is Good

Severity:
Good

Section Summary:
Section Issues: 0
Section Details: 0

Section Recommendation:
This section is fine.

Facility: 465 Mola Boulevard 11/27/2019

Section I Overview: ROOF SECTION H

Section Composition:

Layer Type	Description	Method of Attachment
Membrane	Mod bit - 2 ply	Modified hot asphalt
Surfacing	Aluminum coating	
Deck	Steel 22 ga. or heavier	
Cover Board	1/2" Wood Fiber Board	Mechanically attached

Facility: 465 Mola Boulevard 11/27/2019

Section I: ROOF SECTION H

Moisture Survey 1

Survey Type:

Survey Date:
11/19/2019

Details:

Membrane Condition:
Wet

Insulation Condition:

Figure 1

Figure 2

Figure 3

Section J Overview: ROOF SECTION J

Section Outcome:
Section is Good

Severity:
Good

Section Summary:
Section Issues: 0
Section Details: 0

Section Recommendation:
This section is fine.

Section J Overview: ROOF SECTION J

Section Composition:

Layer Type	Description	Method of Attachment
Deck	Steel 22 ga. or heavier	
Cover Board	1/2" Wood Fiber Board	Mechanically attached
Membrane	Mod bit - 2 ply	Modified hot asphalt
Surfacing	Aluminum coating	

Facility: 465 Mola Boulevard 11/27/2019

Section J: ROOF SECTION J

Moisture Survey 1

Survey Type:

Survey Date:
11/19/2019

Details:

Membrane Condition:
Wet

Insulation Condition:

Figure 1

Figure 2

Figure 3

Section K Overview: ROOF SECTION K

Section Outcome:
Section is Good

Severity:
Good

Section Summary:
Section Issues: 0
Section Details: 0

Section Recommendation:
This section is fine.

Section K Overview: ROOF SECTION K

Section Composition:

Layer Type	Description	Method of Attachment
Deck	Steel 22 ga. or heavier	
Cover Board	1/2" Wood Fiber Board	Mechanically attached
Membrane	Mod bit - 2 ply	Modified hot asphalt
Surfacing	Aluminum coating	

Section K: ROOF SECTION K

Moisture Survey 1

Survey Type:

Survey Date:
11/27/2019

Details:

Membrane Condition:
Wet

Insulation Condition:

Figure 1

Figure 2

Figure 3

RE: PSE&G Interconnection Waiver for the Proposed Community Solar Project Located at 465 Mola Blvd., in Elmwood Park, NJ 07407

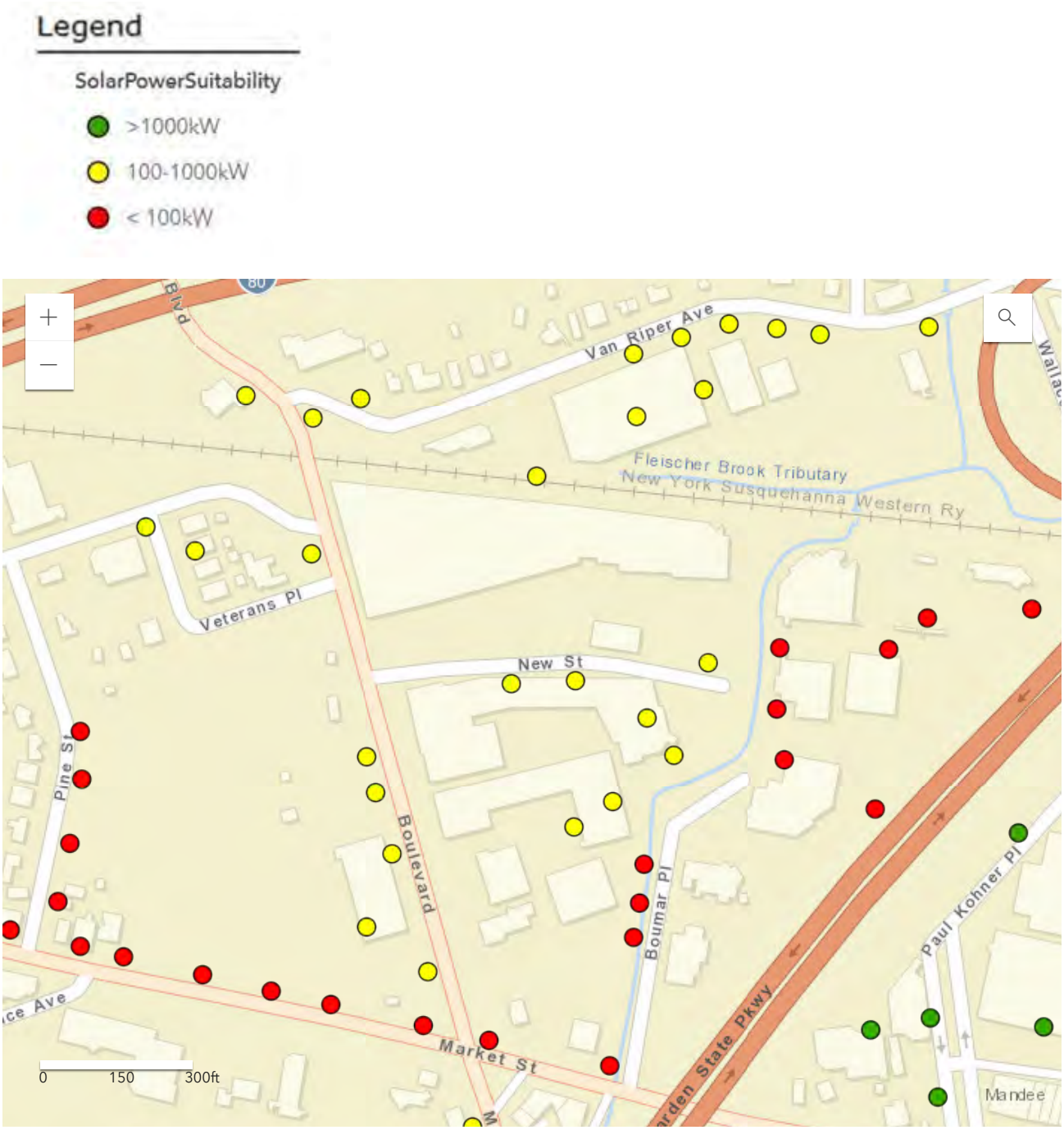
To whom it may concern,

After speaking with Michael Henry of PSE&G, ECA has been informed that in order to get a feel for what interconnection upgrades which may be necessary can only be ascertained through the implementation of an impact study. The issue is that no such study can begin until an interconnection application is filed. As you may already know, for projects looking to become a part of the Community Solar Program cannot file an interconnection agreement with PSE&G until they are approved by the NJBPU for the program.

After speaking with Mr. Henry, he did offer a few pricing estimates for various upgrades that may or may not be necessary. ECA Solar is very confident that the necessary upgrades for this particular circuit will fall in the range of $100,000 to $300,000 range. This is an interconnection cost range that we are anticipating and preparing for.

Thank you for your consideration.

Jerry Donovan
gd@ecasolar.com
ECA Solar



Sign Up for EnergyLink

In addition to customer service information, our free monthly e-newsletter is full of tips to help you save energy and money, as well as keep you safe and comfortable.

465 Mola BLVD, Elmwood Park,
Summary of Development Assumptions -

SITE AND SYSTEM CHARACTERI			
Property		**465 Mola BLVD, Elmwood Park, NJ**	
Host / Tenant			
Module Manufacturer / Capacity		**Jinko**	**410 W**
Module Count			**1,824**
Size (DC)			747,840 W
Size (AC)			**590,000 W**
kWh / kWp			**1,236**
System Production (DC)		**P50**	924,330 kWh/year
	P50	924,330 kWh/year	
	P75	**882,553 kWh/year**	
	P90	**846,399 kWh/year**	
Degradation (% p.a.)			**0.500%**

Production Estimates

PROJECT CALENDAR			
Analysis Start Date	Month 1	**3/1/2020**	Construction Start
Months of Pre-Construction		**3 Months**	Construction End
Number of Months of Construction		**2 Months**	Total Developmen
Number of Months for Utility Interconnection		**5 Months**	Commercial Opera

USES OF FUNDS	Total Cost
Development	**$0**
Lessor Signing Bonuses	**$0**
Legal (Host Related)	**$0**
PPA Fees	**$0**
EPC	
Hard Costs	**$1,026,498**
Equipment: Modules	$306,614
Spare Modules (1%)	$3,440
Equipment: Racking: Racks and Wire Mgt	$71,793
Equipment: Rails + Ballast	$7,478
Equipment: Inverters + Combiners	$94,976

Equipment: AC/DC Materials: Transformers	$21,687
Equipment: AC/DC Materials: AC Panel Boards	$11,965
Equipment: AC/DC Materials: Recloser	$5,983
Equipment: AC/DC Materials: MV Equipment & Wire	$7,478
Equipment: Cable Tray/Wire Mgt	$8,226
Equipment: Monitoring	$15,705
Equipment: PV System Other	$0
Labor: PV System Design	$0
Labor: Welding	$0
Labor: Concrete/Site Work/Fence	$5,983
Labor: Effective Grounding	$5,235
Labor: Engineering Supervision	$5,983
Labor: Electrical Sub w/ Extras	$418,790
Labor: DNV Engineering	$0
Labor: Electrical Permit	$19,444
Labor: Construction Management	$0
Other: PV System Permitting	$0
Other: Utility Application and Study	$11,218
Other: Revenue Entitlement Application	**$0**
Other: PV System Commissioning	**$4,500**
Soft Costs	**$45,383**
Civil: Structural Engineering	$11,218
Soft Costs: Engineering Design/Construction Sets	$0
Soft Costs: Electrical Engineering Services	**$5,000**
Soft Costs: Insurance	$3,739
Soft Costs: Building Permit	$17,948
Soft Costs: Legal Costs	$7,478
Soft Costs: Utility Application and Study	$0
Soft Costs: Commissioning	$0
Internal Costs: Contingency (5%)	**$26,673**
Margin & Overhead (10%)	**$109,855**
Total EPC	$1,208,410
External Costs	**$74,784**
Prepaid Lease	**$0**
Utility Interconnection	$74,784
Financing	**$32,637**
Financing: Construction Interest	$10,929
Financing: Accounting (Valuation Reports, etc.)	**$0**
Financing: Lender Closing Costs & Legal	$21,708
Financing: Partner Legal	**$0**
Reserves: Equipment	**$0**

Reserves: Working Capital (0 Mos)		$0
Total Project Cost - Pre-Developer Fee		**$1,315,830**
Developer Fee	**15.00%**	**$197,375**
Total Uses of Funds		**$1,513,205**
Total ITC Eligible		$1,438,421
Total ITC Ineligible		$74,784