



## Section B: Community Solar Energy Project Description

Project Name: Stockton I

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

### I. Applicant Contact Information

Applicant Company/Entity Name: GoSolarFinance, LLC

First Name: Qiuping Last Name: Zhang

Daytime Phone: 9083926196 Email: info@gosolarfinance.com

Applicant Mailing Address: 255 Old New Brunswick Rd, Ste S-270

Municipality: Piscataway County: Middlesex Zip Code: 08854

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): GoSolarFinance, LLC

First Name: Qiuping Last Name: Zhang

Daytime Phone: 9083926196 Email: info@gosolarfinance.com

Mailing Address: 255 Old New Brunswick Rd, Ste S-270

Municipality: Piscataway County: Middlesex Zip Code: 08854

### 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): Aston Solar Energy, LLC

First Name: Thomas Last Name: Chen

Daytime Phone: 9083926185 Email: tchen@astonsolar.com

Mailing Address: 255 Old New Brunswick Rd, Ste S-235

Municipality: Piscataway County: Middlesex Zip Code: 08854

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): Aston Solar Energy, LLC  
First Name: Thomas Last Name: Chen  
Daytime Phone: 9083926185 Email: tchen@astonsolar.com  
Mailing Address: 255 Old New Brunswick Rd, Ste S-235  
Municipality: Piscataway County: Middlesex Zip Code: 08854

#### IV. Property/Site Owner Information

Property Owner Company/Entity Name: Stoc Farm, LLC.  
First Name: Honghu Chen Last Name: Chen  
Daytime Phone: 9082316697 Email: honghuchen@yahoo.com  
Applicant Mailing Address: 10 Pavilica Rd  
Municipality: Stockton County: Hunterdon Zip Code: 08559

#### 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): 0.5 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): 10 Pavilica Rd  
Municipality: Stockton County: Hunterdon Zip Code: 08559  
Name of Property (optional, complete if applicable): \_\_\_\_\_



Property Block and Lot Number(s): Block 13, Lots 14

Community Solar Site Coordinates: -74.952293° Longitude 40.458240° Latitude

Total Acreage of Property Block and Lots: 8.7 acres

Total Acreage of Community Solar Facility: 0.6 (Rooftop) 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.):* Feburary (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](http://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](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.

Landscaping with construction of a sidewalk and fence around the property. See Exhibit for Landscape Plan

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.

By integrating a photovoltaic generator into greenhouse enables a game-changing vertical farming with net-zero carbon emission. See Exhibit for Dual Use.



## 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:
- Permits, approvals, or other authorizations from NJDEP (i.e. Land Use, Air Quality, New Jersey Pollutant Discharge Elimination System "NJPDES", etc.) for the property.
  - 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)
Building Construction Permit	Delaware TWP	10/19/2020
Electrical Permit	Delaware TWP	N/A
Utility Service upgrade	JCP&L	N/A

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)*:  
60 \_\_\_\_\_
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: 75% \_\_\_\_\_ Commercial: 25% \_\_\_\_\_  
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?

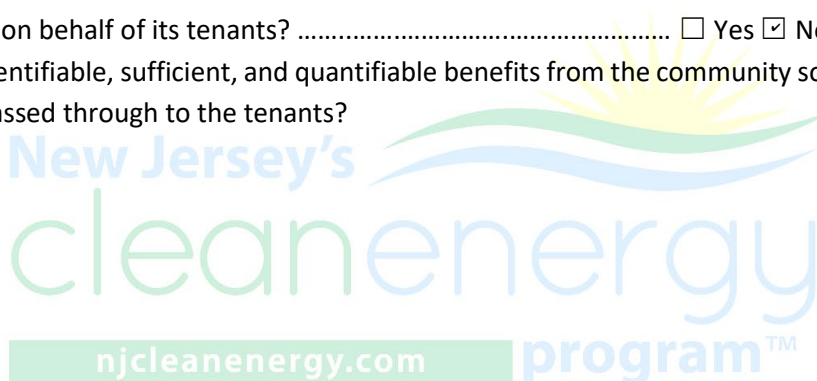


Additionally, the affordable housing provider must attach a signed affidavit that the specific, substantial, identifiable, and quantifiable long-term benefits from the community solar subscription will be passed through to their residents/tenants.

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: GoSolarFinance, LLC Contact Name: Jane Zhang  
Daytime Phone: TBD Email: info@gosolarfinance.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.

In addition to conversations with Township, we will reach out to Township Public Schools and communities to educate benefits that can be a part of this community solar project.

#### 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 \$)	1,250,000
Net Installed Cost (in \$/Watt)	2.50
Initial Customer Acquisition Cost (in \$/Watt)	0.10
Annual Customer Churn Rate (in %)	3%
Annual Operating Expenses (in c/kWh)	11
Levelized Cost of Energy ("LCOE") (in c/kWh)	7

- 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:

Federal Investment Tax Credit (ITC), Federal Modified Accelerated Cost Recovery System (MACRS), NJ TRECs, NJ Solar Energy Sales Tax Exemption, NJ Property Tax Exemption for Renewable Energy Systems.

## 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: 1  
Will these charging stations be public and/or private? Private  
Please provide additional details:

See Exhibit - EV Charging Station Spec Sheet



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: 10

If "Yes," estimated number of permanent jobs created in New Jersey: 1

If "Yes," explain what these jobs are:

Farming, Landscape and Maintenance

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):

Aston Solar has been working with Information & Technology Management to provide PV training program and apprenticeship since 2017. See Exhibit - Job Training Opportunities.

### 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, Qiuping Zhang (name) am the GM (title) of the Applicant GoSolarFinance, 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: [Signature]

Date: 2/4/2021

Print Name: Qiuping Zhang

Title: GM

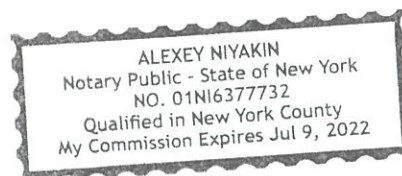
Company: GoSolarFinance, LLC

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

Signature [Signature]

Name

ALEXEY NIYAKIN





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

Signature: 

Date: 2/4/21

Print Name: Thomas Chen

Title: GM

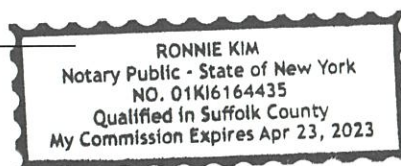
Company: Aston Solar Energy, LLC

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

Signature

Name

Ronnie Kim







Project Owner Certification

The undersigned warrants, certifies, and represents that:

- 1) I, Qiuping Zhang (name) am the GM (title) of the Project Owner GoSolarFinance, 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: 2/4/2021

Print Name: Qiuping Zhang

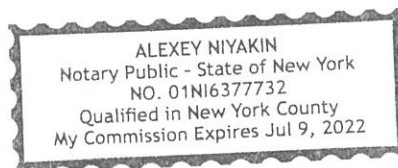
Title: GM

Company: GoSolarFinance, LLC

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

Signature \_\_\_\_\_

Name \_\_\_\_\_





Property Owner Certification

The undersigned warrants, certifies, and represents that:

- 1) I, Honghu Chen (name) am the Owner (title) of the Property Mini Farm, 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: 2/4/21

Print Name: Honghu Chen


Title: Owner

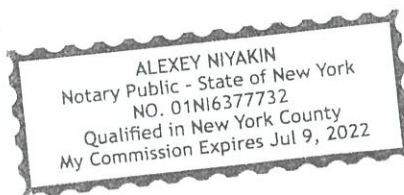
Company: Mini Farm, LLC

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

Signature

Name

  
ALEXEY NIYAKIN





Subscriber Organization Certification (optional, complete if known)

The undersigned warrants, certifies, and represents that:

- 1) I, \_\_\_\_\_ (name) am the \_\_\_\_\_ (title) of the Subscriber Organization \_\_\_\_\_ (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: \_\_\_\_\_

Date: \_\_\_\_\_

Print Name: \_\_\_\_\_

Title: \_\_\_\_\_ Company: \_\_\_\_\_

Signed and sworn to before me on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Name





## 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): % of subscriber's historical usage
2. Community Solar Subscription Price: (check all that apply)
  - ☐ Fixed price per month
  - ☒ Variable price per month, variation based on: \$credit applied to subscriber account \*(1-%discount)
  - ☐ 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: None
  - ☒ Early Termination or Cancellation fees: None
  - ☒ Other fee(s) and frequency: \$35 fee for bounced check, 3.5% convenience fee for credit card usage
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:

We will be offering a 60-day exclusive enrollment period to the residents of local and adjacent municipalities



## 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.*

<b>Required Attachments</b> Attachments marked with an asterisk (*) are only required if the project meets the specified criteria. All others are required for all Applications.	<b>Reference Page Number</b>	<b>Attached?</b>
Delineated map of the portion of the property on which the community solar facility will be located (in color).	p. 10	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Proof of site control.	p. 10	<input checked="" 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 checked="" 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 checked="" 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 checked="" 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 checked="" type="checkbox"/> No
Copy of the completed Permit Readiness Checklist.	p. 14	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
A screenshot of the EDC capacity hosting map at the proposed location, showing the available capacity (in color).	p. 16	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Substantiating evidence of project cost in the form of charts and/or spreadsheet models.	p. 20	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Product Offering Questionnaire(s) in Appendix A.	p. 30 – 31	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Certifications in Section C.	p. 25 – 29	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No

<b>Optional Attachments</b> Attachments marked with an asterisk (*) only apply if the project meets the specified criteria.	<b>Reference Page Number</b>	<b>Attached?</b>
(*) 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 checked="" 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 checked="" 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 checked="" 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 checked="" type="checkbox"/> No
Permits received for this site or project.	p. 15	<input checked="" 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 checked="" 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 checked="" 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 checked="" 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 checked="" 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 checked="" 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 checked="" 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 checked="" 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 checked="" 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 checked="" 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 checked="" 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>p. 23</p> <p>p. 24</p>	<p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>









<b>Community and Environmental Justice Engagement</b> Higher preference: formal agreement, ongoing collaboration or effective partnership with municipality and/or local community organizations and/or affordable housing provider (per Section X, Questions 1, 2, and 3) Medium preference: consultation with municipality and/or local community organization(s) and/or or affordable housing provider (per Section X, Question 4) No Points: no collaboration or collaboration has not been proven	15
<b>Product Offering</b> Higher preference: guaranteed savings >20%, flexible terms* Medium preference: guaranteed savings >10%, flexible terms* Low preference: guaranteed savings >5% No Points: no guaranteed savings, no flexible terms*  *Flexible terms may include: no cancellation fee, short-term contract	15
<b>Other Benefits</b> Higher preference: Provides jobs and/or job training and/or demonstrates co-benefits (e.g. paired with storage, EV charging station, energy audits, energy efficiency)	10
<b>Geographic Limit within EDC service territory</b> Higher preference: municipality/adjacent municipality Medium preference: county/adjacent county No Points: any geographic location within the EDC service territory	5
<b>Project Maturity</b> Higher preference: project has received all non-ministerial permits; project has completed an interconnection study	5

# Exhibits

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Exhibit A	GoSolarFinance, LLC. Overview
Exhibit B	Generate Capital, Inc. Overview (Partnership)
Exhibit C	Delineated Site Map Plan
Exhibit D	Proof of Site Control
Exhibit E	Evidence Roof is structurally able to support a solar system
Exhibit F	EDC Capacity Hosting Map
Exhibit G	Project Cost
Exhibit H	Landscaping Plan
Exhibit I	Community Energy Experience & LMI Renewable Goals in NJ
Exhibit J	Dual Use
Exhibit K	Job Training Opportunities
Exhibit L	EV Charging Station Spec Sheet

# Exhibit A

GoSolarFinance, LLC Overview

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## Company Overview

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### About GoSolarFinance, LLC.

GoSolarFinance is a solar fin-tech company based in Piscataway, New Jersey. GoSolarFinance is focused on financing residential, commercial and community solar projects by leveraging third party capital partners. Through this model, the company aims to democratize the social and environmental benefits of solar energy. GoSolarFinance provides point-of-sale financing to enhance the lives of our customers, grow our partners' businesses, and improve our communities. We partner with contractors nationwide to offer customers innovative, affordable finance.

Generate Capital Inc., which is one of our premium partners, enables our customers with simple access to financing. We secure financial commitments, then make finance available, fairly and responsibly. In a rapidly changing market, we develop simple, intuitive processes that facilitate and accelerate the purchase, sale and installation of solar systems. We work with our strategic partners to create financial products that we believe in. And we hire, train and develop teammates committed to providing service and support as reliable as the sun itself.

# Exhibit B

Generate Capital, Inc. Overview (Partnership)

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## Company Overview

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### About Generate Capital Inc.

Generate is a leading owner and operator of energy infrastructure. Our company builds, owns, operates, and finances infrastructure assets involving the world's critical resources: energy, water, agriculture, and basic materials.

Generate has deep experience investing in distributed energy assets with a proven track record of successful operations and customer-centric service. We have nearly \$1 billion in distributed infrastructure assets under management. We serve over 400 companies and communities nationwide including some of the country's largest: Walmart and the city of New York. We manage approximately 2,000 distinct assets, 700 solar assets, with our 30+ project developers, system integrators and technology partners. We have never had an OSHA recordable injury to any Generate employee. Generate also performs regular third-party safety audits and has a safety training program for employees.

Though Generate is headquartered in San Francisco, a significant portion of our 80+ employees are based on the east coast, onboarding and managing our assets. Generate currently partners with developers in community energy states, New York State, Minnesota and Illinois as a "one stop shop" capital provider, partner, as well as owner and operator. Generate enables projects to reach completion by providing a variety of development, construction, and permanent capital for projects. Community Solar and C&I solar are major focus areas for Generate. We have deployed more than \$280 million into these sectors.

Generate sees great potential benefit for New Jersey electricity users through immediate long-term guaranteed savings, ease of billing and peace of mind. We're excited to continue to support the communities of New Jersey with cleaner, cheaper local power. Generate's values are integrity, collaboration, excellence, intellectual honesty, and accountability. We have found our trusted, long term partner relationships are based on shared values. The Generate team brings a willingness to dig in and work with our partners to find solutions that enable the end customer to save seamlessly from sustainability.



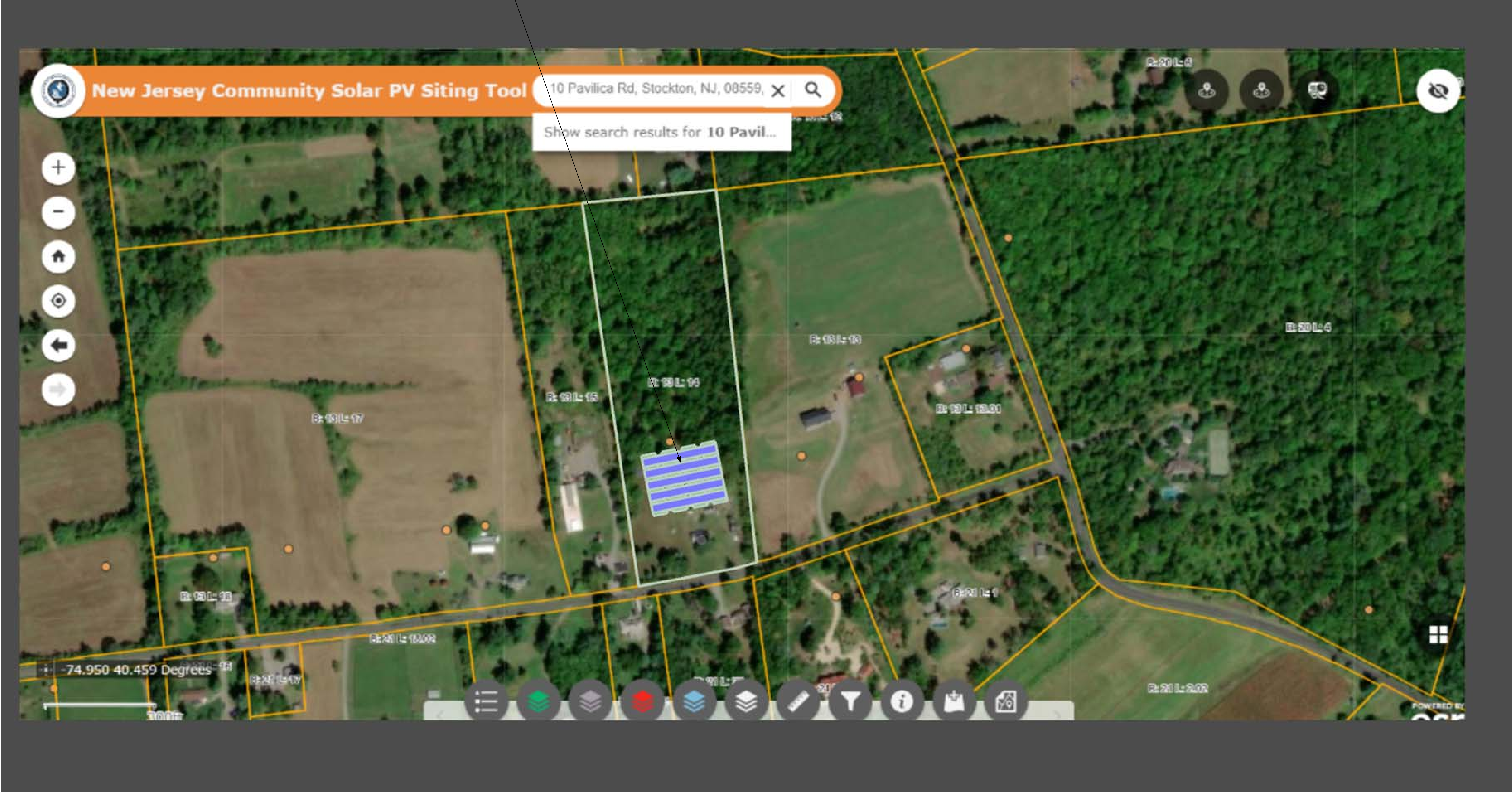
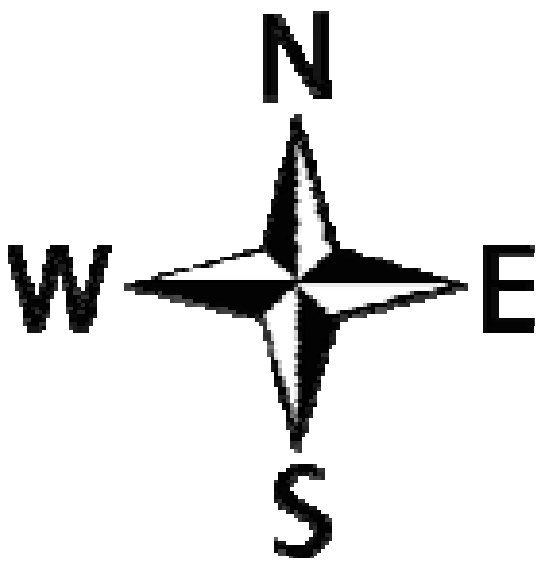
# Exhibit C

Delineated Site Map Plan

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SITE MAP PLAN

GREENHOUSES



**BEFORE YOU DIG  
CALL TOLL FREE  
IN NJ  
1-800-272-1000**

THREE WORKING DAYS BEFORE YOU DIG

					DESIGNED BY:	SCALE:	CLIENT:		DRAWING NAME:	SHEET NO:
						AS SHOWN			SITE MAP PLAN	1
					DRAWN BY:	DATE:			PROJECT NAME:	
					CHECKED BY:	PROJECT NO:				
					CLIENT APPROVAL BY:	REVISION NO:				
NO.	DATE	REVISIONS	BY	CHK.				0.5MW	PROPERTY LOCATION:	
									10 Pavilica Rd, Stockton, NJ 08559	
									Block # 14; Lot # 14	

# Exhibit D

Proof of Site Control



**SITE NAME:** Stockton I  
**LESSOR:** Stoc Farm, LLC  
**LEASE NO.:** 80002

## **SOLAR ROOF OPTION TO LEASE AGREEMENT**

THIS SOLAR ROOF OPTION TO LEASE AGREEMENT ("Agreement") is made and entered into as of this 1<sup>st</sup> day of January, 2021 (the "Effective Date") by and among Stoc Farm, LLC ("LESSOR") and GoSolarFinance, LLC ("LESSEE") a Delaware LLC, together, referred to as Parties ("Parties") herein.

### **Recitals**

WHEREAS, LESSOR is the owner of the following property located at the address 10 Pavilica Rd, Stockton, NJ 08559 a legal description of which is set forth in Exhibit "A" hereto (the "Property");

WHEREAS, LESSEE desires to lease certain space on the Property, including but not limited to viable roof space, and rooftops for the placement of LESSEE's materials, equipment, building(s), access and utility connections for the sole purpose of constructing, establishing, and maintaining a solar renewable energy facility for LESSEE's use, which facility includes materials, equipment to support a photovoltaic installation, building(s), access, utility connections, security measures, communications equipment, and related cables, wires, conduits, air conditioning equipment and other appurtenances (the "Renewable Energy Facilities"); and

WHEREAS, LESSOR understands and accepts that LESSEE's primary business is the leasing, subleasing, and producing electricity for its Customers.

### **Agreement**

NOW, THEREFORE, in consideration of the foregoing premises, the mutual covenants and promises contained herein and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, LESSOR and LESSEE agree as follows.

#### **1. Option to Lease.**

(a) The Option shall be for a term of twelve months, commencing upon the date of mutual execution of this Agreement and ending twenty-four (24) months from such date (the "Initial Option Period"). Upon mutual agreement of both LESSOR and LESSEE, which agreement(s) must be documented in writing and signed by both parties, the option may be extended in twelve month increments for a total of twenty-four (24) additional months. As used herein, "Option Period" means the Initial Option Period and any applicable Extension Period(s).

(b) During the Option Period and any applicable extension thereof, LESSEE may exercise the Option by so notifying LESSOR in writing.

(c) The provisions of Sections 3(b) and 3(c) of this Agreement shall apply with equal force during the Option Period and, to the extent that LESSEE exercises the Option, the Term of this Agreement.

**2. Premises.** Subject to the following terms and conditions, LESSOR leases to LESSEE and LESSEE leases from LESSOR certain roof space located on the Property sufficient for the construction, operation and maintenance of LESSEE's Renewable Energy Facilities, together with all necessary easements for access, egress and utilities, as generally described in this Agreement and depicted in Exhibit "B" hereto (collectively referred to hereinafter as the "Leased Premises"). The Leased Premises, is located at the address 10 Pavilica Rd, Stockton, NJ 08559.

**3. Permitted Use.** (a) The Leased Premises may be used by LESSEE only for the following purposes: construction, operation, maintenance, repair and/or replacement of Renewable Energy Facilities (the "Permitted Use").



(b) LESSEE shall, at its expense, obtain any and all certifications, licenses, variances, permits, conditional use permits or authorizations required for LESSEE's use of the Leased Premises from all applicable federal, state, local government and/or regulatory entities (the "Governmental Approvals"). LESSOR agrees to cooperate with LESSEE, at LESSEE's expense, in obtaining Governmental Approvals by: (i) allowing LESSEE to obtain Governmental Approvals and file such applications, letters and/or documents for zoning and/or building permits as are deemed necessary or appropriate by LESSEE in connection with its use of the Leased Premises;

(ii) promptly **executing any documents or applications as requested by LESSEE to apply for permits for the use of the Property and Leased Premises;** (iii) appointing LESSEE as its agent for all conditional use permit and variance applications, including executing any documents or applications reasonably necessary thereto; (iv) authorizing LESSEE as its agent with respect to signing any zoning or building permit applications for LESSEE's use of the Property; and (v) undertaking any other steps reasonably necessary to obtain any Governmental Approval(s) deemed necessary or appropriate by LESSEE. LESSOR shall take no action during the Option Period or, in the event that the Option is exercised, during the Term of this Agreement (as defined in Section 4 below) that would substantially and adversely affect the status of the Leased Premises with respect to the proposed use thereof by LESSEE, including, without limitation, initiating, imposing, or consenting to (A) any change in the zoning of the Property, or (B) the placement of any restriction(s) or limitation(s) on the Property that would restrict, limit, or prevent LESSEE's ability to use the Property in the manner set forth in this Section 3.

(c) LESSEE shall perform, at LESSEE's expense, title reports, feasibility studies, surveys, soil tests, engineering procedures, environmental investigations and such other tests and reports as deemed necessary by LESSEE to determine that LESSEE's use of the Leased Premises will be compatible with LESSEE's engineering specifications, permitted use, system design, operations and Government Approvals (the "Investigations"). LESSOR agrees to cooperate with LESSEE, at LESSEE's expense, with respect to the Investigations by: (i) **granting LESSEE a license under reasonable terms and conditions to enter the Property and** conduct the Investigations on, under and over the Property; (ii) allowing LESSEE to perform the Investigations; and (iii) undertaking any other steps as are reasonably necessary in support of such Investigations. LESSOR makes no warranty or representation as to suitability of the Leased Premises for the Permitted Use, it being understood that it is solely LESSEE's responsibility to conduct such investigations and studies as are necessary to determine such suitability and to obtain such certifications, licenses, variances, permits or authorizations as may be necessary to conduct the Permitted Use.

(d) In addition to the provisions of Section 9 below, prior to LESSEE's construction of the Renewable Energy Facilities, LESSEE shall have the right to immediately terminate this Agreement upon written notice to LESSOR if LESSEE deems the results of any of the studies, reports, and/or Governmental Approvals referenced in this Section 3 to be unacceptable to LESSEE in its sole discretion.

(e) LESSEE shall use the Leased Premises exclusively for the purposes set forth in this Article 3 and for no other purpose. LESSEE shall not perform any act or carry on any practice which injures the Leased Premises or Property, or causes any offensive glare, odor or loud noise, or constitutes a nuisance to any adjacent property. LESSEE will promptly and properly dispose of any and all wastes generated from its activities and will not allow any wastes to accumulate on the Leased Premises or Property.

#### **4. Term.**

(a) The initial term of this Agreement ("Initial Term") shall be the term outlined in **Exhibit E**, commencing on the date of LESSEE's exercise of the Option (the "Commencement Date"). The renewal term of this Agreement ("Renewal Term") shall be the term outlined in **Exhibit E**. As used herein, "Term" means the Initial Term and any applicable Renewal Term(s).

(b) In the event that LESSEE exercises all of the Renewal Terms set forth in the preceding paragraph, LESSEE shall have the right for the period commencing six months prior to the final Renewal Term through the expiration of the final renewal term, to negotiate with LESSOR for a new lease at then-current fair market rental rates ("LESSEE's Limited First Right To Negotiate"). If, at the end of such six (6) month period, the parties have not reached agreement as to all of the material terms of such new lease (including, without limitation, the rent payable there under), then LESSEE's Limited First Right To Negotiate shall be of no further force or effect.

(c) Upon the expiration of the Term of this Agreement, or upon its earlier termination, LESSEE will immediately, and in any event within forty-five (45) days therefrom, remove from the Leased Premises and from the Property any and

all improvements or alterations installed pursuant to this Agreement so that the Leased Premises and the Property are returned to their original condition at the commencement of the term, reasonable wear and tear excepted.

## **5. Rent.**

Commencing on the Commencement Date, as defined in Section 4(a) above, LESSEE shall pay to LESSOR, an amount as per Rent payment outlined in **Exhibit E**. Rent payment will be based on the size of the PV Solar system approved for interconnection to be installed on the property. Rent shall be sent to LESSOR at the following address, which address may be changed from time to time during the Term by written notice to LESSEE given pursuant to Section 17: GoSolarFinance, LLC. If this Agreement expires or is otherwise terminated prior to the last day of the month, the Rent due hereunder shall be prorated. If the final size of the project is different than the estimated installed capacity, the Rent will be prorated as outlined in **Exhibit E**.

## **6. Interference.**

Subject to LESSEE's rights under this Agreement including, without limitation, non-interference, LESSEE shall not use or allow the use of the Leased Premises in any way which interferes with the use of the Property by LESSOR or its lessees or licensees with rights in the Property prior in time to LESSOR's initial use thereof as a Renewable Energy facility. LESSOR shall not use, nor shall LESSOR permit its tenants, licensees, employees, invitees or agents to use, any portion of the Property in any way that materially or adversely interferes with the operations of LESSEE. Any interference prohibited by this paragraph shall be deemed to constitute a material breach of this Agreement, if not cured within thirty (30) days of written notice, and the offending party shall, upon written notice from the other, promptly cause such interference to be terminated. In the event that any such interference is not so terminated, the injured party shall have the right, in addition to any other rights that it may have at law or in equity, to bring a court action to enjoin such interference or to terminate this Agreement immediately upon written notice to the other party.

## **7. Construction of Improvements.**

(a) From time to time during the Term hereof, LESSEE shall have the right, in its sole judgment and at its sole cost and expense, to construct, install, operate, maintain, replace, remove, modify, add to, upgrade, rebuild, and/or relocate any or all of the Renewable Energy Facilities. Notwithstanding the fact that certain such equipment and appurtenances that are a part of the Renewable Energy Facilities may be classified as fixtures under applicable law, the parties agree and acknowledge that all such equipment and appurtenances are, and shall at all times remain, the sole property of LESSEE or its Customers, as the case may be, and that LESSEE shall have the right, but not the obligation, to remove any or all of the same during the Term of this Agreement and/or at the expiration or earlier termination hereof.

(b) The Renewable Energy Facilities shall be initially configured as generally set forth in **Exhibit "C,"** hereto (the "**Site Plan**"). LESSEE shall have the right to modify, replace, add to, upgrade, rebuild, and/or relocate the Renewable Energy Facilities at any time during the Term, subject to the conditions of the Lease.

(c) LESSEE shall be solely responsible for the operation, maintenance, repair of, and the insurance for, the Renewable Energy Facilities.

## **8. Access.**

(a) As partial consideration for the Rent paid by LESSEE pursuant to this Agreement, LESSEE shall have, throughout the Term hereof, the right to limited and reasonable access the Leased Premises over and across the Property on a route specifically designated in writing by LESSOR twenty-four (24) hours per day, seven (7) days a week for the sole purpose of ingress, egress, operation, maintenance, replacement, and repair of the Renewable Energy Facilities (LESSEE's "**Access Rights**"). The Access Rights granted herein (i) include the nonexclusive right to enter the Property on a route specifically designated in writing by LESSOR (ii) extend to LESSEE, their contractors, subcontractors, equipment and service providers, governmental agencies of appropriate jurisdiction, and the duly-authorized employees, inspectors, representatives, and agents of each of them, to the limited extent authorized herein, and solely for purposes directly related to the permitted use.

(b) In addition to the Access Rights set forth in the preceding paragraph, during the period that the Renewable Energy Facilities are being constructed, LESSOR grants to LESSEE the right to use such portions of the Property and the



Adjacent Property as LESSOR designates in writing for the construction and installation of the Renewable Energy Facilities, including, but not necessarily limited to the storage of construction materials and equipment.

(c) LESSOR shall at all times have the right to access the Leased Premises for purposes of inspection and to exercise its rights as the owner of the fee.

#### **9. Utilities.**

(a) LESSOR hereby grants to LESSEE, at LESSEE's sole cost and expense, the right to install, and, to the extent applicable, improve, upgrade, and modify the existing utilities at the Leased Premises (including, without limitation, telephone service and electricity). LESSEE shall, to the extent reasonably practicable, install separate meters or sub-meters, as the case may be, for utilities used in the operation of the Renewable Energy Facilities on the Leased Premises.

(b) As partial consideration for the Rent paid by LESSEE under this Agreement, LESSOR hereby grants to LESSEE and the servicing utility companies a nonexclusive right of way over and across the Property on a route specifically designated in writing by LESSOR for the construction, installation, running, servicing and maintenance of electrical power and other utilities necessary to serve the Renewable Energy Facilities. Upon LESSEE's request, LESSOR agrees to promptly execute any and all documents necessary to evidence the rights granted to LESSEE pursuant to this paragraph including, without limitation, right-of-way and easement documents.

#### **10. Default and Termination.**

In addition to other events or circumstances permitting the termination of this Agreement, this Agreement may be terminated, without any penalty or further liability, as follows: (i) by either party, upon a breach or default of any covenant or term hereof by the other party, which breach or default is not cured within thirty (30) days of the breaching party's receipt of written notice thereof from the non-breaching party; provided, however, that if efforts to cure a breach other than a payment obligations are commenced within such thirty (30) day period and are thereafter diligently prosecuted to completion, such period shall be extended for a period of time not to exceed six (6) months; and further provided that the cure period for any monetary default shall be thirty (30) days from the defaulting party's receipt of the other party's written notice of payment delinquency; (ii) by LESSEE, upon thirty (30) days prior written notice to LESSOR, in the event that the Leased Premises become technologically unsuitable, in LESSEE's opinion, for LESSEE's Renewable Energy Facilities for reasons including, but not limited to, unacceptable interference and any addition, alteration, or new construction on, adjacent to, or in the vicinity of the Leased Premises and/or the Property that blocks, either partially or totally, sunlight or sunlight paths; (iii) by LESSEE, upon thirty (30) days prior written notice to LESSOR, in the event that any Governmental Approval that LESSEE considers to be necessary for the construction, operation, maintenance, of the Renewable Energy Facilities is not, in LESSEE's sole discretion, reasonably obtainable or maintainable in the future; (iv) by LESSEE, upon thirty (30) days prior written notice to LESSOR, in the event that the Leased Premises cease to be economically viable as a Renewable Energy site (as determined by LESSEE in its sole business judgment); (v) by LESSEE or LESSOR, upon thirty (30) days prior written notice to the other, if the Renewable Energy Facility ceases production of electricity for at least six months.

#### **11. Condemnation.**

If all or any part of the Leased Premises, or if all or any part of the Property underlying the Renewable Energy Facilities or providing access to the Premises is taken by eminent domain or other action by governmental authority(s) of appropriate jurisdiction (each, an "Act of Condemnation"), and if, in LESSEE's sole discretion, such an Act(s) of Condemnation renders the Premises unusable for the Permitted Use set forth in Section 3 hereof, then LESSEE shall have the right to immediately terminate this Agreement upon written notice to LESSOR, and all Rent obligations (except those that accrued prior to the effective date of termination) shall cease. If LESSEE elects not to terminate this Agreement following an Act of Condemnation, then this Agreement shall continue unaffected, except that the Rent shall be reduced or abated in proportion to the actual reduction or abatement of LESSEE's use of the Leased Premises as a result of such Act of Condemnation. In the event of an Act of Condemnation (whether in whole or in part), LESSEE shall be entitled to pursue and receive the award related to the Renewable Energy Facilities and any equipment and/or infrastructure owned or constructed by LESSEE that is related thereto. The terms set forth in this Section 10 shall survive the expiration or earlier termination of this Agreement.

#### **12. Indemnification and Liability.**

Subject to the provisions of Section 13 below, LESSEE shall indemnify, defend and hold LESSOR harmless from and against any and all claims (including reasonable attorneys' fees, costs and expenses incurred in defending against such claims), losses, costs damages, and liabilities (collectively, "Claims") resulting from the negligence or willful misconduct of LESSEE and LESSEE's agents, licensees, invitees, contractors, subtenants and customers and the shareholders, directors, officers, and employees of each of them (the "LESSEE Parties") occurring in or about the Leased Premises or the Property. LESSOR shall indemnify and hold LESSEE harmless from all Claims arising from the negligence or willful misconduct of LESSOR and LESSOR's agents, lessees, licensees, invitees, and contractors, and the shareholders, directors, officers, and employees of each of them (the "LESSOR Parties") occurring in or about the Leased Premises or the Property. The terms set forth in this Section 11 shall survive the expiration or earlier termination of this Agreement.

(a) The parties acknowledge that the LESSEE is responsible for protecting its property and for maintaining its own insurance to protect against damage to such property, including all components of its Renewable Energy Facilities. Notwithstanding anything to the contrary contained in this Article 12 or in this Agreement, under no circumstances and in no event will LESSOR be liable to LESSEE or to any party claiming by, through or under LESSEE, for any damage of any kind or nature caused to such property regardless of cause, absent a binding judgment of gross negligence or willful misconduct by LESSOR.

(b) In no event shall LESSOR ever be liable to LESSEE or to any party claiming by, through or under LESSEE, for any indirect or consequential damages of any kind or nature, including without limitation lost profits or the value of lost opportunities.

(c) LESSEE agrees specifically to look solely to LESSOR's insurance and/or LESSOR's interest in the Leased Premises for recovery of any judgment against LESSOR, it being specifically agreed that LESSOR shall never be personally liable for any such judgment.

### **13. Hazardous Substances.**

LESSOR represents and warrants to LESSEE that LESSOR (a) is not presently, nor at any time in the past did LESSOR engage in or permit any operations or activities upon, or any use or occupancy of any portion of the Property (including, without limitation, the Leased Premises), for the purpose of or in any way involving the manufacturing, treatment, storage, spillage, leakage, dumping, illegal discharge or disposal, accidental or intentional, of any hazardous substances, materials or wastes (individually, a "Hazardous Substance" and collectively, "Hazardous Substances") regulated under any federal, state, or local law, rule, or regulation pertaining to the environment, public health or safety, or the handling, manufacturing, treatment storage, use, transportation, spillage, leakage, dumping, discharge or disposal of Hazardous Substances (collectively, "Environmental Laws"). LESSOR and LESSEE each warrant and represent that they will not use, generate, store, spill, discharge or dispose of any Hazardous Material on, under, about or within the Property or the Leased Premises in violation of any Environmental Law. LESSOR shall indemnify, defend, and hold harmless LESSEE and the LESSEE Parties (as defined in Section 12 above), and LESSEE shall indemnify, defend, and hold harmless LESSOR and the LESSOR Parties from and against any and all Claims (as also defined in Section 12) arising from the indemnifying party's breach of any obligation, representation, or warranty contained in this paragraph, except to the extent arising out of the indemnified party's use or occupancy of the Property or the Leased Premises. The indemnification provisions set forth in this Section 13 shall survive the expiration or earlier termination of this Agreement.

### **14. Insurance.**

(a) During the Term of this Agreement, LESSEE shall, at its sole cost and expense, procure and maintain the insurance set forth in Exhibit D attached hereto, to be effective during the option period and the Term (collectively, the "LESSEE Policies"). LESSEE covenants and agrees that LESSOR shall be named as an additional insured under the LESSEE Policies. LESSEE shall provide LESSOR with a certificate of insurance evidencing the coverage required hereby.

(b) Notwithstanding the foregoing insurance requirements, the insolvency, bankruptcy, or failure of any insurance company carrying or writing any of the policies referenced in this Section 13 shall not be construed as a waiver of any of the provisions of this Agreement, nor shall any such insolvency, bankruptcy, or failure relieve either party from its obligations hereunder. The terms set forth in this Section 1(c) shall survive the expiration or earlier termination of this Agreement.

**15. Taxes.** LESSOR shall continue to be responsible for real property taxes at the rate assessed prior to solar development. LESSEE shall be responsible, to the extent applicable, for any and all real and personal property taxes, attributable to LESSEE's solar facilities developed and owned by LESSEE located at the Leased Premises.

**16. Quiet Enjoyment, Title, Authority, and Liability.**

(a) During the Term of this Agreement, LESSEE may, provided that it is not in default hereunder beyond any applicable notice and cure period, peaceably and quietly hold and enjoy the Leased Premises, free from disturbance from any person claiming by, through, or under LESSOR.

(b) LESSOR covenants and warrants to LESSEE that: (i) LESSOR has full right, power, and authority to execute this Agreement; (ii) LESSOR has good and unencumbered title to the Property, free and clear of any liens or mortgages, except those disclosed to LESSEE of record as of the date of this Agreement; and (iii) LESSOR's execution and performance of this Agreement will not violate the covenants, provisions, representations, or warranties of any mortgage, deed of trust, lease, or other agreement to which LESSOR is a party or by which LESSOR is otherwise bound.

(c) LESSEE covenants and warrants to LESSOR that: (i) LESSEE has full right, power and authority to execute this Agreement; (ii) throughout the Option Period and the Term, LESSEE will at all times remain registered as a foreign corporation with the Office of the Secretary of State, state of New Jersey, pursuant to G.L. c. 156D; (iii) LESSEE has the financial capability, skills and resources necessary to carry out the permitting, construction, operation and maintenance activities contemplated by this Agreement; and (iv) LESSEE's execution and performance of this Agreement will not violate the covenants, provisions, representations, or warranties of any mortgage, deed of trust, lease, financing agreement or other agreement to which LESSEE is a party or by which LESSEE is otherwise bound

**17. Notices.**

All notices, demands, requests, or other communications which are required to be given, served, or sent by one party to the other pursuant to this Agreement shall be in writing and shall be mailed, postage prepaid, by registered or certified mail, or forwarded by a reliable overnight courier service with delivery verification, to the following addresses for LESSOR and LESSEE, or to such address as may be designated in writing by either party pursuant to this Section 17:

If to LESSEE to: GoSolarFinance, LLC  
255 Old New Brunswick Rd,  
Ste S270  
Piscataway, NJ 08854  
Attn: Qiuping Zhang  
Telephone: 9083926196  
Facsimile:

If to LESSOR to Stoc Farm, LLC  
10 Pavilica Rd  
  
Stockton, NJ 08559  
Attn: Honghu Chen  
Telephone: 9082316697  
Facsimile:

Notice given by certified or registered mail or by reliable overnight courier shall be deemed to have been delivered on the date of receipt (or on the date receipt is refused, as the case may be) as shown on the certification of receipt or on the records or manifest of the U.S. Postal Service or courier service.

**18. Estoppel, Non-Disturbance and Attornment.**

(a) From time to time during the Term of this Agreement, LESSOR agrees, upon not less than ten (10) days prior written notice from LESSEE, to execute, acknowledge and deliver to LESSEE a written Estoppel certificate (the "Lessor Estoppel") in reasonable form, certifying, if such conclusions are appropriate, that as of the date of the certification: (i) the Agreement is a valid and enforceable Agreement and is in full force and effect; (ii) that LESSEE is not in default under any of the terms, conditions, or covenants of the Agreement beyond or any applicable cure period or, if applicable, truthfully specifying any default by LESSEE hereunder and the cure period applicable thereto; (iii) the commencement and expiration dates of the then-current term hereof together with any remaining Renewal Term(s); (iv) the amount of the then-current rent payable under the Agreement; and (v) a true and correct copy of the Agreement and all amendments thereto

shall be attached to the Lessor Estoppel. The cost incurred by LESSOR in preparing such LESSOR Estoppel shall be paid in full by LESSEE.

(b) LESSOR shall use good faith efforts to obtain for LESSEE from the holder of any mortgage and/or deed of trust now or hereafter encumbering the Property a non-disturbance and attornment agreement in a form reasonably satisfactory to LESSEE, which agreement shall provide that as long as LESSEE is not in default of any of its material obligations under this Agreement beyond any applicable cure period, its rights as LESSEE hereunder shall not be terminated and its access to and possession of the Leased Premises shall not be disturbed by the mortgagee or trustee, as the case may be, or by any proceedings on the debt which any such mortgage or deed of trust secures, and that any sale at foreclosure shall be subject to this Agreement.

(c) For purposes of allowing LESSEE to satisfy its lender's continuing rights with respect to LESSEE'S property on the Leased Premises, and with respect to LESSEE's rights and interests under this Agreement, LESSOR agrees as follows:

(i) LESSOR consents to the granting by LESSEE of a lien and security interest in LESSEE's interest in this Agreement and all of LESSEE's personal property and fixtures located on or attached to the Property, and furthermore consents to the exercise by LESSEE's mortgagee of its rights of foreclosure with respect to such mortgagee's lien and/or security interest. LESSOR agrees to recognise LESSEE's mortgagee as LESSEE hereunder upon any such exercise by LESSEE's mortgagee of its rights of foreclosure.

(ii) Within a reasonable time after the occurrence thereof, LESSOR shall give LESSEE's lender written notice (provided LESSEE shall have provided LESSOR with lender's notice address) of any breach or default of the terms of this Agreement that is not cured by LESSEE within any applicable notice and cure period(s) (an "Uncured LESSEE Default"). In the event of any Uncured LESSEE Default, lender shall have the right, to the same extent and with the same effect as LESSEE, for the period set forth in this Agreement, to cure or correct any such Uncured LESSEE Default, whether the same shall consist of the failure to pay rent or the failure to perform, and LESSOR agrees to accept such payment or performance on the part of lender as though the same had been made or performed by the LESSEE; and

(iii) LESSOR acknowledges and agrees that nothing contained in this Agreement shall be construed as obligating LESSEE's mortgagee to take any action hereunder, or to perform or discharge any obligation, duty, or liability of LESSEE under this Agreement.

#### **19. Right of First Refusal.**

If during the term of this Agreement, LESSOR receives a bona fide offer ("Bona Fide Offer") from an unaffiliated third party to lease or purchase the Leased Premises after the expiration of the Term that LESSOR is willing to accept, LESSEE shall have the right of first refusal ("Right of First Refusal") to so lease or purchase the same. LESSOR shall provide LESSEE with a written copy of the Bona Fide Offer and LESSEE shall have thirty (30) days following its receipt thereof to notify LESSOR in writing as to whether it wishes to exercise its Right of First Refusal with respect thereto. If LESSEE exercises its right to purchase the Subject Property, such purchase shall be made pursuant to all of the terms and conditions set forth under the Bona Fide Offer. If LESSEE fails to exercise its Right of First Refusal, this Agreement hereunder shall remain in full force and effect. Moreover, if LESSEE fails to so exercise its Right of First Refusal, then such Right of First Refusal shall lapse with respect to the Bona Fide Offer but not with respect to any subsequent Bona Fide Offers if LESSOR fails to sell or lease to the third party in strict accordance with the terms of the Bona Fide Offer. The parties agree and acknowledge that the Right of First Refusal set forth in this paragraph shall not apply to offers pertaining to the sale of all or substantially all of the assets of LESSOR (which assets include the Property).

#### **20. Permitted Assignments.**

LESSEE may, without LESSOR's consent, but with written notice to LESSOR, assign this Agreement to any subsidiary, Affiliate or special purpose company for the purpose of developing and owning the System. Either Party may assign this Agreement to any entity that acquires all or substantially all of the assets of the Party, provided that as conditions to any such assignment, such Party shall provide the other Party with written notice thereof, and the assignee entity shall execute and deliver to the other Party a document agreeing to be bound by this Agreement and assuming the assigning Party's obligations hereunder.

**21. Miscellaneous.**

(a) This Agreement, including Exhibits A-E hereto which are hereby incorporated herein by this reference, constitutes the entire Agreement and understanding of the parties with respect to the subject matter hereof, and supersedes all prior offers, negotiations, and agreements with respect thereto. There are no representations or understandings of any kind not set forth herein. Any amendments to this Agreement must be in writing and be executed by a duly authorized representative of each party.

(b) Any sale or conveyance of all or any portion of the Premises shall be subject to this Agreement and LESSEE's rights hereunder.

(c) This Agreement shall be construed in accordance with the laws of the state of New Jersey, without regard to the choice of law rules thereof.

(d) If any term of this Agreement is found to be void or invalid, such invalidity shall not affect the remaining terms of this Agreement, which shall continue in full force and effect.

(e) This Agreement may be executed in any number of counterparts (including by facsimile or by electronic copy or transmission), each of which shall be the binding agreement of the executing party, and which, when taken together, shall constitute but one and the same instrument.

(f) Force Majeure. LESSOR shall in no event be liable for failure to perform any obligation under this Agreement in the event LESSOR is prevented from so performing by strike, lockout, breakdown, accident, order or regulation of or by any governmental authority, or because of war or other emergency, or for any cause beyond LESSOR's reasonable control, or for any cause due to any act or neglect of LESSEE or its servants, agents, employees, licensees, or any person claiming by, through or under LESSEE.

IN WITNESS WHEREOF, the parties have caused this Option and roof Lease to be executed by their duly-authorized representatives as of the Effective Date set forth above.

**Stoc Farm, LLC**  
**("LESSOR")**

By:   
Name: Honghu Chen  
Title: Owner

**GoSolarFinance, LLC**  
**("LESSEE")**

By:   
Name: Qiuping Zhang  
Title: GM



***EXHIBIT "A" TO THE AGREEMENT***

**LEGAL DESCRIPTION OF PROPERTY**

10 Pavilica Rd, Stockton, NJ 08559 with Block 13 Lots 14

## ***EXHIBIT "B" TO THE AGREEMENT***

### ***Premise Improvement Plan***

1. **System Location:** 10 Pavilica Rd, Stockton, NJ 08559
2. **Expected System Size:** 500.00 kW DC
3. **Scope:** Design, install, monitor and service the solar power system described above. The solar power arrays will mount on roof of the facilities.
4. **Expected Module(s):** (763)
5. **Expected Inverter(s):** (4)
6. **Expected Structure:** Roof-mount arrays
7. **Includes:** price is turnkey,
8. **Excludes: none**

***EXHIBIT "C" TO THE AGREEMENT***

***As-Is Premise Improvement Plan***

Fence and driveway will be installed

## ***EXHIBIT D – INSURANCE***

LESSEE and all permitted subcontractors and subtenants of LESSEE shall procure and maintain the following minimum insurance coverage:

1. a) Worker's Compensation as required by law;  
b) Employers Liability Insurance with a minimum limit of \$1,000,000.
2. Commercial General Liability Insurance, including products/completed operations, contractual liability and broad form property damage coverage, with a minimum limit of \$2,000,000 per occurrence.
3. Automobile Liability Insurance, covering all owned, non-owned, hired and leased vehicles with a minimum limit of \$2,000,000 per accident, combined bodily injury and property damage. This insurance must include contractual liability coverage.
4. All Risk Property Insurance on all of LESSEE's and any subcontractors' equipment and machinery, including property of employees, in an amount equal to 100% of full replacement cost.

LESSOR shall be named as an additional insured under the insurance policies outlined in Items (2) and (3) above and, prior to entering the Property or the Leased Premises, LESSEE shall furnish LESSOR with a certificate of insurance evidencing the above coverage. All policies shall be endorsed to provide LESSOR with 30 days advance written notice of material change, cancellation or non-renewal of coverage. LESSEE's insurance coverage shall include, without limitation, contractual liability coverage insuring LESSEE's indemnity obligations in the Agreement. LESSEE and all permitted subcontractors and subtenants agree to waive their rights of recovery and their insurance carrier's right of subrogation against LESSOR, and its respective officers, members, employees, agents, successors and assigns, and each policy shall be endorsed accordingly. The insurance specified above shall contain a waiver of the right of subrogation against LESSOR.

## **EXHIBIT E – RENT PAYMENT SCHEDULE**

### **RENT.**

The rent shall be payable every twelve (12) months from the date of Commencement Date of the Solar PV generating facility till the expiration of the Term. Rent shall be prorated based on the final Solar PV system size as approved by the town with all necessary permits and authorized to interconnect by the utility. The table below shall be used for determining the pro rata rent amount.

Rent Adjustment. The rent shall be incremented by 0.0% at every anniversary starting from 1<sup>st</sup> anniversary of the Commencement Date of the Solar PV generating facility. The increment shall continue till the end of the Term.

PV Solar System Size kilowatt- AC (kW-AC)	Proposed Annual Rent
Up to 5,000kW-AC	\$1.00 per annum
Initial Term (years)	15 years
End of Term Disposition	Removal or transfer of Solar PV to LESSOR
Site Improvement Adjustment	Rent shall be adjusted on a pro-rata basis if the site improvements exceed \$5,000

### **LEASE TERM.**

Terms	Description	
Initial Terms (years)	15	This is the initial term of the lease contract
Renewal Terms	10	Renewal of lease *

*\* Renewal Term shall be requested in writing twelve (12) months before the end of the Initial Term. Upon mutual agreement of both LESSOR and LESSEE, which agreement(s) must be documented in writing and signed by both parties, the term of this Agreement (including all terms and conditions set forth herein) may be extended for up to five (5) additional five (5) year renewal terms (each, a "Renewal Term" and collectively, the "Renewal Terms").*



# Exhibit E

Evidence Roof is structurally able to support a solar  
system

---

Synergic Design Architects  
31 Dorr Rd  
New Providence NJ 07974

Feb 2, 2021

The Building Inspector

Re: Greenhouse Structures

To whom it may concerns:

The greenhouses are made of light frame construction. With an enhanced center support structure design, it is sufficient to take up additional load of the solar panels.

If you have any additional questions, please call me at 908-429-7707.

Thank you, Sincerely,

A handwritten signature in blue ink that reads "Malathi". The signature is stylized with a long horizontal stroke at the end.

Malathi Ananthakrishnan

NJ LIC. No. A01574800

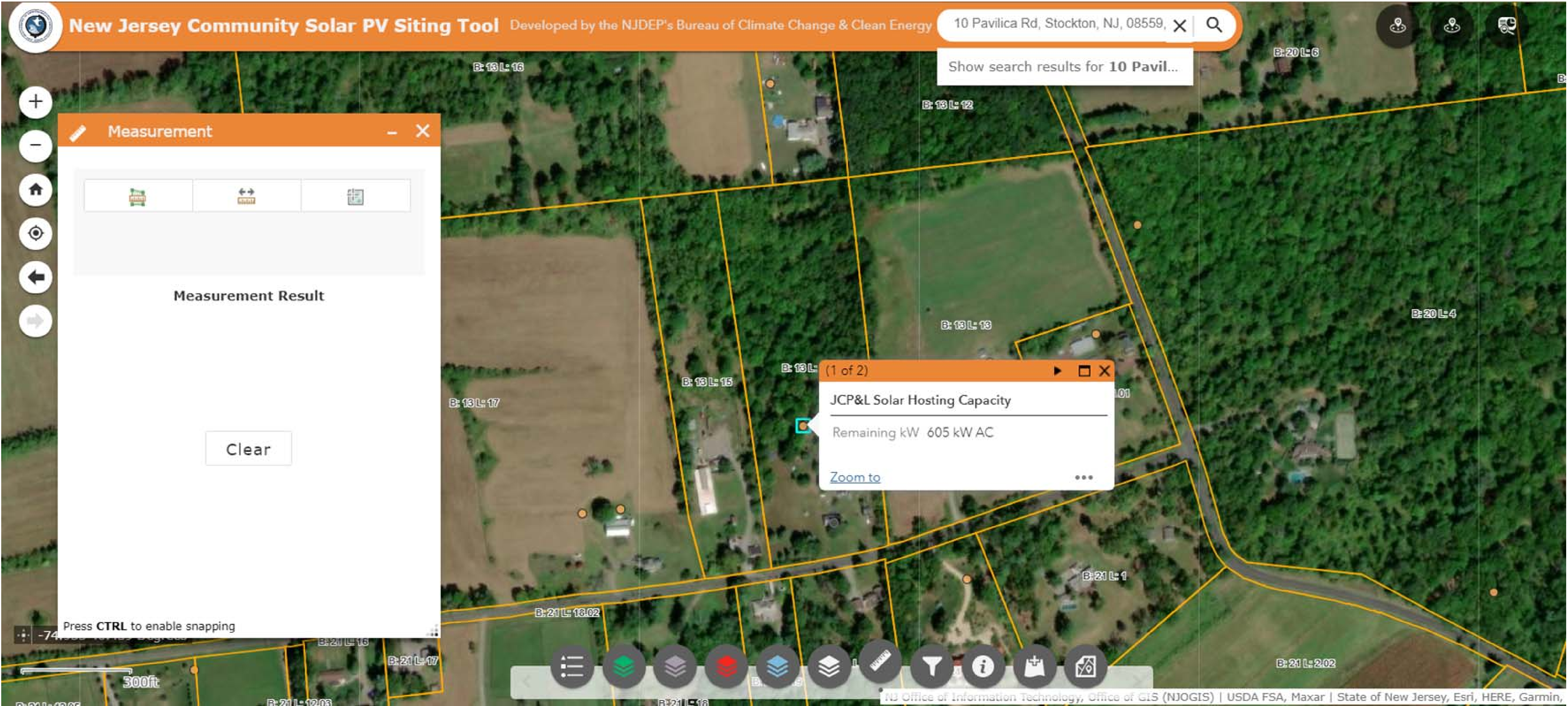
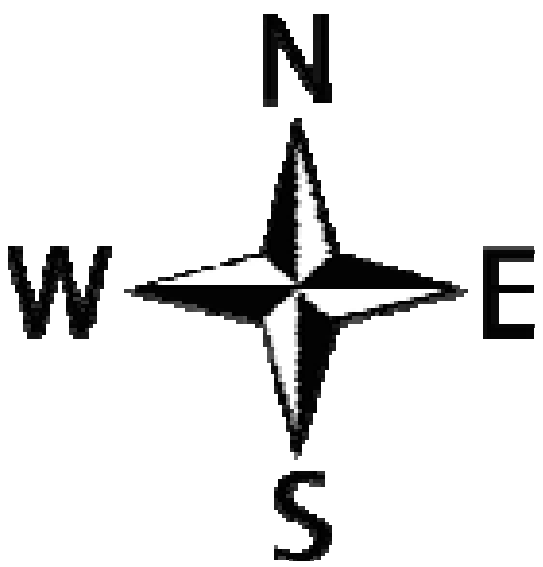
908.429.7707 (ph) 908.464.6369 (fax)  
[www.synergicdesign.com](http://www.synergicdesign.com)

# Exhibit F

EDC Capacity Hosting Map

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HOSTING CAPACITY



BEFORE YOU DIG  
CALL TOLL FREE  
IN NJ  
1-800-272-1000  
THREE WORKING DAYS BEFORE YOU DIG



					DESIGNED BY:	SCALE: AS SHOWN	CLIENT:	0.5MW	DRAWING NAME: HOSTING CAPACITY	SHEET NO: 1
					DRAWN BY:	DATE:			PROJECT NAME:	
					CHECKED BY:	PROJECT NO:			PROPERTY LOCATION:  10 Pavilica Rd, Stockton, NJ 08559 Block # 14; Lot # 14	
					CLIENT APPROVAL BY:	REVISION NO:				
NO.	DATE	REVISIONS	BY	CHK.						

# Exhibit G

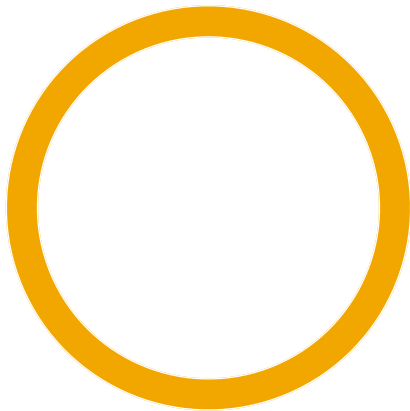
Project Cost



# PROJECT COST

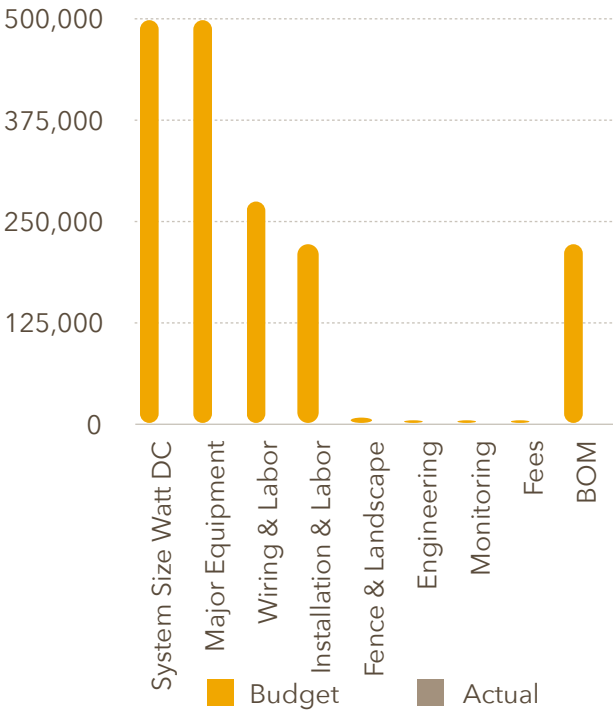
Stockton I  
10 Pavilica Rd, Stockton, NJ 08559

## ACTUAL SUMMARY



- System Size Watt DC
- Major Equipment
- Wiring & Labor
- Installation & Labor
- Fence & Landscape
- Engineering
- Monitoring
- Fees
- BOM

## BUDGET VS. ACTUAL



## SUMMARY BY CATEGORY

Category	Budget	Actual	Difference
System Size Watt DC	500,000		
Major Equipment	\$500,000.00	\$0.00	\$500,000.00
Wiring & Labor	\$275,000.00	\$0.00	\$275,000.00
Installation & Labor	\$225,000.00	\$0.00	\$225,000.00
Fence & Landscape	\$10,000.00	\$0.00	\$10,000.00
Engineering	\$5,000.00	\$0.00	\$5,000.00
Monitoring	\$5,000.00	\$0.00	\$5,000.00
Fees	\$5,000.00	\$0.00	\$5,000.00
BOM	\$225,000.00	\$0.00	\$225,000.00
Total	\$1,250,000.00	\$0.00	\$1,250,000.00



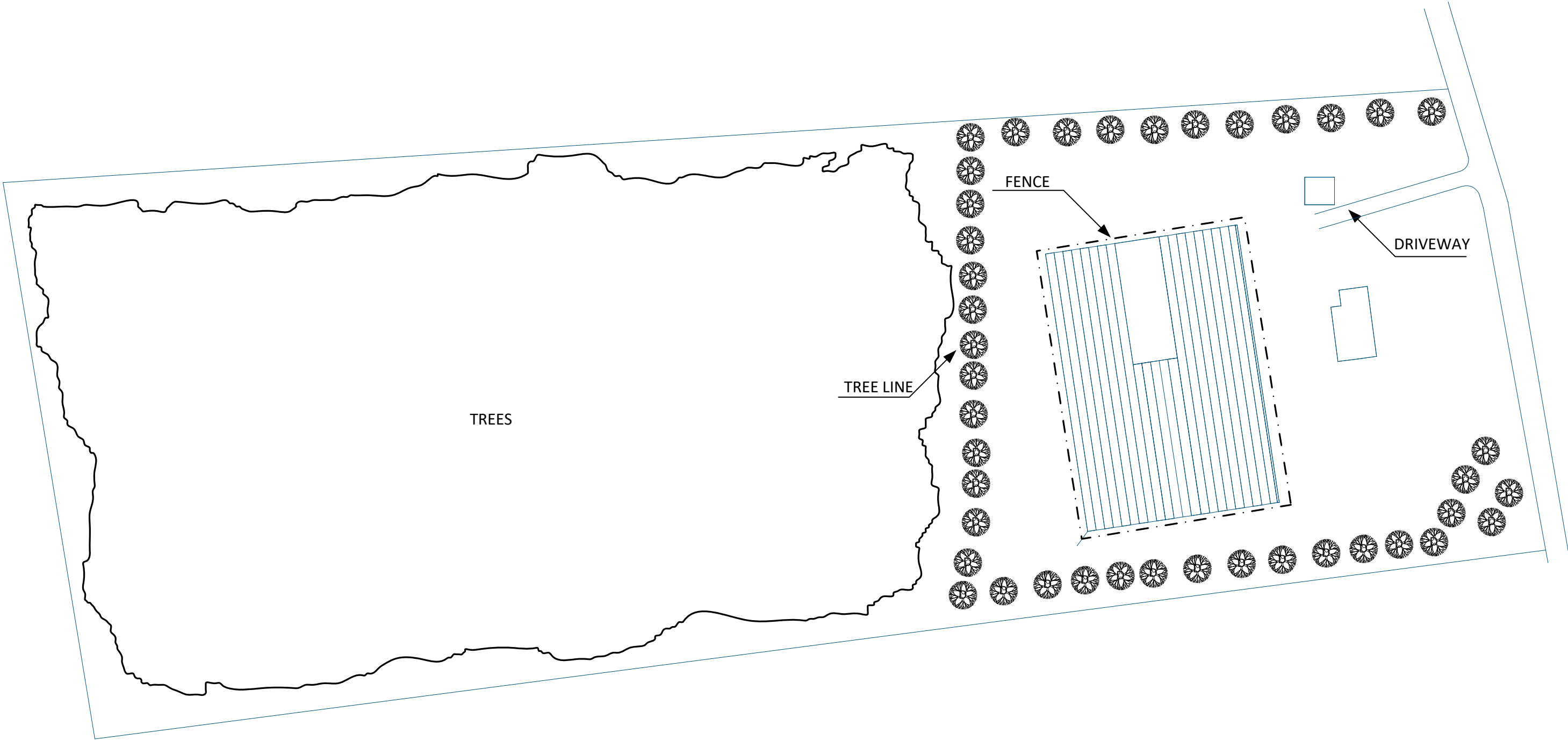
# Exhibit H

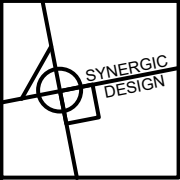
Landscaping Plan



SUNO GREENHOUSE CONSTRUCTION PLAN

10 Pavilica Rd, Stockton, NJ 08559  
Block 13, Lot 14



					DESIGNED BY:	SCALE: AS SHOWN	CLIENT:  ASTON SOLAR 255 Old New Brunswick Rd, Ste S-235 Piscataway, NJ 08854		SYNERGIC DESIGN ARCHITECTURE • PLANNING • INTERIORS  31 DORR RD NEW PROVIDENCE, NJ 07974 tel: 908.429.7707 fax: 908.464.6369  Malathi Ananthakrishnan NJ Lic. no. A01574800	DRAWING NAME: SITE PLAN	
					DRAWN BY:	DATE :				PROJECT NAME:	
					CHECKED BY:	PROJECT NO:				PROPERTY LOCATION:	
					CLIENT APPROVAL BY:	REVISION NO:				10 Pavilica Rd, Stockton, NJ 08559 Block 13, Lot 14	
NO.	DATE	REVISIONS	BY	CHK							

# Exhibit I

Community Energy Experience & LMI Renewable Goals  
in NJ

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## **Generate's Community Energy Experience & LMI Renewable Goals in NJ**

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Generate is particularly proud to commit to LMI participation of at least 51% on the project. Generate's goal is to deliver social energy equity to LMI subscribers in as many states as possible.

The Subscriber Manager Organization for this project has not been officially determined in NJ because Generate is in talks to finalize terms with a NJ partner who currently manages over 2600 accounts in NJ LMI zip-codes. This NJ Subscriber Organization has relationships with amongst others: Food Bank of South Jersey, Community Food Bank of NJ, and the Salvation Army Atlantic City Corps. Generate recognizes this partner's local experience and their ability to interface with LMI communities in NJ.

Generate has extensive experience in meeting subscriber needs in community energy markets in other states. In NY, Generate has always offered a clear guaranteed Community solar savings discount rate to subscribers. In order to serve marginalized communities, Generate has worked to eliminate FICO requirements on many of its solar assets in NY, and will continue to this practice in NJ.

Generate works with many leading community energy subscriber managers in many states. Generate works closely with them to improve subscriber experience: education, onboarding, billing, and subscriber support. The landing pages of a sample of subscriber organizations Generate has worked with or is considering working with in NJ are included below.

Generate hopes to serve the NJ market by providing clean energy, education, energy-equity, subscriber savings, and a smooth subscriber experience, and will notify the Board as soon as the final decision on the subscriber organization is made.

## SOLSTICE IS A GREENER FUTURE FOR ALL

Solstice allows you to support clean energy,  
green jobs, and create a more inclusive  
tomorrow for all Americans

[GO SOLAR](#)



### Clean, renewable energy for everyone

In partnership with the New York State PTA, Ampion and Renewable Access are connecting people and solar energy companies to lower costs and protect the environment. Community Solar is one of the easiest ways to support local clean power generation and save money. For each approved signup through this webpage, your local PTA will receive a \$50 donation which will be distributed by the state PTA office. Each subscriber will also receive a \$50 Visa gift card.\*

\*Special fee combined with any other fee. Please allow 6-8 weeks for delivery of your gift card and other assignment to solar farm.



Enter your email address and zip code to get started

Select Your PTA  
Please enter PTA by clicking the field below and typing to name.

Email Address  Zip Code

[Check Availability](#)



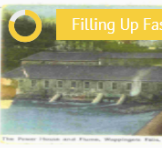
[LEARN MORE](#)

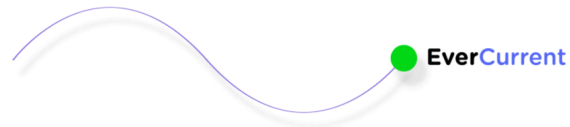
## Search Projects

Search for projects near you

SORT BY: Launch Date ▼

AVG ELECTRIC BILL: \$125 ✎

Most Savings	Most Savings	Filling Up Fast
 <p><b>Reisender Solar</b> Ellenville, NY</p> <p>Contract Type: Save 10% on bill credits Cancellation: No cancellation fee</p> <p>Estimated Annual Savings: <b>\$89</b></p> <p>PROJECT DETAILS SUBSCRIBE</p>	 <p><b>New Beginnings</b> Kingston, NY</p> <p>Contract Type: Save 10% on bill credits Cancellation: No cancellation fee</p> <p>Estimated Annual Savings: <b>\$89</b></p> <p>PROJECT DETAILS SUBSCRIBE</p>	 <p><b>Wappinger Falls</b> Wappinger Falls, NY</p> <p>Contract Type: Save 10% on bill credits Cancellation: No cancellation fee</p> <p>Estimated Annual Savings: <b>\$89</b></p> <p>PROJECT DETAILS SUBSCRIBE</p>



## Save 2 things with the flick of a switch

Solar that makes for a cooler planet  
Solar that saves you 10%



[HOME](#) | [ABOUT](#) | [COMPANY](#) | [PRESS](#) | [CONTACT](#)

[COMMUNITY SOLAR](#) | [CUSTOMER ACQUISITION](#) | [RESOURCES](#) | [REP LOGIN](#) | [SUBSCRIBE](#)

[CONTACT US](#)

## COMMUNITY POWER PARTNERS SOLAR FOR ALL - SOLAR FOR YOU

By subscribing to a share of one of Community Power Partners community solar farms, you can achieve guaranteed savings on your home's electricity costs while supporting locally generated clean, green renewable energy.

[SUBSCRIBE](#)



# Exhibit J

Dual Use



# TRUE GREEN GROW

Sustainability | Productivity | Traceability

## REDUCE COST

By integrating a photovoltaic generator into a greenhouse enables you to greatly reduce its construction costs, minimize operation cost in energy bill, and reduce operation cost through automation using big data and AI.

## HIGH YIELD

By optimizing grow climate enables a year round grow to archive nearly 200 times productivity compared with traditional farming, reduce more than 90% water usage, and reduce or even eliminate plant health treatments and pesticide.

## FRESHNESS

By bringing grow local ensures food safety and freshness to increase supply chain efficiencies and transparency, reduce time from farm to fork, and eliminate grow limitation on location.



## Our Patent Pending

integrated designs empower low cost and sustainable grows with net-zero carbon emission possible. It is a game-changing solution for upcoming global food crisis in next several decades.

Through using renewable energy, AI, big data, and robotics promise to bring down the cost of labor and other operations at a time when the age of farmers is climbing around the world and the economics of agriculture is fluctuating. This will allow smaller entrepreneurial farmers, as well as big operators, to establish niche on-demand services for customers.



# Exhibit K

Job Training Opportunities

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INFORMATION & TECHNOLOGY MANAGEMENT  
6 Kilmer Road, Edison, New Jersey 08817  
732-339-9801 ♦ Fax: 732-339-9809

November 27, 2017

**To Aston Solar,**

ITM Training Institute is a school in Edison NJ that offers two types of training programs for people interested in becoming a NABCEP certified Solar Technician. The first course is offered during the week and is 300 hours in length. This course will include electrical wiring from the inverter taking it from DC to AC, proper installation procedures of the rack and the panel, and it also includes a sales component. The student will sit for the NABCEP certification upon completion of the course. This course is scheduled to begin on December 11th.

The second course is offered on Sundays and is a 60 hour class which will include a quick refresher on the proper installation of solar panels. It will also prepare the student with the necessary knowledge to take the NABCEP certification. Topics of discussion include safety, basic electricity, solar energy fundamentals, system components, PV sizing, PV electrical and mechanical design, and performance analysis and troubleshooting. It is a condensed version of our longer Solar Technician program that I have attached. This course is scheduled to begin again on Sunday December 10th.

Most of the attendees in this class are current employees at a solar company like yours who is looking to receive their NABCEP certification.

There are still a few seats available in both programs.

If you have any questions, please feel free to contact me.

Thank you,

A handwritten signature in blue ink, reading 'Brian Sant'Angelo', is written over the printed name.

Brian Sant'Angelo

President

ITM Training Institute  
6 Kilmer Road  
Edison, NJ 08817  
732-339-9801  
[www.itmsys.com](http://www.itmsys.com)

# Exhibit L

EV Charging Station Spec Sheet

---



- + Easy to install
- + Liquid cooled
- + Low maintenance, easy to own
- + Cable management
- + 10" screen
- + CCS1 / CCS2
- + CHAdeMO
- + Brandable exterior
- + Optional credit card reader
- + IP65

## RT175-S/175kW **Specifications**

OUR INNOVATION • YOUR FUTURE





## USER UNIT

<b>CONNECTORS</b>	Single: CCS   Dual: CCS and CHAdeMO
<b>CONNECTOR TYPE(S)</b>	<b>Worldwide:</b> CCS2 or CCS2 and CHAdeMO
	<b>US &amp; Canada:</b> CCS1 or CCS1 and CHAdeMO
<b>OUTPUT VOLTAGE</b>	200V - 920V DC
<b>OUTPUT CURRENT</b>	CCS: up to 350A CHAdeMO: up to 200A
<b>IP RATING</b>	IP65 (NEMA 3R)
<b>IK RATING</b>	IK10 (IK8 Screen)
<b>EFFICIENCY</b>	98.5% at full load (350A, 500V)
<b>OPERATING TEMPERATURE</b>	-30°C to 50°C (-22°F to 122°F)
<b>STORAGE TEMPERATURE</b>	-55°C to 80°C (-67°F to 176°F)
<b>CREDIT CARD READER</b>	Optional
<b>RFID READER</b>	Fitted standard
<b>DIMENSIONS</b>	2,011mm (6'7") (H) x 993mm (3'3") (W) x 532mm (1'9") (D) Note: Width excludes plugs
<b>WEIGHT</b>	260kg (573lb)
<b>SHIPPING WEIGHT</b>	310kg (683lb) (estimate)
<b>AUTHENTICATION / PAYMENT</b>	RFID only OR Credit Card Reader with RFID
<b>CABLE LENGTH</b>	4.1m reach (13'5" reach)
<b>CABLE MANAGEMENT</b>	Fitted standard
<b>COMPLIANCE</b>	UL NRTL certification FCC Class A

## A U S T R A L I A • U S A • E U R O P E

tritium.com.au • enquiries@tritium.com.au

Worldwide +61 7 3147 8500 • 48 Miller Street, Murarrie, QLD 4172, Australia

USA +1 310 961 5299 • 20000 Vermont Avenue, Torrance, CA 90503, United States

Europe +31 202 250 100 • Luchtvaartstraat 3B, 1059 CA Amsterdam, Netherlands

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# ISOLATED POWER UNIT

INPUT VOLTAGE	Worldwide (400VAC): 400VAC 3ph ±10%   50Hz ±10%   Derate the power below -10% to -15%   270A nominal   300A maximum (at low line level)		
	US & Canada (480VAC): 480VAC 3ph ±10%   60Hz ±10%   Derate the power below -10% to -15%   225A nominal   250A maximum (at low line level)		
	Canada (600VAC): 600VAC 3ph ±10%   60Hz ±10%   Derate the power below -10% to -15%   180A nominal   200A maximum (at low line level)		
INPUT OVERVOLTAGE CATEGORY	Category III		
OUTPUT VOLTAGE   POWER	950V DC   Up to 178kW		
ISOLATION BETWEEN AC MAINS & EV	Reinforced Isolating tranformer with double/reinforced insulation		
EFFICIENCY	96% at full load		
POWER FACTOR	>0.99		
TOTAL HARMONIC DISTORTION (THD)	<5%		
OPERATING TEMPERATURE	-10°C to 50°C (-14°F to 122°F) -30°C to 50°C (-22°F to 122°F)	5% to 95% RH Non Condensing (without optional cold kit) 5% to 95% RH Non Condensing (with optional cold kit)	
STORAGE TEMPERATURE	-55°C to 80°C (-67°F to -176°F)	5% to 95% RH Non Condensing	
NETWORK CONNECTION	Ethernet to User Unit		
WEIGHT	Without transformer: 500kg (1102lb)   With transformer: 988kg (2178lb)		
SHIPPING WEIGHT	Without transformer: 590kg (1301lb)   With transformer: 1078kg (2377lb)		
DIMENSIONS	2,147mm (7'1") (H) x 650mm (2'2") (W) x 1,055mm (3'6") (D)		
IK RATING	IK10		
IP RATING	IP55 (NEMA 3R)		
WIRELESS UPLINK	3G/4G cellular communications with failover redundancy		
WIRED UPLINK	Ethernet		
POWER SUPPLY	Battery-backed UPS functionality for reliable telemetry at all times		
SOFTWARE SUPPORT	OCPP v1.6J support for management and billing		
SECURITY	SSH with EC keys and unique password for manufacturer diagnostics		
POWER CONTROL	Supports OCPP charging profiles (OCPP v1.6J)		
CONTROL PLATFORM	Included in the Power Unit		
POWER SHARING (Optional)	Configurable site-level power demand management		

# EMC

EMC	Worldwide:	EMC Directive	Immunity: Class A	Emissions: Class A
	USA:	FCC	Immunity: Class A	Emissions: Class A

## AC GRID INTERFACE

<b>VOLTAGE</b>	<b>Worldwide (400VAC):</b> 400VAC 3ph $\pm 10\%$
	<b>US &amp; Canada (480VAC):</b> 480VAC 3ph $\pm 10\%$
	<b>Canada (600VAC):</b> 600VAC 3ph $\pm 10\%$
<b>FREQUENCY</b>	<b>Worldwide:</b> 50Hz $\pm 10\%$
	<b>US &amp; Canada:</b> 60Hz $\pm 10\%$
<b>MAXIMUM CURRENT AT LOW LINE LEVEL</b> (Nominal voltage $-10\%$ ) <b>AND PF = 0.99</b>	<b>Worldwide (400VAC):</b> 300A
	<b>US &amp; Canada (480VAC):</b> 250A
	<b>Canada (600VAC):</b> 200A
<b>OVER CURRENT PROTECTION DEVICE REQUIRED (OCPD) IN SITE DISTRIBUTION BOARD</b>	<b>Worldwide (400VAC):</b> 300A Circuit Breaker (recommended) (The circuit breaker nominal rating MUST not exceed 300A in order to maintain primary protection for the LV transformer in the IPU) (If a 350A circuit breaker is used the buried cable gauge MUST be increased)
	<b>US &amp; Canada (480VAC):</b> 320A UL Listed Circuit Breaker (recommended) (The circuit breaker nominal rating MUST not exceed 320A in order to maintain primary protection for the LV transformer in the IPU)
	<b>Canada (600VAC):</b> 250A UL Listed Circuit Breaker (recommended) (The circuit breaker nominal rating MUST not exceed 250A in order to maintain primary protection for the LV transformer in the IPU)
<b>FAULT CURRENT LIMITING FUSES IN SITE DISTRIBUTION BOARD</b>	Current limiting fuses or a UL recognised current limiting circuit breaker MUST be installed if available fault current exceeds 18kA Note: The IPU has an option to upgrade the SCCR to 100kA
<b>RESIDUAL CURRENT MONITORING IN SITE DISTRIBUTION BOARD</b> (Optional)	If a residual current monitoring device is required by local regulation it shall be of time delay type
<b>UNDER-VOLTAGE RELAY IN SITE DISTRIBUTION BOARD</b> (Optional)	The isolated power unit includes circuitry to locally isolate the charger's power circuit if the safety loop monitoring the door switches and tilt sensors is triggered. The IPU can also be isolated upstream in the event of a safety loop trigger event by including an under-voltage relay coil on the feeder circuit breaker in the site distribution board. Tritium Veefil chargers should only be installed by a licensed contractor and a licensed electrician, in accordance with all local and national codes and standards to meet current NEC and NFPA 70E requirements. This may include additional, lockable disconnect mechanisms within line of sight of the supplied equipment.
<b>MINIMUM BURIED CABLE SIZE FOR AC LINK</b> (Length of AC link cables and system efficiency should be considered when sizing cables)	<b>Worldwide (400VAC):</b> Twin 70mm <sup>2</sup> Cu for L1, L2, L3 Single 70mm <sup>2</sup> Cu for PE
	<b>US &amp; Canada (480VAC):</b> Twin 3/0 Cu for L1, L2, L3 Single 3/0 Cu for PE
	<b>Canada (600VAC):</b> Twin 1/0 Cu for L1, L2, L3 Single 1/0 Cu for PE
<b>MAXIMUM LENGTH OF BURIED CABLES FOR MINIMUM AC LINK CABLE SIZE SPECIFIED</b>	200m (656ft) (To maintain feeder voltage drop below 3%)

Note: This specification is correct at the date of release (listed at the bottom). For the most recent specification, see the website.

## AUSTRALIA • USA • EUROPE

tritium.com.au • enquiries@tritium.com.au

Worldwide +61 7 3147 8500 • 48 Miller Street, Murarrie, QLD 4172, Australia

USA +1 310 961 5299 • 20000 Vermont Avenue, Torrance, CA 90503, United States

Europe +31 202 250 100 • Luchtvaartstraat 3B, 1059 CA Amsterdam, Netherlands

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