

September 6th, 2019

Atten: Office of Clean Energy
New Jersey Board of Public Utilities
44 South Clinton Avenue, 7th Floor
Post Office Box 350
Trenton, New Jersey 08625-0350

Re: Community Solar Energy Pilot Program Application Package

To Whom It May Concern,

G&S Solar (the "Proposer") is pleased to submit the attached proposal in response to the "Community Solar Energy Pilot Program Application - Application Period 1", dated September 9th, 2019.

G&S hereby is proposing 2 systems on the same building located at the following address. This application is for System 2 of 2.

System 2
24 Veronica Avenue
Somerset, NJ 08873

We very much appreciate the opportunity to be considered for this exciting pilot program.

If you have any questions, please do not hesitate to reach out.

Very truly yours,

A handwritten signature in black ink, appearing to read 'David Katz', written over a horizontal line.

David Katz
G&S Solar
Telephone 212 286 3300;
Fax 212 286 4178;
Email Address: dkatz@gssolar.com.



Community Solar Energy Pilot Program Application Form

Section A: Application Form Requirements, Instructions, Terms and Conditions

The following Application Form is intended only for entities submitting a community solar project for consideration by the New Jersey Board of Public Utilities ("Board" or "BPU"). Projects selected by the Board will be approved for participation in the Community Solar Energy Pilot Program, pursuant to the rules at N.J.A.C. 14:8-9.

This Application Form is valid only for the following Program Year and Application Period:

Program Year 1, Application Period 1

Application Period Opens: April 9, 2019 at 9:00 A.M.

Application Period Closes: September 9, 2019 at 5:00 P.M.

I. Minimum Qualification Requirements

The Community Solar Energy Pilot Program is open to projects that meet the following minimum requirements, and the full requirements defined in N.J.A.C. 14:8-9 (available for reference at the following link: [http://nicleanenergy.com/files/file/R_2019%20d_021%20\(51%20N_J_R_%20232\(a\)\).pdf](http://nicleanenergy.com/files/file/R_2019%20d_021%20(51%20N_J_R_%20232(a)).pdf)).

1. The proposed community solar project must be located in the electric service territory of an Electric Distribution Company ("EDC") in the State of New Jersey.
2. Existing solar projects may not apply to requalify as a community solar project. An existing solar project, as defined in N.J.A.C. 14:8-9.2, means a solar project having begun operation and/or been approved by the Board for connection to the distribution system prior to February 19, 2019. Projects having received a subsection (t) conditional certification from the Board prior to February 19, 2019 should refer to section B. XIII. Special Authorizations and Exemptions for additional information.
3. The Board will not consider Applications for EDCs to develop, own, or operate community solar project(s).
4. The Board will not consider Applications for projects sited on preserved farmland, as defined in N.J.A.C. 14:8-9.2.
5. The Board will not consider Applications for projects exceeding the capacity limit for individual community solar projects, set at 5 MW as defined in N.J.A.C. 14:8-9.4(g).

II. Instructions for Completing the Community Solar Energy Pilot Program Application Form

1. Each solar project applying to participate in the Community Solar Energy Pilot Program requires the submission of an individual Application Form. Do not apply for more than one (1) project per Application Form. There is no limit to the number of Application Forms that can be submitted by any one Applicant (see the definition of an "Applicant" in section A. III. Terms and Conditions).

2. Complete sections B and C, and Appendix A in full. All questions are required to be answered, unless explicitly marked as optional. All attachments are required, unless explicitly marked as optional. All attachments must be attached to the end of the Application Form, therefore forming a complete application package. Note that attachments marked as optional will be considered if included, but their absence will not penalize an Application.
3. Original signatures on all forms and certifications of this Application Form are required. The certifications contained in section C must be notarized.
4. Specific exemptions are identified throughout the Application Form which apply 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 Request for Proposals ("RFP"), Request for Quotations ("RFQ"), or other bidding process. If this is the case, the Applicant must include a letter describing the proposed bidding process, and the Applicant should complete all sections of the Application Form based on the project as it will be designed in the bidding process. 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 (see section B. XIII. Special Authorizations and Exemptions).

III. Terms and Conditions

General Terms and Conditions

1. The "Applicant" is defined as the entity that submits the Community Solar Energy Pilot Program Application Form (for example, an Applicant may be a project developer, project owner, project operator, property owner, contractor, installer, or agent thereof).
2. Prior to completing the Application Form, the Applicant must carefully review the rules at N.J.A.C. 14:8-9, and any other rules, regulations, and codes applicable to the design, construction, and operation of a community solar project in New Jersey. All Applications must be in compliance with all local, state and federal rules, regulations and laws. Furthermore, submission of an Application Form does not obviate the need for compliance with all applicable local, state, and federal laws and regulations at any time during the design, construction, operation, and decommissioning of a community solar project including, but not limited to, regulations by commissions such as the New Jersey Highlands Council and the New Jersey Pinelands Commission.
3. By submitting an Application, the Applicant acknowledges notice on behalf of all project participants that the information included in the Application is subject to disclosure under the Open Public Records Act, N.J.S.A. 47:1A-1 et seq. Aggregated information may be used by the Board and/or other state, federal, county, regional or local agencies in reports and evaluations, and the geographic location may be used to update Geographic Information System ("GIS") mapping. Applicants may identify sensitive and trade secret information that they wish to keep confidential by submitting them in accordance with the confidentiality procedures set forth in



N.J.A.C. 14:1-12.3. Furthermore, the Applicant understands that the list of approved community solar projects will be published on the Board of Public Utilities website.

4. Amendments or supplements to the Community Solar Energy Pilot Program Application Form will be made available via the New Jersey Clean Energy Program ("NJCEP") website at www.njcleanenergy.com. This Application Form may be modified for future Application Periods at any time without prior notification.

Evaluation of Applications and Approval of Projects

5. Only Applications that are administratively complete by the close of the Application Period will be considered for participation in the Community Solar Energy Pilot Program during that Program Year. An application will be deemed administratively complete if: 1) All questions are completed, except those explicitly marked as optional, 2) All required attachments are included (see Appendix B for a checklist of required attachments), and 3) All required signatures are included. Applicants will be notified if an Application is deemed administratively incomplete. An incomplete Application may be amended and resubmitted during the following Application Period without advantage or disadvantage.
6. The Applicant may be required to supplement the information provided in the Application Form upon request from the Board or Board Staff.
7. Following the close of the Application Period, each Application will be reviewed and evaluated by a dedicated Evaluation Committee.
8. In reviewing each application, Board Staff may consult with the New Jersey Department of Environmental Protection ("NJDEP"), the New Jersey Department of Agriculture, or other state agencies and consultants as are relevant to the Application. Any information marked and submitted as confidential will be treated as such by the receiving agency, and used for the sole purpose of evaluation.
9. The criteria for evaluation of Applications are presented in Appendix C (Evaluation Criteria). Projects must score a minimum 30 points total in order to be considered for participation in the Community Solar Energy Pilot Program. Projects that score above 30 points will be presented to the Board for approval for participation in the Community Solar Energy Pilot Program in order, starting with the highest-scoring project and proceeding to the lowest-scoring project, and until the allocated program capacity for that Program Year is filled.
The allocated program capacity for Program Year 1 is 75 MW. At least 40% of program capacity (i.e. at least 30 MW) will be allocated to LMI projects.
10. Board Staff may reject Applications that are incomplete at the close of the Application Period, that are not in compliance with the rules and regulations established in N.J.A.C. 14:8-9, or that do not meet a minimum standard for selection, as set forth in this Application Form.

Milestones and Follow-Up for Approved Projects

11. Should the proposed community solar project be approved by the Board for participation in the Community Solar Energy Pilot Program, such approval will be contingent on the project being constructed and operated as was proposed in its Application.

Furthermore, pursuant to the rules at N.J.A.C. 14:8-9.3(c), approved projects are expected to begin construction within 6 months of their approval by the Board, and are expected to become fully operational within 12 months of their approval by the Board. Extensions may be granted by Board Staff at its discretion, based on its assessment of the specific circumstances of each project approved.

In order to monitor compliance, approved projects will be required to submit updates to the Board:

- a. Prior to the beginning of construction, the Applicant must provide evidence that commitments in the following categories have been met: project location, community and environmental justice engagement, other benefits.
- b. Prior to applying for permission to operate ("PTO"), the Applicant must provide evidence that commitments in the following categories have been met: siting (other than location), all permits received.
- c. Prior to applying to the EDC for allocation of bill credits, the Applicant must provide evidence that commitments in the following categories have been met: product offering, subscriber type, geographic limit within EDC service territory.

If the approved project fails to be completed as proposed in the Application, and the Applicant fails to remediate the failure or provide an equivalent modification within a reasonable timeframe, the project may be penalized up to and including a withdrawal of the permission to operate in the Community Solar Energy Pilot Program.

Special Considerations for Project Siting

12. Unless the proposed community solar facility is located on a rooftop, parking lot, or parking structure, the Applicant must meet with the NJDEP's Office of Permit Coordination and Environmental Review ("PCER") to determine what permits may be required and to identify other potential issues. More information is available at: <http://www.nj.gov/dep/pcer>. The Applicant must have completed the NJDEP Permit Readiness Checklist and submitted said Checklist to NJDEP PCER prior to submitting the Application to the Board (see section B. VIII. Permits). The Permit Readiness Checklist is available at the following link: <https://www.nj.gov/dep/pcer/introchecklist.htm>.
13. Special attention should be paid when siting a project on a landfill, a brownfield, or an area of historic fill. For reference, NJDEP's *Guidance for Installation of Solar Renewable Energy Systems on Landfills in New Jersey* can be found at the following link: <https://www.nj.gov/dep/dshw/swp/solarguidance.pdf>.
14. The Applicant should review the environmental compliance history at the proposed site and the various operations that were conducted there. Satisfaction of all outstanding NJDEP regulatory



compliance obligations, if applicable, will be required prior to applying for permission to operate. The Applicant should identify any outstanding compliance and enforcement issues associated with the property on which the proposed project is to be sited and resolve them accordingly before submitting the Post Construction NJDEP Compliance Form, if applicable.

15. If the proposed project is sited on Green Acres preserved open space, as defined in N.J.A.C. 14:8-9.2, or on land owned by NJDEP, the Applicant must receive special approval for the project from NJDEP prior to submitting the Application to the Board, and attach proof of approval to their application package (see section B. VII. Community Solar Facility Siting).

Submitting an Application

Applications must adhere to all of the following instructions for submission. Applications must be received no later than 5:00 P.M. on the date of the close of the Application Period in order to be considered.

Mail or hand-deliver the original complete Application package plus three copies of the complete Application package to:

New Jersey Board of Public Utilities
44 South Clinton Avenue, 7th Floor
Post Office Box 350
Trenton, New Jersey 08625-0350
Attn: Office of Clean Energy
Community Solar Energy Pilot Program Application Package

In addition, submit an electronic version of the complete Application package to both of the following email addresses: communitysolar@njcleanenergy.com and board.secretary@bpu.nj.gov.

Questions and Further Information

Please address all questions pertaining to the Application Form to communitysolar@njcleanenergy.com.

Additional guidance and Frequently Asked Questions will be available on the NJCEP website at: <http://njcleanenergy.com/renewable-energy/programs/community-solar>.



Section B: Community Solar Energy Project Description

Instructions: Section B must be completed in its entirety. Any attachments should be placed at the end of the Application package.

I. Applicant Contact Information

Applicant Company/Entity Name: G&S Solar

First Name: David Last Name: Katz

Daytime Phone: 646.532.2317 Email: dkatz@gssolar.com

Applicant Mailing Address: 211 East 43rd St, 25th Floor

Municipality: New York County: New York Zip Code: 10017

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): G&S Solar

First Name: David Last Name: Katz

Daytime Phone: 646.532.2317 Email: dkatz@gssolar.com

Mailing Address: 211 East 43rd St, 25th Floor

Municipality: New York County: New York Zip Code: 10017

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): G&S Solar

First Name: David Last Name: Katz

Daytime Phone: 646.532.2317 Email: dkatz@gssolar.com

Mailing Address: 211 East 43rd St, 25th Floor

Municipality: New York County: New York Zip Code: 10017

The proposed community solar project will be primarily built by:

☒ the Developer ☐ a contracted engineering, procurement and construction ("EPC") company



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

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

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

First Name: _____ Last Name: _____

Daytime Phone: _____ Email: _____

Mailing Address: _____

Municipality: _____ County: _____ Zip Code: _____

IV. Property/Site Owner Information

Property Owner Company/Entity Name: Crow Holdings

First Name: Clark Last Name: Machemer

Daytime Phone: 973.902.4936 Email: cmachemer@chindustrial.com

Applicant Mailing Address: 211 East 43rd St, 25th Floor

Municipality: New York County: New York Zip Code: 10017

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):

4.05 MW AC 4.9998 MW DC

Community Solar Facility Location (Address): 24 Veronica Avenue

Municipality: Franklin Township County: Somerset Zip Code: 08873

Name of Property (optional, complete if applicable): 24 Veronica Ave - System 2

Property Block and Lot Number(s): Block 88.01, Lot 66.01

Community Solar Site Coordinates: -74.50378 Longitude 40.48272 Latitude

Total Acreage of Property Block and Lots: 9.74 acres
Total Acreage of Community Solar Facility: 8.72 acres

Attach a delineated map of the portion of the property on which the community solar facility will be located. In the electronic submission, two copies of the delineated map should be provided: 1) as a PDF document, and 2) 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 date of 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.):* September
(month) 2020 (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.

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.

*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.

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 land located in the New Jersey Highlands Planning Area or Preservation Area ☐ Yes ☒ No

5. The proposed community solar facility is located, in part or in whole, on land located in the New Jersey Pinelands ☐ Yes ☒ No

6. The proposed community solar facility is located, in part or in whole, on 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 ☐ Yes ☒ No

7. The proposed community solar facility is located, in part or in whole, on a landfill ☐ Yes ☒ No

If "Yes," provide the name of the landfill, as identified in NJDEP's database of New Jersey landfills, available at www.nj.gov/dep/dshw/lrm/landfill.htm: _____

8. The proposed community solar facility is located, in part or in whole, on a brownfield ☐ Yes ☒ No

If "Yes," 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 the LSRP or the No Further Action ("NFA") letter issued by NJDEP.

9. The proposed community solar facility is located, in part or in whole, on an area of historic fill ☐ Yes ☒ No
 If "Yes," 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. The proposed community solar facility is located on a parking lot ☐ Yes ☒ No
11. The proposed community solar facility is located on a parking deck ☐ Yes ☒ No
12. The proposed community solar facility is located on a rooftop ☒ Yes ☐ No
13. The proposed community solar facility is located on a canopy over an impervious surface (e.g. walkway) ☐ Yes ☒ No
14. The proposed community solar facility is located on the property of an affordable housing building or complex ☐ Yes ☒ No
15. The proposed community solar facility is located on a water reservoir or other water body ("floating solar") ☐ Yes ☒ No
16. 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.
17. 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 area as "preserved" from a municipal, county, or state entity.
18. The proposed community solar facility is located, in part or in whole, on forested lands ☐ 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: _____

19. 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

20. 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 be required to be modified? ☐ Yes ☐ No

If "Yes," explain the modification below.

21. The proposed community solar facility has been specifically designed or planned to preserve or enhance the site (e.g. landscaping, land enhancements, pollination support, stormwater management, soil conservation, etc.) ☐ Yes ☒ No
If "Yes," explain below, and provide any additional documentation in an attachment.

VIII. Permits

1. The Applicant has completed NJDEP Permit Readiness Checklist, and submitted it to NJDEP's PCER ☐ Yes ☒ No
If "Yes," attach a copy of the completed Permit Readiness Checklist as it was submitted to NJDEP PCER.

If "No," the Application will be deemed incomplete. Exception: Applications for community solar projects located on a rooftop, parking lot, or parking structure are exempt from this requirement.

2. The Applicant has met with NJDEP's PCER ☐ Yes ☒ No

If "Yes," attach proof of a meeting with NJDEP PCER.

If "No," the Application will be deemed incomplete. Exception: Applications for community solar projects located on a rooftop, parking lot, or parking structure are exempt from this requirement.

3. 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. The Applicant may extend this table by attaching additional pages if necessary. 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.
- 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)
Construction Permit	Franklin Township	N/A
Approval to Operate	PSE&G	N/A



4. The Applicant has consulted the hosting capacity map of the relevant EDC 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 "No," the Application will be deemed incomplete.

IX. Community Solar Subscriptions and Subscribers

1. Estimated or Anticipated Number of Subscribers (*please provide a good faith estimate or range*):
350-400
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: 3,000,000/year Commercial: 2,900,000/year
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 will allocate at least 51% of project capacity to residential customers ☒ Yes ☐ No
5. The proposed community solar project is being developed in partnership with an affordable housing provider: ☒ Yes ☐ No
If "Yes," attach a letter of support from the affordable housing provider.
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.

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: *(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. 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: G&S Solar Contact Name: David Katz
Daytime Phone: 646.532.2317 Email: dkatz@gssolar.com

Note: 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 project is being developed by or in collaboration* with the municipality in which the project is located ☐ Yes ☒ No

If "Yes," explain how and attach a letter of support from the municipality in which the project is located.

*Collaboration with the municipality should include, at minimum, one or more meetings with relevant municipal authorities and clear evidence of municipal involvement and approval of the design, development, or operation of the proposed community solar project.

2. The proposed community solar project is being developed in collaboration* with one or more local community organization(s) ☐ Yes ☒ No

If "Yes," explain how and attach a letter of support from the local community organization(s).

*Collaboration with a local community organization should include, at minimum, one or more meetings with the relevant local community organization(s) and clear evidence of the local community organization's involvement and approval of the design, development, or operation of the proposed community solar project.

3. The proposed community solar project was developed, at least in part, through a community consultative process* ☐ Yes ☒ No

If "Yes," please describe the consultative process.

*A community consultative process should include, at minimum, one or more opportunities for public intervention and outreach to the municipality and/or local community organizations.

njcleanenergy.com

XI. Project Cost

1. Provide the following cost estimates and attach substantiating evidence in the form of charts and/or spreadsheet models:

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 \$)	8,000,000
Net Installed Cost (in \$/Watt)	1.60
Initial Customer Acquisition Cost (in \$/Watt)	0.045 - 0.085
Annual Customer Churn Rate (in %)	2-4



Annual Operating Expenses (in c/kWh)	3.8
LCOE (in c/kWh)	10.1

2. Pursuant to N.J.A.C. 14:8-9.7(q), "community solar projects shall be eligible to apply, via a one-time election prior to the delivery of any energy from the facility, for SRECs or Class I RECs, as applicable, or to any subsequent compensations as determined by the Board pursuant to the Clean Energy Act."

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:

Solar Investment Tax Credit

XII. Other Benefits

1. The proposed community solar facility is paired with another distributed energy resource:
- Micro-grid project ☐ Yes ☒ No
 - Storage ☐ Yes ☒ No
 - Other (identify): ☐ Yes ☒ No

2. The proposed community solar facility provides grid benefits (e.g. congestion reduction) ☒ Yes ☐ No

If "Yes" to any, please explain how and provide supporting documents.

It is our plan to add energy storage as the market matures. When added, this will help with demand response, peak shaving, and grid congestion.

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

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

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

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

XIII. Special Authorizations and Exemptions

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

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

This Application Form is for one of two projects we are proposing for 24 Veronica Ave. Each proposed project will be separately interconnected.

2. Does this project seek an exemption from the 10-subscriber minimum? ☐ Yes ☒ No

If "Yes," please demonstrate below (and attach supporting documents as relevant):

- That the project is sited on the property of a multi-family building.
- That the project will provide specific, identifiable, and quantifiable benefits to the households residing in said multi-family building.

3. Specific sections throughout the Application Form are identified as optional only if: 1) the Applicant is a government entity (municipal, county, or state), and 2) the community solar developer will be selected by the Applicant via a RFP, RFQ, or other bidding process. Has the Applicant left those specific sections blank? ☐ Yes ☒ No

If "Yes," attach a letter describing the proposed bidding process. 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.



Section C: Certifications

Instructions: Original signatures on all certifications are required. All certifications in this section must be notarized.

Applicant Certification

The undersigned warrants, certifies, and represents that:

- 1) I, _____ (name) am the _____ (title) of the Applicant _____ (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 SREC Registration Program or subsequent revision to the SREC Registration Program, if applicable; and
- 5) My organization understands that certain 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 sensitive and trade secret information that they wish to keep confidential should be submitted in accordance with the confidentiality procedures set forth in N.J.A.C. 14:1-12.3.; and
- 6) My organization acknowledges that submission of false information may be grounds for denial of this Application, and if any of the foregoing statements are willfully false, they are 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 C: Certifications

Instructions: Original signatures on all certifications are required. All certifications in this section must be notarized.

Applicant Certification

The undersigned warrants, certifies, and represents that:

- 1) I, David Katz (name) am the Director of Renewable Energy (title) of the Applicant G+S Solar (name) and have been authorized to file this Applicant Certification on behalf of my organization; and
- 2) The information provided in this Application package has been personally examined, is true, accurate, complete, and correct to the best of the undersigned's knowledge, based on personal knowledge or on inquiry of individuals with such knowledge; and
- 3) The community solar facility proposed in the Application will be constructed, installed, and operated as described in the Application and in accordance with all Board rules and applicable laws; and
- 4) The system proposed in the Application will be constructed, installed, and operated in accordance with all Board policies and procedures for the SREC Registration Program or subsequent revision to the SREC Registration Program, if applicable; and
- 5) My organization understands that certain 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 sensitive and trade secret information that they wish to keep confidential should be submitted in accordance with the confidentiality procedures set forth in N.J.A.C. 14:1-12.3.; and
- 6) My organization acknowledges that submission of false information may be grounds for denial of this Application, and if any of the foregoing statements are willfully false, they are subject to punishment to the full extent of the law, including the possibility of fine and imprisonment.

Signature: [Signature]

Date: 9/6/19

Print Name: David Katz

Title: Director of Renewable Energy Company: G+S Solar

Signed and sworn to before me on this 6th day of September, 2019

Signature: [Signature]

Name: Monica Draser

Name

Monica A Draser
Notary Public, State of New York
No. 01DR5070927
Qualified in Suffolk County
Commission Expires Jan. 6, 2023



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, David Katz (name) am the Director of Renewable Energy (title) of the Project Developer G+S Solar (name) and have been authorized to file this Applicant Certification on behalf of my organization; and
- 2) The information provided in this Application package has been personally examined, is true, accurate, complete, and correct to the best of the undersigned's knowledge, based on personal knowledge or on inquiry of individuals with such knowledge; and
- 3) The community solar facility proposed in the Application will be constructed, installed, and operated as described in the Application and in accordance with all Board rules and applicable laws; and
- 4) The system proposed in the Application will be constructed, installed, and operated in accordance with all Board policies and procedures for the SREC Registration Program or subsequent revision to the SREC Registration Program, if applicable; and
- 5) My organization understands that certain 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 sensitive and trade secret information that they wish to keep confidential should be submitted in accordance with the confidentiality procedures set forth in N.J.A.C. 14:1-12.3.; and
- 6) My organization acknowledges that submission of false information may be grounds for denial of this Application, and if any of the foregoing statements are willfully false, they are subject to punishment to the full extent of the law, including the possibility of fine and imprisonment.

Signature: [Signature]

Date: 9/6/19

Print Name: David Katz

Title: Director of Renewable Energy

Company: G+S Solar

Signed and sworn to before me on this 6th day of September, 2019

Signature: [Signature]

Name: Monica Draser

Name

Monica A Draser
Notary Public, State of New York
No. 01DR5070927
Qualified in Suffolk County
Commission Expires Jan. 6, 2023



Project Owner Certification

The undersigned warrants, certifies, and represents that:

- 1) I, David Katz (name) am the Director of Renewable Energy (title) of the Project Owner G+S Solar (name) and have been authorized to file this Applicant Certification on behalf of my organization; and
- 2) The information provided in this Application package has been personally examined, is true, accurate, complete, and correct to the best of the undersigned's knowledge, based on personal knowledge or on inquiry of individuals with such knowledge; and
- 3) The community solar facility proposed in the Application will be constructed, installed, and operated as described in the Application and in accordance with all Board rules and applicable laws; and
- 4) The system proposed in the Application will be constructed, installed, and operated in accordance with all Board policies and procedures for the SREC Registration Program or subsequent revision to the SREC Registration Program, if applicable; and
- 5) My organization understands that certain 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 sensitive and trade secret information that they wish to keep confidential should be submitted in accordance with the confidentiality procedures set forth in N.J.A.C. 14:1-12.3.; and
- 6) My organization acknowledges that submission of false information may be grounds for denial of this Application, and if any of the foregoing statements are willfully false, they are subject to punishment to the full extent of the law, including the possibility of fine and imprisonment.

Signature: [Signature] Date: 9/6/19

Print Name: David Katz
Title: Director of Renewable Energy Company: G+S Solar

Signed and sworn to before me on this 6th day of September, 2019

Signature: [Signature]
Name: Monica Draser

Monica A Draser
Notary Public, State of New York
No. 01DR5070927
Qualified in Suffolk County
Commission Expires Jan. 6, 2023



Property Owner Certification

The undersigned warrants, certifies, and represents that:

- 1) I, CLARK MACHEMER (name) am the VICE PRESIDENT (title) of the Property CRP/CHI VERONICA AVENUE and have been authorized to file this Applicant Certification on behalf of my organization; and OWNER, LLC
- 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 certain 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 sensitive and trade secret information that they wish to keep confidential should be submitted in accordance with the confidentiality procedures set forth in N.J.A.C. 14:1-12.3.; and
- 4) My organization acknowledges that submission of false information may be grounds for denial of this Application, and if any of the foregoing statements are willfully false, they are subject to punishment to the full extent of the law, including the possibility of fine and imprisonment.

Signature: *Clark Machemer*

Date: September 8, 2019

Print Name: CLARK MACHEMER

Title: VICE PRESIDENT

Company: CRP/CHI VERONICA AVENUE
OWNER, LLC

Signed and sworn to before me on this 8th day of September, 2019

Signature: *Shawn Klarenti*

SHAWN KLAURENTI

Name

NJ Commission # 50105083



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.

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).

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):

The Community Solar Subscription will be a percentage of the community solar facility's nameplate capacity, and that percentage will be based on 100% the subscriber's actual usage. njcleanenergy.com program

2. Community Solar Subscription Price: (check all that apply)

☒ Fixed price per month

☒ Variable price per month, variation based on: \$/kWh will be fixed, but kWh will vary each month (due to weather).

☐ The subscription price has an escalator of _____ % every _____ (interval)

3. Contract term (length): _____ months, or _____ years OR ☒ month-to-month

4. Fees

☐ Sign-up fee: _____

☐ Early Termination or Cancellation fees: _____

☐ Other fee(s) and frequency: _____

5. Does the subscription guarantee or offer fixed savings or specific, quantifiable economic benefits to the subscriber? ☒ Yes ☐ No

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

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

6. Special conditions or considerations:

We guarantee 10% savings compared to their average historic bill.



Appendix B: Required Attachments Checklist

Note that this list is for indicative purposes only. Additional attachments may be required, and are identified throughout this Application Form.

Required Attachments for all Applications	Page	Attached?
Delineated map of the portion of the property on which the community solar facility will be located.	p.7	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
For electronic submission only: copy of the delineated map of the portion of the property on which the community solar facility will be located as a PDF and in drawing file format (.dwg) or as a shapefile (.shp).	p.7	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Proof of site control.	p.8	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Copy of the completed Permit Readiness Checklist as it was submitted to NJDEP PCER, if applicable.	p.11	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proof of a meeting with NJDEP PCER, if applicable.	p.12	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
A screenshot of the capacity hosting map at the proposed location, showing the available capacity.	p.12	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Substantiating evidence of project cost in the form of charts and/or spreadsheet models.	p.16	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Certifications in Section C.	p.19-23	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Product Offering Questionnaire(s).	p.24	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No

Required Attachments for Exemptions	Page	Attached?
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	p.6, p.19	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
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.8	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
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. ⇒ 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. 19	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

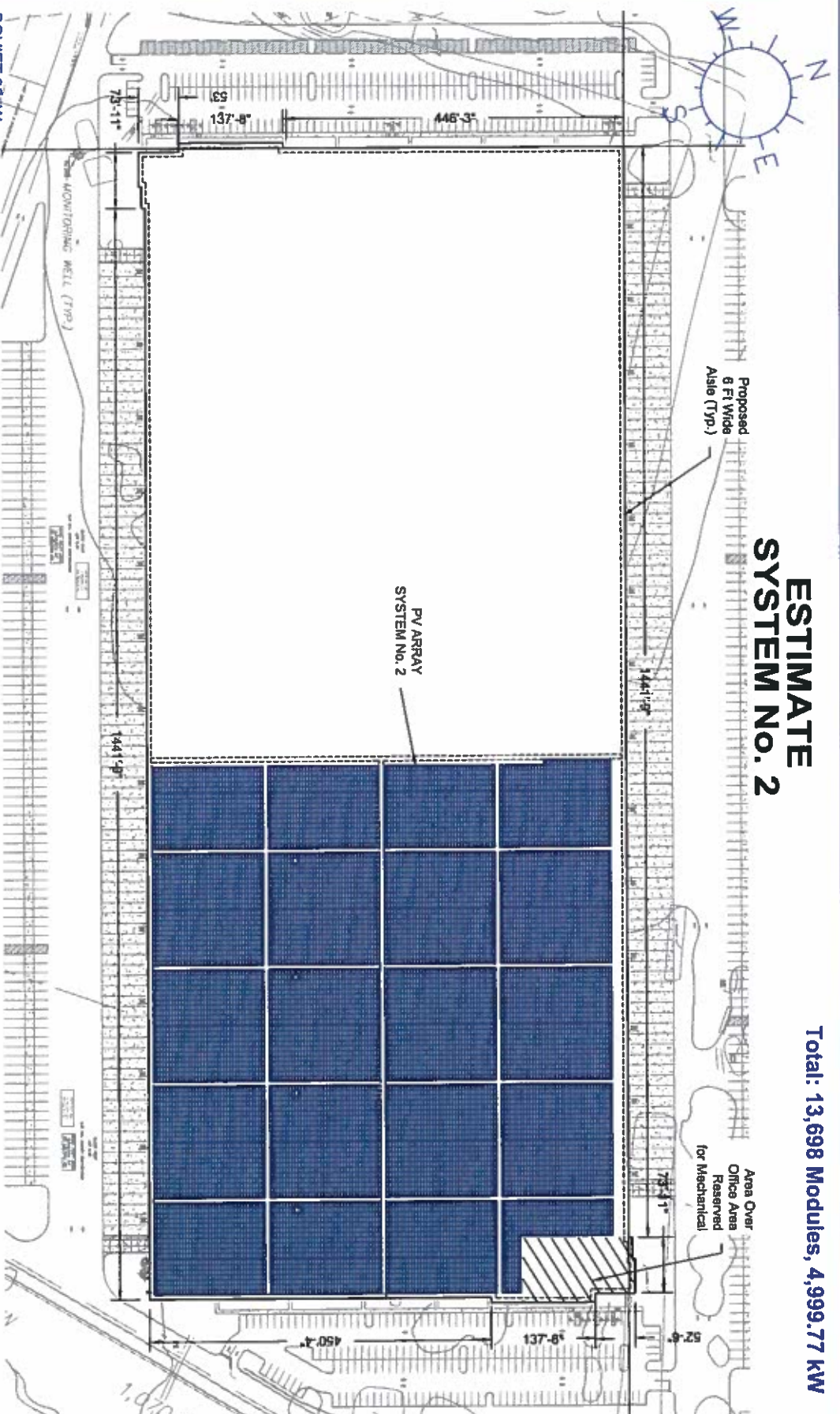
Appendix C: Evaluation Criteria

The Evaluation Criteria chart below lists the various categories that the Board will consider in evaluating project Applications. Projects must score a minimum 30 points total in order to be considered for participation in the Community Solar Energy Pilot Program. Projects that score above 30 points will be awarded program capacity in order, starting with the highest-scoring project and proceeding to the lowest-scoring project.

Evaluation Criteria	Max. Points
Low- and Moderate-Income and Environmental Justice Inclusion Higher preference: LMI project	30
Siting Higher preference: landfills, brownfields, areas of historic fill, rooftops, parking lots, parking decks Medium preference: canopies over impervious surfaces (e.g. walkway), areas designated in need of redevelopment No Points: preserved lands, wetlands, forested areas, farmland Bonus points for: landscaping, land enhancement, pollination support, stormwater management, soil conservation	20 Max. possible bonus points: 5
Product Offering Higher preference: guaranteed savings >10%, flexible terms* Medium preference: guaranteed savings >5% No Points: no guaranteed savings, no flexible terms* *Flexible terms may include: no cancellation fee, short-term contract	15
Community and Environmental Justice Engagement Higher preference: partnership with municipality, partnership with local community organization(s), partnership with affordable housing provider Medium preference: letter of support from municipality, project owner is a government and/or public and/or quasi-public entity, project owner is an affordable housing developer	10
Subscribers Higher preference: more than 51% project capacity is allocated to residential subscribers	10
Other Benefits Higher preference: Provides local jobs/job training, demonstrates co-benefits (e.g. paired with storage, micro-grid project, energy audit, EE measures)	10
Geographic Limit within EDC service territory Higher preference: municipality/adjacent municipality Medium preference: county/adjacent county No Points: any geographic location within the EDC service territory.	5

ESTIMATE SYSTEM NO. 2

Total: 13,698 Modules, 4,999.77 kW



BOVLET 365W	
10 Degree Tilt, PANEL CLAW clawFR HD	
Building Offset: 17 Degrees West of Coordinate South	
Azimuth: 197 Degrees	
Total Roof Area:	Approx. 964,051 Sq. Ft.
System Coverage:	379,846 Sq. Ft., Approx. 39%
Watts Per Sq. Ft. of Roof:	Approx. 5.19
Watts Per Sq. Ft. of Array:	Approx. 13.16

0 200
FEET
Scale 1" = 200'-0"

G&S SOLAR
G&S SOLAR INSTALLERS, LLC
211 EAST 43RD STREET
NEW YORK, NY 10017

Project:
Crow Development
VERONICA AVENUE
FRANKLIN TWP., NJ 08873

Rev.	Date:		By:
A	February 5, 2019	Layout Using Bovlet Solar 365W Modules Attached with Panel Claw clawFR HD Racking	CN
B	September 5, 2019	Divided Array into Two Systems	KM
C			

Letter of Intent

Date 9/6/2019

Leasor CRP/CHI VERONICA AVENUE OWNER, L.L.C.

Leasee G&S Solar (or Affiliate)

Utility PSE&G

Site Address 50 Veronica Avenue, Somerset, NJ 08873

Solar System A 5 MW Solar Facility

System Output Leasee will deliver all the system output to PSE&G under the Community Solar Program.

Term 20 Years

Annual Solar Rent Estimated total rent of \$150,000 / Year
(\$0.03 / kW-DC Installed)

Lease 20-year lease. Permitted use: to develop, install, and maintain a solar system at the Site Address. Lease to include recognition provisions from any mortgage lender to Landlord.

Commercial Operation Date The date on which the solar system has been granted permission to operate by PSE&G

Confidentiality Neither party will disclose any confidential or proprietary information received from the other party, the existence or contents of this term sheet, or any of the terms or conditions of the parties' discussions, or use of any such information for any purpose, except for the sole purpose of evaluating whether to enter into a business relationship with the other relating to the Project.

Confidential



Exclusivity

From the date first written above through the later of 90 days and the date on which a party terminates this Term Sheet, neither party will, directly or indirectly, solicit, entertain or accept offers or expressions of interest from any person regarding any aspect of the Project.

These terms are non-binding and subject to change and satisfactory completion of engineering feasibility, required internal approvals, and the execution and delivery of definitive documentation, except that the exclusivity period and confidentiality provisions above are binding.

On behalf of G&S Solar:

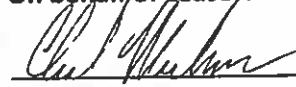

Signature

David Katz
Name

Director of Renewable Energy
Title

9/8/19
Date

On behalf of Lessor:


Signature

Clark Machemer
Name

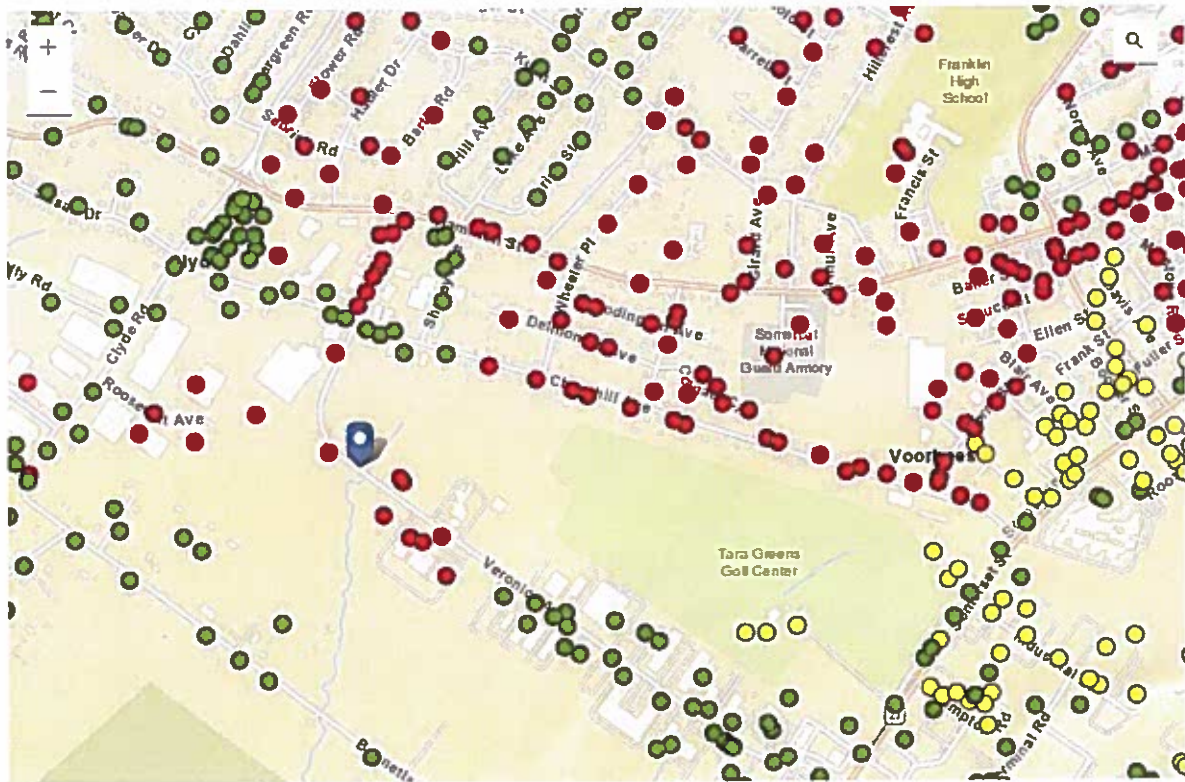
Vice President
Title

September 8, 2019
Date

Legend

SolarPowerSuitability

- >1000kW
- 100-1000kW
- < 100kW





24 Veronica Avenue (System 2)

XI: Project Cost

Annual Operating Expenses Substantiating Evidence

Project Size (kW)	5,000
-------------------	-------

Type	Cost /kWh	Total Cost
O&M	0.010	50,000
Insurance	0.008	37,500
Project Management	0.010	50,000
Ongoing Community Solar Management	0.010	50,000
Total (/W)	\$0.038	\$187,500



24 Veronica Avenue (System 2)

XI: Project Cost

Net Installed Cost Substantiating Evidence

Project Size (kW)	5,000
-------------------	-------

Category	Type	Cost /W	Total Cost
Hard	Panels	0.45	2,250,000
Hard	Racking	0.12	600,000
Hard	Inverter	0.12	600,000
Hard	Electric	0.4	2,000,000
Hard	Ballast Blocks	0.005	25,000
Hard	Data Acquisition System	0.02	100,000
Hard	Roofing	0.008	40,000
Hard	Wiring (Etc)	0.02	100,000
Hard	Equipment Rental	0.02	100,000
Hard	Switchgear	0.03	150,000
Hard	Install	0.1	500,000
Hard	Slip Sheets	0.035	175,000
Hard	General Conditions	0.15	750,000
Hard	Insurance	0.05	250,000
Soft	Engineering	0.015	75,000
Soft	Structural	0.003	15,000
Soft	Interconnection	0.05	250,000
Soft	Permits	0.004	20,000
Total (/W)		\$1.60	\$8,000,000

4 | INDICATIVE PRICING & TERMS

I. PRICING

Our indicative pricing is broken down into three phases:

- **Phase 1** will be the initiation of the subscriber acquisition campaign; G&S Solar will be billed monthly on a per subscribed Watt basis.
- **Phase 2** will be the implementation of the software platform and activation of portals; G&S Solar will be billed a one-time fee for each project upon initial fully acquired subscriber.
- **Phase 3** will be ongoing management and administration of your community solar portfolio; G&S Solar will be billed on an ongoing monthly basis.

Phase	Fee
1 Subscriber Acquisition	\$ / W
PowerMarket-generated Anchor Subscribers	\$0.045
PowerMarket-generated Mass-Market Subscribers	\$0.085
2 Implementation of Software Portal	\$ / W
Software Implementation Fee	\$0.005
3 Ongoing Program Management	\$ / W / Year
All Subscribers	\$0.01

Ongoing fees are adjusted at a 2% annual increase. PowerMarket will pass through fees including payment processing, bill mailing, and credit check fees.

Simple Levelized Cost of Energy Calculator

Financial

Periods (Years): ?

Discount Rate (%): ?

Renewable Energy System Cost and Performance

Capital Cost (\$/kW): ?

Capacity Factor (%): ?

Fixed O&M Cost (\$/kW-yr): ?

Variable O&M Cost (\$/kWh): ?

Heat Rate (Btu/kWh): ?

Fuel Cost (\$/MMBtu): ?

Today's Utility Electricity Cost

Electricity Price (cents/kWh): ?

Cost Escalation Rate (%): ?



Results

Levelized Cost of Utility Electricity (cents/kWh): ?

Simple Levelized Cost of Renewable Energy (cents/kWh): ?

How are these numbers calculated? See documentation

Brookfield Properties

08/26/2019

David Katz
G&S Solar
211 East 43rd Street, 25th Floor
New York, New York 10017
dkatz@gssolar.com

Re: Jersey City Community Solar

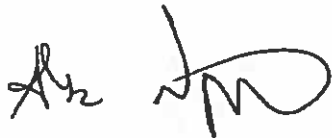
Dear Mr. Katz,

In 2017, we completed a 421-unit apartment development in Jersey City, New Jersey which was required to reserve 20% of its units, 85 units, with affordable housing. We are currently constructing another 432-unit apartment development in Jersey City that is subject to similar affordability requirements, creating another 87 units.

With our past partnership in building community solar in Yonkers, New York we welcome a partnership with G&S in providing our units with affordable, discounted green energy from its community solar projects.

We look forward to working together,

Sincerely,

A handwritten signature in black ink, appearing to read 'Abe Naparstek', with a stylized flourish at the end.

Abe Naparstek
Brookfield Properties
Executive Vice President, Development

