

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://njcleanenergy.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 <u>up to and including a withdrawal of the permission to operate in the Community Solar Energy Pilot Program</u>.

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 the following link: https://www.nj.gov/dep/pcer/introcklist.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 <u>prior to submitting the Application to the Board</u>, 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

<u>In addition</u>, submit an electronic version of the complete Application package to <u>both</u> 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:Astrum Solar Inc. dba Direct Energy Solar		
Municipality: Hanover County: Anne Arundel Zip Code: 21076		
Applicant is: ☐ Community Solar Project Owner ☐ Community Solar Developer/Facility Installer ☐ Property/Site Owner ☐ Subscriber Organization ☐ Agent (if agent, what role is represented)		
II. Community Solar Project Owner		
Project Owner Company/Entity Name (complete if known): First Name: Daytime Phone: Mailing Address: Municipality: County: Zip Code:		
III. Community Solar Developer		
This section, "Community Solar Developer," is optional if: 1) the Applicant is a government entity (municipal, county, or state), AND 2) the community solar developer will be selected by the Applicant via a RFP, RFQ, or other bidding process. In all other cases, this section is required.		
Developer Company Name (optional, complete if applicable): Astrum Solar Inc. dba Direct Energy Solar		
First Name: Miguel Last Name: Silva Daytime Phone: 443-569-2860 Email: miguel.silva@centrica.com		
Daytime Phone: 443-569-2860 Email: miguel.silva@centrica.com Mailing Address: 7484 Candlewood Rd, Suite T-W, Hanover, MD 21076		
Municipality: Hanover County: Anne Arundel Zip Code: 21076		
The proposed community solar project will be primarily built by: ☐ 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):Astrum Sc	olar Inc. dba Direct Energy Solar	
	Last Name: Silva		
Daytime Phone: 443-569-2860)centrica.com	
Mailing Address: 7484 Candlewood Rd,	Suite T-W, Hanover, MD 21	076	
Municipality: Hanover Cou	_{inty:} Anne Arundel	Zip Code: 21076	
· · · ————	,		
IV. Property/Site Owner Information			
Property Owner Company/Entity Name:			
			
First Name: Daytime Phone:	 Email:	- X L/	
Applicant Mailing Address:			
Municipality: Cou		Zip Code:	
Nev	W lersey's		
V. Community Solar Subscriber Organizat	ion (optional, complete if k	(nown)	
If this section, "Community Solar Subsc	riber Oraanization." is lef	t blank and the proposed project is	
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			
approved by the Board for participation	in the Community Solar	Energy Pilot Program, the Applicant	
approved by the Board for participation must inform the Board of the information			
must inform the Board of the information	below once the Subscriber	Organization becomes known.	
must inform the Board of the information Subscriber Organization Company/Entity	below once the Subscriber Name (optional, complete	or Organization becomes known.	
must inform the Board of the information Subscriber Organization Company/Entity First Name:	below once the Subscriber Name (optional, complete Last Name:	organization becomes known. if applicable):	
must inform the Board of the information Subscriber Organization Company/Entity First Name: Daytime Phone:	Name (optional, complete Last Name: Email:	organization becomes known. if applicable):	
must inform the Board of the information Subscriber Organization Company/Entity First Name: Daytime Phone: Mailing Address:	Name (optional, complete Last Name: Email:	r Organization becomes known. if applicable):	
must inform the Board of the information Subscriber Organization Company/Entity First Name: Daytime Phone:	Name (optional, complete Last Name: Email:	organization becomes known. if applicable):	
must inform the Board of the information Subscriber Organization Company/Entity First Name: Daytime Phone: Mailing Address:	Name (optional, complete Last Name: Email:	organization becomes known. if applicable):	
Subscriber Organization Company/Entity First Name: Daytime Phone: Mailing Address: Municipality: VI. Proposed Community Solar Facility Ch	Name (optional, complete Last Name: Email: Inty:	organization becomes known. if applicable):	
must inform the Board of the information Subscriber Organization Company/Entity First Name: Daytime Phone: Mailing Address: Municipality: Cou	Name (optional, complete Last Name: Email: Inty: Daracteristics nated on the PV panels):	organization becomes known. if applicable): Zip Code:	
Subscriber Organization Company/Entity First Name: Daytime Phone: Mailing Address: Municipality: VI. Proposed Community Solar Facility Ch	Name (optional, complete Last Name: Email: Inty:	organization becomes known. if applicable): Zip Code:	
Subscriber Organization Company/Entity First Name: Daytime Phone: Mailing Address: Municipality: Cou VI. Proposed Community Solar Facility Ch	Name (optional, complete Last Name: Email: Inty: Daracteristics nated on the PV panels):	organization becomes known. if applicable): Zip Code:	
Subscriber Organization Company/Entity First Name: Daytime Phone: Mailing Address: Municipality: Cou VI. Proposed Community Solar Facility Ch Community Solar Facility Size (as denoming MW AC Community Solar Facility Location (Addrese)	Name (optional, complete Last Name: Email: Inty: Inty: Inty: Integrated on the PV panels): Inty:	r Organization becomes known. if applicable): Zip Code:	
Subscriber Organization Company/Entity First Name: Daytime Phone: Mailing Address: Municipality: Cou VI. Proposed Community Solar Facility Ch Community Solar Facility Size (as denoming MW AC Community Solar Facility Location (Addre Municipality: Cou	Name (optional, complete Last Name: Email: Inty:	organization becomes known. if applicable): Zip Code:	
Subscriber Organization Company/Entity First Name: Daytime Phone: Mailing Address: Municipality: Cou VI. Proposed Community Solar Facility Ch Community Solar Facility Size (as denoming MW AC Community Solar Facility Location (Addrese)	Name (optional, complete Last Name: Email: Inty:	r Organization becomes known. if applicable): Zip Code:	



Community Solar Site Coordinates:	_ Longitude		Latitude
Total Acreage of Property Block and Lots: Total Acreage of Community Solar Facility:	300	acres acres	
Attach a delineated map of the portion of the located. In the electronic submission, two copi document, and 2) as a design plan in drawin facilitate integration with Geographic Information	ies of the deling	eated map shou (.dwg) or as a sh	ld be provided: 1) as aPDF
EDC electric service territory in which the prop			
☑ Atlantic City Electric	□ Je	ersey Central Pow	ver & Light
☐ Public Service Electric & Gas	s 🗆 Ro	ockland Electric C	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.): [month]			
VII. Community Solar Facility Siting			
 The proposed community solar project If "Yes," attach proof of site control. If "No," the Application will be deemed *Site control is defined as property of lease, or signed contract for use as a community solar site. 	d incomplete. wnership or op	ition to purchase	, signed lease or option to
The proposed community solar facility If "Yes," the Application will not be cor			



*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
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? \square Yes \square 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 fil □ 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?
	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?
	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 \square Yes $ abla$ No
11.	The proposed community solar facility is located on a parking deck \square Yes $\stackrel{\checkmark}{\square}$ 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")
16.	The proposed community solar facility is located on an area designated in need of redevelopment
	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
18.	The proposed community solar facility is located, in part or in whole, on forested lands \square Yes \boxtimes 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
20	Are there any use restrictions at the site? □ Yes ☑ No
20.	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.
B 0 8 r d 21	Cleanenend or proposed to proceed
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.)
VIII. Per	rmits
1.	The Applicant has completed NJDEP Permit Readiness Checklist, and submitted it to NJDEP's 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:
 - a. Permits, approvals, or other authorizations from NJDEP (i.e. Land Use, Air Quality, New Jersey Pollutant Discharge Elimination System "NJPDES", etc.) for the property.
 - b. Permits, approvals, or other authorizations from NJDEP (i.e. Land Use, Air Quality, NJPDES, etc.) directly related to the installation and operation of a solar facility on this property.
 - c. Permits, approvals, or other authorizations other than those from NJDEP for the development, construction, or operation of the community solar facility (including local zoning and other local and state permits)

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

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

Permit Name	Permitting	Date Permit Applied for (if applicable) /
& Description	Agency/Entity	Date Permit Received (if applicable)
Building Subcode Permit	Construction/Inspection Office	
Electrical Subcode Permit	Construction/Inspection Office	



	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 $ ot i$ Yes \square No
		If "Yes," include a screenshot of the capacity hosting map at the proposed location, showing the
		available capacity.
We've cons ACE multipl	ulted t le time	If "No," the Application will be deemed incomplete. the ACE capacity map, but the Network Capacity Map does not function. The site is down and gives an error when logging in. We have contacted with no response. We have submitted an Interconnection Application and are awaiting a response from the utility.
IX.	Con	mmunity Solar Subscriptions and Subscribers
	1.	Estimated or Anticipated Number of Subscribers (please provide a good faith estimate or range)
		10
	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 Commercial: 3,000,000 Industrial: Other: (define "other":)
		Industrial: Other: (define "other":)
	3.	The proposed community solar project is an LMI project*
		*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.
	1	The proposed community solar project will allocate at least 51% of project capacity to
	٠.	residential customers ✓ Yes □ No
	5.	The proposed community solar project is being developed in partnership with an affordable
		housing provider: $ ot i$ Yes \square 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 $ oxed{arYes}$ No
		If "Yes," estimated or anticipated percentage of the project capacity for the affordable housing
		provider's subscription (provide an estimate or range):
		If "Vaa" what apacific substantial identificate and many California to the Control of the Contro
		If "Yes," what specific, substantial, identifiable, and quantifiable long-term benefits from the

Page **13** of **28**

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 <i>(optional)</i>
	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? \square Yes \bowtie No
	If "Yes," what specific, identifiable, sufficient, and quantifiable benefits from the community
	solar subscription are being passed through to the tenants?
	New Jersey's
	cleanenerau
	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
	$ ot \hspace{-0.1cm} ot \hspace{-0.1cm} igsigma$ 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).



form(s) found in Appendix A. See Appendix A for exemptions.)	Lojjering
The subscription proposed offers guaranteed or fixed savings to subscribers ✓ Ye	s 🗆 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:	
\square 0% - 5% of the customer's annual electric utility bill or bill credit	
\square 5% - 10% of the customer's annual electric utility bill or bill credit	
$ec{oldsymbol{ec{ec{J}}}}$ 10% - 20% of the customer's annual electric utility bill or bill credit	
$\hfill\Box$ 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 the community solar facility	
If "Yes," include proof of a pathway to ownership of a share of the community sol	
offered to the subscribers in Appendix A.	a. raemey
Additionally, subscriber organizations have the option of indicating, on this list, that the is currently seeking subscribers. If this project is approved, the Board should indicate on its website that the project is seeking subscribers	currently
Company/Entity Name: Contact Name:	
Daytime Phone: Email:	
Note: it is the responsibility of the project's subscriber organization to notify the Board if/oroject is no longer seeking subscribers, and request that the Board remove the above inform its website.	
K. Community Engagement	
 The proposed community solar project is being developed by or in collaboration* municipality in which the project is located	s 🗹 No
*Collaboration with the municipality should include, at minimum, one or more meet relevant municipal authorities and clear evidence of municipal involvement and approdesign, 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)
XI. Project Cost
 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.

Annual Customer Churn Rate (in %)

Initial Customer Acquisition Cost (in \$/Watt)

Net Installed Cost (in \$)
Net Installed Cost (in \$/Watt)



XII. Other Benefits

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

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

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:

1. The	e proposed community solar facility is paired with another distributed e	energy resource:
	a. Micro-grid project	
1 D	b. Storage	🗆 Yes 🗆 No
	c. Other (identify): Energy Efficiency Measures	🗸 Yes 🗆 No
2. The	e proposed community solar facility provides grid benefits (e.g.	congestion reduction)
	nicleanenergy.com 1911	🗆 Yes 🗆 No
	'Yes" to any, please explain how and provide supporting documents.	
4. The	e proposed community solar project will create temporary or permane	7 7
If "	Yes," estimated number of temporary jobs created in New Jersey:	20
If "	Yes," estimated number of permanent jobs created in New Jersey:	

5. The proposed community solar project will provide job training opportunities for local solar



If "Yes," identify the entity or entities through which job training is or will be organized (e.g. New Jersey GAINS program, partnership with local school): XIII. Special Authorizations and Exemptions 1. Is the proposed community solar project co-located with another community solar facility (as defined at N.J.A.C. 14:8-9.2)? □ Yes ☑ No If "Yes," please explain why the co-location can be approved by the Board, consistent with the provisions at N.J.A.C. 14:8-9. 2. Does this project seek an exemption from the 10-subscriber minimum? □ Yes ☑ No If "Yes," please demonstrate below (and attach supporting documents as relevant): a. That the project is sited on the property of a multi-family building. b. That the project will provide specific, identifiable, and quantifiable benefits to the households residing in said multi-family building. 3. Specific sections throughout the Application Form are identified as optional only if: 1) the Applicant is a government entity (municipal, county, or state), and 2) the community solar developer will be selected by the Applicant via a RFP, RFQ, or other bidding process. 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.





Saction	c.	Certifications	
section	L:	ceruncations	

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,Miguel Silva (name) am theSenior C&l Business Analyst (title) of the Applicant _Astrum Solar Inc. dba Direct Energy Solar (name) and have been authorized to file this Applican 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 of 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 denia 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:Miguel Silva Title:Senior C&I Business AnalystCompany:Astrum Solar Inc dba Direct Energy Solar
Signed and sworn to before me on this day of, 20
Signature

Name



Project Developer Certification

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

The ur	ndersigned warrants, certifies, and	I represents that:		
1)	I,Miguel Silva Project DeveloperAstrum Solar			
he	een authorized to file this	inc. dba Direct Energy Solar		(name) and nav
שכ	Applicant Certification on behalf	f of my organization	and	
2)	The information provided in the accurate, complete, and correct	nis Application pack to the best of the u	age has been personally ex undersigned's knowledge, ba	•
3)	operated as described in the Ap	roposed in the App	olication will be constructe	
	laws; and			
4)				
	accordance with all Board po			and the second second
5)				
	under the Open Public Records			
	information that they wish to			
۲)	confidentiality procedures set for			
6)	, ,			
	of this Application, and if any of to punishment to the full exten		•	-
Signat	ure:	Dat	e:	
Print N	Name:			
_				
Signed	d and sworn to before me on this _	day of	, 20	
 Signat	ure	-		
		_		
Name				



Project Owner Certification

The un	dersigned warrants, certifies, and represents that:
1)	I, (name) am the (title) of the
	Project Owner (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.
c: .	nicleanen Date: _com DfOOlfalm TM
Signati	ure: <u>nic</u> leanen Date: <u>com</u> Drooka m
Duint N	
	ame:
nue	
Signed	and sworn to before me on this day of, 20
Jigileu	and sworn to before the off this day of, 20
Signatu	ure
Name	



Property Owner Certification

The un	ndersigned warrants, certifies, and r	represents that:	
1)	l,	(name) am the	(title) of the
		(name) and have been authori	
	Certification on behalf of my orga	nization; and	
2)	The information provided in this	Application package pertaining to si	ting and location of the
	proposed community solar project	ct has been personally examined, is t	rue, accurate, complete
	and correct to the best of the u	ndersigned's knowledge, based on pe	ersonal knowledge or or
	inquiry of individuals with such kn	nowledge; and	
3)	. •	d that certain information in this A	• •
	·	c Records Act, N.J.S.A. 47-1A-1 et seq	
		y wish to keep confidential should be	submitted in accordance
	, ·	es set forth in N.J.A.C. 14:1-12.3.; and	
4)		at submission of false information ma	·
		the foregoing statements are willfull	
	to punishment to the full extent	of the law, including the possibility of	fin <mark>e and impriso</mark> nment.
. 6		1	
Signatu	ure: Nev	Date:	
D . B. A.	BPUBLA	00000	
	Name:		
Title: _		Company:	7179
Cianad	d and sworn to before me on this	njcleanenergy.com	
Signed	a and sworn to before the on this	uay or, 20	
 Signatu	ure		
 Name			
Tairie			



Subscriber Organization Certification (optional, complete if known)

The un	dersigned 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 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
5)	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.
	RPI III
Signatu	ure: Date:
	A CIOCITOTION GG
Print N	Publis and the state of the sta
Title: _	njcle Company: <u>av.com</u> <u>9100161</u> 11
C'	
Signea	and sworn to before me on this day of, 20
Signatu	ure
Name	



CACTION		Λn	\sim	~~!	1
Section	IJ.	AU	vei		

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 Qu	uestionnaire is Product Offering number of (total number of product offerings).
1. Boord	Community Solar Subscription Type (examples: kilowatt hours per year, kilowatt size percentage of community solar facility's nameplate capacity, percentage of subscriber's historical usage, percentage of subscriber's actual usage): Percentage of community solar facility's nameplate capacity.
2.	Community Solar Subscription Price: (check all that apply) ☐ Fixed price per month ✓ Variable price per month, variation based on: production of system ☐ 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 economi benefits to the subscriber? ✓ Yes□ No

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



☐ As a percentage of monthly utility bill
\square As a fixed guaranteed savings compared to average historic bill
✓ As a fixed percentage of bill credits
□ Other:

6. Special conditions or considerations:





Appendix B: Required Attachments Checklist

Note that this list is for indicative purposes only. Additional attachments may be required, and 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	p.7	□Yes □ No
facility will be located.		
For electronic submission only: copy of the delineated map of the portion of	p.7	□Yes □ No
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).		
Proof of site control.	p.8	□Yes □ No
Copy of the completed Permit Readiness Checklist as it was submitted to	p.11	□Yes □ No
NJDEP PCER, if applicable.		
Proof of a meeting with NJDEP PCER, if applicable.	p.12	□Yes □ No
A screenshot of the capacity hosting map at the proposed location, showing	p.12	□Yes □ No
the available capacity.		
Substantiating evidence of project cost in the form of charts and/or	p.16	☐Yes ☐ No
spreadsheet models.	MM >	
Certifications in Section C.	p.19-23	□Yes □ No
Product Offering Questionnaire(s).	p.24	□Yes □ No
BPUI CLOOK		NI 1

Required Attachments for Exemptions	Page	Attached?
The Applicant is a government entity (municipal, county, or state), and the	p.6,	☐Yes ☐ No
community solar developer will be selected by the Applicant via a Request for	p.19	TM
Proposals (RFP), Request for Quotations (RFQ), or other bidding process:	rogn	
⇒ Attach a letter from the Applicant describing the bidding process		
The proposed community solar project is located, in part or in whole, on	p.8	□Yes □ No
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.		
The proposed community solar project has received, in part or in whole, a	p. 19	□Yes □ No
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.		



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	30
Higher preference: LMI project	
Siting	20
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	311/2
Bonus points for: landscaping, land enhancement, pollination support,	Max. possible bonus points:
stormwater management, soil conservation	5
Product Offering	15
Higher preference: guaranteed savings >10%, flexible terms*	
Medium preference: guaranteed savings >5%	OKOLL
No Points: no guaranteed savings, no flexible terms*	ergy
*Flexible terms may include: no cancellation fee, short-term contract	I TO THE TOTAL TIME
Community and Environmental Justice Engagement	10
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	
Subscribers	10
Higher preference: more than 51% project capacity is allocated to	
residential subscribers	
Other Benefits	10
Higher preference: Provides local jobs/job training, demonstrates co-	
benefits (e.g. paired with storage, micro-grid project, energy audit, EE	
measures)	
Geographic Limit within EDC service territory	5
Higher preference: municipality/adjacent municipality	
Medium preference: county/adjacent county	
No Points: any geographic location within the EDC service territory.	



Solar Energy System Letter of Intent

This Letter of Intent ("LOI") is	made as of July 2, 2018 (the "Effecti	ve Date"), by and between
Astrum Solar Inc. d/b/a Direct Energy S	Solar, a Maryland corporation ("DES")), whose business address is
7484 Candlewood Drive, Suite T-W, Ha	anover, Maryland 21076, and	and/or assigns
("Customer"), with its principal place of	business at	(hereinafter
referred to individually as a "Party" and	collectively as the "Parties").	
DES provides solar energy facili	ity development services and Customer	is the owner of certain real
property located at	(the "Site"), a distribution	n customer of Atlantic City
Electric (the "Utility"), and Customer de	esires that DES construct and install a	solar generating facility on
the Site as more particularly described be	elow ("Proposed Transaction"):	
DES proposes to design, engine	er, procure, and install solar generating	g facilities, (the "Facility").

The Parties agree as follows:

including ancillary equipment, metering, and necessary interconnections.

- Financing Options: Customer and DES shall use their commercially reasonable efforts to negotiate
 and assist in good faith and enter into either a definitive purchase, lease, power purchase agreement,
 community solar project or C-PACE financing and related agreements ("Agreements"), to which
 DES will design, engineer, procure, and install the Facility at the Site pursuant to the form supply
 and installation contract.
- 2. Exclusivity. Customer agrees not to participate with any other developer, contractor, installer, solar integrator, owner of solar facilities, or the like in relation to the Site for a period of twenty-four months (24 months) from Effective Date, or until the Facility is interconnected and commences commercial operation. The Parties acknowledge and agree that, prior to executing this LOI and during the term of this LOI, DES has and will incur significant costs and expenses to develop, produce and provide a site plan for the Facility and the work product that goes into the same. In consideration of the work DES will be providing pursuant to this LOI, Customer will not cause any of its representatives to; (i) solicit, encourage or initiate proposals, inquiries or offers from, participate in negotiations with, or provide any material information to, any person (other than DES or its representatives or any government entities with respect to the contemplated Facilities) concerning the contemplated Facility; (ii) provide information with respect to Customer or the contemplated Facility to any third party, other than DES, its representatives or governmental entities, with respect to the contemplated Facility; or (iii) enter into any transaction with any person other than DES concerning the design, development and operation of the contemplated Facility.
- 3. No Liability. Notwithstanding the above, the Parties acknowledge that their desire to pursue construction of a Facility at the Site as contemplated under this LOI is dependent upon approval by the Utility. In the event that the Project is not approved for whatever reason, DES shall have no liability to Customer due to such failure of the Project approval.

- 4. <u>Confidentiality</u>. Any and all information concerning the Parties, the Facility, and the Site is designated as proprietary and disclosed in confidence to the other Party during the term of this LOI, and the receiving party shall not publish or otherwise disclose it to any other entity without the prior written approval of the disclosing party. The Parties shall execute the separate confidentiality or non-disclosure agreement (the "Confidentiality Agreement"), the terms of which shall be incorporated by reference into this LOI. Notwithstanding the foregoing, the provisions of the Confidentiality Agreement shall survive the termination of this LOI.
- 5. <u>Intellectual Property.</u> All intellectual property prepared and created, pursuant to this LOI, or in contemplation of the installation of a Facility shall remain the property of DES unless otherwise agreed in a subsequent agreement. DES shall retain copyright of all documents prepared by it as well as ownership of any know-how, trade secrets, inventions, processes, and any other intellectual property communicated to Customer; provided, however, that, subject to due observance of any confidentiality obligations to which Customer may be subject, Customer shall be entitled to use the same, and DES hereby grants Customer a license to use the same, for the purposes of the Facility so long as the LOI is in effect and Customer is not in default pursuant to these terms.
- 6. Costs. Other than as set forth herein or by agreement between the Parties, Parties shall each be responsible for and bear all of its own costs and expenses incurred in connection with the Proposed Transaction, including expenses of its representatives incurred at any time in connection with pursuing or consummating the Proposed Transaction. Each Party shall indemnify the other Party against any third-party claim for payment of any finder's fee, commission, or other compensation with respect thereto.
- 7. <u>Consents.</u> Parties agrees to seek to obtain all necessary consents and approvals, including those from governmental agencies or authorities, utilities, lenders, landlords, customers and other third parties, and to endeavor to comply with all legal or contractual requirements for or preconditions to the execution and consummation of the Proposed Transaction.
- 8. <u>Legal Effect of Letter of Intent.</u> The Parties understand that except as expressly set forth herein, this LOI constitutes a non-binding statement of DES proposal with respect to the Proposed Transaction and does not contain all matters upon which agreement would need to be reached in order for the Proposed Transaction to be consummated, and therefore does not constitute a binding commitment or agreement. Any representation to the contrary shall be void. Any actions taken by

- a Party in reliance on the non-binding terms expressed herein or on statements made during the negotiation of this LOI shall be at that Party's own risk, and this Letter of Intent shall not be the basis for a contract by estoppel, implied contract or any other legal theory. Nothing in this LOI shall create a joint venture, partnership or establish a relationship of principal and agent or any other fiduciary relationship between or among any of the Parties.
- 9. No Representations and Warranties. Parties acknowledges that neither DES nor any of its agents or representatives has made any oral or written representations or warranties concerning the Proposed Transaction of any nature whatsoever and that Customer will be relying on its own independent investigation thereof.
- 10. Governing Law. This LOI shall be governed by, and construed in accordance with, the internal laws of the State of New Jersey without regard to principles of conflicts of law and shall supersede any and all prior agreements between the Parties hereto with regard to the subject matter herein. No change, modification, alternation, or addition to any provision of this LOI of Intent shall be binding unless in writing and signed by an authorized representative of each of the Parties hereto.
- 11. <u>Entire Agreement.</u> This LOI: (a) contains the entire agreement and understanding between the Parties, their agents, and employees as to the subject matter herein; (b) supersedes in their entirety any and all previous communications between the Parties (including all previous versions of this LOI, if any) as to the subject matter of this Letter; and (c) shall only be modified in writing by the Parties.
- 12. <u>Counterparts.</u> This Letter may be executed in multiple counterparts, each of which shall constitute an original, but all of which when taken together shall constitute one and the same agreement. If the foregoing is agreeable, please sign and date this Letter in the space provided below and return a signed copy to the undersigned.

IN WITNESS WHEREOF, the Parties have caused this LOI to be executed by their authorized representatives as of the date first set forth above.

Astrum Solar Inc. d/b/a/ Direct Energy Solar

By:

| Junuly M. January |

Title: | Hap a = c = z socare



PHIL MURPHY Governor

SHEILA OLIVER Lt. Governor

DEPARTMENT OF ENVIRONMENTAL PROTECTION
NATURAL AND HISTORIC RESOURCES
DIVISION OF FISH AND WILDLIFE
P.O. BOX 420; MAIL CODE: 501-03
TRENTON, NJ 08625-0420
TEL: (609) 292-2965; FAX: (609) 984-1414

VISIT OUR WEBSITE: WWW.NJFISHANDWILDLIFE.COM

David M. Golden, Director

CATHERINE R. MCCABE

Commissioner

MEMORANDUM

To: Katherine Nolan

Office of Permit Coordination & Environmental Review

From: Joe Corleto

Division of Fish and Wildlife (DFW), Office of Environmental Review

Date: September 6, 2019

Subject:

The DFW has completed its review of the proposed and offer the following comments.

Based on the potential of ground nesting birds and habitats in the immediate vicinity of this project, the DFW would recommend any ground clearing or site preparation be done outside the nesting season (4/1 to 8/31) to avoid impact to ground nesting birds.

Should any unanticipated tree clearing, around the perimeter of the field, become necessary a general timing restriction on trimming or removal of trees from (4/1 to 8/31) is recommended to protect nesting birds covered under the Non-game Species Conservation Act.

Additionally, the contractor should instruct all employees and sub contractors to avoid any animals and, if possible, move any turtles to the closest suitable habitat outside the work zone and **release unharmed.**

County Soil Conservation District BMP's for prevention of sediment movement towards should be used at all times and maintained for function.

The DFW relies on the NJDEP Office of Natural Lands Management, Natural Heritage Program (NHP) for location and protective comment on floral threatened and endangered species. This review is specifically for faunal threatened and endangered species. The applicant will need to consult with the NHP for a complete listing of the threatened and endangered species within the project vicinity.

If you have any questions regarding the comments please feel free to contact me at (609) 292-9451 or at **Joseph.Corleto@dep.nj.us**.

	PROJECT COST SUMMARY	
Project Name		
Project Location		
Project Description		
System Size (kW)	4,998.33 kW - DC	
Estimated 1st Year Production (kWh)	6,832,000 kWh/Yr	
Estimated COD	2020	
Project Scope	Description	Cost
<u>Equipment</u>		
Modules	12654 x Hanwha Qcell 395	\$
Mounting	RBI 2 Portrait High	\$
Inverter(s)	59 x CPS 60kW Standard	\$
Inverter Warranty Monitoring - DAS	Locus	\$
DES BOS	Locus	\$
Electrical BOS	Electrical Sub Material	\$
Equipment Delivery	Modules, Mounting, Inverters, DAS, DES BOS	\$
•	Equipment Sub Total	\$
DEC. I		
DES Labor Design Labor	System Design Engineering	\$
PM Labor	Project Management Labor	\$
Site Super Labor	Site Superintendent Labor	\$
Commissioning Labor	Commissioning Team Labor	\$
	DES Labor Sub Total	\$
Sub Contract Installation Labor		
Mounting Labor	Sub Contract Installation of Mounting System	\$
Electrical Labor	Sub Contract Installation of Electrical Equipment	\$
	Sub Contract Labor Sub Total	\$
Professional Services		
PE Stamps	Electrical / Structural PE Stamps	\$
GeoTech	Geotechnical Analysis for Ground Mounts	\$
Civil Engineering	Civil Engineering Services	\$
Survey	Site or Roof Surveys	\$
Roof Inspections	Roof Inspections for Roof Mounts	\$
Other Professional Services	Electrical Eng and Structural Assessment	\$ \$
	Professional Services Sub Total	3
Other Labor		*
Fencing	Perimeter Array/Inverter Fencing Contractor	\$
Civil Contractor Work Ground Foundations Installation	Trenching, Boring Contractor	\$
Inverter Foundation	Installation of Ground Mount Foundations Concrete Pad for PV/ESS Combined Transformer (1)	\$
Roof Rock ballast Removal	Removal of Roofing Rock Ballast	\$
Roofing Sub Contractor	Sub Contractor Roofing Work	\$
Site Work Allowances	Grading, Tree Removal, Site Clearing, Access Roads	\$
Electrical Service Upgrades	Electrical Service Upgrade allowances	\$
Other Project Labor	MV and Transformer and All Trenching	\$
	Other Project Labor Sub Total	\$
Other Project Costs		
Direct Travel Costs	Direct Travel, Meals and Lodging	\$
Equipment Rental		\$
Administrative Costs		\$
Vehicle Expenses		\$
Insurance		\$
Winter Costs		\$
Other General Conditions Costs	The state of the s	\$
Utility Interconnection Allowances	Utility Interconnection Allowances	\$
Permitting Allowances Taxes	Permitting Allowances Taxes are not included or exempt from project	\$
Project Fees and Allowances	Other Allowances	\$
Warranty reserve	Warranty Reserve of 0.75% of Cost of Goods Sold	\$
Bonding	Bonding Not included	\$
	Other Project Costs Sub Total	\$
	Project Cost Sub Total	\$
	Contingency	\$
	Sub Total	\$
	Other Project Fee	\$
	Total Project Cost	Ġ
	<u>Total Project Cost</u>	¥

, NJ USGS Map



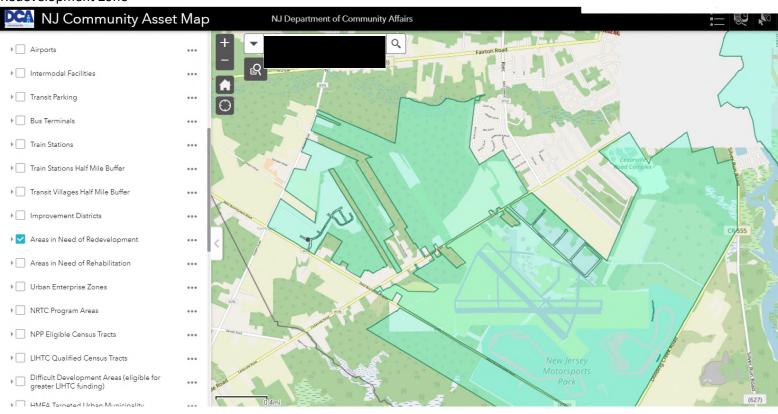
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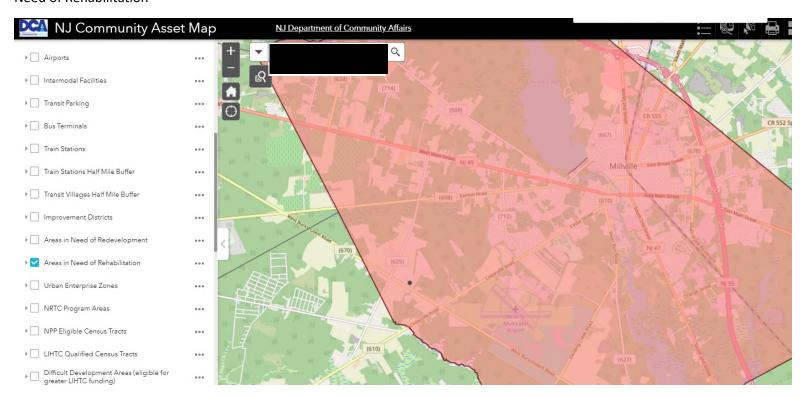
Wetland Map



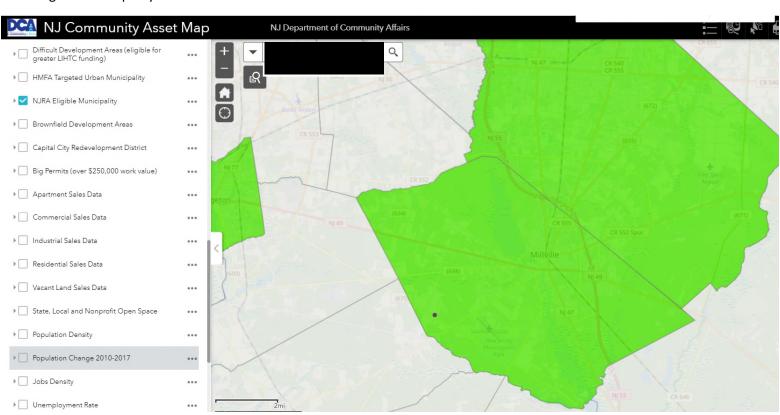
Redevelopment Zone



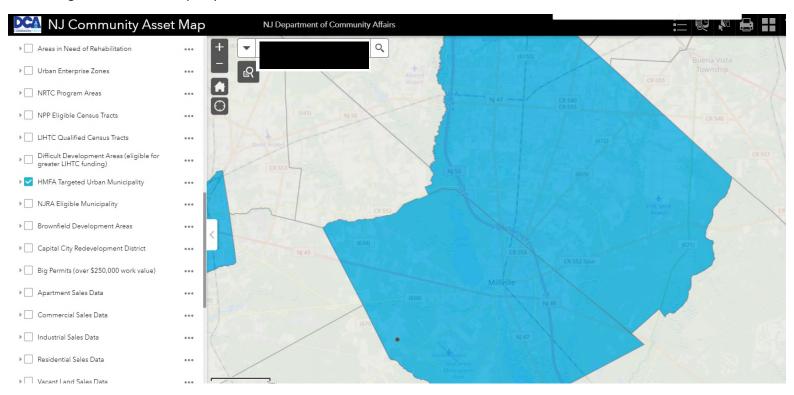
Need of Rehabilitation



NJRA Eligible Municipality



HMFA Targeted Urban Municipality



Miguel Silva

From: Nolan, Katherine < Katherine.Nolan@dep.nj.gov>

Sent: Friday, September 6, 2019 10:15 AM

To: Miguel Silva

Cc: Brunatti, Megan; Foster, Ruth; Pepe, David

Subject: Community Solar- NJDEP Comments

Attachments: NJDFW Comments.docx

[External Email] Miguel,

The Office or Permit Coordination and Environmental Review (PCER) distributed project information to various programs within the Department for the proposed Community Solar project located in Below are preliminary comments of possible permits and action items this project may require (but not limited to) based on the information that was submitted on August 23, 2019: ** this is neither a comprehensive nor a technical summary **

Land Use: Chris Jones: Christopher.Jones@dep.nj.gov

A review of the department's GIS database layer for wetlands revealed that the property may contain wetlands. It
is recommended that the developer obtain a letter of interpretation presence/absence determination, or a letter
of interpretation line verification in the event wetlands are present of the property. Any activities within wetlands
and/or transition areas would require approvals pursuant to the Freshwater Wetlands Protection Act prior to
conducting any regulated activity.

Fish and Wildlife: Joe Corleto: Jospeh.Corleto@dep.nj.gov or (609) 292-9451

See attached comments.

State Historic Preservation Office: Jesse West-Rosenthal: Jesse.West-Rosenthal@dep.nj.gov or (609) 984-6019

- Based upon the documentation submitted, there are no buildings, structures, sites, objects, or historic districts
 on or adjacent to the project location that are listed on, or that have been identified as eligible for listing on the
 New Jersey or National Registers of Historic Places. Although the project setting is sensitive for archaeological
 sites, based upon information on file at the HPO, the project only has a low potential for archaeological remains.
 Consequently, the HPO does not recommend further consideration prior to permit issuance.
- If additional consultation with the HPO is needed for this undertaking, please reference the HPO project number 19-2856 in any future calls, emails, submissions or written correspondence to help expedite your review and response.

Bureau of Energy and Sustainability (Solar): Erin Hill: Erin.Hill@dep.nj.gov or (609) 633-1120

- The Community Solar Energy Pilot Program Application window opened April 9, 2019 and closes September 9, 2019. Project size is limited to 5 MW dc.
 - https://www.bpu.state.nj.us/bpu/pdf/boardorders/2019/20190329/8E%20-%20Community%20Solar%20Energy%20Pilot%20Program%20Application%20Form.pdf
- The proposed array is located on Agriculture Lands and Forest which is identified as "not preferred" per the Solar Siting Analysis.
- In the Community Solar Application and Evaluation Criteria, projects on Ag lands and Forest will receive zero points under the siting category. <u>Application</u>, page 28.
- Visit the BES solar siting webpage & NJ Community Solar Siting Tool https://www.state.nj.us/dep/aqes/solar-siting.html

Stormwater: Eleanor Krukowski (<u>Eleanor.Krukowski@dep.nj.gov</u>)

• Construction projects that disturb 1 acre or more of land, or less than 1 acre but are part of a larger common plan of development that is greater than 1 acre, are required to obtain coverage under the Stormwater construction general permit (5G3). Applicants must first obtain certification of their soil erosion and sediment control plan (251 plan) form their local soil conservation district office. Upon certification, the district office will provide the applicant with two codes process (SCD certification code and 251 identification code) for use in the DEPonline portal system application. Applicants must then become a registered user for the DEPonline system and complete the application for the Stormwater Construction General Authorization. Upon completion of the application the applicant will receive a temporary authorization which can be used to start construction immediately, if necessary. Within 3-5 business days the permittee contact identified in the application will receive an email including the application summary and final authorization.

Should circumstances or conditions be or become other than as set forth in the information that was recently provided to the NJDEP, the comments and regulatory requirements provided above are subject to change and may no longer hold true. Statements made within this email are not indicative that the NJDEP has made any decisions on whether the proposed project will be permitted.

Please review the comments that were provided. If you would like to work with the programs directly, we just ask that you keep Permit Coordination copied on any correspondence so we may update our records. This email shall serve to satisfy the Community Solar application requirement that the Applicant has met with PCER.

Sincerely,

Katie Nolan

New Jersey Department of Environmental Protection Office of Permit Coordination & Environmental Review 401 East State Street Trenton, NJ 08625-0420

Mailcode: 401-07J

Office #: (609) 272-3600 Direct #: (609) 984-6506 Fax #: (609) 633-1196

Email: Katherine.Nolan@dep.nj.gov







NOTE: This E-mail is protected by the Electronic Communications Privacy Act, 18 U.S.C. Sections 2510-2521. This E-Mail and its contents, may be Privileged & Confidential due to the Attorney-Client Privilege, Attorney Work Product, and Deliberative Process or under the New Jersey Open Public Records Act. If you are not the intended recipient of this e-mail, please notify the sender, delete it and do not read, act upon, print, disclose, copy, retain or redistribute it.

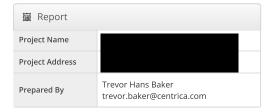


Project Owner Certification

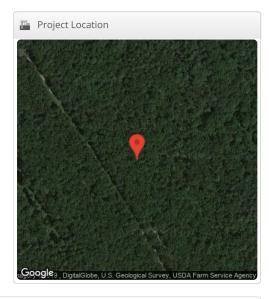
The un	dersigned warrants, certifies, and represents that:
1)	I, (name) am the (title) of the
-,	Project Owner (name) and have been authorized to file this
	Applicant Certification on behalf of my organization; and
2)	The information provided in this Application package has been personally examined, is true,
	accurate, complete, and correct to the best of the undersigned's knowledge, based on personal
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	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
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	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.
	Date: Q \(\sigma \) \(\lambda \) \(\lambda \)
Signatu	Date: 7 (6 119
Print N	
Title: _	MANAGINU MENDER Company:
Signed	and sworn to before me on this day of 2019
<u>G</u>	
Signat	ire
la	Any Gardella
Name	9
74	bommissin expires on the 22 day of Mark, 202
0	<i>y Y</i>

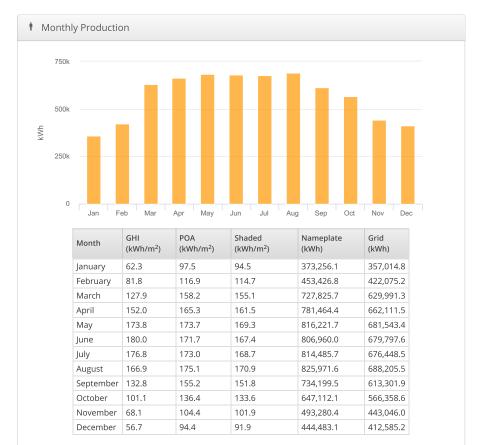


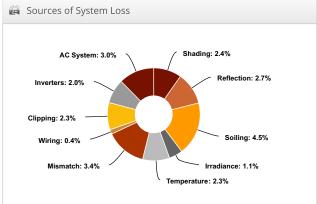
Design V1.04



System Metrics					
Design	Design V1.04				
Module DC Nameplate	5.00 MW				
Inverter AC Nameplate	3.54 MW Load Ratio: 1.41				
Annual Production	6.832 GWh 79.4%				
Performance Ratio					
kWh/kWp	1,367.0				
Weather Dataset	TMY, ATLANTIC CITY INTL AP, NSRDB (tmy3, I)				
Simulator Version	38bfc912cc-b4a6ae0c84-7d9caa67f7- 40bcd85823				









Annual Production Report produced by Trevor Hans Baker

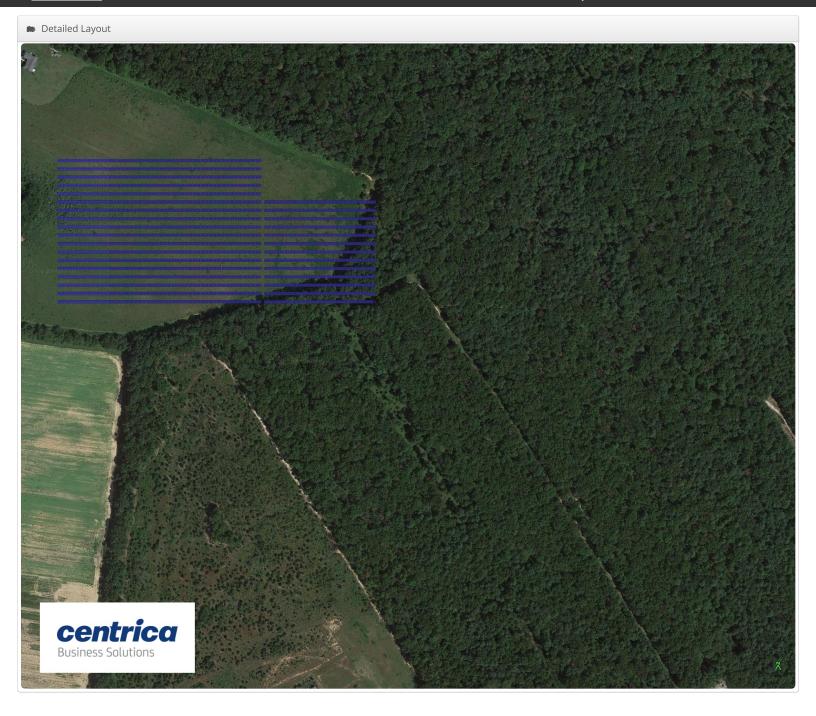
	Description	Output	% Delta				
	Annual Global Horizontal Irradiance	1,480.0					
	POA Irradiance	1,721.7	16.3%				
Irradiance	Shaded Irradiance	1,681.2	-2.4%				
(kWh/m ²)	Irradiance after Reflection	1,635.2	-2.7%				
	Irradiance after Soiling	1,561.3	-4.5%				
	Total Collector Irradiance	1,561.3	0.0%				
	Nameplate	7,918,687.0					
	Output at Irradiance Levels	7,827,787.9	-1.1%				
	Output at Cell Temperature Derate	7,649,644.4	-2.3%				
Energy	Output After Mismatch	7,388,340.2	-3.4%				
(kWh)	Optimal DC Output	7,359,821.2	-0.4%				
	Constrained DC Output	7,190,988.9	-2.3%				
	Inverter Output	7,043,790.0	-2.0%				
	Energy to Grid	6,832,480.0	-3.0%				
Temperature	Metrics						
	Avg. Operating Ambient Temp		15.2 °C				
Avg. Operating Cell Temp 2.							
Simulation Me	trics						
		Operating Hours	4519				
		Solved Hours	4519				

- Condition Set													
Description	TMY3 Class 1												
Weather Dataset	TMY, A	TLANTI	C CITY	INTL A	AP, NS	SRDE	3 (tn	ny3, I)					
Solar Angle Location	Meteo	Lat/Lng	5										
Transposition Model	Perez	Model											
Temperature Model	Sandia	Model											
	Rack T	уре		a		b			Ten	nperat	ure De	lta	
Temperature Model Parameters	Fixed	Tilt		-3.56	5	-0.	075		3°C				
	Flush	Mount		-2.81		-0.	045	5	0°C	0°C			
Soiling (%)	J	F	M	Α	М		J	J	Α	S	0	N	D
	20	20	5	2	2		2	2	2	2	2	2	2
Irradiation Variance	5%												
Cell Temperature Spread	4° C												
Module Binning Range	0% to 3	3%											
AC System Derate	3.00%												
Module	Modul	e					Characterization						
Characterizations	١,	AK DUO L-G5.2 395 (144Cell) wha Q Cells)				Hanwha_Qcells_QPEAK_DUO_L- G5.2_395_Ref4.PAN, PAN							
Component	Device							Cha	racter	izatio	n		
Characterizations	PVI 60	TL (Sole	ctria)					Spe	c She	et			

▲ Components						
Component	Name	Count				
Inverters	PVI 60TL (Solectria)	59 (3.54 MW)				
Strings	10 AWG (Copper)	703 (279,173.6 ft)				
Module	Hanwha Q Cells, Q.PEAK DUO L- G5.2 395 (144Cell) (395W)	12,654 (5.00 MW)				

Wiring Zones									
Description Combiner Poles String Size Stringing Strategy									
Wiring Zone	12				18	Along Racking			
Field Segments									
Description	Racking	Orientation	Tilt	Azimuth	Intrarow Spacing	Frame Size	Frames	Modules	Power
Field Segment 1 (copy 1)	Fixed Tilt	Portrait (Vertical)	30°	180°	22.5 ft	2x1	6,329	12,658	5.00 MW





Description of the Proposed Project:

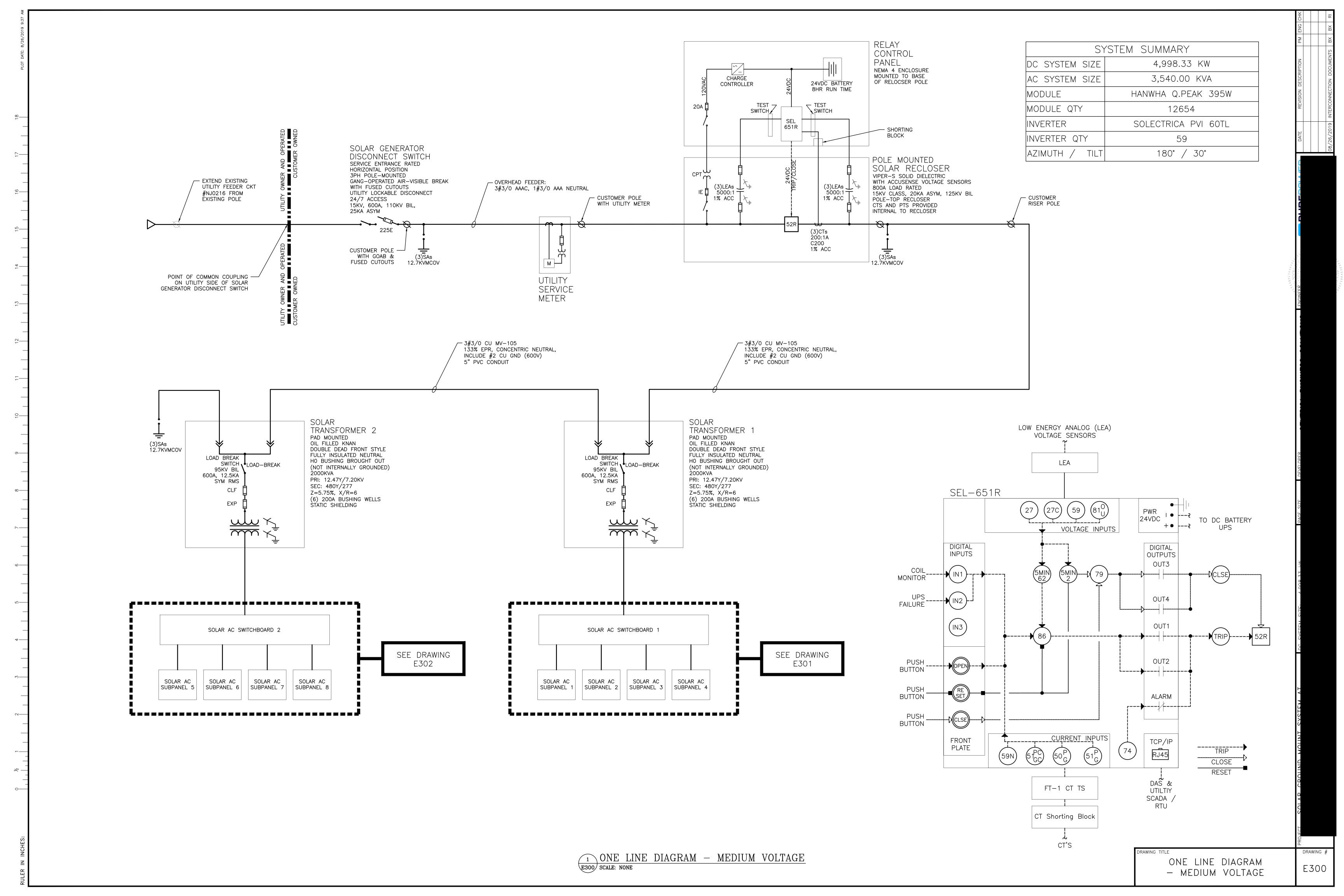
Centrica Business Solutions proposes to construct a 5MW photovoltaic solar system in Pemberton, NJ on . The project will be a ground mounted array with the solar panels installed on steel supports. This project will be a community solar array, which will provide clean and renewable power to the neighboring community. The system will benefit the community by providing customers cheaper discounted green power. Over half of the system production will go to benefit low and moderate-income customers. The project will provide green energy to the state of New Jersey, while also creating a financial and socioeconomic benefit to the offtakers of the clean power.

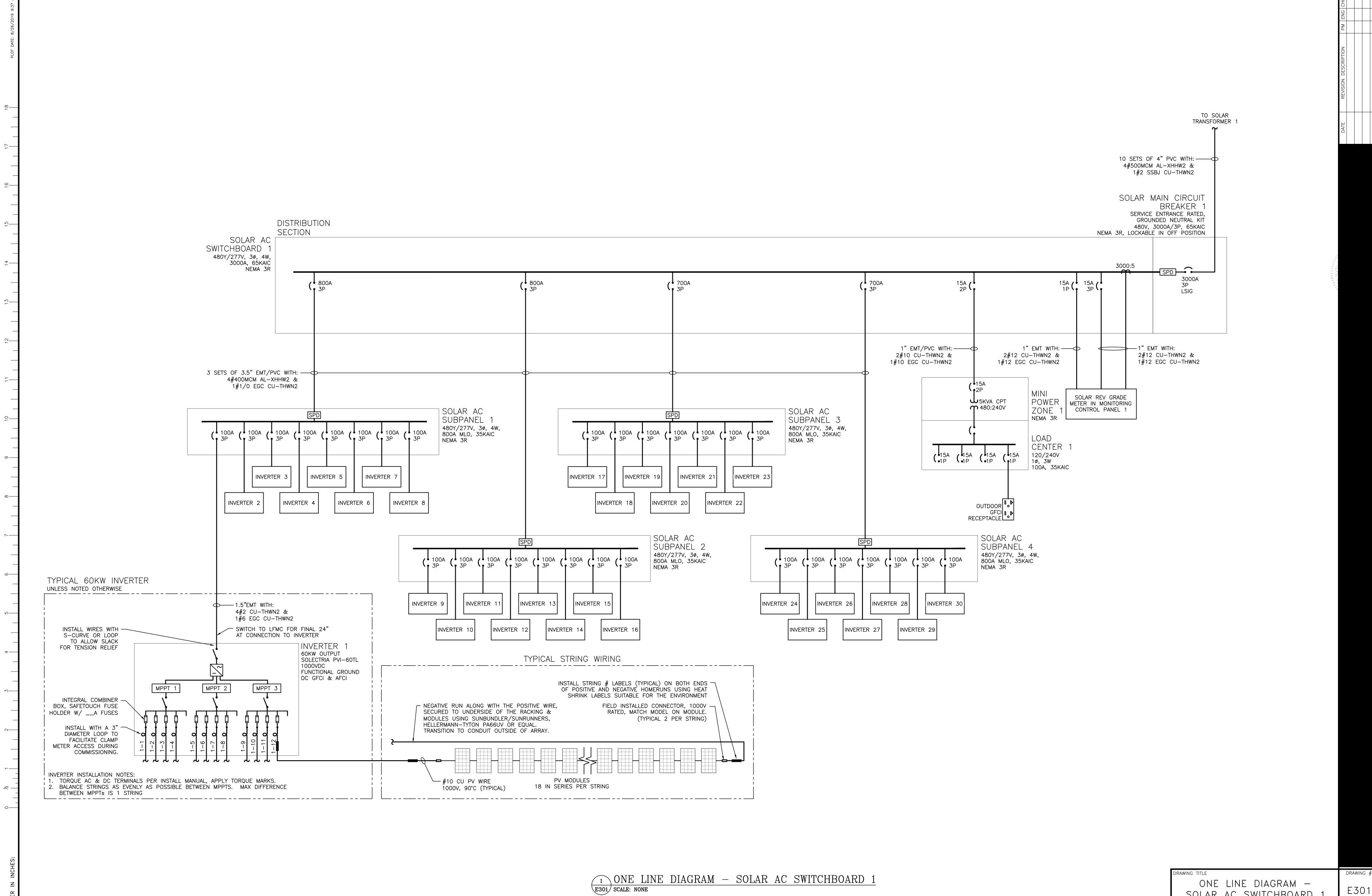
The lifetime production of the proposed system will provide enough electricity to offset 116,679 metric tons of carbon dioxide, which is equivalent to 127,556,667 pounds of burned coal or 13,129,194 gallons of gasoline.

The project will also provide well-paying jobs for the local economy and will be a helpful development opportunity for the town, which is considered an area in need of redevelopment.

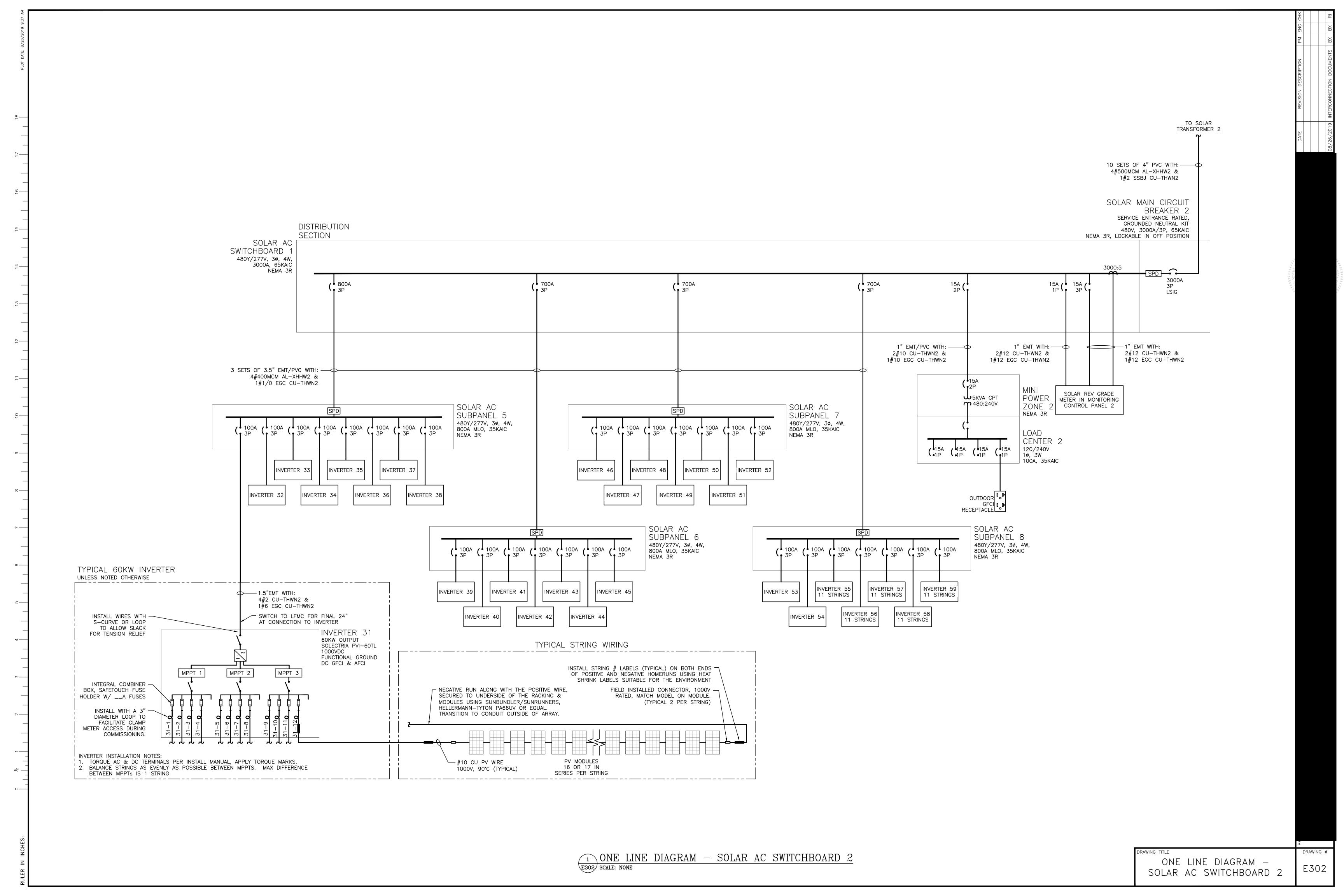
The project is being done in conjunction with a real estate development project where all the homes will be retrofitted with energy efficiency measures to receive Energy Star certification. We view this project as a very helpful contribution to the effort to combat global climate change and are thrilled to provide those benefits to the local residents of Millville, NJ, a large portion of which will be low income residents who often are not able to benefit from solar energy investments.







SOLAR AC SWITCHBOARD 1





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Section		10	rtiti	CO	חוז	nc
Jechon	·	CC		La		113

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

A Property	11	0 .15	and the same
Ann	licant	(ertit	ication

The undersigned warrants, certifies, and represents that:

- 1) I, _ Miguel Silva (name) am the Senior C&I Business Analyst (title) of the Applicant Astrum Solar Inc. dba Direct Energy 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: Sh	Date:	
Print Name: Miguel Silva	at P	
Title: Senior C&I Business Analyst	Company:Astrum Solar Inc dba Direct	Energy Solar
Signed and sworn to before me on this Signature Representation of the state of the stat	_day of	A TOURIS ON THE STATE OF THE ST
Pa	age 20 of 28	110000



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.

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	5)	
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Sig	natu	re:
- 0		ame: Migral Silva
Pri	nt Na	Sr CAI Busness Analyst Company: Aftern Sola Free da Dreet Enry Solar
110	c	Company.
Sign	nad:	and sworn to before me on this 6 day of 314, 20_19
Jigi	icu	and swifting serious files and
Sig	natu	re Brian Const

Name



Section C: Certifications

Instructions: Original signatures on all certifications are required. All certifications in this section must be notarized.
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Signature:
Print Name: Miguel Silva Title: Senior C&l Business Analyst Company: Astrum Solar Inc dba Direct Energy Solar
Signed and sworn to before me on this day of 20

Name



Project Developer Certification

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

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