STATE OF CONNECTICUT
PUBLIC UTILITIES REGULATORY AUTHORITY

Application for a Class I or Class II Renewable Energy Source Certification

To apply for certification as a Class I or Class II renewable energy source, the generation facility **must be currently operating and must be registered** with either the Independent System Operator of New England (ISO-NE) or the New England Power Pool Generation Information System (NEPOOL GIS**). Note: When registering a solar or fuel cell facility with NEPOOL GIS, use the complete address as the Facility Name. For example, 312 Main Street, Apt. C, New Britain, CT.**

Please Note:

- Regarding Filing Instructions, **an *electronic* copy** of the Application must be submitted via the Public Utility Regulatory Authority's (Authority) Web Filing System. To file an Application electronically, visit the Authority's website at www.ct.gov/pura. Under the Docket Services Section, click the link 'Make a Web Filing' and then click the link 'Docket Database Web Filing System'. Follow steps 1 through 3 on this page to complete the filing process. If you already have obtained a Web Filing Account proceed directly to the link 'File a New Docket Application' under Step 3. (All attachments should be clearly identified).

- All information submitted on, or attached to, the application is a public record in accordance with The Freedom of Information Act, the General Statutes of Connecticut § 1-210, except for any confidential materials filed under protective order.

- Applicants are responsible for promptly notifying the Authority of any future changes pertaining to the information contained within this application.

- **Keep a copy** of the application for your records.

- Regarding any **questions, contact Donna Devino** via email at donna.devino@ct.gov or directly at 860-827-2873.

Part I: Type of Certification

Check one: ☒ **New Certification** (Complete entire application) ☐ ***Amendment to Certification** (Complete entire application)	**If an Amendment**, provide original Docket Number: **Docket No:** _____
*The Owner/Authorized Representative must also inform the NEPOOL GIS (www.nepoolgis.com) of any **Amendments**. Regarding an **Amendment**, describe exactly what has changed: _____	
Re: LREC, ZREC, RSIP-E, SHREC, SCEF, RRES or Non-RRES Program: Is the Generation Facility in the LREC/ZREC, RSIP-E, SHREC, SCEF, RRES or Non-RRES Program? ☒ Yes ☐ No If yes, which program? ☐ LREC ☒ ZREC ☐ RSIP-E ☐ SHREC ☐ SCEF ☐ RRES ☐ Non-RRES If yes, for **which** service territory ? ☐ CL&P (Eversource) ☐ UI **Re: LREC/ZREC Program**: ☒ If CL&P (Eversource) - **Scan and Attach** pp. 1 – 3***** from Attachment 1: "Service Agreement" - **Scan and Attach** the "Approval to Energize" Letter ☐ If UI - **Scan and Attach** pp. 1 - 3***** from the "Standard Contract" ***NOTE:** Redact financial info. - **Scan and Attach** the "Generator Approval" Letter	

Part II: Generation Facility Information

1. Generation Facility

Name of Facility: DEEP Kensington Hatchery

(For solar or fuel cell facilities only - The "Name" must be the complete address of the Generation Facility. For example: "16 Main St., Apt. C, New Britain, CT." Also, the "Name" must be the same name that was registered with the NEPOOL GIS or ISO New England.

Location **(Complete address with number)** of Facility: 120 Old Hatchery Road

City/Town: Kensington State: CT Zip Code: 06037

Check one: ☐ **Residential Location** ☒ **Commercial Location** ☐ **Industrial Location**

Has a different source (solar, fuel cell, etc.) been approved at this address in the past? ☐ Yes ☒ No
If yes, which source (s): _____

Scan and attach evidence of the existence of the property address and evidence of the ownership of the property (i.e., print screen of city/town assessment record).
Provide a picture of the following: (a) the generation facility, (b) the meter and (c) the generation facility in proximity to the property.

2. Owner of Generation Facility (The Generation Facility is defined as the renewable energy source)

Name: CEFIA Holdings LLC
(If company name, must also provide a contact name)

Mailing Address: 75 Charter Oak Ave, Ste 1-103

City/Town: Hartford State: CT Zip Code: 06106

Business Phone: 860-257-2179 Email: fiona.stewart@ctgreenbank.com

3. Does the Owner of the Generation Facility own the land and the building on which the Generation Facility is located? ☐ **Yes** ☒ **No If no, must complete No. 4 below.**

Scan and attach documentation demonstrating ownership (i.e., town assessment record or tax bill).

4. Property Owner of Location of Generation Facility [complete only if "No" is checked in No. 3 above]

Name: Department of Energy and Environmental Protection
(If company name, must also provide a contact name)

Mailing Address: 79 Elm Street

City/Town: Hartford State: CT Zip Code: 06106

Business Phone: 860-424-3000 Email: _____

Scan and attach documentation demonstrating ownership (i.e., town assessment record or tax bill).

Scan and attach a document that was signed by the Property Owner, showing that the Property Owner: (a) authorized the installation of a renewable energy source on his/her property and (b) acknowledges that the person/company listed in No. 5 will be receiving the RECs (if company, signature must be from a member or official listed in the documentation).

(To satisfy this request, the Property Owner can complete and sign the Affidavit in Part VI – If Owner is a Company, provide a print screen of the Secretary of State's business record or other business registration showing names of officers or members of the business).

5. Person or Company that will receive the Renewable Energy Credits (RECs)

Name: CEFIA Holdings LLC
(If company name, must also provide a contact name)
Mailing Address: 75 Charter Oak Avenue, Ste 1-103
City/Town: Hartford State: CT Zip Code: 06106
Business Phone: _____ Email: _____

Part II: Generation Facility Information (continued)

6. Nameplate/Installed Capacity (in megawatts per AC): 100

If in SHREC Program, also provide Nameplate/Installed Capacity (in megawatts per DC): _____

7. Commercial Operation Date: 01/08/2026
(If in the LREC/ZREC Program, date must match date on "Approval" Letter)

8. Generation Facility is:

☐ Grid-connected – provide the ISO-NE Generation Unit Asset ID No. (MSS#): _____

☒ Behind-the-meter – provide the NEPOOL GIS ID No. (NON#): **258800**

NOTE: visit www.nepoolgis.com and click on the blue "Register" button located under the "Registry Login" area. Complete only the required fields on the first page of the generator form and click the submit button at the bottom of the second page. The second page denotes RPS eligibilities and the NEPOOL GIS will update that field after the facility has been approved. When you return to your home page, you will see your newly registered generator, with a corresponding Unit ID number that begins with "NON" followed by a series of numbers.

9. Third Party Verifier (Complete only if Generation Facility is out-of-state and behind-the-meter)

Name: _____

Mailing Address: _____

City/Town: _____ State: _____ Zip Code: _____

Business Phone: _____

*Email: _____

If Verifier has been approved by the Authority, provide the Docket No.: _____

If Verifier has not been approved by the Authority, provide the following: (1) Verifier's resume and (2) a statement describing the affiliation between the Verifier and the Generation Facility, Generation Facility's Owner and the Generation Facility's Authorized Representative.

Part III: Class I or Class II Renewable Energy Source

Class I - Check Generation Facility's fuel source(s).	**Required Documentation:**
☒ Solar Power	None
☐ Wind Power	None
☐ A Fuel Cell	None
☐ Geothermal	None
☐ Landfill Methane Gas, Anaerobic Digestion or other Biogas Derived from Biological Sources	1. What type of methane gas is used? (check the applicable box below) ☐ landfill produced methane gas ☐ anaerobic digester produced methane gas ☐ other biogas derived from biological sources 2. Attach a detailed description of the process used to produce methane gas. 3. Is the generation unit located in the jurisdiction of ISO New England or jurisdictions able to import into the control area of ISO New England and pursuant to the NEPOOL GIS? ☐ Yes ☐ No 4. Is the generation unit located on-site where the methane gas is produced? ☐ Yes ☐ No 5. If the generation unit is not located on-site (Injected Methane Gas): a. Is the methane gas gathered, processed, and injected into a common carrier pipeline? ☐ Yes ☐ No b. Is the methane gas delivered and withdrawn from the pipeline in a manner and timing consistent with the transport of fuel between the injection and withdrawal points? ☐ Yes ☐ No

Part III: Class I or Class II Renewable Energy Source (continued)

Class I - Check Generation Facility's fuel source(s).	**Required Documentation:**
	c. Does the generator have a contracted transportation path between the methane gas injection point and the gas withdrawal point? ☐ Yes ☐ No d. Have the fuel and its renewable attributes been uniquely sold to and used by the generators? ☐ Yes ☐ No e. Has the non-renewable fuel, or electricity consumed for the purpose of purifying, conditioning or transporting the LMG, been considered as an offset to the total fuel delivered to the generator? ☐ Yes ☐ No f. Is the Landfill located in the jurisdiction of ISO New England or jurisdictions able to import into the control area of ISO New England and pursuant to the NEPOOL GIS? ☐ Yes ☐ No
☐ Thermal Electric Direct Energy Conversion	Attach a detailed description.
☐ Ocean Thermal Power	Attach a detailed description.
☐ Wave or Tidal Power	Attach a detailed description.
☐ Low Emission Advanced Renewable Energy Conversion Technologies	Attach a detailed description.
☐ A Run-of-the-River Hydropower Facility **Statutory Requirements:** *Began operation after July 1, 2003; *A generating capacity of not more than thirty megawatts; *Is not based on a new dam or a dam identified as a candidate for removal; and *Meets applicable state and federal requirements.	Attach a copy of the state and federal letters confirming that the facility is not based on a new dam or a dam identified as a candidate for removal. Attach a copy of the state and federal letters confirming that the facility meets all applicable requirements, including applicable site-specific standards for water quality and fish passage. Attach a copy of the current FERC License, or exemption from FERC, requiring that the facility be operated in run-of-the-river mode. a. Provide page number demonstrating when facility first began operation: _____ b. Provide page number demonstrating that facility is required to operate in a run-of-the-river mode: _____ Attach a copy of 12-months of data demonstrating that the river inflow equals its outflow and river fluctuation levels.

Part III: Class I or Class II Renewable Energy Source (continued)

Class I - Check Generation Facility's fuel source(s).	**Required Documentation:**
☐ Biomass Facility **Statutory Requirements:** *Uses sustainable biomass fuel that is "cultivated and harvested in a sustainable manner; *Has an average emission rate of equal to or less than .075 pounds of nitrogen oxides per million BTU of heat input for the previous calendar quarter, or *Has a capacity of less than five hundred kilowatts that began construction before July 1, 2003.	Attach a copy of most recent fuel plan, as filed with the state agency. Provide facility's average emission rate per quarter: _____ Attach a copy of the facility's valid Air Permit or equivalent authorization indicating nitrogen oxides (NOx) emissions and provide page number demonstrating NOx emissions: _____ Regarding the biomass used by the facility, list each type, as well as the percentage used: _____ Did facility receive funding from the Clean Energy Fund prior to May 1, 2006? ☐ Yes ☐ No Is the energy derived from the facility subject to a long-term power purchase contract? ☐ Yes ☐ No Attach an explanation.
Class II - Check Generation Facility's fuel source(s).	**Required Documentation:**
☐ Trash to Energy **Statutory Requirements:** ***Must have a CT permit**	Attach a detailed description of the facility, as well as the trash used. Attach a copy of the CT permit.

Part IV: Generation Facility Owner Certification

The Generation Facility Owner (Page 2, Part II, No. 2) **must sign this Certification. An application shall be considered incomplete unless a signature is provided.**

I hereby certify, under pains and penalty of perjury, that I have personally examined and am familiar with the information submitted herein and based upon my inquiry of those individuals immediately responsible for obtaining the information, believe that the submitted information is true, accurate and complete. I am aware that there are significant penalties, both civil and criminal, for submitting false information, including possible fines and punishment. My signature below certifies all of the information submitted on this Renewable Energy Source Certification Application. I acknowledge that the Public Utilities Regulatory Authority (Authority) shall be promptly notified in the event of a change in its eligibility status (including, without limitation, the status of the air permits). If, in the Authority's opinion after due consideration, there is a material change in the characteristics of the Generation Facility or its fuel stream that could alter eligibility, an Amendment to Registration shall be submitted to the Authority. I further acknowledge that all required reports shall be maintained at the Generation Facility. I understand that the Generation Facility shall be immediately de-registered if it fails to retain such reports.

The Generation Facility meets the mandated requirements as a Class I or Class II renewable energy source as specified in this application, and shall abide by all mandated requirements, pursuant to §§ 16-1(a)(26),(27), or (45) of the General Statutes of Connecticut (Conn. Gen. Stat.).

I understand that a false statement regarding the submitted information, depending on the circumstances, may disqualify the Generation Facility and the owner/authorized representative may be subject to penalties. Additionally, the owner/authorized representative shall not in any circumstance be able to file future Connecticut Renewable Portfolio Standard Applications in the State of Connecticut. I also understand that the Generation Facility is subject to audit (physical and/or verbal) by the Authority or an entity hired by the Authority regarding generation output and renewable energy certificates (RECs).



Signature of Generation Facility Owner	June 16, 2026 Date
Bryan Garcia Print Name of Generation Facility Owner	**President and CEO** Title (if applicable)

Part V: Generation Facility Owner Certification of Authorized Representative

Complete only if the Generation Facility Owner designates another person to act on his/her behalf.

"I, as Owner of the Generation Facility and under the pains and penalties of perjury, hereby certify that the person listed below is authorized to act on behalf of the generation facility in (a) executing this application for a Class I or Class II Renewable Energy Source Certification and (2) complying with all orders issued by PURA concerning the Certification. I understand that the Authorized Representative will be designated as the recipient of all correspondence relating to this Generation Facility, and that the Generation Facility's Certification may be revoked if the Authorized Representative fails to comply with PURA orders:

Authorized Representative:

Name: Fiona Stewart
(If company name, must also provide a **contact name**)

Mailing Address: 75 Charter Oak Avenue, Ste 1-103

City/Town: Hartford State: CT Zip Code: 06106

Business Phone: 860-257-2179

Email: fiona.stewart@ctgreenbank.com

Signature of Generation Facility Owner

Date June 16, 2026

Bryan Garcia
Print Name of Generation Facility Owner

President and CEO
Title (if applicable)

Part VI: Property Owner Acknowledgement and Consent

Complete only if needed to satisfy the requirement on Page 2, Part II, No. 4.

The Property Owner of the Location of the Generation Facility is defined as the legal owner of the building or property on which the renewable energy source is located. The Property Owner of the Location of the Generation Facility includes: (A) the homeowner, if the renewable energy source is located on a residential property; (B) the landlord, if the renewable energy source is located on a rental property; and (C) the property owner, if the renewable energy source is located on/in a commercial property or building. The Property Owner of the Location of the Generation Facility may or may not be the Applicant. Authorized Representatives are allowed only for commercial buildings or properties where the Property Owner of the Location of the Generation Facility is a registered commercial entity, such as CORP, LLC, LLP, LP or statutory trust. Homeowners may not use Authorized Representatives.

"As ☐ Property Owner of the Location of the Generation Facility or ☐ a duly authorized representative of the Property Owner of the Location of the Generation Facility, I hereby attest that I have reviewed the statements and certifications of the Applicant provided above and certify that:

1. I have given full consent and authorization to _____ (name) to install a renewable energy source using _____ (name of energy source) power on my property located at _____ (full address);

2. I am aware and acknowledge that _____is applying to qualify for certification as a Connecticut ☐ Class I or ☐ Class II renewable energy source, pursuant to § 16-1 of the Connecticut General Statutes; and

3. I am aware and acknowledge that _____will receive Renewable Energy Certificates (RECs) generated by this renewable energy source and that such RECs have monetary value and may be used for compliance with the Connecticut Renewable Portfolio Standards, pursuant to § 16-245a of the Connecticut General Statutes."

Property Owner of the Location of the Generation Facility – Please fill out and sign the following:

Property Owner of the Location of the Generation Facility: _____
(Exact legal name of Property Owner, as defined above)

Signature of Property Owner of the Location of the Generation Facility (or Authorized Representative):

_____ **NOTE: Electronic signatures are not acceptable.**

Print or Type Name: _____ _____
(duly authorized)

Title: _____

Date Signed: _____

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SITE SPECIFIC POWER PURCHASE AGREEMENT

This Site Specific Power Purchase Agreement (the "***Site Specific PPA***") is made as of December 4, 2023 (the "Effective Date") by and between, Connecticut Green Bank (the "***Seller***"), a Connecticut quasi-public agency, with a principal place of business at 845 Brook Street, Rocky Hill, CT 06067, acting by Bryan Garcia, its President and CEO, and the State of Connecticut, Department of Energy and Environmental Protection ("***Client Agency***"), with a principal place of business at 79 Elm Street, Hartford CT 06106, acting by Mason Trumble, its Deputy Commissioner, in accordance with and pursuant to the Master PPA (as defined below). Seller and Client Agency may be collectively referred to as the "Parties" or individually as a "Party."

WHEREAS, Seller and the State of Connecticut, Department of Administrative Services ("Buyer") have entered into that certain Second Master Power Purchase Agreement dated May 8, 2023 (as may be amended, restated or otherwise modified from time to time, the "Master PPA");

WHEREAS, Client Agency has custody and control over that certain real property, together with all improvements, buildings, and other structures thereon, known as Kensington Fish Hatchery, 120 Old Hatchery Road Kensington, Berlin CT 06037, being more particularly described in Schedule 2 attached hereto (the "***Property***"); and

WHEREAS, the Parties wish to enter into this Site Specific PPA pursuant to the terms of the Master PPA to install the solar energy facility, being more particularly described in Schedule 1 attached hereto (the "***SEF***") on the a portion of the Property, being more particularly described in Schedule 3 attached hereto (as such Schedule 3 may be amended in accordance with the provisions of this Site Specific PPA, the "***Premises***"), which SEF will deliver Energy to the Client Agency and Property pursuant to the terms of the Master PPA and this Site Specific PPA.

NOW THEREFORE, in consideration of these presents, and for other good and valuable consideration, the receipt and sufficiency of which the parties acknowledge, the parties agree as follows:

1. **Defined Terms**. Capitalized terms used but not defined herein shall have the meanings assigned to such terms in the Master PPA.

2. **Representations**. Each Party represents to the other Party, as applicable, that: (a) it is duly organized, validly existing and in good standing under the Laws of the jurisdiction of its formation; (b) the execution, delivery and performance of this Site Specific PPA are within its powers, have been duly authorized by all necessary action, do not violate any of the terms and conditions in its governing documents, any contracts to which it is a party or any Law applicable to it and do not require the consent of any third party; (c) this Site Specific PPA and each other document executed and delivered in accordance with this Site Specific PPA constitutes its legally valid and binding obligation enforceable against it in accordance with its terms, subject to any bankruptcy, insolvency, reorganization and other Laws affecting creditors' rights generally, and with regard to equitable remedies, the discretion of the applicable court; (d) it is acting for its own account, and has made its own independent decision to enter into this Site Specific PPA, and is not relying upon the advice or recommendations of the other Party in so doing; (e) it is capable of assessing the merits of and understanding, and understands and accepts, the terms, conditions and risks of this Site Specific PPA; (f) it has no knowledge of any facts or circumstances that could materially and adversely affect their respective ability to perform their obligations hereunder, (g) it understands that the other Party is not acting as a fiduciary for or an advisor to it or its Affiliates, and (h) it is not a utility, public utility or a public utility holding company and is not subject to regulation as a utility, public utility or a public utility

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holding company. Additionally, Client Agency represents to Seller that: (i) to its knowledge, there are no site conditions or construction requirements (including any Environmental Condition) that would increase the cost of installing the SEF or the Interconnection Equipment at the planned locations or increase any liabilities in connection with the SEF or the Interconnection Equipment; (ii) the information provided to Seller pursuant to this Site Specific PPA as of the Effective Date is true and accurate in all material respects; (iii) it has the supervision, care and control of the Premises; (iv) no electricity generated by the SEF will be used to heat a swimming pool.

3. **Incorporation by Reference; General Obligations**.

a. This Site Specific PPA, both in its form as an Exhibit and as a Final Exhibit, is incorporated into and made a part of the Master PPA. The Master PPA, this Site Specific PPA, the License associated with the Premises, and all documents incorporated therein shall be considered an Agreement and a single transaction and single agreement. Notwithstanding the forgoing, except as otherwise provided in this Site Specific PPA by specific reference, if any provision contained in this Site Specific PPA conflicts with any provision in Master PPA, the provision contained in the Master PPA shall govern and control.

b. Client Agency shall assume toward the Seller all obligations and responsibilities which the Buyer, under the Master PPA, has to the Seller, insofar as it is arising out of or associated with the SEF. Seller shall assume toward the Client Agency all obligations and responsibilities which the Seller, under the Master PPA, has to the Buyer, insofar as it is arising out of or associated with the SEF. Client Agency shall have the benefit of all rights, remedies and redress against the Seller that the Buyer, under the Master PPA, has against the Seller, insofar as it is arising out of or associated with the SEF. Seller shall have the benefit of all rights, remedies and redress against the Client Agency that the Seller, under the Master PPA, has against the Buyer, insofar as it is arising out of or associated with the SEF.

c. Client Agency acknowledges and represents to Seller that it has carefully examined and reviewed the Master PPA and is familiar and satisfied with the provisions of the Master PPA as it may have any effect upon Client Agency's rights or performance under this Site Specific PPA.

d. Seller may use any Representative of Seller to perform Seller's obligations under this Agreement; provided, that Seller's use of a Representative shall not release Seller from any duty or liability to fulfill Seller's obligations under this Agreement. In the event a Representative performs any Seller-required act, duty or obligation as set forth in this Agreement, the Representative shall comply with those requirements binding on Seller in fulfilling such act, duty or obligation.

e. Seller shall provide the same indemnity to the Client Agency and its officers, representatives, agents, servants, employees, successors (collectively being the "State Indemnified Parties") as Seller has provided to the State Indemnified Parties pursuant to the Master PPA, as set forth in Section 12.3 thereof. This subsection (e) shall survive the termination of the Site Specific PPA and shall not be limited by reason of any insurance coverage.

f. Seller shall be subject to and shall comply with the audit and inspection obligations applicable to the Seller in the Master PPA, as more particularly described in Section 10.3 thereof.

g. Seller shall be subject to and shall comply with all the State contracting obligations applicable to the Seller in the Master PPA, as more particularly described in Articles 16 thereof.

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4. **Conditions Precedent**. The respective rights and obligations of the Parties under this Agreement are conditioned upon the satisfaction in full (or waiver by Seller) within three years after the Effective Date of the following:

    a. Seller shall have received financing sufficient to enable it to purchase, construct, operate and maintain the SEF as required by this Site Specific PPA on terms acceptable to the Seller in its sole discretion;

    b. Seller shall have obtained all Governmental Approvals and approvals from The Connecticut Light and Power Company d/b/a Eversource ("***Client Agency's Serving Utility***"), which approvals shall include conditions and terms satisfactory to Seller in its sole discretion, which discretion shall include the right to terminate this Site Specific PPA if capital improvements are required to be made as a condition to receiving an Interconnection Agreement from Client Agency's Serving Utility and such improvements exceed $0.10/watt and/or are otherwise not economically acceptable to Seller;

    c. Seller shall have entered into an Interconnection Agreement with Client Agency's Serving Utility which shall include conditions and terms satisfactory to Seller and Client Agency; and

    d. Completion of a physical inspection of the Premises, including, if applicable, geotechnical work, and real estate due diligence to confirm the suitability of the Premises for the SEF.

5. **Commencement of Term**. The term of this Site Specific PPA shall commence on the Effective Date and shall terminate as provided in Section 2.3 of the Master PPA.

6. **Energy Payment Rate**. For the Term of this Site Specific PPA, the applicable Energy payment rate in effect at the time of delivery to the Delivery Point of any Energy is detailed in Schedule 4 attached hereto and made part hereof (the "***Energy Payment Rate***").

7. **License; Access to Premises**.

    a. Subject to the approval by the Office of Policy and Management of a License Agreement Petition, Client Agency shall grant Seller a license that will run with the applicable Premises (substantially in the form of Exhibit B attached to the Master PPA, the "***License***") for access to, on, over, under and across such Premises for the purposes of (i) installing, constructing, operating, owning, maintaining, accessing, removing and replacing the SEF; (ii) performing the Seller's obligations and enforcing the Seller's rights set forth in this Site Specific PPA; (iii) installing, using and maintaining electric lines and equipment, including inverters and meters, necessary to interconnect the SEF to Client Agency's electric system at the Premises and/or to the utility's electric distribution system or that otherwise may from time to time be useful or necessary in connection with the construction, installation, operation, maintenance or repair of the SEF; and (iv) solar use rights for the free passage of solar irradiation to the SEF. Seller shall notify Client Agency no less than 3 Business Days prior to entering the Premises, except in situations where there is imminent risk of damage to persons or property or otherwise requiring Emergency Repairs. Seller acknowledges that in the future, Client Agency may be obligated by a Controlling Entity to take actions that may negatively impact the Seller. Unless obligated by a Controlling Entity, Client Agency shall ensure that Seller's rights under the License and Seller's access to the Premises are preserved and protected and shall not unreasonably interfere with or permit any third parties to unreasonably interfere with such rights or access. In the event that a Controlling Entity requires

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Client Agency to take an action or fail to take actions, in each case that would materially and negatively affect the License, Seller shall be entitled to terminate this Site Specific PPA and obtain a Termination Payment from Client Agency or Buyer pursuant to Section 9.4 of the Master PPA. Buyer agrees that Seller, subject to approval by Buyer, may record a memorandum of license in the land records respecting the License tin form and substance reasonably acceptable to the Parties.

b. Schedule 3 attached to this Agreement as of the Effective Date includes the Parties' initial approximation of the Premises and preliminary site plan. In the event that during design or construction of the SEF Seller determines that the Premises description needs to be changed, then Seller may propose amendments to the Premises description for Client Agency's review and approval or denial, which approval shall not be unreasonably denied or delayed. Once Client Agency grants written approval of any such amendment of the description of the Premises, such description shall be incorporated into this Agreement, and supersede any previous version thereof. Notwithstanding the forgoing, after Seller completes construction of the SEF, Seller shall provide Client Agency with a revised description of the Premises which shall include "as-built" description and drawings of the SEF, such revised description of the Premises shall be incorporated into this Agreement, and supersede any previous version thereof, upon notice to Client Agency.

c. Seller shall provide Client Agency reasonable notice of all activities conducted by or on behalf of Seller on the Premises. During any such activities, Seller and its Representatives shall comply with Client Agency's safety, insurance and security procedures (as may be reasonably promulgated from time to time), and Seller and its sub-contractors, agents, consultants and representatives shall conduct such activities in such a manner and such a time and day as to not unreasonably interfere with Client Agency's activities. This requirement of access shall not be construed to confer a leasehold on the Seller. Seller shall promptly repair any damage done to the Premises as the result of any activities conducted by or on behalf of Seller on the Premises and return the affected portion of the Premises to its condition before such damage.

d. Notwithstanding any provision of Section 7(a) or 7(b), Seller shall have access to the Premises to effect Emergency Repairs of the Interconnection Equipment located on the Premises immediately upon, or as soon as practicable after, notice to Client Agency of the need for access.

8. **Construction Targets**. Commencing on the Effective Date, Seller shall develop the SEF in accordance with the following construction targets (each being a "***Construction Target***"):

   a. issuance of a full notice to proceed by Seller to its general contractor and commencement of construction of the SEF by August 31, 2024; and

   b. achievement of the Commercial Operation Date by January 29, 2025, but no later than the Guaranteed Commercial Operation Date.

9. **Construction Commencement Notice**. Seller shall coordinate with Client Agency a schedule mapping out permitting, approvals, project milestones and time frames prior to the start of construction activities of the SEF.

10. **Construction Completion Deadline**. If Commercial Operation of the SEF does not occur on or before the third anniversary of the Effective Date (the "***Guaranteed Commercial Operation Date***"), subject to extension due to delays arising out of any Force Majeure events, any Buyer Acts, any Governmental

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Approvals or approvals from Client Agency's Serving Utility (including the Interconnection Agreement), Client Agency shall have the right to terminate this Site Specific PPA by providing written notice to Seller at any time prior to the date upon which Commercial Operation is achieved.

11. **Construction Completion Notice; Notice of Commercial Operation.** Seller shall provide at least twenty (20) days' prior written notice to Client Agency of the date on which it expects that the Commercial Operation Date will occur. Seller shall notify Client Agency when the SEF has achieved Commercial Operation (the "***Notice of Commercial Operation***").

12. **Special Security Provisions**. Seller and its Representatives shall comply with the special security provisions of Client Agency set forth in Schedule 5 attached hereto and made part hereof.

13. **Notices**. All notices, requests, statements or payments will be made to the addresses and persons specified below. All notices, requests, statements or payments will be made in writing. Notices required to be in writing will be delivered by hand delivery, overnight delivery or regular, certified, or registered mail, return receipt requested. All notices shall be deemed to have been properly given or made upon the earliest to occur of: (a) actual delivery; (b) two (2) days after being sent by overnight courier service; (c) five (5) days after being deposited in the mail addressed as aforesaid; and (d) one (1) day after being sent by e-mail; provided that in the case of notice by e-mail such notice is followed promptly by the sending of the original of such notice by overnight courier service. A Party may change its address by providing notice of the same in accordance with the provisions of this section.

    If to Client Agency:

    Department of Energy and Environmental Protection
    Bureau of Environmental Conservation
    79 Elm Street
    Hartford, CT 06106

    If to Seller:

    Connecticut Green Bank
    75 Charter Oak Avenue, Suite 1-103
    Hartford, CT 06106
    Attention: General Counsel

[SIGNATURE PAGE FOLLOWS]

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IN WITNESS WHEREOF, intending to be legally bound, Parties have signed this Site Specific PPA through their duly authorized representatives effective as of the Effective Date.

DEPARTMENT OF ENERGY AND ENVIRONMENTAL PROTECTION

DocuSigned by:

By: Mason Trumble
966E4F33202F42E...

Name: Mason Trumble

Title: Deputy Commissioner

CONNECTICUT GREEN BANK

DocuSigned by:

By: Bryan T. Garcia
283D7B8D93AA456...

Name: Bryan T. Garcia

Title: President and CEO

OFFICE OF THE ATTORNEY GENERAL OF THE STATE OF CONNECTICUT
Approved as to form

By: _____

Name: _____

Title: _____

Date: _____

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SCHEDULE 1

SOLAR ENERGY FACILITY

The SEF shall consist of an approximately 122.08 kW DC installation estimated to generate 159,580 kWh in its first year in service (the "***Expected System Output***"), installed as a ground mount system using APA (or equivalent) racking and Heliene (or equivalent) modules and Chint Power Systems inverters. The SEF shall be interconnected electrically directly to the Delivery Point behind the meter installed on the Property by Client Agency's Serving Utility. The as-built nameplate capacity and production of the SEF may vary based on final engineering.

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SCHEDULE 2

DESCRIPTION OF PROPERTY

FIRST PIECE:

The State of Connecticut, a certain piece of land situated easterly of Butler Street in the southerly part of the Town of Berlin, Connecticut, bounded and described as follows:

Beginning at an iron pin at the southwesterly corner of the land hereby conveyed and on the north line of land of Antonis Szaravinski, running thence N. 23° E 435 feet to an iron pin, running thence N 67° 00' W 192.1 feet to an iron pin, running thence N. 4° 27' E 306.0 feet to an iron pin, running thence N 84° 13' W 51.8 feet to an iron pin, running thence N 30° 48' E 740.5 feet to an iron pin, running thence S 51° 56' E 192.5 feet to an iron pin, running thence N 58° 14' E 332.7 feet to an iron pin, running thence N. 76° 32' E. 385.1 feet to an iron pin running thence N 3° 57' E 294.6 feet to an iron pin on the southerly line of Perry Stevens land, running thence S 72° 12' E 425.8 feet to an iron pin on the westerly boundary of Donahue Bros. or assigns land, running thence in a southerly direction along fence marking the westerly boundary of said Donahue land about 136 feet, thence easterly about 12 feet, thence southerly about 1540 feet along said fence to an iron pin marking the southwest corner of said Donahue land, running thence S 30° 44' W. 595.6 feet to an iron pin on the north line of said Antonis Szaravinski land, running thence N 69° 27' W 683.9 feet to iron pin at point of beginning.

Bounds Northerly on remaining land of grantor and Perry Stevens; East on land of Donahue Bros. or assigns and other land of grantor; South on land of Antonis Szaravinski and grantor; and Westerly on remaining land of grantor; and contains 39.2 acres of land, together

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with a suitable passway from Butler Street across remaining land of the grantor to land herein conveyed.

The grantor reserves to himself, his heirs and assigns

SECOND PIECE:

the said State of Connecticut, its successors and assigns forever, all that certain parcel of land containing one and six one-hundredths (1.06) acres, more or less, situated easterly of Butler Street and adjoining the Kensington Hatchery, in the town of Berlin, County of Hartford and State of Connecticut, bounded and described as follows-

Beginning at a point in the northeasterly end of the parcel hereby conveyed, at a stake set in the boundary line between land conveyed and land of the State of Connecticut, and extending thence southeasterly along said boundary line a distance of sixty five and seventy three one-hundredths (65.73) feet to a stake set in said boundary line; thence westerly in a straight line drawn at an angle of 113 degrees and thirty-three (33) minutes with said last described line, a distance of five hundred seventy-four and eighty-seven (574.87) one hundredths feet to other land of the State of Connecticut; thence northeasterly along said land of the State of Connecticut a distance of seventy-three and two (73.02) one-hundredths feet to a stake; thence bearing to the right along a curve having a radius of thirty-nine and three tenths (39.3) feet a distance of forty-four and fifty four (44.54) one-hundredths feet to a stake; thence easterly in a straight line a distance of three hundred and nine-tenths (304.9) feet to a stake; thence again easterly in a straight line a distance of two hundred thirty-four and two tenths (234.2) feet to point of beginning.

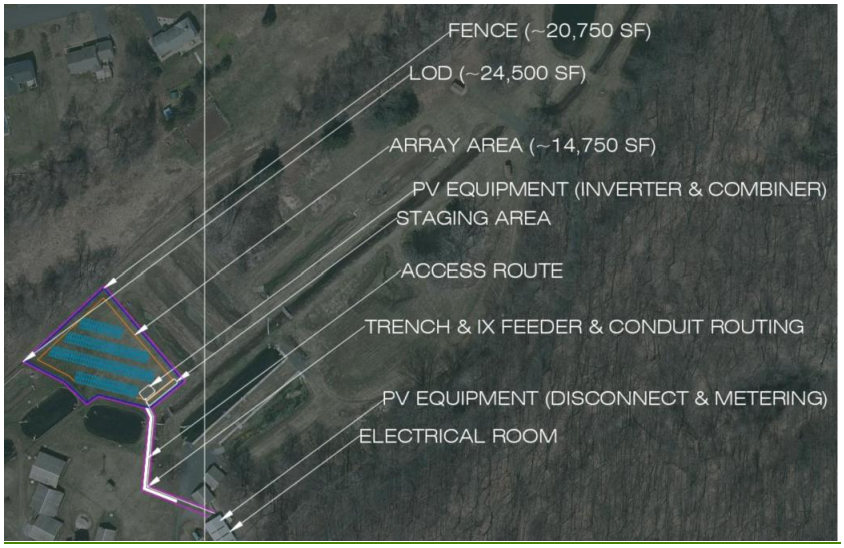
For a more particular description reference is made to a map on file in the Berlin Town Clerks Office entitled: "Town of Berlin - Plan showing lands acquired from - F. S. Beckley - The State of Connecticut - Kensington Hatchery - Scale 1"40' Feb. 19, 33 - Area - 1.06 acres, more or less.

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SCHEDULE 3

DESCRIPTION OF PREMISES

The Premises shall be that portion of the Property on, under and over which the SEF shall be installed, being that approximate 24,500 square foot footprint shown in the figure, in addition to all portions of the Property where trenching, conduit, and metering equipment are required so as to connect the SEF to the Delivery Point.

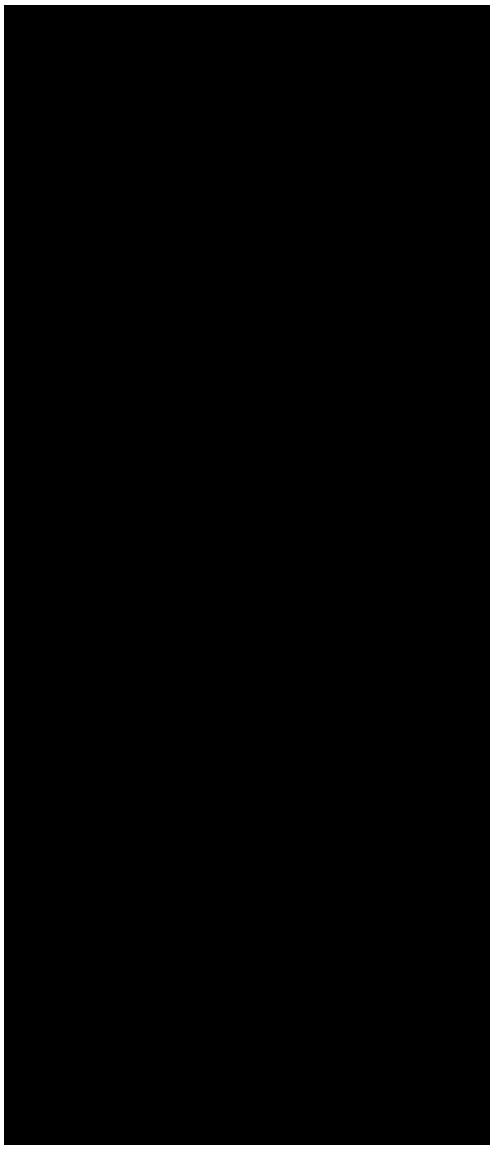


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SCHEDULE 4

ENERGY PAYMENT RATE

Cost of Electricity Per kWH for each year during the Term of this Site Specific PPA



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SCHEDULE 5

SPECIAL SECURITY PROVISIONS

None

INT-59377 - CT DEPT OF ENVIRONMENTAL PROTECTION

Distributed Energy Resources
107 Selden St.
Berlin, CT. 06037

Date: 1/8/2026

Attention: Torre Babich

RE: Permission to Operate – CT DEPT OF ENVIRONMENTAL PROTECTION

Address: 120 OLD HATCHERY RD KENSINGTON, CT, 06037

Equipment: This is a 100 kW AC PV installation with two (2) Chint Power Systems America inverters at 240 volts on a three-phase 240-volt service, located at 120 OLD HATCHERY RD KENSINGTON, CT 06037 and is certified to UL 1741SB & IEEE 1547-2018.

Approval to Energize Revised Date: 1/8/2026

Dear Torre Babich,

This is a letter for approval to energize of the above stated project to the Eversource system in accordance with the Interconnection Agreement. As stated in the Interconnection Agreement (enclosed) and the "Generator Interconnection Guidelines", the following items must be provided to the Eversource Distributed Resources Group on a regular basis:

1. Annually: Provide a certificate of insurance as described in the enclosed interconnection agreement prior to the insurance expiration date. Please send it to InsuranceCTDG@Eversource.com or to the following address by that date:

   Eversource Distributed Resources
   P.O. Box 1409
   Hartford, CT 06143-1409

2. You are responsible for the periodic maintenance of the relays, interrupting devices, control schemes, and batteries that involve the protection of the EDC's system. Eversource may audit these reports, logs, and other material regarding the interconnection of the Generating Facility at its discretion.

Sincerely,

Senior Account Executive
Distributed Energy Connections
Eversource Energy

Phone:

INT-59377 - CT DEPT OF ENVIRONMENTAL PROTECTION

E-mail:
cc: Carl Nowiszewski, Manager - Distributed Energy Resources Centrica Business EVM Inc.

SMALL CLASS I ZERO EMISSION PROJECT TARIFF

Attachment 1: SERVICE AGREEMENT

This Service Agreement (Number S7-0456) is entered into as of the following date: September 28, 2020 (the "Effective Date"). This Service Agreement incorporates by reference for all purposes the Small Class I Zero Emission Project Tariff and all attachments and appendices thereto, including Attachment 2, Terms and Conditions (collectively, the "Agreement"). The Parties to this Service Agreement are the following:

SELLER		**BUYER**
CEFIA Holdings, LLC	*Party Name*	The Connecticut Light and Power Company dba Eversource Energy ("Eversource Energy")
845 Brook St Rocky Hill, CT 06067	*Address*	107 Selden Street Berlin, CT 06037
	Business Website	www.eversource.com
☒ US Federal 45-2746525	*Tax ID Numbers*	☒ US Federal _06-0303850_
Connecticut	*Jurisdiction of Organization*	Connecticut
☐ Corporation ☐ Limited Partnership ☐ LLP ☒ LLC ☐ Partnership ☐ Individual ☐ Other:	*Company Type*	☒ Corporation ☐ Limited Partnership ☐ LLP ☐ LLC ☐ Partnership ☐ Other _____

CONTACT INFORMATION		
SELLER		**BUYER**
Address: 845 Brook St Rocky Hill, CT 06067 **Attn:** Mackey Dykes **Tel#** 860-257-2175 **Fax#** **Email:** mackey.dykes@ctgreenbank.com	*General* *(day to day/ administrative)*	**Address:** 107 Selden St., Berlin, CT 06037 **Attn:** LREC/ZREC **Tel#** 860-665-6256 **Fax#** 860-665-4583 **Email:** lrec.zrec@eversource.com
Address: 845 Brook St Rocky Hill, CT 06067 **Attn:** Mackey Dykes **Tel#** 860-257-2175 **Fax#** **Email:** mackey.dykes@ctgreenbank.com	*Contract*	**Address:** 107 Selden St., Berlin, CT 06037 **Attn:** LREC/ZREC **Tel#** 860-665-6256 **Fax#** 860-665-4583 **Email:** lrec.zrec@eversource.com
Address: 845 Brook St Rocky Hill, CT 06067 **Attn:** Brian Farnen	*Legal Notices*	**Address:** Legal Department, 107 Selden St., Berlin, CT 06037 **Attn:** Associate General Counsel – CT State Regulatory
Address: 845 Brook St Rocky Hill, CT 06067 **Attn:** Mackey Dykes **Tel#** 860-257-2175 **Fax#** **Email:** mackey.dykes@ctgreenbank.com	*Performance Assurance*	**Address:** 107 Selden St., Berlin, CT 06037 **Attn:** LREC/ZREC **Tel#** 860-665-6256 **Fax#** 860-665-4583 **Email:** lrec.zrec@eversource.com

ACCOUNTING INFORMATION		
Address: 845 Brook St Rocky Hill, CT 06067 **Attn:** Jane Murphy **Tel#** 860-258-7809 **Fax#** **Email:** jane.murphy@ctgreenbank.com	· *Invoices* · *Payments* · *Settlements*	**Address:** 107 Selden St., Berlin, CT 06037 **Attn:** LREC/ZREC **Tel#** 860-665-6256 **Fax#** 860-665-4583 **Email:** lrec.zrec@eversource.com

[redacted]

The Parties hereby agree to the following provisions offered in Attachment 2, Terms and Conditions. Select the appropriate box(es) and/or fill in the required information from each section:

Service Agreement Elections		
Section 3.1 Facility Description	Facility Site/Location (including Street, City or Town)	120 Old Hatchery Rd Kensington, Connecticut 06037
	Customer Billing Account Number	51615023074
	Technology	☐ Wind ☒ Solar-Fixed Tilt ☐ Solar-Single Axis ☐ Solar-Dual Axis ☐ Hydro ☐ Other:
	Installed Capacity - Must be less than or equal to 100 kW (AC)	100 kW (AC)
Section 6.2 Interconnecting Utility	Eversource Energy	
Section 7.1 Maximum Annual Quantity	156 Maximum Annual Quantity ZRECs	

[redacted]

Section 2.2 Delivery Term Start Date	October 1, 2020 January 1, 2021 April 1, 2021 [X] July 1, 2021

IN WITNESS WHEREOF, the Parties hereto have executed this Agreement as of the Effective Date.

CEFIA Holdings, LLC	*Party Name*	**The Connecticut Light and Power Company dba Eversource Energy** by Eversource Energy Service Company, its authorized agent
	Signature	Andrew Belden
Bryan T. Garcia	*Printed Name*	Andrew Belden
President and CEO	*Title*	Director – Customer Solar Program