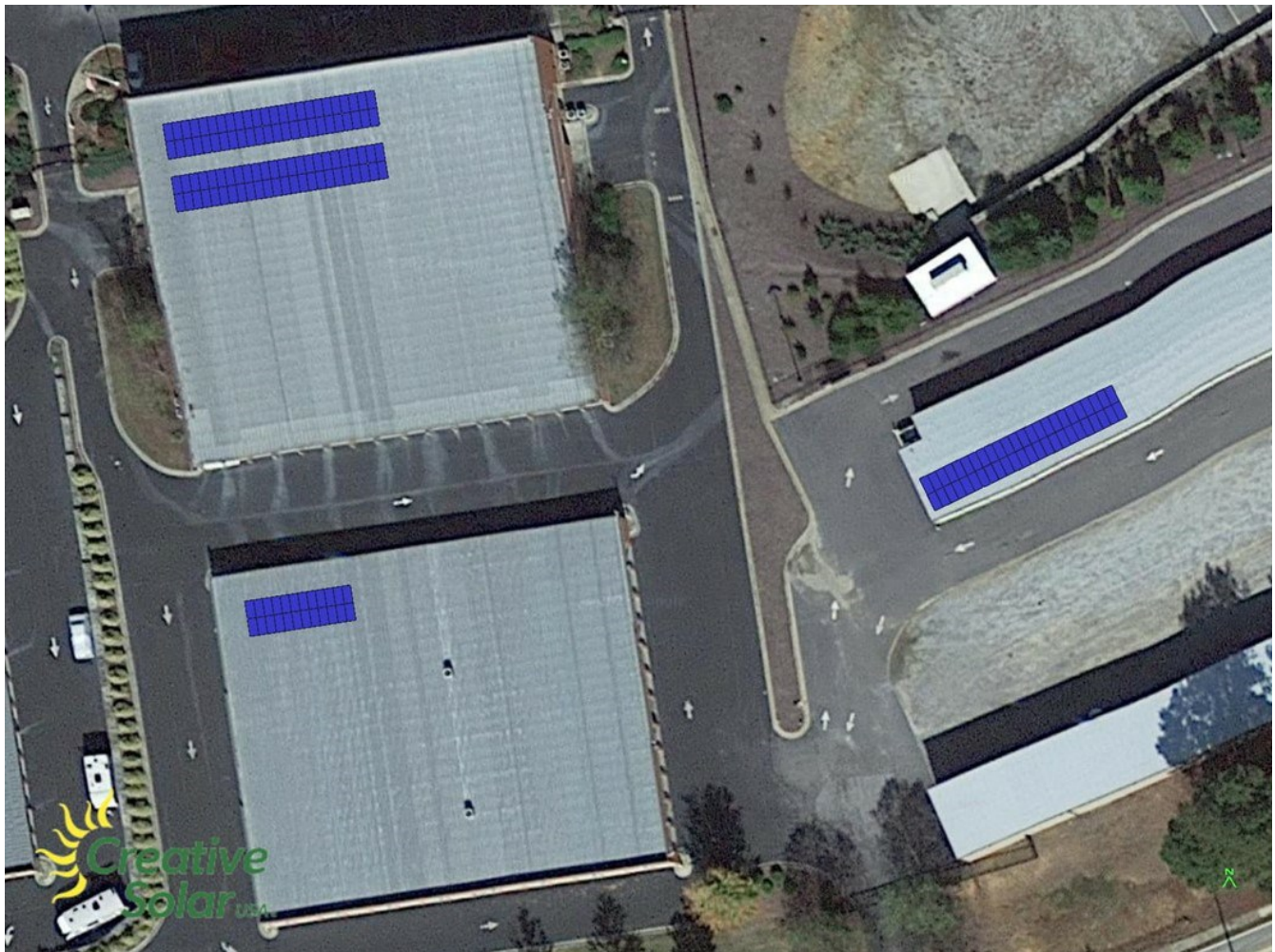




5/26/2023



AAA Storage - REAP - May 2023

970 Hays Mill Rd, Carrollton, GA 30117

Prepared For

AAA Storage
John Paulk
john@shotspotllc.com

Prepared By

Kevin Stam
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678-739-9806

Creative Solar USA, founded in 2008, is a turn-key provider of solar solutions based in Kennesaw, GA. We are proud to have been selected as the Solar Contractor of the Year by Solar Power World Magazine. We have completed hundreds of solar installations, from simple residential projects to large multi-roof PV systems integrated with container-sized batteries for energy storage. Our comprehensive project approach begins with a solar feasibility assessment and ends with the interconnection to the grid. We work closely with our clients to ensure that the coordination of engineering, materials, and on-site installation services meet or exceed the proposed financial and power generation objectives. This proposal was meticulously prepared, considering every detail and factor in the system design. Our goal is to deliver the highest value and ROI by optimizing the use of solar and energy storage (when applicable). Thank you for considering Creative Solar as your partner in renewable energy!

About Creative Solar and this Proposal

Company Credentials and Qualifications

- Registered NABCEP PV Practitioners
- Master Certified Electricians
- Over 50 years in combined Electrical Engineering and Photovoltaics
- Over 15 years in project management & logistics
- Ten year (residential) and five year (commercial) workmanship warranty
- 25 year performance warranty on all panels
- In-house installation team

Benefits of Solar for Your Business

- Federal Tax Credit of 30%
- Double-digit ROI
- Typical payback of 4 - 10 years
- Accelerated (MACRS) depreciation
- Reduced operational costs and hedge against utility rate increases
- System lifespans of greater than 30 years
- Contingency for power outages (when coupled with energy storage)
- Leverage corporate sustainability goals
- Extended roof-life (panels block degradation from UV rays)
- On-site generation of electricity from a clean, renewable source
- Alignment of your company branding and identity with green energy



This quote is valid for 15 days from the date listed above. A proper site survey, structural analysis and engineering will be performed to re-confirm the elements of this proposal. This proposal was carefully prepared taking into account every detail for system design and analysis. This includes the type of building, the type of roof(s), the orientation and pitch of every feasible roof face, the irradiance and weather data sets from third-party sources for your particular location, the obstructions and shading and the type of electrical service and rate structure at your location, among other factors. Our goal is to deliver the highest value and ROI by optimizing the space available and configuring the system to maximize total solar energy generation. This proposal fully complies with your state's latest National Electric Code (NEC). The Section 690.12 update to the NEC calls for module-level rapid shutdown of solar systems. All conductors within an array's 1-ft boundary have to be reduced to 80v or less within 30 seconds of rapid shutdown initiation. We only use Tier 1 panels and strive to source from US manufacturers. We have included world-class inverters that will enhance power output during sub-optimal conditions (low irradiance, overcast weather, early morning, and evening hours). Note that the final system, should we be elected as your solar solutions provider, may differ from what is presented in this proposal. This includes the use of comparable panels and inverters, which will be determined once our engineering team develops the official layout and single line.

Additional Proposal Notes

No additional notes.

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2 Project Summary

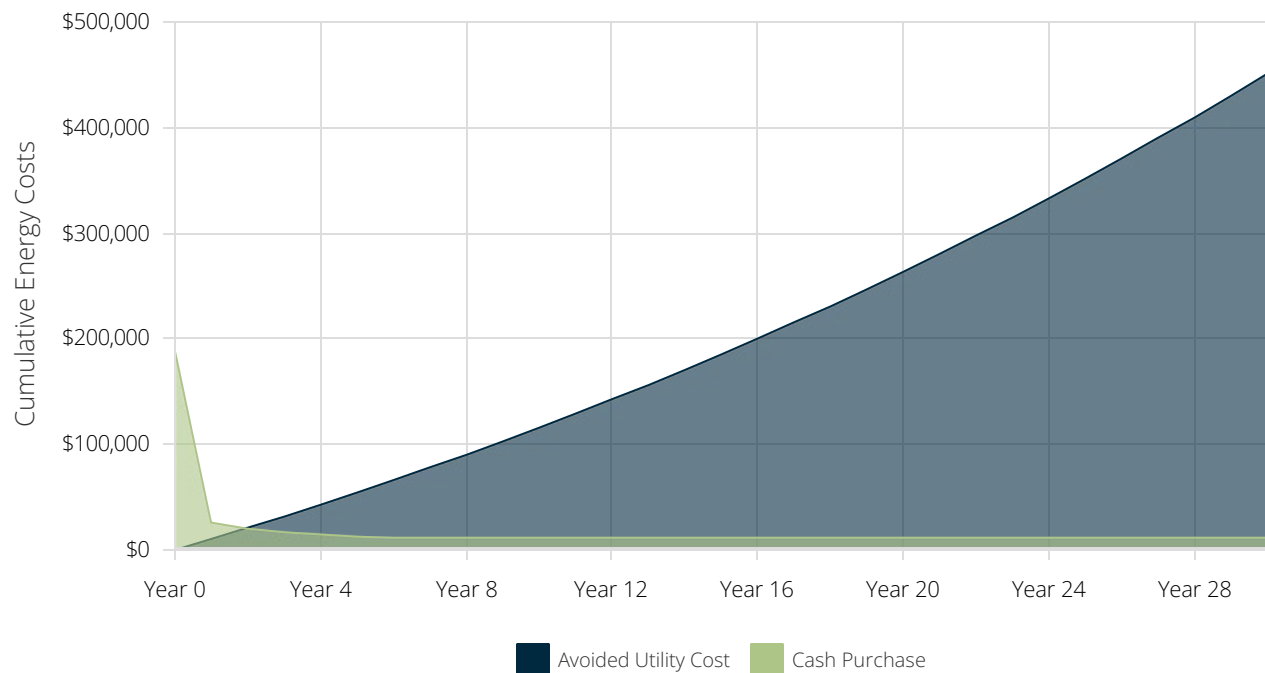
Payment Options	Cash Purchase
IRR - Term	23.4%
LCOE PV Generation	\$0.005 /kWh
Net Present Value	\$190,456
Payback Period	2.0 Years
Total Payments	\$188,000
Total Incentives	\$176,438
Net Payments	\$11,562
Electric Bill Savings - Term	\$450,849
Upfront Payment	\$188,000

Combined Solar PV Rating

Power Rating: 71,400 W-DC

Power Rating: 71,400 W-DC-CEC

Cumulative Energy Costs By Payment Option



3.1.1 PV System Details

General Information

Facility: Meter 015 - Unit A
Address: 970 Hays Mill Rd Carrollton GA 30117
Pricing: \$2.48 / watt

Solar PV Equipment Description

Solar Panels: (96) Longi Solar LR4-72HPH-425M
Inverters: (4) SMA SunnyBoy 10KW

Solar PV Equipment Typical Lifespan

Solar Panels: Greater than 30 Years
Inverters: 16 Years

Solar PV System Cost and Incentives

Solar PV System Cost	\$101,000
State MACRS Depreciation	-\$6,060
Federal Tax Credit	-\$30,300
Federal - MACRS Bonus Depreciation	-\$18,029
USDA - REAP grant	-\$40,400

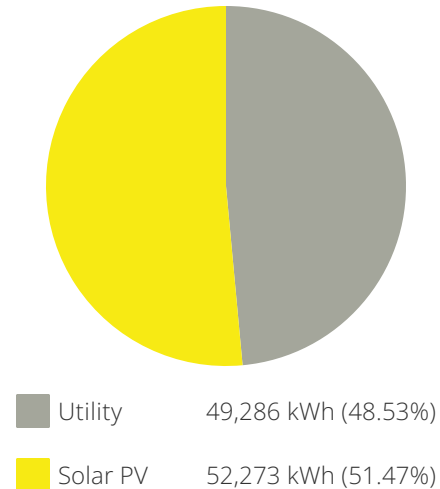
Net Solar PV System Cost	\$6,212
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Solar PV System Rating

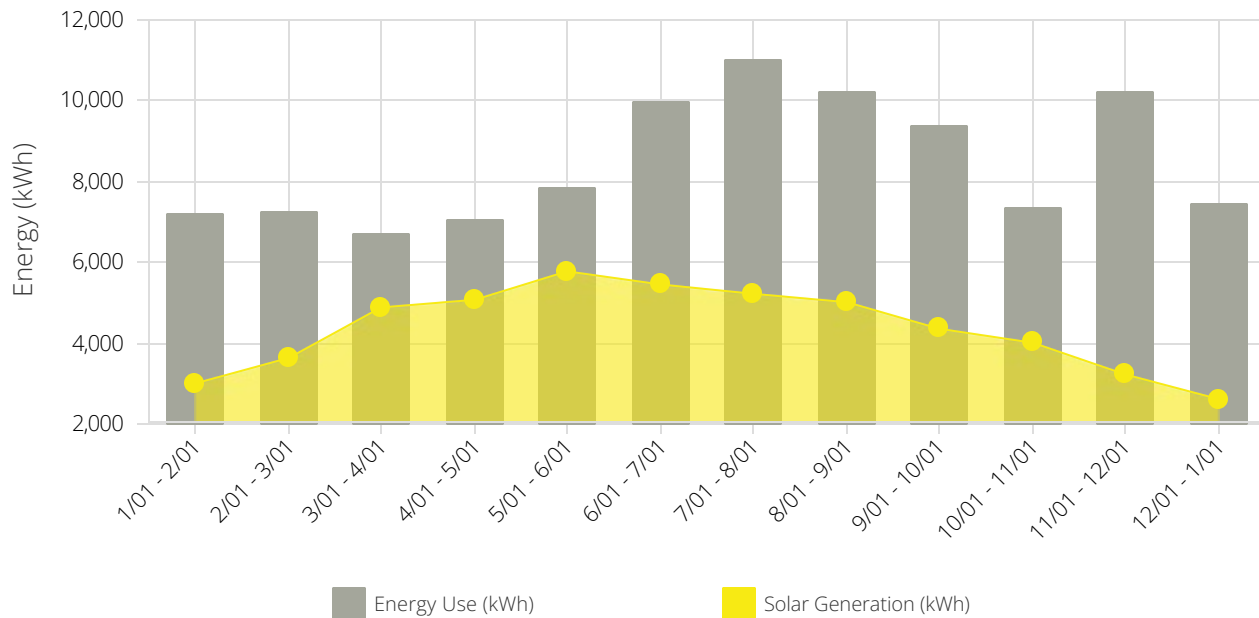
Power Rating: 40,800 W-DC
Power Rating: 35,539 W-AC-CEC

Energy Consumption Mix

Annual Energy Use: 101,559 kWh



Monthly Energy Use vs Solar Generation



3.1.2 Rebates and Incentives

This section summarizes all incentives available for this project. The actual rebate and incentive amounts for this project are shown in each example.

State - Modified Accelerated Cost-Recovery System (MACRS)

Under the Modified Cost Recovery System (MACRS), businesses may recover investments in certain property through depreciation deductions. The MACRS establishes a set of class lives for various types of property over which the property may be depreciated.

Total Incentive Value: \$6,060

Investment Tax Credit (ITC), Commercial - 30%

The Inflation Reduction Act (IRA) of 2022 establishes and extends the federal Investment Tax Credit (ITC) for solar photovoltaic (PV) systems at a rate of 30% of the total PV system cost. The 30% ITC was extended for 10 years, through 2032. Unlike tax deductions, this tax credit can be used to directly offset your tax liability dollar for dollar. The IRA extended the carryback period to 3 years, and the carryforward period to 22 years, in cases where the tax credit exceeds a customer's tax liability in the 'placed-in-service' year. For PV projects greater than 1 MW AC in size, the IRA established prevailing wage and apprenticeship requirements in order to qualify for the full 30% "increased rate", rather than a "base rate" which would only qualify for a 6% ITC. Projects with an output of less than 1 megawatt qualify for the "increased rate" irrespective of if prevailing wage or apprenticeship requirements are met.

Total Incentive Value: \$30,300

Federal MACRS, Bonus Depreciation - 80% (2023 Place in Service)

Under the federal Modified Cost Recovery System (MACRS), businesses may recover investments in solar PV property through depreciation deductions over a 5-year established lifespan. For PV systems, the taxable basis of the equipment must be reduced by 50% of any federal tax credits associated with the system. The Tax Cuts and Jobs Act of 2017 included provisions that modified bonus depreciation under Code Section 168(k). PV projects that were placed in service after September 27, 2017 and before January 1, 2023 were eligible for 100% bonus depreciation, allowing eligible entities to deduct the entire allowable tax basis of the system in the first year of operation. Projects placed in service in 2023 qualify for 80% bonus depreciation, which means in the first year of service, companies can elect to depreciate 80% of the basis while the remaining 20% is depreciated under the normal MACRS schedule.

Total Incentive Value: \$18,029

USDA - Rural Energy for America Program (REAP) grant, IRA

The Rural Energy for America Program (REAP) provides financial assistance to agricultural producers and rural small businesses to purchase, install, and construct renewable energy systems. The REAP grant solicitation states that to be eligible, an applicant must have a satisfactory revenue stream and be in control the budget, operations, and maintenance of a project for the entire duration of the loan or grant. Rural small businesses must be located in rural areas, but agricultural producers may be located in non-rural areas. Per the Inflation Reduction Act (IRA), signed into law on 8/16/2022, the REAP grant can cover up to 50% of the cost of a project, doubling the existing grant-based cost-share level of 25%. Grants are competitive and awarded at various incentive amounts, therefore users are prompted to define their REAP grant amount.

Total Incentive Value: \$40,400

3.1.3 Electric Bill Analysis

Current Bill: The table below shows your annual electricity costs based on the most current utility rates and your previous 12 months of electrical usage.

Time Periods	Energy Use (kWh)	Charges
Bill Ranges & Seasons	Total	Total
1/1/2022 - 2/1/2022 W	7,186	\$955
2/1/2022 - 3/1/2022 W	7,244	\$962
3/1/2022 - 4/1/2022 W	6,680	\$890
4/1/2022 - 5/1/2022 W	7,027	\$935
5/1/2022 - 6/1/2022 W	7,859	\$1,041
6/1/2022 - 7/1/2022 S	9,962	\$1,505
7/1/2022 - 8/1/2022 S	10,999	\$1,658
8/1/2022 - 9/1/2022 S	10,219	\$1,543
9/1/2022 - 10/1/2022 S	9,399	\$1,422
10/1/2022 - 11/1/2022 W	7,323	\$972
11/1/2022 - 12/1/2022 W	10,229	\$1,345
12/1/2021 - 1/1/2022 W	7,432	\$986
Total	101,559	\$14,213

New Electric Bill: The table below shows your new estimated annual electricity costs and savings based on the proposed solar energy system. We have analyzed all available rates and recommended the rate that provides the highest savings when paired with solar.

Time Periods	Energy Use (kWh)	Charges
Bill Ranges & Seasons	Total	Total
1/1/2022 - 2/1/2022 W	4,184	\$641
2/1/2022 - 3/1/2022 W	3,607	\$578
3/1/2022 - 4/1/2022 W	1,796	\$431
4/1/2022 - 5/1/2022 W	1,952	\$441
5/1/2022 - 6/1/2022 W	2,081	\$452
6/1/2022 - 7/1/2022 S	4,510	\$820
7/1/2022 - 8/1/2022 S	5,776	\$1,009
8/1/2022 - 9/1/2022 S	5,205	\$903
9/1/2022 - 10/1/2022 S	5,041	\$870
10/1/2022 - 11/1/2022 W	3,314	\$568
11/1/2022 - 12/1/2022 W	7,001	\$1,000
12/1/2021 - 1/1/2022 W	4,819	\$704
Total	49,286	\$8,417

Annual Electricity Savings: \$5,796



3.2.1 PV System Details

General Information

Facility: Meter 021 - with New Building
Address: 970 Hays Mill Rd Carrollton GA 30117
Pricing: \$2.75 / watt

Solar PV Equipment Description

Solar Panels: (48) Longi Solar LR4-72HPH-425M
Inverters: (2) SMA SunnyBoy 10KW

Solar PV Equipment Typical Lifespan

Solar Panels: Greater than 30 Years
Inverters: 16 Years

Solar PV System Cost and Incentives

Solar PV System Cost	\$56,000
State MACRS Depreciation	-\$3,360
Federal Tax Credit	-\$16,800
Federal - MACRS Bonus Depreciation	-\$9,996
USDA - REAP grant	-\$22,400

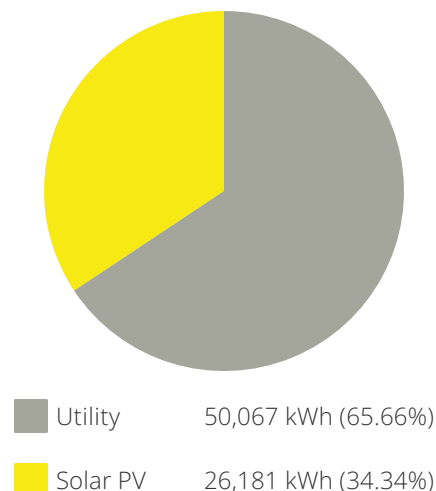
Net Solar PV System Cost	\$3,444
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Solar PV System Rating

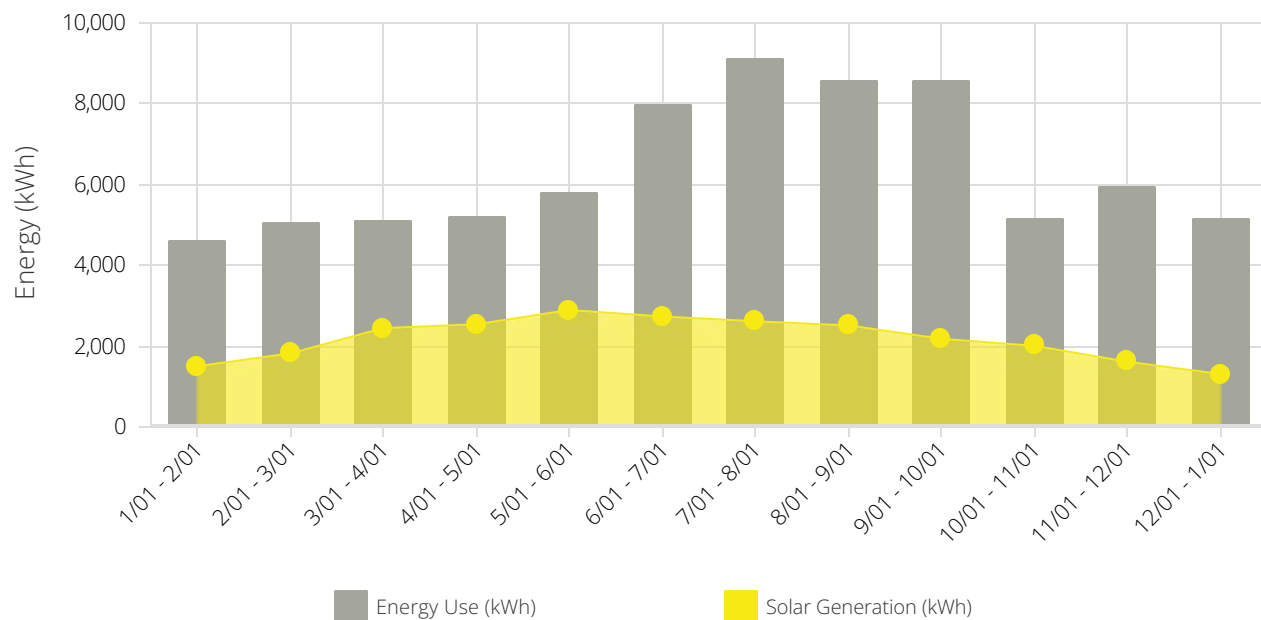
Power Rating: 20,400 W-DC
Power Rating: 17,770 W-AC-CEC

Energy Consumption Mix

Annual Energy Use: 76,248 kWh



Monthly Energy Use vs Solar Generation



3.2.2 Rebates and Incentives

This section summarizes all incentives available for this project. The actual rebate and incentive amounts for this project are shown in each example.

State - Modified Accelerated Cost-Recovery System (MACRS)

Under the Modified Cost Recovery System (MACRS), businesses may recover investments in certain property through depreciation deductions. The MACRS establishes a set of class lives for various types of property over which the property may be depreciated.

Total Incentive Value: \$3,360

Investment Tax Credit (ITC), Commercial - 30%

The Inflation Reduction Act (IRA) of 2022 establishes and extends the federal Investment Tax Credit (ITC) for solar photovoltaic (PV) systems at a rate of 30% of the total PV system cost. The 30% ITC was extended for 10 years, through 2032. Unlike tax deductions, this tax credit can be used to directly offset your tax liability dollar for dollar. The IRA extended the carryback period to 3 years, and the carryforward period to 22 years, in cases where the tax credit exceeds a customer's tax liability in the 'placed-in-service' year. For PV projects greater than 1 MW AC in size, the IRA established prevailing wage and apprenticeship requirements in order to qualify for the full 30% "increased rate", rather than a "base rate" which would only qualify for a 6% ITC. Projects with an output of less than 1 megawatt qualify for the "increased rate" irrespective of if prevailing wage or apprenticeship requirements are met.

Total Incentive Value: \$16,800

Federal MACRS, Bonus Depreciation - 80% (2023 Place in Service)

Under the federal Modified Cost Recovery System (MACRS), businesses may recover investments in solar PV property through depreciation deductions over a 5-year established lifespan. For PV systems, the taxable basis of the equipment must be reduced by 50% of any federal tax credits associated with the system. The Tax Cuts and Jobs Act of 2017 included provisions that modified bonus depreciation under Code Section 168(k). PV projects that were placed in service after September 27, 2017 and before January 1, 2023 were eligible for 100% bonus depreciation, allowing eligible entities to deduct the entire allowable tax basis of the system in the first year of operation. Projects placed in service in 2023 qualify for 80% bonus depreciation, which means in the first year of service, companies can elect to depreciate 80% of the basis while the remaining 20% is depreciated under the normal MACRS schedule.

Total Incentive Value: \$9,996

USDA - Rural Energy for America Program (REAP) grant, IRA

The Rural Energy for America Program (REAP) provides financial assistance to agricultural producers and rural small businesses to purchase, install, and construct renewable energy systems. The REAP grant solicitation states that to be eligible, an applicant must have a satisfactory revenue stream and be in control the budget, operations, and maintenance of a project for the entire duration of the loan or grant. Rural small businesses must be located in rural areas, but agricultural producers may be located in non-rural areas. Per the Inflation Reduction Act (IRA), signed into law on 8/16/2022, the REAP grant can cover up to 50% of the cost of a project, doubling the existing grant-based cost-share level of 25%. Grants are competitive and awarded at various incentive amounts, therefore users are prompted to define their REAP grant amount.

Total Incentive Value: \$22,400

3.2.3 Electric Bill Analysis

Current Bill: The table below shows your annual electricity costs based on the most current utility rates and your previous 12 months of electrical usage.

Time Periods	Energy Use (kWh)	Charges
Bill Ranges & Seasons	Total	Total
1/1/2022 - 2/1/2022 W	4,603	\$621
2/1/2022 - 3/1/2022 W	5,052	\$678
3/1/2022 - 4/1/2022 W	5,106	\$685
4/1/2022 - 5/1/2022 W	5,197	\$697
5/1/2022 - 6/1/2022 W	5,815	\$775
6/1/2022 - 7/1/2022 S	7,956	\$1,203
7/1/2022 - 8/1/2022 S	9,111	\$1,372
8/1/2022 - 9/1/2022 S	8,574	\$1,294
9/1/2022 - 10/1/2022 S	8,588	\$1,296
10/1/2022 - 11/1/2022 W	5,126	\$688
11/1/2022 - 12/1/2022 W	5,962	\$794
12/1/2021 - 1/1/2022 W	5,158	\$692
Total	76,248	\$10,793

New Electric Bill: The table below shows your new estimated annual electricity costs and savings based on the proposed solar energy system. We have analyzed all available rates and recommended the rate that provides the highest savings when paired with solar.

Time Periods	Energy Use (kWh)	Charges
Bill Ranges & Seasons	Total	Total
1/1/2022 - 2/1/2022 W	3,101	\$459
2/1/2022 - 3/1/2022 W	3,229	\$478
3/1/2022 - 4/1/2022 W	2,660	\$428
4/1/2022 - 5/1/2022 W	2,655	\$427
5/1/2022 - 6/1/2022 W	2,920	\$468
6/1/2022 - 7/1/2022 S	5,223	\$839
7/1/2022 - 8/1/2022 S	6,494	\$1,023
8/1/2022 - 9/1/2022 S	6,063	\$954
9/1/2022 - 10/1/2022 S	6,405	\$1,004
10/1/2022 - 11/1/2022 W	3,120	\$478
11/1/2022 - 12/1/2022 W	4,346	\$619
12/1/2021 - 1/1/2022 W	3,851	\$547
Total	50,067	\$7,724

Annual Electricity Savings: \$3,069



3.3.1 PV System Details

General Information

Facility: Meter 019 - Square Ambient
Address: 970 Hays Mill Rd Carrollton GA 30117
Pricing: \$3.04 / watt

Solar PV Equipment Description

Solar Panels: (24) Longi Solar LR4-72HPH-425M
Inverters: (1) SMA SunnyBoy 10KW

Solar PV Equipment Typical Lifespan

Solar Panels: Greater than 30 Years
Inverters: 16 Years

Solar PV System Cost and Incentives

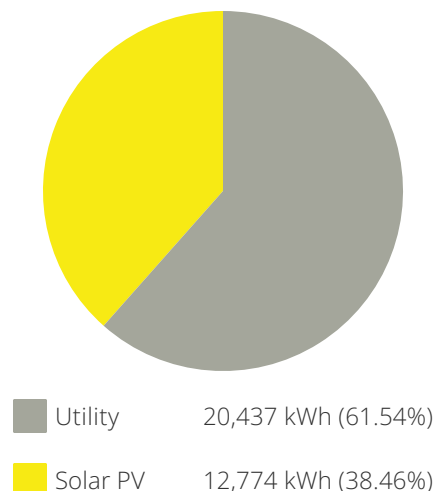
Solar PV System Cost	\$31,000
State MACRS Depreciation	-\$1,860
Federal Tax Credit	-\$9,300
Federal - MACRS Bonus Depreciation	-\$5,534
USDA - REAP grant	-\$12,400
Net Solar PV System Cost	\$1,907

Solar PV System Rating

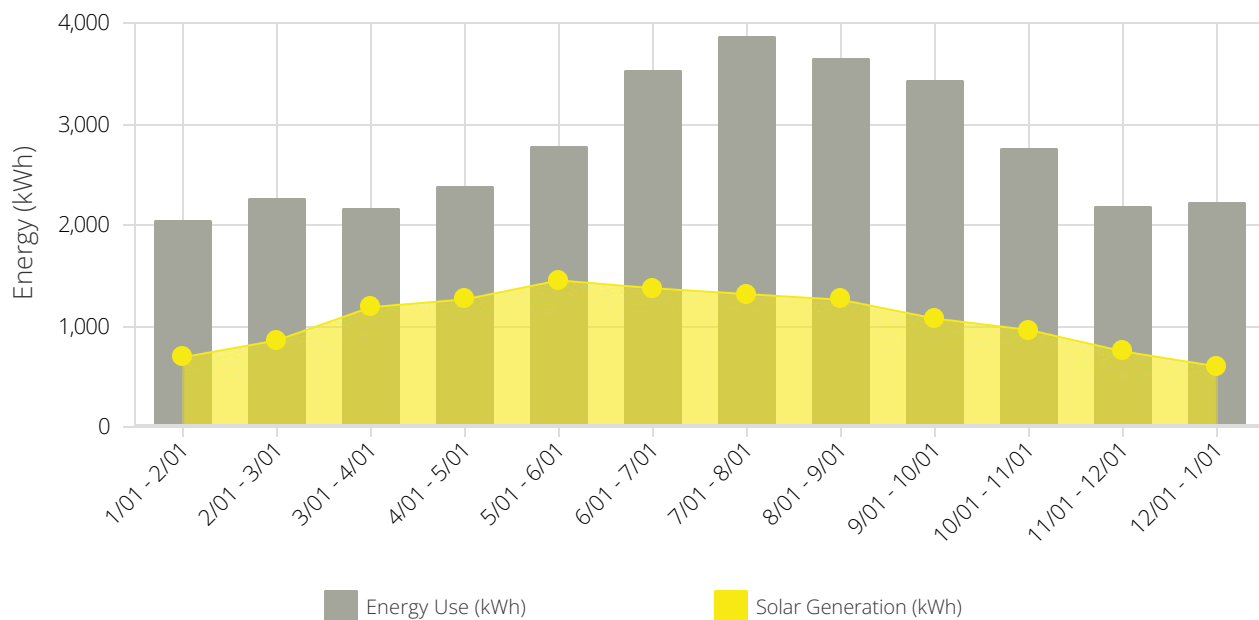
Power Rating: 10,200 W-DC
Power Rating: 8,885 W-AC-CEC

Energy Consumption Mix

Annual Energy Use: 33,211 kWh



Monthly Energy Use vs Solar Generation



3.3.2 Rebates and Incentives

This section summarizes all incentives available for this project. The actual rebate and incentive amounts for this project are shown in each example.

State - Modified Accelerated Cost-Recovery System (MACRS)

Under the Modified Cost Recovery System (MACRS), businesses may recover investments in certain property through depreciation deductions. The MACRS establishes a set of class lives for various types of property over which the property may be depreciated.

Total Incentive Value: \$1,860

Investment Tax Credit (ITC), Commercial - 30%

The Inflation Reduction Act (IRA) of 2022 establishes and extends the federal Investment Tax Credit (ITC) for solar photovoltaic (PV) systems at a rate of 30% of the total PV system cost. The 30% ITC was extended for 10 years, through 2032. Unlike tax deductions, this tax credit can be used to directly offset your tax liability dollar for dollar. The IRA extended the carryback period to 3 years, and the carryforward period to 22 years, in cases where the tax credit exceeds a customer's tax liability in the 'placed-in-service' year. For PV projects greater than 1 MW AC in size, the IRA established prevailing wage and apprenticeship requirements in order to qualify for the full 30% "increased rate", rather than a "base rate" which would only qualify for a 6% ITC. Projects with an output of less than 1 megawatt qualify for the "increased rate" irrespective of if prevailing wage or apprenticeship requirements are met.

Total Incentive Value: \$9,300

Federal MACRS, Bonus Depreciation - 80% (2023 Place in Service)

Under the federal Modified Cost Recovery System (MACRS), businesses may recover investments in solar PV property through depreciation deductions over a 5-year established lifespan. For PV systems, the taxable basis of the equipment must be reduced by 50% of any federal tax credits associated with the system. The Tax Cuts and Jobs Act of 2017 included provisions that modified bonus depreciation under Code Section 168(k). PV projects that were placed in service after September 27, 2017 and before January 1, 2023 were eligible for 100% bonus depreciation, allowing eligible entities to deduct the entire allowable tax basis of the system in the first year of operation. Projects placed in service in 2023 qualify for 80% bonus depreciation, which means in the first year of service, companies can elect to depreciate 80% of the basis while the remaining 20% is depreciated under the normal MACRS schedule.

Total Incentive Value: \$5,534

USDA - Rural Energy for America Program (REAP) grant, IRA

The Rural Energy for America Program (REAP) provides financial assistance to agricultural producers and rural small businesses to purchase, install, and construct renewable energy systems. The REAP grant solicitation states that to be eligible, an applicant must have a satisfactory revenue stream and be in control the budget, operations, and maintenance of a project for the entire duration of the loan or grant. Rural small businesses must be located in rural areas, but agricultural producers may be located in non-rural areas. Per the Inflation Reduction Act (IRA), signed into law on 8/16/2022, the REAP grant can cover up to 50% of the cost of a project, doubling the existing grant-based cost-share level of 25%. Grants are competitive and awarded at various incentive amounts, therefore users are prompted to define their REAP grant amount.

Total Incentive Value: \$12,400

3.3.3 Electric Bill Analysis

Current Bill: The table below shows your annual electricity costs based on the most current utility rates and your previous 12 months of electrical usage.

Time Periods	Energy Use (kWh)	Charges
Bill Ranges & Seasons	Total	Total
1/1/2022 - 2/1/2022 W	2,031	\$292
2/1/2022 - 3/1/2022 W	2,255	\$320
3/1/2022 - 4/1/2022 W	2,153	\$307
4/1/2022 - 5/1/2022 W	2,376	\$335
5/1/2022 - 6/1/2022 W	2,771	\$386
6/1/2022 - 7/1/2022 S	3,533	\$551
7/1/2022 - 8/1/2022 S	3,870	\$600
8/1/2022 - 9/1/2022 S	3,646	\$567
9/1/2022 - 10/1/2022 S	3,431	\$536
10/1/2022 - 11/1/2022 W	2,751	\$383
11/1/2022 - 12/1/2022 W	2,181	\$311
12/1/2021 - 1/1/2022 W	2,213	\$315
Total	33,211	\$4,901

New Electric Bill: The table below shows your new estimated annual electricity costs and savings based on the proposed solar energy system. We have analyzed all available rates and recommended the rate that provides the highest savings when paired with solar.

Time Periods	Energy Use (kWh)	Charges
Bill Ranges & Seasons	Total	Total
1/1/2022 - 2/1/2022 W	1,341	\$218
2/1/2022 - 3/1/2022 W	1,398	\$227
3/1/2022 - 4/1/2022 W	967	\$186
4/1/2022 - 5/1/2022 W	1,113	\$204
5/1/2022 - 6/1/2022 W	1,320	\$233
6/1/2022 - 7/1/2022 S	2,160	\$372
7/1/2022 - 8/1/2022 S	2,555	\$429
8/1/2022 - 9/1/2022 S	2,387	\$401
9/1/2022 - 10/1/2022 S	2,358	\$396
10/1/2022 - 11/1/2022 W	1,791	\$282
11/1/2022 - 12/1/2022 W	1,433	\$232
12/1/2021 - 1/1/2022 W	1,614	\$249
Total	20,437	\$3,428

Annual Electricity Savings: \$1,474

3.4 Cash Purchase

Assumptions and Key Financial Metrics

IRR - Term	23.4%	Net Present Value	\$190,456	Payback Period	2.0 Years
ROI	233.7%	PV Degradation Rate	0.50%	Discount Rate	5.0%
Energy Cost Escalation Rate	3.0%	Federal Income Tax Rate	21.0%	State Income Tax Rate	6.0%
Total Project Costs	\$188,000				

Years	Project Costs	USDA - REAP grant	Electric Bill Savings	State Tax Effect	Federal Tax Effect	Total Cash Flow	Cumulative Cash Flow
Upfront	-\$188,000	-	-	-	-	-\$188,000	-\$188,000
1	-	\$75,200	\$10,339	\$2,256	\$84,589	\$172,384	-\$15,616
2	-	-	\$10,596	\$3,610	\$2,148	\$16,353	\$737
3	-	-	\$10,859	\$2,166	\$1,289	\$14,313	\$15,051
4	-	-	\$11,128	\$1,299	\$773	\$13,201	\$28,252
5	-	-	\$11,404	\$1,299	\$773	\$13,477	\$41,728
6	-	-	\$11,686	\$650	\$387	\$12,723	\$54,451
7	-	-	\$11,975	-	-	\$11,975	\$66,426
8	-	-	\$12,271	-	-	\$12,271	\$78,697
9	-	-	\$12,573	-	-	\$12,573	\$91,270
10	-	-	\$12,883	-	-	\$12,883	\$104,153
11	-	-	\$13,200	-	-	\$13,200	\$117,353
12	-	-	\$13,525	-	-	\$13,525	\$130,878
13	-	-	\$13,857	-	-	\$13,857	\$144,735
14	-	-	\$14,196	-	-	\$14,196	\$158,931
15	-	-	\$14,544	-	-	\$14,544	\$173,475
16	-	-	\$14,900	-	-	\$14,900	\$188,375
17	-	-	\$15,264	-	-	\$15,264	\$203,639
18	-	-	\$15,636	-	-	\$15,636	\$219,275
19	-	-	\$16,017	-	-	\$16,017	\$235,293
20	-	-	\$16,407	-	-	\$16,407	\$251,700
21	-	-	\$16,806	-	-	\$16,806	\$268,506
22	-	-	\$17,214	-	-	\$17,214	\$285,721
23	-	-	\$17,632	-	-	\$17,632	\$303,352
24	-	-	\$18,059	-	-	\$18,059	\$321,411
25	-	-	\$18,495	-	-	\$18,495	\$339,906
26	-	-	\$18,942	-	-	\$18,942	\$358,848
27	-	-	\$19,399	-	-	\$19,399	\$378,246
28	-	-	\$19,866	-	-	\$19,866	\$398,112
29	-	-	\$20,343	-	-	\$20,343	\$418,456
30	-	-	\$20,832	-	-	\$20,832	\$439,287
Totals:	-\$188,000	\$75,200	\$450,849	\$11,280	\$89,958	\$439,287	-

4.1 Project Environmental Impact

Over the next 30 years your solar project will do more than just reduce your energy costs. According to the EPA's Greenhouse Gas Equivalencies Calculator your PV system will have the following positive impact.



2,138

Tons of CO2 offset



32,158

Equivalent number of trees

4.2 Creative Solar Example Projects



ASHRAE Headquarters - Atlanta, GA
332 kW Rooftop and Ground Mount



Cobb EMC Headquarters - Marietta, GA
1.8 MW Rooftop and Canopy, 4 MWh Storage



Southwire - Carrollton, GA
124 kW Rooftop



The SAE School - Mableton, GA
156 kW Rooftop

4.3 Standard Commercial Timeline and Payment Schedule

1. Contract Signature and Account Setup - 7 days

File opening, account setup, centralizing of all information, and internal project turnover.

1st Milestone Payment: 15%

2. Site Survey - 14 days

Complete site evaluation, gathering of technical details, and physical measurements.

3. Engineering and Electrical Plans - 14 days

Customer approval of engineering layout and electrical single line.

4. City or County Permit Approval - 35 days

Permit approval by Authority Having Jurisdiction (AHJ)

2nd Milestone Payment: 45%

5. Scheduling, Procurement, and Shipment of Materials - 80 days

Ordering, processing, and shipment of materials required for mechanical installation

6. Mechanical Installation of the Array - 30 days

Delivery of materials and installation of racking and solar panels

3rd Milestone Payment: 20%

7. Electrical Work - 14 days

Electrical wiring of array to point of interconnection

4th Milestone Payment: 15%

8. Code Inspection - 14 days

Final inspection by AHJ (City or County)

9. Utility Inspection and Interconnection Agreement Approval - 21 days

Swapping or reprogramming of meter and signature of distributed generation agreement

5th and Final Milestone Payment: 5%

10. System Commissioning - 7 days

System activated, tested, and monitoring authorized

Typical project completion timeline from contract signature date is 7-9 months depending on project size, complexity, jurisdiction, and utility approving the interconnection.

4.4 System Supply and Installation Agreement

In consideration of the covenants hereinafter set forth, Installer and Purchaser mutually agree as follows:

1. Installer shall ensure that the completed system (i) meets or exceeds all requirements of applicable laws, government approvals and licenses and is installed in accordance with the manufacturer's specifications or by methods otherwise approved by the manufacturer; (ii) meets or exceeds the manufacturer warranties; (iii) is free from liens and defects; and (iv) is comprised of equipment which is new and of acceptable quality when installed, designed, and manufactured, in accordance with generally accepted national standards.
2. Installer shall ensure that the completed system meets or exceeds all requirements for the following federal and/or state incentives: Federal Investment Tax Credit (ITC) as described in 26 USC § 48 and 26 USC § 25D (2005); and the purchaser's Utility Interconnection Agreement. **Despite meeting said requirements, there is no guarantee of an award of any incentive, nor does the installer warrant any guarantee of an incentive.**
3. Installer agrees that no mechanics' lien or other claim or encumbrance in the nature of a lien shall be maintained against the system or the site by the installer or by any subcontractor, for any services, tools, equipment, materials, supplies, or supervision or other goods or services furnished under this agreement for which the purchaser has made payment to the installer, and waives any such lien rights. Installer retains the right to place a lien against the site if the purchaser fails to make payment for more than 90 days on any invoice issued according to the agreed payment schedule. In addition, if necessary, the installer reserves the right to remotely disable the system in order to receive payment.
4. Purchaser shall arrange to make the site available to the installer according to dates specified between the two parties. Purchaser and Installer will cooperate in a commercially reasonable manner to accomplish the agreed-upon services in accordance with the specifications and time frame as discussed between the two parties.
5. Installer shall maintain standard insurance policies for Worker's Compensation (\$1,000,000 per accident) and Commercial General Liability (\$2,000,000 per occurrence). All coverage maintained by the installer shall be primary to any insurance coverage carried by the purchaser, shall contain waivers of subrogation, and shall not be amended or terminated without notice to the purchaser.
6. The term of this agreement will continue through the installer's completed performance of its obligations under this agreement. Completion occurs with approval of all electrical and building inspections and interconnection with the controlling utility. Upon completion, care, custody, and control of the system and all risk of physical loss or damage shall pass and transfer to the purchaser.
7. The PV system has been designed using a 3rd party modeling platform, publicly available weather data and utility bills collected from the customer. Actual system performance and bill savings may differ from projections because of increased shading, variances in product performance, climatic conditions, the user's energy use patterns and future changes in utility rate structures and policies. Calculations assume 2 - 4% annual utility price increase, annual equipment derate at 0.5% and generation quantities comparable to NREL PV Watts.
8. Commencement of work shall be defined as delivery of materials to site. Project schedules are subject to change according to timely acquisition of necessary permits, material procurement, inspections, interconnection agreements, and other local code enforcement approvals.

9. Racking and mounting components shall be installed per uniform building code. AC and DC disconnects, wiring, conduit and over-current protection shall be installed per utility and national electric code.

10. Purchaser grants to the installer the right to take photographs, video, and other images of property solely in connection to the system and site referenced in this contract. Purchaser authorizes the installer to copyright, use and publish these images in print and/or electronically. Purchaser agrees that the installer may use such images for any lawful purpose, including publicity, illustration, advertising, and Web content. Additionally, the installer is not required to notify the purchaser in the event that such images are used for any of the purposes described above.

11. Purchaser agrees to all payment terms located under "payment terms" listed on this contract. All invoices are due upon receipt unless otherwise specified. All outstanding invoices exceeding thirty-days are subject to a 2% service charge. Purchaser may cancel this transaction at any time prior to midnight of the third business day after the date of this transaction. Deposits and subsequent invoice-payments for contracts cancelled after this period and at no-fault of installer are refundable, at the discretion of the Installer, after the deduction of any expenses incurred by installer in its work to fulfill the arrangements outlined in this contract.

12. Installer provides a 10-year workmanship warranty for residential installations and a 5-year workmanship warranty for commercial installations. Detailed workmanship warranty coverage is outlined in the workmanship warranty "CSUSA Guarantee" document provided to the purchaser as an attachment to this contract. This warranty covers installation including roof penetrations, utility interconnection, internal and external mechanical connections, and all electrical connections from the array to the customer's point of interconnection. Any damage to the components determined to be caused by force majeure, acts of God or nature, maintenance or alterations not performed by the installer, or which is otherwise covered in product manufacturers warranties are not covered under this warranty. Acts of God or nature include rodent damage, hail, lightning or any other accident or event resulting from natural causes without human intervention. Instead, these issues will be submitted under the property owner's insurance coverage for funds to enable Creative Solar USA to provide resolution and repair.

13. Any calculation of potential tax credits by Creative Solar USA are unofficial estimations. As the purchaser and owner of a solar photovoltaic system, you may qualify for certain federal, state, local or other rebates, tax credits or incentives (collectively, "incentives"). Financial calculations assume requisite tax liability. Tax incentives may be carried forward in subsequent years. If you have any questions as to whether and when you qualify for any Incentives and the amount of such Incentives, please consult and discuss with a certified tax or financial adviser. Creative Solar USA and its financing partners make no representation, warranty or guarantee as to the availability or amount of such incentives. If you are a business, your proposal includes a depreciation deduction. The default depreciation calculations in this proposal assume a corporate tax rate of 21%, but your individual situation may differ.

14. Scope of work and utility fees: Creative Solar USA is a turn-key solar EPC (engineering, procurement & construction) company. Unless otherwise stated in writing, the scope of our work covers all the related customary costs associated with permitting, material procurement, installation, electrical work, interconnection, inspections, and commissioning of the system.

For clients served by Georgia Power, note that there will be a one-time witness testing fee of \$5/kW AC added to the power bill. Payment of this one-time fee will be the customer's responsibility. Georgia Power may also require a copy of the customers' W-9 in order to subscribe to their net metering program.



Additionally, for larger commercial systems, the purchaser's local utility might require at their discretion an impact study starting at \$1,930. This impact study is rarely applied for systems below 250kW. Therefore, the cost of the impact study has not been factored in proposals < than 250kW. However, it will be the customer's responsibility to pay for the impact study in case it is required by the utility.

The maximum allowed electrical output for grid-tied bidirectional photo-voltaic systems in the state of Georgia is 10 kW AC for residential installations and 100kW - 250kW AC for commercial installations, unless otherwise authorized by the utility.

15. Purchaser has informed the installer in writing of all relevant general, local and site conditions known to the purchaser that the installer should be aware of pertaining to the performance of the services and supply of the system. An engineering, feasibility, and structural analysis may be required to validate locations and confirm structural and electrical capability of the site. Items factored in the analysis include wind loads, snow loads, soil condition, and service size/type. System changes required as a result of these studies will be submitted as a change order. A change order may be required for any preexisting physical conditions at the site that require additional materials or services from those ordinarily encountered and generally recognized as typical for the type of work described in this agreement. A change order may also be submitted for electrical modifications necessary to accommodate utility interconnection requirements that mandate additional cost and/or system modification (service upgrade, panel upgrade, addition of transformer, etc.). Electrical work is estimated without modifications to the existing system. The purchaser is responsible for any additional charges assigned by third parties due to changes in project specifications (provided those changes take place at the request of the purchaser). Additional cost may also be assigned to the purchaser if the wire run to the tie-in point exceeds 50 feet for residential installations or 100 feet for commercial installations. Installer will submit a change order and secure approval from the purchaser prior to construction.

16. **Quote validity:** Unless otherwise indicated in writing, quotes are valid for 15-days.

4.5 Sales Agreement and Customer Signature

We are pleased to provide the following quote and installation agreement for a Photovoltaic Solar Array System with a total DC-rating of 71.4 kW-DC and a turnkey system cost of \$188,000.

As proposed, this system is grid-tied with your utility. This project will be located at: 970 Hays Mill Rd, Carrollton, GA 30117.

This AGREEMENT is made effective as the date below by and between Creative Solar USA, Inc., ("Installer"), and AAA Storage ("Purchaser") with reference to Installer's performance of engineering and installation of the Description of Work. This proposal is valid for 15 days.

I hereby agree to move forward with the solar project as described above and agree to the Terms and Conditions of the contract provided by the installer, Creative Solar USA, joined to this proposal.



Signature

John Paulk

AAA Storage

Date: 5/26/23



Signature

Kevin Stam

Creative Solar USA

Date: 5/26/23



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