TurningPoint Energy
development - advisory - investment

To Whom It May Concern,

This letter provides answers to certain questions that may arise as a result of TurningPoint Energy's proposed solar projects. While the TurningPoint Energy team remains accessible to answer further questions that arise, this document is designed to help educate local constituents on specifics of these proposed projects. The solar projects in question are located on eight parcels of land in North Kingstown. The aggregate planned system capacity is 13.12 MWac and consists of four discrete solar projects; some of the first of Rhode Island's Community Net Metering Pilot Program. The TPE North Kingstown solar projects will provide electricity to over 3,000 Rhode Island homes, including North Kingstown residents.

Thus far, our team has engaged with a number of government officials at the Town level, and neighbor and community outreach is currently ongoing.

The projects will provide the following benefits and commitments from our team:

1. If the projects are approved as currently conceptualized, an immediate donation of approximately 400 acres (greater than 75%) of the site into permanent conservation
2. Upon the end of the working life cycle of the solar facilities, the remainder of the acreage donated into permanent conservation
3. Assuming the projects are approved locally and at the state level as currently designed/proposed, over $1,970,000 personal property tax revenue to the Town over the next 30 years, without impacting community infrastructure. This represents an increased tax base over current uses of the subject properties by over 258%.
4. Reduction of pollutants into the local atmosphere (all per megawatt of installed capacity):
    - ~2,500,000 pounds of carbon annually eliminated
    - The equivalent of ~129,000 gallons of gasoline
    - The equivalent of ~150 passenger vehicles off the road
    - The equivalent of ~18,000 light bulbs powered for one year
    - Over the life of the solar project, the equivalent of 57,000 trees planted. Solar sequesters far more atmospheric carbon than do trees (27x, in our analysis)
5. Allow residential customers to save money on their electricity bills by incorporating solar energy as a part of the electrical supply mix.
6. Construction will create 100-125 jobs over a 6- to 9-month period.
    - Depending upon the locally available pool of skilled and unskilled tradesmen, we would work to maximize local labor content for the projects
7. Planting of pollinator friendly grasses and clover; creates robust new habitat for bees, birds, small mammals and other wildlife
8. We will work with community leaders to invest a portion of the proceeds of the projects into important local community initiatives.

We appreciate your time and thank you for your consideration. Should you have any questions or

would like any additional information, please contact the undersigned.

Sincerely,

TPE North Kingstown Solar (subsidiary of TurningPoint Energy) Jared Alvord
Project Development 802.595.2115
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Q & A

Our goal is to inform potential neighbors of the TPE North Kingstown Solar projects to ensure we could support any concerns. Below is a list of the questions raised during discussions along with our answers.

1. **How will my property values be impacted?**

   A common misconception is that property values are negatively impacted due to proximity to solar facilities. This has been repeatedly disproven by numerous studies over the past decade. For more information visit: https://training.ny-sun.ny.gov/88-resources/faqs/general-faqs/272- do-solar-installations-have-an-impact-on-property-values.

   Some considerations:

   1. **Traffic**. Solar facilities are not traffic generators. The Institute of Transportation Engineers provides that one single family home, on average, generates 9.5 vehicle trips per day. A solar facility, once operational, would generate significantly less traffic than a single home.
   2. **Odor**. Solar facilities do not produce odor.
   3. **Noise**. Solar facilities produce no discernible noise. Although the inverters generate a sound that might be described as a soft hum, with properly functioning inverters this sound is inaudible from the facility boundary.
   4. **Environmental**. Solar facilities do not produce toxic or hazardous waste or contain hazardous materials or substances.
   5. **Light**. Lighting will be limited as needed or required by code for safety, potentially at the site entrance or by inverter pads. All lighting will comply with North Kingstown's standards and will not pollute surrounding areas.

2. **How do you find sites for your solar projects?**

   TurningPoint Energy team members go through an in-depth screening process before identifying locations that are an ideal fit for a solar project. These considerations include:

   - Utilizing brownfields or contaminated sites to the extent possible
   - Minimizing visual impacts
   - Local land use ordinances
   - Reasonable land pricing
   - Electrical infrastructure – project needs to be within an area of the distribution system with sufficient capacity and typically within a few miles of a substation
   - Incorporating views and opinions of local leaders and adjacent community to the extent possible
   - Relatively flat sites (less than 3% grade is ideal, more than 10% is more challenging)

- Good soil (ample soil before bedrock, few rocks, good resistivity)
- Design considerations including
  - Topography
  - Sufficient depth for tracking systems

The TPE North Kingstown Solar project site was identified for the following positive aspects:

- Natural buffering
- Under 10% grade slope on most of the site
- Soil conditions that allow for a tracker system
- Capacity was available on the adjacent distribution line
- Community feedback

3. What happens at the end of the solar projects' life, during the decommissioning stage?

During the end of a solar project's life, expected to be up to 35 years, land is restored to its original state. Decommissioning proceeds in reverse order after the installation:

1. The solar facility is disconnected from the utility power grid.
2. Photovoltaic panels are disconnected, collected, and either shipped to another project, salvaged, or submitted to a collection or recycling program.
3. Electrical interconnection and distribution cables are removed and recycled off-site by an approved recycling facility.
4. Photovoltaic panel support H-beams and aluminum racking are removed and recycled off-site by an approved metals recycler.
5. Electrical and electronic devices, including transformers and inverters are removed and recycled off-site by an approved recycler.
6. Concrete piles used for the inverter blocks are removed and recycled off-site by a concrete recycler.
7. Fencing is removed and recycled off-site by an approved recycler.
8. Any interior project roads, typically constructed of 4" aggregate base, can either remain onsite should the landowner choose to retain them, or be removed and the gravel repurposed either on- or off-site.
9. The Project site may be converted to its original condition including revegetation, or to other land uses in accordance with applicable land use regulations in effect at that time of decommissioning. There are no permanent changes to the site.

4. Will the solar panel system make any sounds?

TurningPoint Energy follows best practices to minimize sound impacts from the system during both the construction and operation phases:

1. Construction phase (6-12 months)
   - Tree removal and de-stumping, road building, and site grading.
   - Construction restricted to daylight hours.

2. Neighbors will hear virtually no sound during operation (35 years)
    - Sound is generated from transformers and inverters at each pad. Typical transformers have a 50dB rating at 100'.
    - Sound reduces at 6dB for every 100' of added distance.

5. What is the larger renewable energy plan for Rhode Island?

In 2004, Rhode Island established its Renewable Energy Standard, making it one of the early adopters for renewable goals in the country. In 2016, this goal was updated, which increases the renewable portfolio standard to 38.5% of total retail electricity to be obtained from renewable sources. A Community Net Metering law was passed to allow for more solar access options.

6. What is Community Net Metering, and why does it matter here?

Community Net Metering offers the benefit of solar to those who can't, or prefer not to, install solar panels on their homes. These projects enable individuals to purchase or lease a "share" in a community net metered project. In 2016, the Rhode Island legislature amended the Net Metering tariff to include a separate Community Net Metering Pilot Program.

TurningPoint Energy has recently been awarded over 70% of the total program capacity and is looking to add additional projects to the mix. These projects will assist Rhode Island's goal of increasing homegrown renewable energy, while also helping to drive down electricity prices.

7. How can I participate/subscribe to the community solar program? How can I benefit from the solar energy being generated?

First, the prospective customer subscribes to TPE's solar facility by signing a 10 to 25-year Solar Subscription Agreement at a discount to current retail rates. The electricity generated by the projects goes to National Grid. The customer would then receive a bill credit from National Grid for the project's share of the electricity produced on customer's next bill. Finally, customer would receive a 2nd bill From TPE at a discount to bill credit rates. If you are interested in exploring this opportunity further, feel free to check out this link and provide us your information: https://turningpoint-energy.com/development/community-solar/.

DETAIL OF CURRENT CHARGES

Delivery Services

Service Period	No. of days	Current Reading -	Previous Reading =	Total Usage
May 13 - Jun 12	30	366 Actual	1379 Actual	-1013 kWh

METER NUMBER [redacted] NEXT SCHEDULED READ DATE Jul 15

RATE Small C&I Rate C-06

Customer Charge		10.00
LIHEAP Enhancement Charge		0.83
Renewable Gen Credit	0.12549 x -1013 kWh	-127.11
	Total Delivery Services	**-$ 116.28**

Figure 1. Example bill credit from National Grid

8. **What is the potential for storm water runoff? What impacts can I expect?**

   The direction of storm water runoff will generally remain the same. The ultimate design will be required to meet local stormwater design requirements as well as State requirements with regards to erosion and sediment control and post-construction storm water runoff to protect downstream properties.

9. **What will happen in the case of high winds? Hail?**

   There are not any major concerns related to wind or hail to a solar facility beyond typical concerns to any structure during strong storm events. The project will be built in compliance with local building safety codes.

10. **Will there be UV radiation generated by the array? Heat?**

    The panels are mounted using a tracking mounting system and only face east-west and would rotate as the sun moves. Solar is designed to absorb the sun's rays, not reflect them. Solar does not emit anything, and it absorbs heat. As described below, the solar facility will be set back from property lines, and we plan to propose a vegetative buffer that screens neighbors and the road, to screen surroundings from the solar array and fence. We are happy to provide site plans upon request. Since there is no UV radiation and heat generated by the array, there is therefore no impact to property values.

11. **Will the panels cause glare that would reflect on nearby public roads and housing?**

    No – Solar is designed to absorb the sun's rays, not reflect them. This fact is reflected (no pun intended!) in the large number of solar facilities currently installed and operational at airports and Air Force bases across the country.

12. **What is the benefit of the projects to the utility or town?**

    Solar is emissions free, clean, and renewable electricity. This projects alone, reduces carbon dioxide emissions by an estimated ~2,500,000 pounds annually (per megawatt of installed system capacity). That is the equivalent to taking ~150 cars off the road and not using ~129,000 gallons of gasoline (per megawatt of installed system capacity). That improves the quality of the air and environment in and around the area and for all that live in and around North Kingstown. Additionally, we estimate the

projects will include 100-125 planning, development, design, and construction jobs from this point until the projects are commercially operational. We estimate the personal property tax revenue for North Kingstown to be about ~$1,970,000, as the projects are currently designed/proposed and assuming they are approved as such locally and at the state level. This represents an increased tax base over current uses of the subject properties by over 258%.

Upon successful permitting, utility interconnection, and award of requisite state incentives, TPE looks to local leaders for suggestions as to local charities and non-profits in need of a financial "shot in the arm" for philanthropic investment. We endeavor to donate a significant percentage of a projects' overall profit into these types of organizations in every community we impact.

13. Will this create local jobs?

Yes. We estimate the projects will include 100-125 planning, development, design, and construction jobs from this point until the projects are commercially operational. TPE prides itself on working with solar facility contractors that stress the importance of utilizing a local labor pool. A TPE project in Bosque County, Texas that completed construction in December 2017 is an ideal example of this point. While contractors on many large-scale projects along these lines bring their crews from around the country, the contractor on this facility held a number of job fairs locally and was able to secure in excess of eighty-five (85%) local labor content. Depending upon the locally-available pool of skilled and unskilled tradesmen, we expect a similar outcome for the solar facility being proposed for North Kingstown.

14. I'm concerned about safety. What impact, if any, will this have on the safety of residents, children, and the environment?

We take safety very seriously. Our plan is to have a six- to eight-foot fence around the solar array with locks to prohibit entrance without our express permission. Additionally, the projects will have a construction safety plan as well as an operations and maintenance safety plan. We will make sure the surrounding neighbors have knowledge of both the construction and operations safety plans and will coordinate directly with them to ensure safety is upheld to the highest standards.

For emergency and maintenance vehicles, a continuous gravel access road along with emergency procedure signage will be installed throughout the site. A KNOX-BOX will be installed at the gate. The solar facility will be enclosed with an 6-8' high chain link fence with gated access.

15. Are rooftop arrays a viable alternative to these projects?

Typically, an area larger than individual business and homeowner roofs is needed for meaningful power output for a community solar project. Roof top solar is a great application for single businesses and homeowners, but community solar allows for an alternative to such systems.

16. **Is wind energy a viable alternative?**

Wind is extremely dependent on location and turbines are large, tall structures which often break zoning height restrictions and may not be well received in this area.

17. **How can I stay informed about the projects?**

If anyone would like to be kept informed about the projects, send your contact information to jalvord@tpoint-e.com for updates.

18. **What kind of fencing will you be placing around the perimeter of the projects?**

We anticipate a six to eight-foot fence with barbed wire. This is extremely important for safety and for security of the array. Either the vegetated buffer or natural, existing buffering is anticipated to fully screen the fence so as to protect the landscape and look of the site for the community.

19. **What type of screening will you be providing around the array?**

We took this feedback seriously and want to support the idea. The entire portion of the subject property is screened from view by existing vegetation and topography. We propose a visual buffer around those portions of the site where there is not sufficient and existing vegetative or topographic cover to screen the development from neighbors. The visual buffer we propose is a vegetative screening in the form of native evergreen shrubs and native evergreen trees, planted at 3-7 feet, and will grow no more than 10 feet tall. Quality and size of plants will be in accordance with the current standards of American Association of Nurserymen "American Standards for Nursery Stock."

20. **Neighbors asked how tall the panels typically are.**

Solar Panels typically stand eight- to ten- feet tall above base ground elevation. Below is a photograph of what they typically look like.

Figure 2. Example of solar panel.

21. Will TurningPoint Energy be the sole owner of these arrays?

TurningPoint Energy is a project development company with experience of developing 50 similar projects in 10 different U.S. states over the last eight years. The development process for solar power plants we typically utilize is fully developing the projects inclusive of permitting prior to gaining third party investment for the projects. We have several energy investors interested in supporting these projects.

22. Are you a local company?

Turning Point Energy (TPE) is a Colorado-based company with offices in five states and plans to open a Rhode Island office by the end of 2019. Our team has invested in Rhode Island as the primary market to enter in 2016, and we have over 40 MW of solar development assets underway in the state, targeting initial revenue from the first set of Rhode Island projects in 2019. That initial revenue will trigger adding new Rhode Island-based team members in the state as well as opening an office.

23. How will I be notified of public hearings?

From the Town of North Kingstown's zoning ordinance: "No special permit shall be granted pursuant to section 9-257 to any person making application therefor until after a public hearing has been held upon the question of the granting of the permit before the town council. The council shall first give notice of such public hearing, specifying the time and place of the hearing, by publication in a newspaper printed in the county at least once each week for three successive weeks prior to the date of the hearing. The cost of advertising such notice shall be paid by the person making application for the permit. At the hearing, opportunity shall be given all persons interested to be heard upon the matter of the permit."

24. What type of solar panels will you be using?

The solar panels for the projects are anticipated to be standard 72 cell polycrystalline solar panels that have anti reflective coating for high sunlight absorption and meet quality and environmental certificates as required to be UL listed (Underwriters Laboratory listed) which is a stringent requirement all solar panels must meet for industry standards required for projects to be financeable and generally acceptable per federal requirements. The panels also are expected to meet standards such as ISO-9001 quality standards, ISO 14001 environmental standards, OHSAS 18001 occupational health and safety standards, IEC 61215 & IEC 61730 Application Class A certifications. The panels are planned to be specified once the projects has been fully permitted and designed, when traditional procurement occurs for projects in the solar industry.

25. A neighbor asked about what would happen if solar panels break and "chemical come out"?

Some specific types of panels, known as thin film panels, may contain cadmium telluride or gallium arsenide which can be hazardous if the panels break. However, TPE does not utilize this technology in our projects. We specify poly or mono silicone solar panels which do not contain harmful chemicals or gasses. These panels are comprised mainly of silicone, aluminum, and glass. They are solid state materials so if panels break there is no risk of any "leakage" of any fluids or gasses.

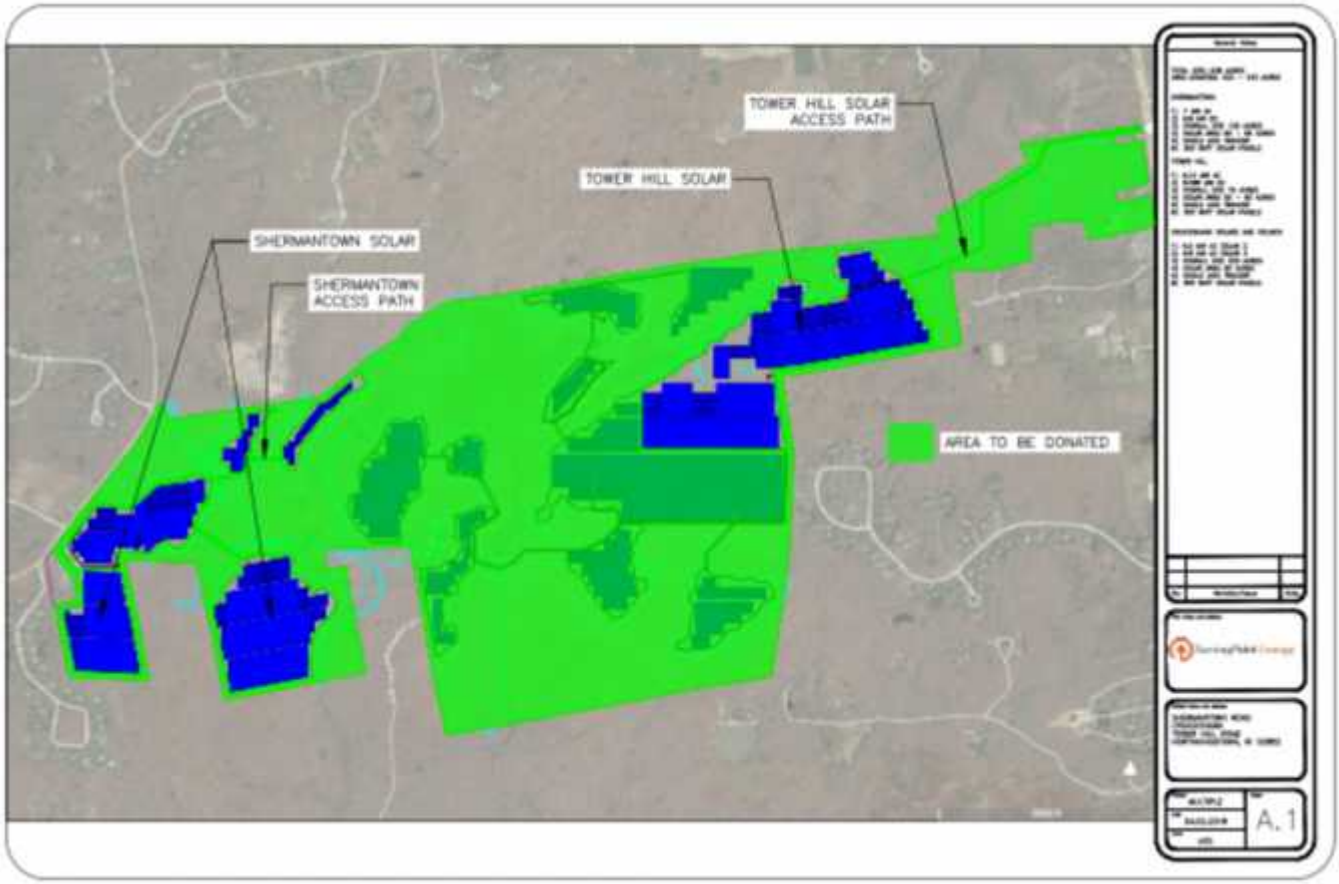
26. A neighbor asked about the distribution lines and the electrical gear, whether they would get hurt from them? Cancer from them?

Solar panels are designed to absorb the sun's rays and don't irradiate anything. They absorb the sun's rays and turns it into electricity. Solar is 100% emissions free and therefore does not cause any harm to anyone. In addition, all the cables will be buried underground until they are interconnected at the distribution infrastructure that already exists, which is not harmful to humans and animals.

27. A neighbor was concerned about people with bee allergies since the project will be planting pollinator friendly mixes.

The U.S. bee population has been decimated in recent years due partly to climate change. As a result, there is broad concern environmentally across the U.S. and in Rhode Island that there needs to be an effort to allow friendly habitat for bees to pollinate in general. TurningPoint Energy embraces this approach and has committed on many projects, including these, to utilize pollinator friendly vegetation underneath solar panels to help in this effort. This does not mean there could be some huge spike in local bee population nor does it mean that there should be any more concern about bees than there already is today with the current habitat in place.

Appendix A. Proposed layout of projects



[*Areas shaded in green proposed as immediate conservation donation areas.*]