



Application for Preliminary Certificate to Operate

1. Legal name of Applicant and the name under which the Applicant proposes to do business in Delaware.

Applicant Lewes Saddle Ridge Solar 1, LLC

Parent Company (if applicable) Soltage DE DevCo, LLC

or d/b/a (if applicable) _____

If applicable, **Applicants** with a d/b/a must submit a copy of the Registration of Trade, Business & Fictitious Name Certificate for each of the three Delaware counties. Provided in **Exhibit** _____

Provide a list of names under which the Applicant, its Affiliated Interests, or any current or previous officer, director, or manager has previously done business in Delaware. Provided in **Exhibit A** _____

1b. Tax Identification or Employer Identification Number: 88-2988878

1c. Company Mailing Address: 333 Washington St. Suite 401 Jersey City, NJ 07302

1d. Physical Address of Community Energy Facility (if different):
30862 SADDLE RIDGE WAY Lewes, DE 19958

And Parcel #
234-6.00-6.04

1e. Identify the functions that the Applicant will undertake on its own behalf.

Develop Own Solicit Subscribers Finance
Manage Subscriptions Build Operate CEFs

Note: Applicant will rely on third parties for some of these functions

2. State of Formation Certifications:

State of Formation: Delaware

Provide a Certificate of Good Standing issued by the Secretary of State of the state of formation or incorporation (if different from the State of Delaware) dated within the past 12 months certifying that the Applicant is in good standing and qualified to do business in the state of formation or apply for a waiver of this requirement. Provided in **Exhibit** _____

Provide a copy of the Applicant's Business License certifying that the Applicant is registered and/or qualified to do business in the state of formation or incorporation (if different from the State of Delaware) or apply for a waiver of this requirement. Provided in **Exhibit** _____

3. Authority to do Business in Delaware:

Provide a Certificate of Good Standing (or a certification that the company is entitled to do business in the state) issued by the Delaware Secretary of State dated within the past 12 months certifying that the Applicant is in good standing and qualified to do business in Delaware. Provided in **Exhibit** B

Provide the **permanent** copy of the Applicant's Delaware Business License certifying that the Applicant is registered and/or qualified to do business in Delaware. Provided in **Exhibit** J

4. Delaware Registered Agent:

Each Applicant shall provide a designation in writing of the name and post office address of a Registered Agent within the State of Delaware upon whom service of any notice, order or process may be made. This information must be updated if changed.

The Corporation Trust Company
Name

Name

Corporation Trust Center 1209 Orange St. Wilmington, DE 19801
Address

Address

(302) 658-7581
Phone

Phone

ct-statecommunications@wolterskluwer.com
Email Address

Email Address

5. Leadership:

Provide the names, titles, addresses, and telephone numbers of the Applicants' principal officers, directors, partners, or other similar officials. Provided in **Exhibit** C

6. Corporate Structure:

6a. Each Applicant shall provide a description of the Applicant's corporate structure, including any Affiliated Interests engaged in operations in the United States related to energy. **Exhibit** _____ if need more space.

Lewes Saddle Ridge Solar 1, LLC is the Applicant, which is owned by Soltage DE DevCo, LLC. Soltage DE DevCo, LLC is owned by Soltage LLC. Soltage LLC also owns over 100 operating solar facilities across the USA, including Delaware operating facilities Northern Peninsula Solar DE, LLC, Southern Peninsula Solar DE, LLC, and DDHR Solar DE, LLC.

6b. Additionally, a graphical depiction of such structure is required. Provided in **Exhibit D**.

7. **Regulatory Contact Person:** This person will be the Commission's main point of contact and the initial point of contact regarding this Application. The Commission will also send any correspondence to this person.

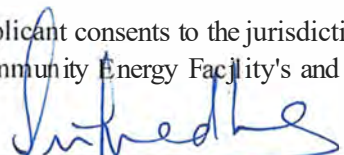
Zac Meyer	
Name of Regulatory Contact	
Manager of Development	
Title	
(508)364-9136	zmeyer@soltage.com
Telephone Number	Email Address

8. **Website Address:**

Soltage.com

9. **Consent to Jurisdiction:**

Applicant consents to the jurisdiction of the Delaware courts for acts or omissions arising from the Community Energy Facility's and its Agent's activities in the State of Delaware.


By (signature)

Sripradha Ilango
Typed or Printed Name

Aufborzeof Signatory
Title

10. **Proof of Site Control:**

Each Applicant shall submit a proof of site control for the parcel where the Community Energy Facility is, or will be, located, by providing one of the following.

- Fully executed lease agreement provided. in **Exhibit E**
- Deed of sale. Provided in **Exhibit** _____
- Property deed. Provided in **Exhibit** ____
- Binding option agreement with defined lease or purchase terms. Provided in **Exhibit** _____

11. Interconnection Feasibility:

Each Applicant shall submit a copy of completed interconnection study or a signed interconnection agreement with Delmarva. If Delmarva determines that an interconnection study is unnecessary, then a written statement from Delmarva to that effect, which includes the facility's capacity and generating technology, may substitute for a completed interconnection study.

- Completed interconnection study. Provided in **Exhibit F** _____
- Signed interconnection agreement. Provided in **Exhibit** _____
- Written statement from Delmarva. Provided in **Exhibit** _____

12. Any other Information:

- Other material submitted in support of the Application. Provided in **Exhibit G** _____
- No other supporting material is provided

13. Verification of Application: The Application must be accompanied by a signed, notarized verification of a principal officer of the Applicant stating that all information in the Application is true and correct as filed to the best of the principal's or officer's belief. Where the Applicant is a corporation or an association, the verification shall be signed by an officer thereof and notarized. *(See Attachment A for an example)*

- Verification is provided in **Exhibit H** _____

14. Waiver of Certification Requirements:

- Applicant requests a waiver of the requirements in Section(s) _____ of the Community Energy Facilities' rules (26 Del. Admin. C. § 3001, Section 16). Please provide a detailed explanation and supporting documentation in support of the request. Provided in Exhibit _____

15. General Compliance: Please complete the "Affidavit of General Compliance" in Attachment B.

Exhibit A: Names Affiliated to the Company

1. Soltage, LLC
2. Soltage DE DevCo, LLC

Affiliates:

Soltage, LLC

Soltage DE DevCo, LLC

Dagsboro Thorogoods Solar 1, LLC

Northern Peninsula Solar DE, LLC

Southern Peninsula Solar DE, LLC

DDHR Solar DE, LLC

Solar Projectco 2013 II, LLC

SG Managementco 2013 I, LLC

SG Holdco 2013 I, LLC

Officers, Directors, Managers associated with Applicant that have previously done business in Delaware:

Jesse Grossman – CEO of Soltage

Sripradha Ilango – CFO of Soltage

Jonathan Cole – Senior Vice President of Soltage

Delaware

The First State

I, JEFFREY W. BULLOCK, SECRETARY OF STATE OF THE STATE OF DELAWARE, DO HEREBY CERTIFY "LEWES SADDLE RIDGE SOLAR 1, LLC" IS DULY FORMED UNDER THE LAWS OF THE STATE OF DELAWARE AND IS IN GOOD STANDING AND HAS A LEGAL EXISTENCE SO FAR AS THE RECORDS OF THIS OFFICE SHOW, AS OF THE EIGHTEENTH DAY OF MAY, A.D. 2023.

AND I DO HEREBY FURTHER CERTIFY THAT THE ANNUAL TAXES HAVE BEEN PAID TO DATE.




Jeffrey W. Bullock, Secretary of State

3374397 8300

SR# 20232158354

You may verify this certificate online at corp.delaware.gov/authver.shtml

Authentication: 203375034

Date: 05-18-23



Exhibit C
Leadership

Officers, Directors, Managers of the Applicant:

Jesse Grossman
Chief Executive Officer & Co-Founder of Soltage
(201) 499-1030
jgrossman@soltage.com

Sripradha Ilango
Chief Financial Officer of Soltage
Authorized Signatory of Lewes Saddle Ridge Solar 1, LLC and of Soltage DE DevCo, LLC
(201) 499-1031
silango@soltage.com

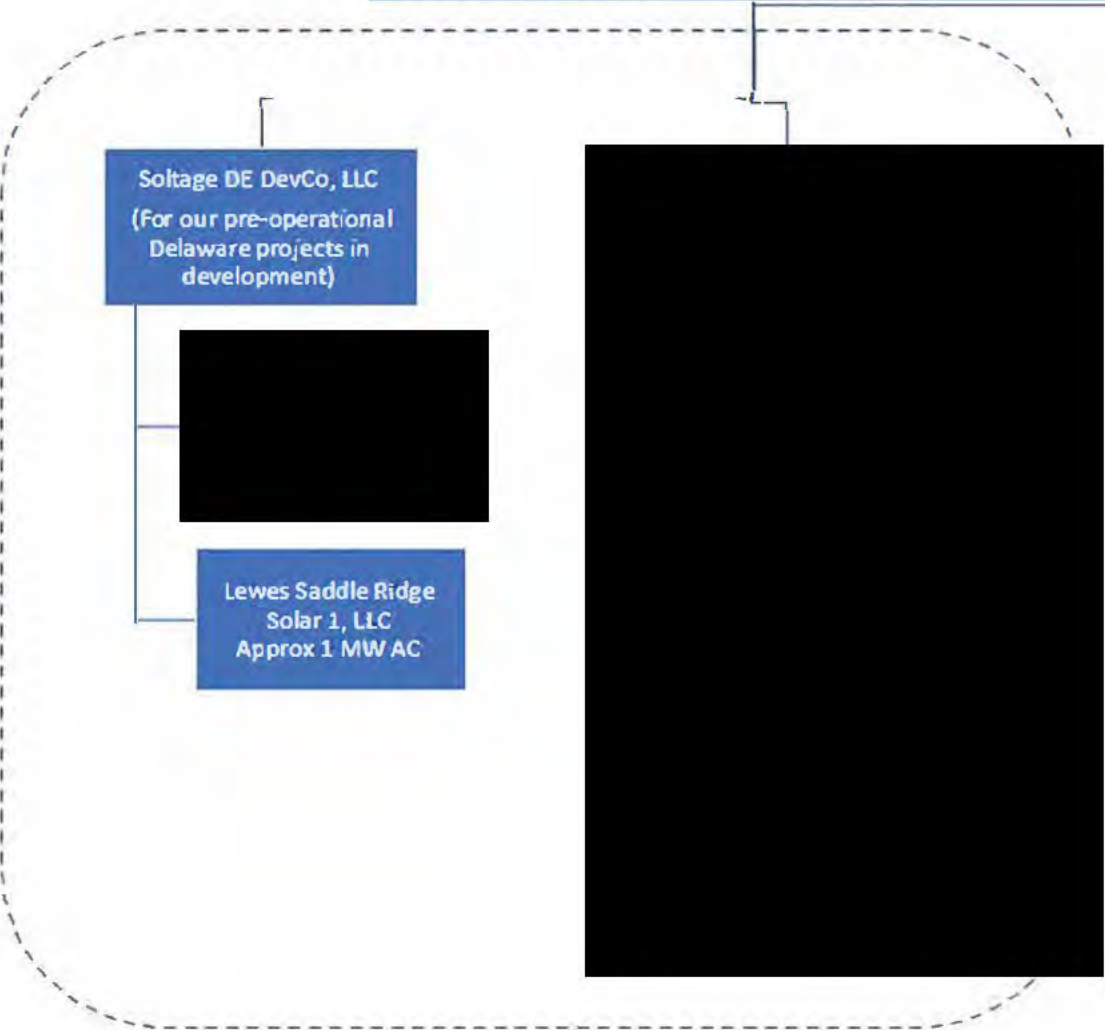
Jonathan Cole
Senior Vice President - Head of Development of Soltage
(201) 499-0007
jcole@soltage.com

Zac Meyer
Manager of Development of Soltage
Developing Lewes Saddle Ridge Solar 1, LLC
(508) 364-9136
zmeyer@soltage.com

Public
Prepared April 19, 2023



Dashed blue line contains
Soltage's Delaware
assets



MEMORANDUM OF LEASE

THIS MEMORANDUM OF LEASE ("Memorandum") is entered into 27th day of October, 2021 between Beaver Dam Enterprises LLC ("Landlord"), whose address is P.O. Box 555, Nassau, DE, and Soltage DE DevCo, LLC, a Delaware limited liability company ("Tenant"), whose address is 66 York Street, 5th Floor, Jersey City, NJ 07302, to provide record notice of that certain Lease Agreement dated 06/14/2021 (the "Lease") whereby Landlord leased to Tenant a portion of the real property described in the attached **Exhibit A** ("Property"). Specifically, Landlord leased to Tenant that portion of the Property shown in **Exhibit B**, together with all improvements, fixtures, personal property and trade fixtures, and all other appurtenances, tenements, hereditaments, ingress, egress, rights and easements pertaining to the Property (collectively, the "Leased Premises"). Landlord and Tenant agree that upon completion of a final site plan and survey delineating the Leased Premises, the parties shall amend **Exhibit B** to more accurately describe the Leased Premises.

The solar photovoltaic power generating facility and all related equipment installed, owned and operated by Tenant and located at the Leased Premises (collectively, the "Solar Operations") shall not be deemed a fixture. The Solar Operations are Tenant's personal property and Landlord has no right, title or interest in the Solar Operations. Further, Landlord has waived any and all rights it may have to place a lien on the Solar Operations.

The Effective Date of the Lease is 07/29/2021. The Initial Term of the Lease begins on the Commencement Date (as defined in the Lease) and continues for 20 years from the date of commercial operation of the Solar Operations (as defined in the Lease) unless extended or earlier terminated as provided in the Lease. Tenant has the right to extend the Term for up to three (3) additional Extension Terms of five years each, and Tenant and Landlord mutually have the right to extend the Term for a fourth (4th) additional Extension Term of five years, as set forth in the Lease. Additionally, pursuant to the terms of the Lease, Landlord has granted certain easement rights over and across adjacent property as further described on **Exhibit C** (the "Adjacent Property"). Reference should be made to the Lease for further particulars.

TENANT: SOLTAGE DE DEVCO, LLC

By: _____

Name: Sripradha Ilango *

Its: Manager

Date: _____

LANDLORD: BEAVER DAM ENTERPRISES, LLC

By: _____

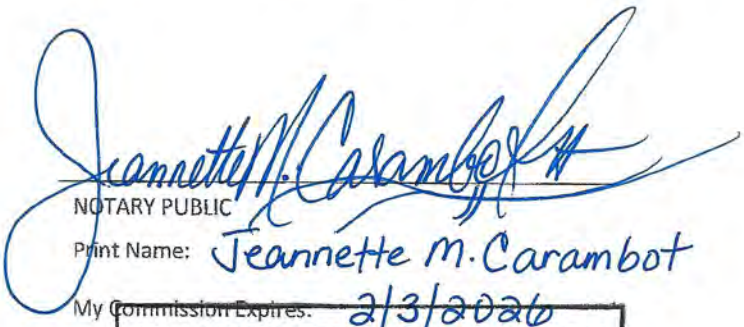
Name: Anton Balakin

Its: President

Date: 10/22/2021

STATE OF NEW JERSEY
COUNTY OF Hudson

The foregoing Agreement was acknowledged before me this 27th day of October, 2021, by _____, as _____ of Soltage DE DevCo, LLC. He/She is personally known to me or has produced _____ as identification.


NOTARY PUBLIC
Print Name: Jeannette M. Carambot
My Commission Expires: 2/3/2026

JEANNETTE M CARAMBOT
NOTARY PUBLIC
STATE OF NEW JERSEY
MY COMMISSION EXPIRES FEB. 3, 2026

STATE OF DELAWARE
COUNTY OF _____

The foregoing Agreement was acknowledged before me this 22 day of October, 2021, by Anton Balakin. He is personally known to me or has produced _____ as identification.





NOTARY PUBLIC
Print Name: Shanika Murray
My Commission Expires: 03/29/23

Exhibit A
Property

Parcels 6.01, 6.02, and 6.03 as shown below. Note that Landlord or Landlord affiliate plans to work with the appropriate government body to merge these parcels into a single parcel; Tenant acknowledges and approves of this parcel merge.



Street address is Saddle Ridge Way, Lewes, Sussex County, DE

Exhibit B

Leased Premises The leased premises are approximately the area shown in the below preliminary solar array design. This area is subject to change prior to Commencement Date.



Exhibit C

Adjacent Property

Adjacent Property is any real property owned by Beaver Dam Enterprises LLC or Anton Balakin shown below that is not part of Leased Premises

