



April 22, 2026

City of Camden  
Planning Board  
520 Market Street  
Camden, NJ 08101

Re: *Camden Community Solar Projects  
Preliminary Site Plan Application Submission*

**Camden Community Solar LLC – Phase 1**  
1 Subaru Drive, Camden, NJ 08103 (Block 1459, Lot 9)

**Camden Community Solar 2 LLC – Phase 2**  
1350 Admiral Wilson Boulevard & 250 Memorial Avenue, Camden, NJ 08103  
(Block 1464, Lots 4 & 5)

Dear Planning Board Members,

On behalf of Camden Community Solar LLC and Camden Community Solar 2 LLC, we respectfully submit this comprehensive application for preliminary site plan approval for the two specified properties located at 1 Subaru Drive, Camden, NJ 08103 (identified as Block 1459, Lot 9 on the official tax map) and 1350 Admiral Wilson Boulevard together with 250 Memorial Avenue, Camden, NJ 08103 (identified as Block 1464, Lots 4 & 5 on the official tax map of the City of Camden, New Jersey).

The proposed projects involve the installation of innovative solar parking canopies constructed directly over the existing parking lots at these locations. These solar canopy systems have been thoughtfully engineered and designed from the ground up to achieve full compliance with every applicable requirement set forth in the City of Camden Land Development Ordinance. This includes strict adherence to all zoning regulations, bulk standards, circulation and traffic management provisions, stormwater management requirements, and utility connection and service standards. The design prioritizes environmental sustainability, operational efficiency, and seamless integration with the surrounding industrial and commercial context of the sites.

Enclosed for your thorough review and consideration, please find the complete set of application materials, which have been meticulously prepared and organized to facilitate your evaluation. These documents include, but are not limited to, the following:

1. Fully completed and executed Application Forms.
2. Preliminary Site Plan Drawings, prepared by Michael R. Brown, PE, PTOE, CME of Consulting Engineer Services, Inc.
3. Redacted copies of the Subaru and Applicant Property Leases.

4. Manufacturer Specification Sheets from Parasol Structures Inc. providing technical details on the solar canopy systems.
5. Fees / Escrow. Preliminary Application Fee \$803.40; Escrow Fee \$2,408.82

In addition to the standard submission materials, and due to the immediate and time-sensitive need to initiate construction activities in order to remain eligible for valuable federal Investment Tax Credits, we respectfully advise the Camden City Planning Board of the following important matters regarding the necessity of early construction for Investment Tax Credit (ITC) eligibility:

- A. **Necessity of Early Construction for ITC Qualification:** Under the provisions of the Internal Revenue Code, the Applicant is required to commence construction prior to July 5, 2026, in order to formally establish the beginning of construction and thereby qualify for the full federal Investment Tax Credits (ITCs). In recognition of this critical deadline, and consistent with NJBPU regulations (specifically N.J.A.C. 14:8-11.4(b), as waived by recent BPU Orders applicable to ITC-eligible projects), the Applicant is permitted to begin certain construction activities prior to receipt of full NJBPU conditional registration and PSE&G interconnection approvals.
- B. **Immediate Need and Planned Early Construction Activities:** To safeguard the project's overall economic viability—which is fundamentally dependent upon securing these federal ITC incentives—the Applicant plans to commence limited early construction activities prior to July 5, 2026. These initial works may include the construction of equipment pads, followed by the installation of major and minor underground conduits, site preparation activities such as the selective removal of trees and vegetation within the parking lots, and, where timing allows, the limited disconnection, rewiring, and/or replacement of existing parking lot lighting fixtures and security cameras in coordination with Subaru.
- C. **Coordination for Full NJDEP Compliance:** The Applicant and its team of professionals will coordinate all early construction activities closely with Subaru and its representatives, and will obtain Subaru's prior approval or written concurrence to guarantee full compliance with all applicable New Jersey Department of Environmental Protection (NJDEP) standards and requirements.
- D. **Ongoing Coordination with Subaru on Design Finalization:** The Applicant remains committed to continuing its close and collaborative coordination with Subaru and its professionals to finalize all aspects of the solar canopy system designs. This includes detailed refinement of the foundation systems and the structural steel canopy components to ensure optimal performance and minimal impact on the host site.
- E. **Solar Equipment Placement and Safety Considerations:** All solar panels, inverters/combiners, and related electrical equipment will be securely mounted on the power columns at heights well above reach, thereby maintaining full compliance with safety standards and preserving unobstructed use of the parking areas.

- F. **Comprehensive Construction Coordination and Minimization of Disruptions:** In full accordance with the executed lease agreement between the Applicant and Subaru, both parties are actively engaged in detailed coordination of the entire construction schedule, sequencing of work, onsite traffic maintenance and control plans, and all other logistical aspects. The shared goal is to minimize any potential disruptions to Subaru's ongoing operations and facilities to the greatest extent practicable.
- G. **Acknowledgment of Risk by the Applicant:** The Applicant fully acknowledges that any and all work performed prior to the receipt of all necessary final approvals is undertaken entirely at the Applicant's sole risk and responsibility. The Applicant expressly assumes all risks associated with the early construction of the equipment pads and any related preliminary site work.
- H. **Legal Authority under the Municipal Land Use Law:** Pursuant to the New Jersey Municipal Land Use Law (MLUL), N.J.S.A. 40:55D-1 et seq., once preliminary site plan approval has been granted by the Board, the Applicant is expressly permitted to commence construction activities at its own risk prior to the issuance of final approval.

For the information of the Board and the general public, and drawing upon the Applicant's extensive experience in the solar industry, we are pleased to provide the following detailed estimate of the positive community and economic impacts that will result if Preliminary Approval is granted. These projections are based on conservative, well-documented assumptions:

- **Estimated savings per subscribing household** (typical Camden residential usage of 6,500–7,000 kWh/year, with full offset subscription and an average of approximately 6,750 kWh/year): • Current PSE&G effective residential rate: approximately \$0.23/kWh (reflecting the total bill credit value for both supply and delivery components). • Year 1 annual savings (based on 25%/30%/35% discount levels on solar credits): \$388 / \$466 / \$543 per household. • Year 10 annual savings (accounting for an approximate 3% typical annual escalation in NJ electricity costs, derived from the last 10 years of historical data): \$506 / \$608 / \$709 per household.
- **Project scale and reach:** The combined 2.9 MW DC project, operating at a production factor of 1,320 kWh/kW/year, is projected to generate approximately 3.83 million kWh of clean solar energy annually. This output will be sufficient to support roughly 567 average Camden households through the community solar subscription program.
- **Broader economic benefits** (calculated using a conservative 1.8 local economic multiplier applied to the direct bill savings):
  - Per-household example (at the 30% discount level): approximately \$466 in direct Year-1 savings translates to roughly \$839 in total local economic impact through increased household spending, job creation, and community resilience. This figure scales upward with projected electricity rate growth to approximately \$1,094 by Year 10.
  - Project-wide (30% discount scenario): approximately \$264,000 in direct annual savings in Year 1, generating roughly \$475,000 in broader economic activity across the City. These benefits will continue to grow over the 10-year horizon as energy costs escalate.

- **Additional project benefits** include the provision of clean, locally generated solar energy; reduced strain on the regional electrical grid; lower greenhouse gas emissions; and enhanced community resilience—all achieved without requiring rooftop installations, thereby making the program fully accessible to renters and homeowners alike. The savings are delivered as fixed-percentage discounts that remain constant over the life of the subscription and appear automatically as credits on PSE&G utility bills.

We firmly believe that the proposed development of these community solar projects represents a significant and beneficial improvement to the properties, provides tangible value to the subscribing residents of Camden, and will contribute positively to the City as a whole. The projects are fully consistent with the City's long-term planning objectives for sustainable development, economic growth, and environmental stewardship.

We respectfully request that this application be deemed complete at the earliest possible date and that it be scheduled for consideration at the May 14, 2026 Planning Board hearing.

Should you require any additional information, clarification, or supplementary materials at any time, please do not hesitate to contact our office. We stand ready to provide any further assistance that may be needed.

Thank you for your time, careful consideration, and continued support of sustainable development initiatives that benefit the City of Camden and its residents. If you require any further information, please contact me directly at the number provided below.

Sincerely,



David Martin  
Director of Project Management  
(530) 925-4214

Copy: Michael F. Floyd, Esq., Archer Law  
Michael R. Brown, PE, PTOE, CME, Consulting Engineer Services  
Rebecca Graustein, LSRP, Roux Associates  
Jacqueline Fusco, Roux Associates

**CITY OF CAMDEN  
DEPARTMENT OF PLANNING & DEVELOPMENT**

**DIVISION OF PLANNING  
&  
ZONING**



**SITE PLAN APPLICATION AND  
SUBMISSION ITEMS PACKAGE**

Any question please contact:  
Angela Miller, Planning Board Secretary  
(856) 757-7214

SITE PLAN APPLICATION AND SUBMISSION ITEMS PACKAGE

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**SITE PLAN APPLICATION  
CHECKLIST**

**CHECK IF COMPLETED**

**FOR OFFICE USE ONLY**

N/A 1. Zoning Application

\_\_\_\_\_

X 2. Site Plan Applications & Site Plans (15 copies of both)

\_\_\_\_\_

X 3. Proof of ownership (i.e. Deed, Tax Bill and/or Lease)

\_\_\_\_\_

X 4. Signed Escrow Fee Agreement

\_\_\_\_\_

**PRIOR TO SUBMISSION OF ANY SITE PLAN APPLICATIONS EVERY  
APPLICANT MUST CALL FOR A PRE-APPLICATION CONFERENCE.**

**IT IS STRONGLY ADVISED THAT THE APPROPRIATE PROFESSIONALS BE  
PRESENT AT SAID MEETING.**

**PRE-APPLICATION CONFERENCE FEE: \$500.00**

*(ACCORDING TO SECTION 577-270 OF THE CITY'S ZONING CODE)*

**\*NOTE:**

- A. Incomplete applications will not be processed.**
- B. Submission hours are 8:30am to 4:30pm, Monday through Friday. All applications must be stamped "received" by the Division of Planning. No outside drop-offs will be processed.**
- C. All plans must be folded with *Title Block* facing upward.**
- D. Whenever public notice is required, the Division of Planning shall prepare procedures for said notification and advise applicant of its readiness.**

**Revised 8/27/2020**

**The following checklist pertains to PLOT PLANS:**

**Check if Completed**

**For Office Use Only**

- |  |       |
|--|-------|
| <u>X</u> 1. Name and Address of owner and applicant  | _____ |
| <u>X</u> 2. Name, signature, licenses #, seal and address of engineer, land surveyor, architect, professional planner, and/or landscape architect (as applicable).       | _____ |
| <u>X</u> 3. Title block denoting type of application, tax map sheet, county municipality, block and lot, and street address.   | _____ |
| <u>X</u> 4. Key map not less the 1" – 1000" showing location of tract to surrounding street, municipal boundaries, etc. within 500'.                                     | _____ |
| <u>X</u> 5. Schedule for required and proposed zone requirements for Lot area, frontage, setbacks, imperious coverage, parking, etc.                                     | _____ |
| <u>X</u> 6. North arrow to top of sheet, scale and graphic scale.  | _____ |
| <u>X</u> 7. Signature block for board chair, secretary, zoning officer/ administrative officer and engineer.   | _____ |
| <u>X</u> 8. Date of property survey  | _____ |
| <u>X</u> 9. Acreage of tract to nearest tenth  | _____ |
| <u>X</u> 10. Date of original and all revisions  | _____ |
| <u>X</u> 11. Size and location of existing or proposed structures and their dimension of setbacks  | _____ |
| <u>N/A</u> 12. Location and dimensions of any existing or proposed streets   | _____ |
| <u>N/A</u> 13. All proposed lot lines and area of lots in square feet  | _____ |
| <u>N/A</u> 14. Copy of and plan delineation of any existing or proposed deed restriction   | _____ |
| <u>N/A</u> 15. Any existing or proposed easement or land reserved or dedicated for public use  | _____ |
| <u>X</u> 16. Existing streets, other right-of-way or easements; water courses, wetlands, soils floodplains, or other environmentally Sensitive area within 200' of tract | _____ |
| <u>N/A</u> 17. Topographical features of subject property from USGS 7.5 minute maps  | _____ |

**CHECK IF COMPLETED**

**FOR OFFICE USE ONLY**

- X   18. Boundary, limits, nature and extent of wooded areas,  
Specimen trees and other significant physical features \_\_\_\_\_
- N/A   19. Drainage calculations \_\_\_\_\_
- X   20. Proposed utilities: sanitary sewer, water, storm water  
management, telephone, cable TV and electric [Solar] \_\_\_\_\_
- N/A   21. Soil erosion and sediment control plan if more than 5000 sq. ft. \_\_\_\_\_
- N/A   22. Spot and finished elevations at all property corners, corners of  
Structures, existing or proposed first floor elevations \_\_\_\_\_
- N/A   23. Construction details road and paving cross-sections and profiles  
if no profiles needed \_\_\_\_\_
- N/A   24. Lighting plan and details \_\_\_\_\_
- N/A   25. Landscape plan and details \_\_\_\_\_
- N/A   26. Site identification signs, traffic control signs, and directional signs \_\_\_\_\_
- N/A   27. Sight triangles \_\_\_\_\_
- N/A   28. Vehicular and pedestrian circulation patterns \_\_\_\_\_
- N/A   29. Parking plan indicating spaces, size and type aisle width internal  
Collectors, curb cuts, drives and driveways and all ingress and  
Egress areas with dimensions \_\_\_\_\_
- X   30. Preliminary architectural plan and elevations \_\_\_\_\_
- N/A   31. Environmental impact report, parcels 2 acres or larger \_\_\_\_\_
- X   32. Plan paper size should be 24 by 36 \_\_\_\_\_

**PURSUANT TO THE CODE OF THE CITY OF CAMDEN  
(ARTICLE I, SECTION 233-4)**

**SITE PLAN APPLICATION**

**(Please Answer ALL Questions)**

**APPLICANT** Camden Community Solar LLC And (Camden Community Solar 2 LLC)

**ADDRESS** 307 Fellowship Road, Suite 105, Mount Laurel, NJ 08054

**TELEPHONE#** (856) 283-6188 **FAX#** \_\_\_\_\_

**OWNER OF PROPERTY** SC Garden State Growth Zone Urban Renewal Entity, Inc. (Finger One LLC)  
**(if other than applicant)**

**ADDRESS** 1 Subaru Drive, Camden, NJ 08103

**TELEPHONE** (856) 488-5096

**IF APPLICANT IS INCORPORATE OR A PARTNERSHIP, LEGAL REPRESENTATION IS REQUIRED.  
PLEASE PROVIDE THE FOLLOWING:**

**ATTORNEY'S NAME** Michael F. Floyd, Esq.

**ADDRESS** 1025 Laurel Oak Road, Voorhees, NJ 08043

**TELEPHONE#** (856) 616-6140 **FAX#** \_\_\_\_\_

**EMAIL ADDRESS** mfloyd@archerlaw.com

**PLEASE PROVIDE THE FOLLOWING INFORMATION BELOW:**

**ENGINEER AND/OR ARCHITECT NAME** Michael R. Brown, PE, PTOE, CME

**ADDRESS** 645 Berlin-Cross Keys Road, Suite 1, Sicklerville, NJ 08081

**TELEPHONE#** (856) 228-2200 (ext.235) **FAX#** (856) 232-2346

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**ADDRESS OF DEVELOPMENT** 1 Subaru Drive, Camden, NJ 08103  
(1350 Admiral Wilson Blvd & 250 Memorial Ave, Camden, NJ 08103)

**BLOCK NO.(S)** 1459 (1464) **LOT NO.(S)** 9 (4 & 5) **ZONE** Office Light Industrial (OLI)

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**PRESENT USE(S)** Subaru headquarters parking lot (Parking lot in planning phase)

**DESCRIBE PROPOSED USES (S):**  
**(attach separate sheet if needed)** Solar parking canopies over the existing parking lots (Proposed)

\_\_\_\_\_  
\_\_\_\_\_

SQUARE FOOTAGE OF PROPOSED USE N/A

LOT AREA (Measured in Square Footage) N/A

BUILDING AREA OF GROUND FLOOR N/A

BUILDING AREA (Total Sq. Ft. – all floors) N/A

NO. OF PROPOSED PARKING SPACES N/A

NO. OF EXISTING PARKING SPACES N/A

AREA IN ACRES OF ANY ADDITION ADJOINING LAND OWNED BY APPLICANT N/A

DOES THIS APPLICANT CONSTITUTE:  
(Please check appropriate box)

New Application

Preliminary  Preliminary and Final

Revision or Resubmission of a prior application

\*IS THIS APPLICATION FOR A VARIANCE TO CONSTRUCT A MULTI-DWELLING OF 25 OR MORE FAMILY DWELLING UNITS? (Please check) YES  NO

\*IS THIS APPLICATION INTENDED FOR COMMERCIAL PURPOSE(S)?  
(Please check) YES  NO

IF THE ANSWER TO (A) OR (B) IS "YES", AND/OR IF APPLICANT IS A CORPORATION OR PARTNERSHIP, PLEASE PROVIDE THE FOLLOWING:

1. Name and address of all stockholders or individual partners owning at least 10% of its stock, of any class, or at least 10% of the interest in the partnership, as the case may be. (Additional sheet may be attached if needed).

NAME	ADDRESS
EE Invesco 2025 LLC	
John J Renz	307 Fellowship Road, Suite 105, Mount Laurel, NJ 08054
Stephen Renz	307 Fellowship Road, Suite 105, Mount Laurel, NJ 08054
David A. Martin	307 Fellowship Road, Suite 105, Mount Laurel, NJ 08054
Kevin Lau	307 Fellowship Road, Suite 105, Mount Laurel, NJ 08054

DOES THIS APPLICATION INCLUDE:

1. AN ADDITION OF 1,000 SQ. FT. OR MORE TO AN EXISTING STRUCTURE?  
(Please circle)    YES     NO
2. AN ADDITION OF 1,000 SQ. FT. OR MORE OF PAVING AREA FOR OFF-STREET PARKING?  
(Please circle)    YES     NO

THIS APPLICANT CERTIFIES THAT THE ABOVE INFORMATION HAS BEEN COMPLETED TO THE BEST OF HIS/HER KNOWLEDGE.

4/23/20  
DATE

David A Martin  
APPLICANT'S NAME (PLEASE PRINT)

  
APPLICANT'S SIGNATURE

ESCROW DEPOSIT AGREEMENT BETWEEN THE CITY OF CAMDEN AND

DEPOSITOR EE Invesco 2025 LLC

Address 307 Fellowship Road, Suite 105, Mount Laurel, NJ 08054

Telephone No. (856) 283-6188

Check No. 198

Depositor herewith deposits the sum of Two Thousand Four Hundred and Eight Dollars and Eighty Two Cents dollars (\$2,408.82 ) with the City of Camden in accordance with an subject to the provisions of the City of Camden Ordinance No. MC-2304, being incorporated by reference and made a part hereof, and agrees to the following:

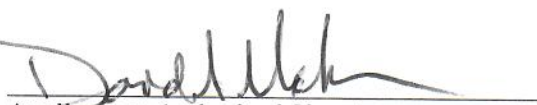
1. Depositor's payment of said deposit is made in connection with an application for:  
Solar parking canopy preliiminary site plan approval

At (provide address with block and lot number): 1 Subaru Drive, Camden, NJ 08103 (Block 1459, Lot 9)  
1350 Admiral Wilson Blvd, Camden, NJ 08103 (Block 1464, Lot 4) & 250 Memorial Ave, Camden, NJ 08103 (Block 1464, Lot 5)

2. The Treasure of the City of Camden shall be authorized to disburse to the City Engineer from the funds deposited, those fees required to be paid for the technical and professional review by the Zoning Board of Adjustment and/or Planning Board pursuant to the terms of Ordinance MC-2304.
3. All fees shall be disbursed upon reconciliation of the Engineer & Insurance Escrow Accounts by Ordinance MC-2304.
4. If there are insufficient funds in the depositor's escrow account to pay all pending bill attribute to the aforementioned project, depositor shall be notified by the appropriate agency and requested to make an additional deposit into the escrow account.
5. Depositor understands that if he/she fails to make any additional deposit required, depositor's application shall be denied.
6. Any additional deposits shall be made to the Treasure, City of Camden, by way of the Division of Planning, in accordance with the terms set forth herein unless otherwise agreed to by the depositor and the approving agency.
7. The City of Camden shall not be required to pay interest on any sums held pursuant to this agreement.

IN WITNESS WHEREOF the undersigned hereby accepts the terms and conditions of this agreement.

4/23/26  
DATE:

  
Applicant or Authorized Signature

PLEASE READ

ASSESSMENT CERTIFICATION

Section A: Applicant shall complete

SECTION A

OWNER

Name of OWNER of Property SC Garden State Growth Zone Urban Renewal Entity, Inc. (Finger One LLC)

Address: 1 Subaru Drive, Camden, NJ 08103

SEARCH Address: 1 Subaru Drive, Camden, NJ 08103  
(1350 Admiral Wilson Blvd & 250 Memorial Avenue Camden, NJ 08103)

Block: 1459 Lot: 9 Account: 285334  
3127179

**Section B:** Applicant shall take this form to the City of Camden Tax Office, Room 117 (1<sup>st</sup> floor) for completion to indicate whether taxes are paid up to date. Applicant must also go to the PNC Bank (Broadway & Market St) for water and sewer to make sure water/sewer is paid up to date. Upon completion, this form shall be submitted with original application. **NO APPLICATIONS WILL BE ACCEPTED -if any money is owed for Taxes or Water/Sewer, no permit can be issued until accounts are paid in full-proof of payment must be brought back before turning application in.**

**Section C:** TAX OFFICE & PNC BANK

An application for Zoning/Sign permit has been submitted to the Division of Planning. Please check your records to be certain that the account is current

I HEREBY CERTIFY THAT THE PROPERTY ASSESSMENT ARE:

Account Type	Qtr.	Due date	Amount Owed	Other
(Taxes/W&S/Other)	<u>1</u>	<u>2/1/26</u>	<u>ZERO</u>	<u>MA 4/23/26</u>
(Taxes/W&S/Other)	<b>City Of Camden Water Camden Office</b>			
(Taxes/W&S/Other)	Date	<u>4-24-26</u>	<u>zero</u>	<u>SA4/bulace</u>
(Taxes/W&S/Other)	Rep	<u>SP</u>		
(Taxes/W&S/Other)				

COMMENTS: \_\_\_\_\_

DATED: \_\_\_\_\_

PREPARED BY: \_\_\_\_\_

## IV. ASSESSMENT CERTIFICATION

**Section A: Applicant shall complete**

<b>SECTION A</b>	<b><u>OWNER</u></b>
Name of OWNER of Property <u>Finger One LLC</u>	
Address: <u>1 Subaru Drive, Camden, NJ 08103</u>	
SEARCH Address: <u>1350</u>	
Block: <u>1464</u>	Lot: <u>4</u> Account: _____

**Section B: Applicant shall take this form to the City of Camden Tax Office, Room 117 (1<sup>st</sup> floor) for completion to indicate whether taxes are paid up to date. Also for water and sewer to make sure water/sewer is paid up to date. Upon completion, this form shall be submitted with original application. NO APPLICATIONS WILL BE ACCEPTED – if any money is owed for Taxes or Water/Sewer, no permit can be issued until accounts are paid in full-proof of payment must be brought back before turning application in.**

**Section C: TAX OFFICE & PNC BANK**  
 An application for Zoning/Sign permit has been submitted to the Division of Planning. Please check your record to be certain that the account is current

I HEREBY CERTIFY THAT THE PROPERTY ASSESSMENT ARE:  
**\*\*MORTGAGE LETTERS ON LETTERHEAD WILL BE ACCEPTED FOR SALE/RESALE PROPERTIES ONLY\*\***

Account Type	Qtr.	Due date	Amount Owed	Other
(Taxes/W&S/Other)	<u>N</u>	<u>OT Billing</u>		<u>SA 4/24/26</u>
(Taxes/W&S/Other)	<u>2<sup>nd</sup></u>	<u>5/1/26</u>	<u>\$737.33</u>	<u>JC 4/24/26</u>
(Taxes/W&S/Other)	_____	_____	_____	_____
(Taxes/W&S/Other)	_____	_____	_____	_____

COMMENTS: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

DATED: \_\_\_\_\_

PREPARED BY: \_\_\_\_\_

Tax Account Maintenance

Notes Exist

Block: 1464  
 Lot: 4  
 Qualifier:  
 Owner: FINGER ONE, LLC  
 Prop Loc: 1350 ADMIRAL WILSON BLVD  
 Account Id: 00032299

CBID FEE DUE

Year	Qtr	Type	Billed	Principal Balance	Deductions	Balance	Interest	Total Balance
2026	2		737.33	737.33		.00		737.33
2026	1		737.34	.00		.00		.00
2026		Total	1,474.67	737.33		.00		737.33
2025	4		765.72	.00		.00		.00
2025	3		765.72	.00		.00		.00
2025	2		765.72	.00		.00		.00
2025	1		765.72	.00		.00		.00

Other Delinquent Balances: .00 Interest Date: 04/24/26  
 Other APR2 Threshold Amt: .00 Per Diem: .0000 Last Payment Date: 03/20/2026

TOTAL TAX BALANCE DUE

Principal:	737.33	Penalty:	.00
Misc. Charges:	.00	Interest:	.00
Total:		737.33	

**IV. ASSESSMENT CERTIFICATION**

**Section A: Applicant shall complete**

<b>SECTION A</b>	<b><u>OWNER</u></b>
Name of OWNER of Property <u>Finger One LLC</u>	
Address: <u>1 Subaru Drive, Camden, NJ 08103</u>	
SEARCH Address: <u>250 Memorial Avenue, Camden, NJ 08103</u>	
Block: <u>1464</u>	Lot: <u>5</u> Account: <u>0561173</u>

**Section B: Applicant shall take this form to the City of Camden Tax Office, Room 117 (1<sup>st</sup> floor) for completion to indicate whether taxes are paid up to date. Also for water and sewer to make sure water/sewer is paid up to date. Upon completion, this form shall be submitted with original application. NO APPLICATIONS WILL BE ACCEPTED – if any money is owed for Taxes or Water/Sewer, no permit can be issued until accounts are paid in full-proof of payment must be brought back before turning application in.**

**Section C: TAX OFFICE & PNC BANK**  
 An application for Zoning/Sign permit has been submitted to the Division of Planning. Please check your record to be certain that the account is current

I HEREBY CERTIFY THAT THE PROPERTY ASSESSMENT ARE:  
**\*\*MORTGAGE LETTERS ON LETTERHEAD WILL BE ACCEPTED FOR SALE/RESALE PROPERTIES ONLY\*\***

Account Type	Qtr.	Due date	Amount Owed	Other
(Taxes/W&S/Other)		<u>Not Billing</u>		<u>5/4/24/26</u>
(Taxes/W&S/Other)	<u>2<sup>nd</sup></u>	<u>5/1/26</u>	<u>-0-</u>	<u>4/24/26</u>
(Taxes/W&S/Other)	_____	_____	_____	_____
(Taxes/W&S/Other)	_____	_____	_____	_____

**COMMENTS:** \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

**DATED:** \_\_\_\_\_ **PREPARED BY:** \_\_\_\_\_

Tax Account Maintenance

Block: 1464  
 Lot: 5  
 Qualifier: CBID FEE DUE  
 Owner: FINGER ONE, LLC  
 Prop Loc: 250 MEMORIAL AVE  
 Account Id: 00032300

General	Assessed Value	Additional	Billing	Deductions	Balance	All Charges	Add/Omit	Notes
Year	Qtr	Type	Billed	Principal Balance	Interest	Total Balance		
2026	2		2,338.49	.00	.00	.00		
2026	1		2,338.50	.00	.00	.00		
2026		Total	4,676.99	.00	.00	.00		
2025	4		2,428.53	.00	.00	.00		
2025	3		2,428.53	.00	.00	.00		
2025	2		2,428.53	.00	.00	.00		
2025	1		2,428.53	.00	.00	.00		

Other Delinquent Balances: .00 Interest Date: 04/24/26  
 Other APR2 Threshold Amt: .00 Per Diem: .0000 Last Payment Date: 08/27/2025

TOTAL TAX BALANCE DUE

Principal:	.00	Penalty:	.00
Misc. Charges:	.00	Interest:	.00
Total:		.00	

**LEASE AGREEMENT**  
**(Canopy System)**

**This Lease Agreement** (“Lease”) is entered into on the 14 day of November, 2024 by and between SC Garden State Growth Zone Urban Renewal Development Entity, Inc, a New Jersey Corporation, with a mailing address of 2235 Route 70 West, Cherry Hill, New Jersey 08002 (hereinafter “Landlord”), and Camden Community Solar LLC, a New Jersey limited liability company, with an office at 800 Market Street, Camden, New Jersey 08102 (hereinafter “Tenant”). Landlord and Tenant are referred to herein each individually as a “Party” and collectively as the “Parties.”

**RECITALS**

1. Landlord is the owner of certain real property, commonly known as 1 Subaru Drive, Camden, New Jersey, and identified as Block 1459, Lot 9 on the official tax map of Camden situated in the City of Camden, County of Camden, State of New Jersey (hereinafter, the “Property”), as depicted on the Tax Map as “1459”, attached as “**Exhibit A**” and as further described in the Title Report.
2. Landlord, or previous owners, have constructed commercial and industrial building(s) and other improvements on the Property (hereinafter, the “Landlord Improvements”).
3. Landlord owns, operates and maintains the Landlord Improvements on the Property.
4. Tenant is engaged in the business of developing, constructing, installing, owning and operating solar facilities, as defined hereinafter, for the production and sale of electricity produced by the solar facilities.
5. Tenant desires to develop, construct, install, own, operate, monitor, repair and maintain the Solar Facility (as hereinafter defined) situated on a portion of the Property (said portion as hereinafter defined) for the purposes of generating and selling electricity produced by the Solar Facility on the Leased Premises (as hereinafter defined) through the New Jersey Board of Public Utilities’ Solar Programs (e.g., Community Solar, Remote Net Meter, or other programs that may become available) to customers and subscribers in the City of Camden. Tenant shall have no obligation to serve or sell electricity produced by the Solar Facility to Landlord or any of the Landlord’s third-party tenants or other metered customer onsite or offsite of the Property.
6. Tenant wishes to lease the Leased Premises (as hereinafter defined) from Landlord to operate the Solar Facility on the Property and Landlord is willing to lease the Leased Premises to Tenant on the terms set forth herein and to grant related permissions, easements and restrictions in accordance with the terms of this Lease. Except as specifically otherwise provided in this Lease, the Parties agree that this Lease is exclusive to Tenant with respect to the installation or operation of a solar facility on the Property, but non-exclusive with respect to Landlord’s use and lease of the Property to third-party tenants.
7. The above recitals shall be incorporated in the Lease by reference as if set forth at length.

Pages 2-34 Redacted

**IN WITNESS WHEREOF**, this Lease is executed as a sealed instrument on and as of the Effective Date as set forth above.

(Signature Pages to Follow)

**LANDLORD:**

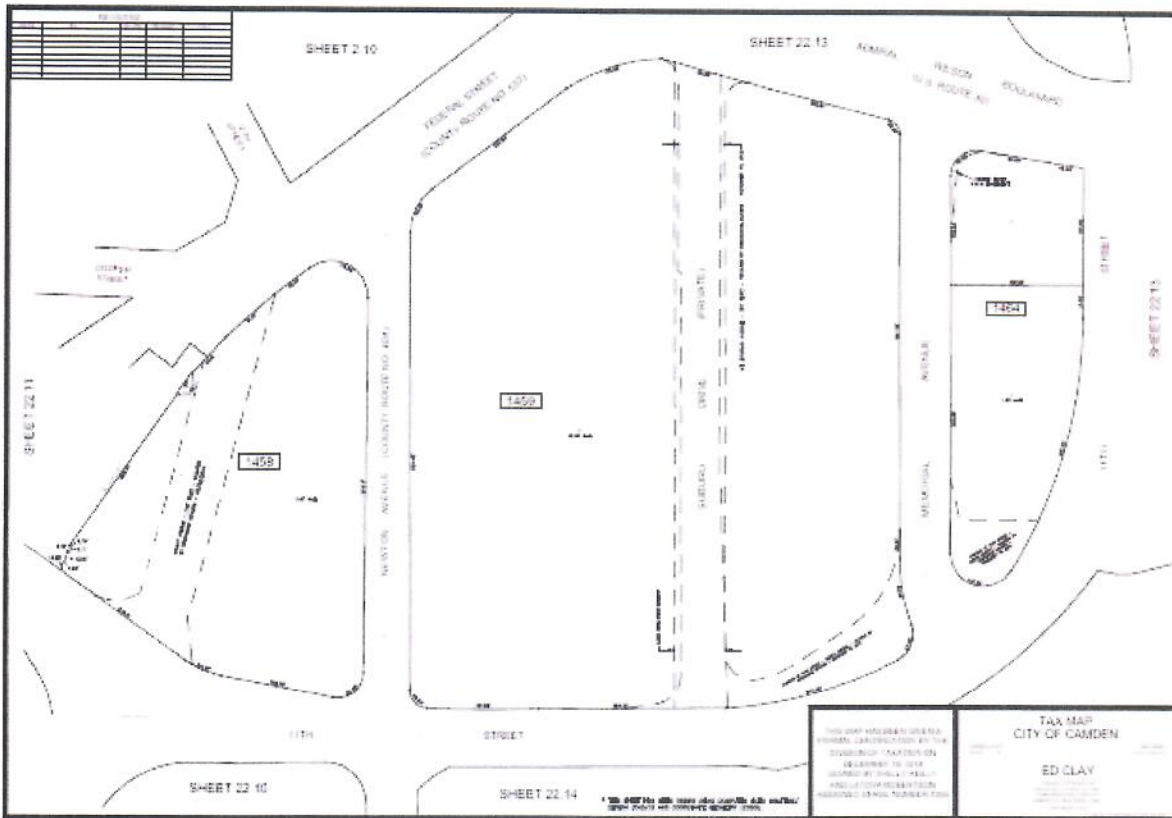
**SC GARDEN STATE GROWTH ZONE  
URBAN RENEWAL DEVELOPMENT  
ENTITY, INC.**

DocuSigned by:  
By: Peggy Verdi  
Name: Peggy Verdi  
Title: Vice President, Human Resources & Admin



# EXHIBIT A

## Tax Map



**LEASE AGREEMENT**  
**(Canopy System)**

**This Lease Agreement** (“Lease”) is entered into on the 11 day of November, 2025 by and between Finger One, LLC, a New Jersey limited liability company, with a mailing address of 2235 Route 70 West, Cherry Hill, New Jersey 08002 (hereinafter “Landlord”), and Camden Community Solar 2 LLC, a New Jersey limited liability company, with an office at 307 Fellowship Road, Suite 105, Mount Laurel, New Jersey 08054 (hereinafter “Tenant”). Landlord and Tenant are referred to herein each individually as a “Party” and collectively as the “Parties.”

**RECITALS**

1. Landlord is the owner of certain real property, commonly known as 1350 Admiral Wilson Boulevard and 250 Memorial Avenue, Camden, New Jersey, and identified as Block 1464, Lot 4, Block 1464, Lot 4, Qualifier No. B01, and Block 1464, Lot 5, respectively, on the official tax map of Camden situated in the City of Camden, County of Camden, State of New Jersey (hereinafter, the “Property”), as depicted on the Tax Map, attached as “**Exhibit A**” and as further described in the Title Report.
2. Landlord, or previous owners, have constructed commercial and industrial building(s) and other improvements on the Property (hereinafter, the “Landlord Improvements”).
3. Landlord owns, operates and maintains the Landlord Improvements on the Property.
4. Tenant is engaged in the business of developing, constructing, installing, owning and operating solar facilities, as defined hereinafter, for the production and sale of electricity produced by the solar facilities.
5. Tenant desires to develop, construct, install, own, operate, monitor, repair and maintain the Solar Facility (as hereinafter defined) situated on a portion of the Property (said portion as hereinafter defined) for the purposes of generating and selling electricity produced by the Solar Facility on the Leased Premises (as hereinafter defined) through the New Jersey Board of Public Utilities’ Solar Programs (e.g., Community Solar, Remote Net Meter, or other programs that may become available) to customers and subscribers in the City of Camden. Tenant shall have no obligation to serve or sell electricity produced by the Solar Facility to Landlord or any of the Landlord’s third-party tenants or other metered customer onsite or offsite of the Property.
6. Tenant wishes to lease the Leased Premises (as hereinafter defined) from Landlord to operate the Solar Facility on the Property and Landlord is willing to lease the Leased Premises to Tenant on the terms set forth herein and to grant related permissions, easements and restrictions in accordance with the terms of this Lease. Except as specifically otherwise provided in this Lease, the Parties agree that this Lease is exclusive to Tenant with respect to the installation or operation of a solar facility on the Property, but non-exclusive with respect to Landlord’s use and lease of the Property to third-party tenants.
7. The above recitals shall be incorporated in the Lease by reference as if set forth at length.

Pages 2-34 Redacted

OF THIS LEASE OR ANY OF THE TRANSACTIONS CONTEMPLATED HEREBY, INCLUDING CONTRACT DISPUTES, TORT DISPUTES, BREACH OF DUTY DISPUTES, AND ALL OTHER COMMON LAW OR STATUTORY DISPUTES. EACH PARTY RECOGNIZES AND AGREES THAT THE FOREGOING WAIVER CONSTITUTES A MATERIAL INDUCEMENT FOR IT TO ENTER INTO THIS AGREEMENT. EACH PARTY REPRESENTS AND WARRANTS THAT IT HAS REVIEWED THIS WAIVER WITH ITS LEGAL COUNSEL AND THAT IT KNOWINGLY AND VOLUNTARILY WAIVES ITS JURY TRIAL RIGHTS FOLLOWING CONSULTATION WITH LEGAL COUNSEL.

**NOW, THEREFORE**, for and in consideration of the rents, terms, covenants, warrants, promises, and conditions contained in this Lease, the Landlord and Tenant affirm this Lease.

**IN WITNESS WHEREOF**, this Lease is executed as a sealed instrument on and as of the Effective Date as set forth above.

(Signature Pages to Follow)

**LANDLORD:**

**FINGER ONE, LLC**, a New Jersey limited liability company

DocuSigned by:  
*Peggy Verdi*  
By: EE0356E9E0345E  
Name: Peggy Verdi  
Title: Vice President, Human Resources & Admin

**TENANT: CAMDEN COMMUNITY SOLAR 2  
LLC**

DocuSigned by:  
*John Renz*  
By: \_\_\_\_\_  
DD882604801A47E  
John J. Renz, Managing Member

# Parasol Solflex™ Carport

US Patent No: 11,689,147



## Industry-Leading Design and Engineering

The Solflex™ Carport system is a pre-engineered kit which features higher clearances, wider column spacing, integrated wire management, tapered beams and high-quality structural materials and coatings. It is designed to withstand wind speeds of up to 170 mph and snow loads of up to 80 psf.

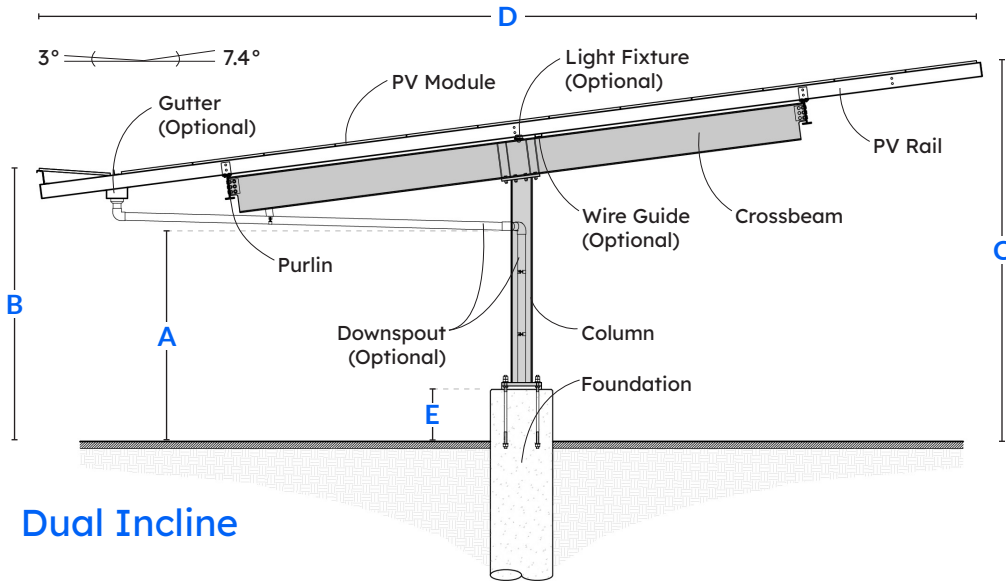
## Built for Speed and Flexibility

- + Optimized**  
High System Performance  
Enhanced Bifacial Module Yield
- + Flexible**  
Variable Column Spacing  
Panel Agnostic
- + Architectural**  
High Aesthetics  
Tapered Beams
- + Quick**  
Rapid Design Process  
Fast Procurement & Installation

## Designed for Your Success

- + Water Management**  
Integrated Gutters / Downspouts  
EPDM Gaskets
- + Snow Management**  
Snow Guards  
Upturned Edge Panel
- + LED Lighting**  
Integrated Attachment Options  
IES Standard Light Levels
- + Multiple Finish Options**  
Painted  
Galvanized

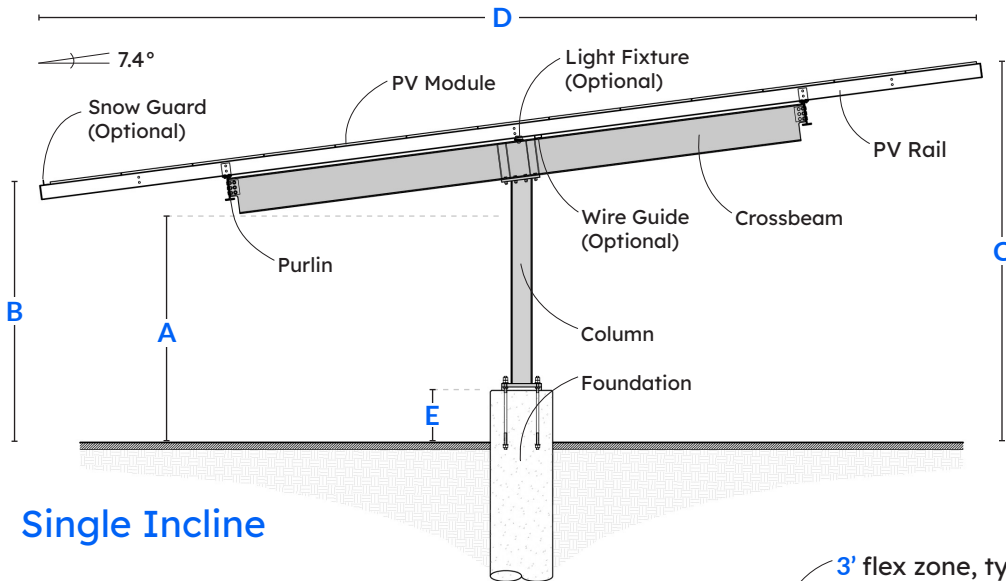
**PARASOL**  
STRUCTURES



Dual Incline

STANDARD CLEARANCES		
A	11'-0" MIN CLEARANCE	13'-6" MIN CLEARANCE
B	14'-0"	16'-6"
C	19'-2"	21'-8"
D	Up to 45'-0"	
E	2'-6"	

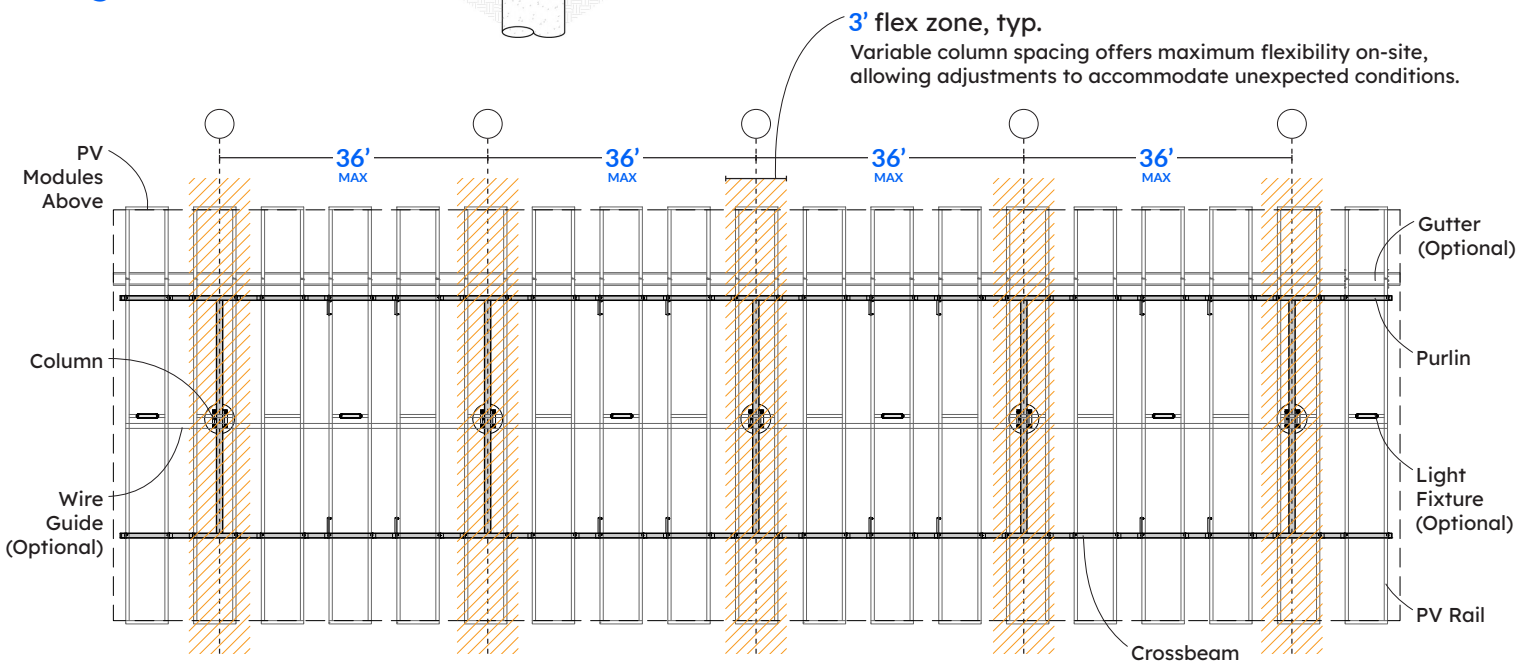
\*MIN. PIER HEIGHT: 2'-6", MAX PIER HEIGHT: 4'-0"



Single Incline

STANDARD CLEARANCES		
A	11'-0" MIN CLEARANCE	13'-6" MIN CLEARANCE
B	12'-6"	15'-0"
C	18'-4"	20'-10"
D	Up to 45'-0"	
E	2'-6"	

\*MIN. PIER HEIGHT: 2'-6", MAX PIER HEIGHT: 4'-0"



Plan - Flex Column Spacing



# PARASOL

STRUCTURES

Subaru Camden, NJ  
One Subaru Drive,  
Camden, NJ 08103

Francois Attal &  
Thien-An Pham  
January 3, 2025

Panel Type	Hanwha 630W
Tilt:	Single Tilt: 7.4°
# of Panels:	3,408
Est. kWp DC	2,147.04
Piers:	68



PARASOL  
STRUCTURES



CLIENT: EQUALS ENERGY  
 CARPORT: PARASOL SOLFLEX CANOPY  
 LOCATION: ONE SUBARU DRIVE,  
 CAMDEN, NJ 08103

PANELS: HANWHA  
 Q.TRON XL-G2.3 / BFG 630W  
 DATE: JANUARY 3, 2025



DUALincline



SINGLEincline

**GENERAL NOTES:**

1. Result of easement reports and underground utilities may affect final placement of solar arrays.
2. Conflicting trees and other obstructions will have to be removed, trimmed, or relocated
3. Detailed analysis of the effect of shade on arrays has not been performed.
4. Soil analysis has not been performed
5. It is assumed that the site is not in a flood plain.
6. Structural Analysis of the Garage has not been performed

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PARASOL  
STRUCTURES

## Equals Energy\_Subaru Camden NJ: Array Configuration

Array #	Az.	Dim.	Panel Config	Piers	# of Panels	KWp DC
Subaru Camden NJ_C01	217°	45' X 170'	12 X 21	5	252	158.76
Subaru Camden NJ_C02	217°	45' X 170'	12 X 21	5	252	158.76
Subaru Camden NJ_C03	217°	45' X 170'	12 X 21	5	252	158.76
Subaru Camden NJ_C04	217°	45' X 170'	12 X 21	5	252	158.76
Subaru Camden NJ_C05	217°	45' X 170'	12 X 21	5	252	158.76
Subaru Camden NJ_C06	217°	45' X 170'	12 X 21	5	252	158.76
Subaru Camden NJ_C07	217°	45' X 170'	12 X 21	5	252	158.76
Subaru Camden NJ_C08	217°	45' X 170'	12 X 21	5	252	158.76
Subaru Camden NJ_C09	217°	45' X 170'	12 X 21	5	252	158.76
Subaru Camden NJ_C10	217°	45' X 170'	12 X 21	5	252	158.76
Subaru Camden NJ_C11	217°	45' X 235'	12 X 29	7	348	219.24
Subaru Camden NJ_C12	217°	45' X 235'	12 X 29	7	348	219.24
Subaru Camden NJ_C13	217°	45' X 130'	12 X 16	4	192	120.96

	# of Arrays	# of Piers	# of Panels	KWp DC
<b>Total</b>	<b>13</b>	<b>68</b>	<b>3,408</b>	<b>2,147.04</b>



CLIENT: EQUALS ENERGY  
 CARPORT: PARASOL SOLFLEX CANOPY  
 LOCATION: ONE SUBARU DRIVE,  
 CAMDEN, NJ 08103

PANELS: HANWHA  
 Q.TRON XL-G2.3 / BFG 630W  
 DATE: JANUARY 3, 2025



**GENERAL NOTES:**

1. Result of easement reports and underground utilities may affect final placement of solar arrays.
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5. It is assumed that the site is not in a flood plain.
6. Structural Analysis of the Garage has not been performed

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Solflex – Single Tilt



Solflex – Single Tilt



Solflex – Dual Tilt

# CAMDEN COMMUNITY SOLAR PROJECTS

PLATE 22.12 , BLOCK 1459, LOT 9 & BLOCK 1464, LOTS 4 & 5

CAMDEN CITY, CAMDEN COUNTY, NEW JERSEY

## PRELIMINARY SITE PLAN

### SITE DATA

#### 200' PROPERTY OWNERS LIST

CAMDEN CITY

(4/9/26)

OWNER & ADDRESS REPORT

04/09/26 Page 1 of 1

BLOCK	LOT	QUAL	CLA	PROPERTY OWNER	PROPERTY LOCATION	Add'l Lots
CAMDEN CITY BLOCK 1459, LOT 9						
115	1		15C	NJ TRANSIT CORPORATION ONE PENN PLAZA EAST NEWARK, NJ	12TH AND FEDERAL STREET	
115	1	B01	15C	NJ TRANSIT CORPORATION ONE PENN PLAZA EAST NEWARK, NJ	12TH AND FEDERAL STREET	
115	1	B02	15C	NJ TRANSIT CORPORATION ONE PENN PLAZA EAST NEWARK, NJ	12TH AND FEDERAL STREET	
115	2		5A	CONSOLIDATED RAIL CORP: TAX DEPT THREE COMMERCIAL PL, #209 NORFOLK, VA	12TH ST 20' N FEDERAL 23510	
115	23		1	INTERTRUST HOLDINGS ADVERTISING LLC 905 100 KINGS HIGHWAY CHERRY HILL, NJ	12TH AND ADMIRAL WILSON	
115	23	B01	4A	INTERTRUST HOLDINGS ADVERTISING LLC 905 100 KINGS HIGHWAY CHERRY HILL, NJ	FEDERAL & ADMIRAL WILSON	
115	23	B02	4A	INTERTRUST HOLDINGS ADVERTISING LLC 905 100 KINGS HIGHWAY CHERRY HILL, NJ	FEDERAL & ADMIRAL WILSON	
1451	7		15C	CAMDEN CITY PO BOX 96120 CAMDEN, NJ	55 WRIGHT AVE-10 TO 11TH	
1458	3		4A	SC GARDEN ST GR ZN U R DEV ENT, INC ONE SUBARU DRIVE CAMDEN, NJ	79 NEWTON AVE	
1458	3	BLDG	15F	SC GARDEN ST GR ZN U R DEV ENT, INC ONE SUBARU DRIVE CAMDEN, NJ	79 NEWTON AVE	
1459	9		4A	SC GARDEN ST GR ZN U R DEV ENT, INC ONE SUBARU DRIVE CAMDEN, NJ	ONE SUBARU DRIVE	
1459	9	BLDG	15F	SC GARDEN ST GR ZN U R DEV ENT, INC ONE SUBARU DRIVE CAMDEN, NJ	ONE SUBARU DRIVE	
1460	15		4B	CAMPBELL SOUP COMPANY PO BOX 32648 CHARLOTTE, NC	375 MEMORIAL AVE	
1460	15.01		4A	CAMPBELL URBAN RENEWAL CORPORATION PO BOX 32648 CHARLOTTE, NC	ONE CAMPBELL PLACE	
1464	4		1	FINGER ONE, LLC 1 SUBARU DRIVE CAMDEN, NJ	1350 ADMIRAL WILSON BLVD	
1464	4	B01	4A	FINGER ONE, LLC 1 SUBARU DRIVE CAMDEN, NJ	1350 ADMIRAL WILSON BLVD	
1464	5		1	FINGER ONE, LLC 1 SUBARU DRIVE CAMDEN, NJ	250 MEMORIAL AVE	
1465	5		15C	NJ DEPT OF TRANSPORTATION PO BOX 600 TRENTON, NJ	1311-1325 ADMIRAL WILSON	

OWNER & ADDRESS REPORT

04/09/26 Page 1 of 1

BLOCK	LOT	QUAL	CLA	PROPERTY OWNER	PROPERTY LOCATION	Add'l Lots
CAMDEN CITY BLOCK 1464, LOT 4						
1459	9		4A	SC GARDEN ST GR ZN U R DEV ENT, INC ONE SUBARU DRIVE CAMDEN, NJ	ONE SUBARU DRIVE	
1459	9	BLDG	15F	SC GARDEN ST GR ZN U R DEV ENT, INC ONE SUBARU DRIVE CAMDEN, NJ	ONE SUBARU DRIVE	
1464	4		1	FINGER ONE, LLC 1 SUBARU DRIVE CAMDEN, NJ	1350 ADMIRAL WILSON BLVD	
1464	4	B01	4A	FINGER ONE, LLC 1 SUBARU DRIVE CAMDEN, NJ	1350 ADMIRAL WILSON BLVD	
1464	5		1	FINGER ONE, LLC 1 SUBARU DRIVE CAMDEN, NJ	250 MEMORIAL AVE	
1466	6		15C	NJ DEPT OF TRANSPORTATION PO BOX 600 TRENTON, NJ	INT ADM WILSON & COOPER	
1468	10		15C	NJ DEPT OF TRANSPORTATION PO BOX 600 TRENTON, NJ	55 ADM WILSON & COOPER RVR	

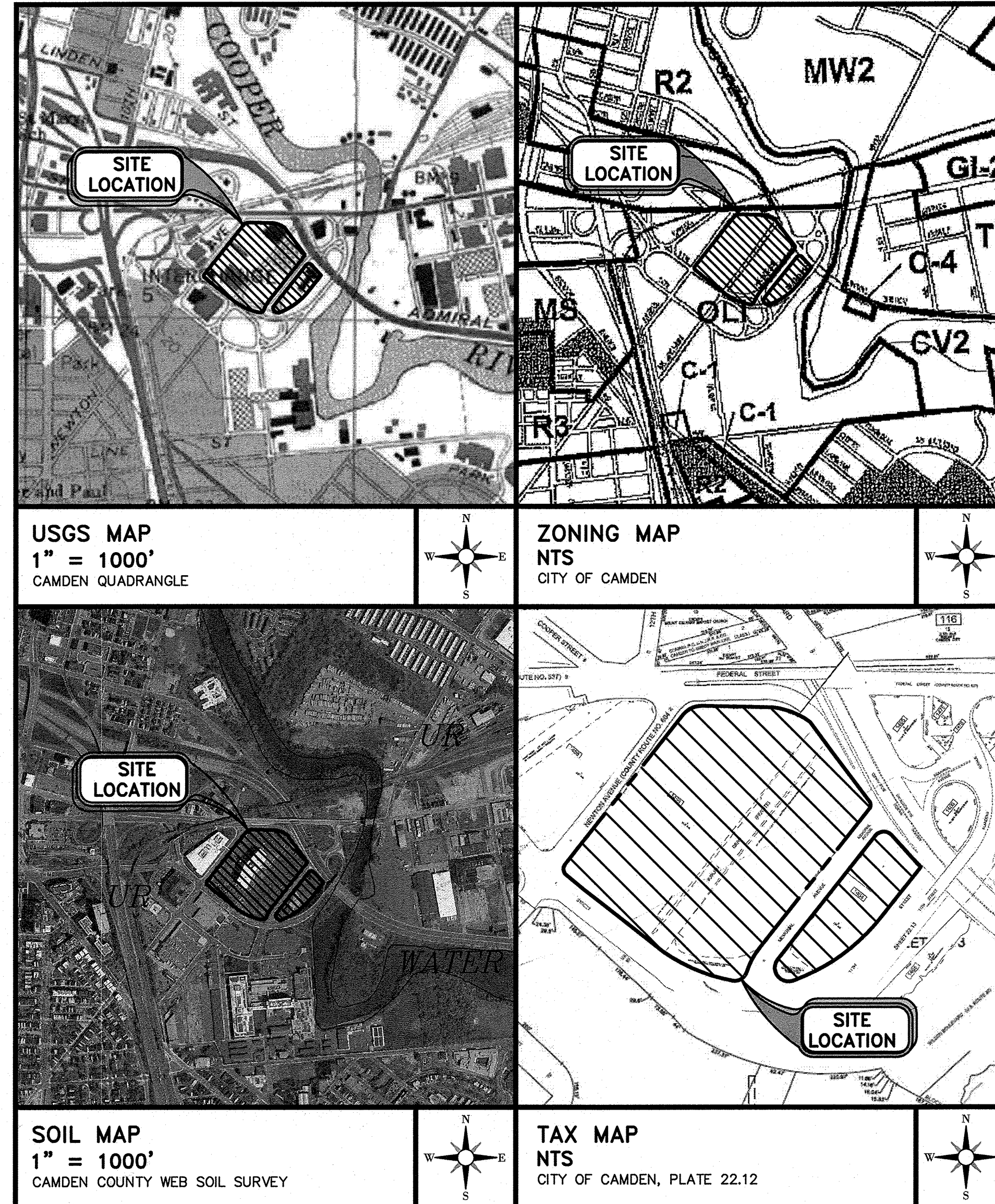
OWNER & ADDRESS REPORT

04/09/26 Page 1 of 1

BLOCK	LOT	QUAL	CLA	PROPERTY OWNER	PROPERTY LOCATION	Add'l Lots
CAMDEN CITY BLOCK 1464, LOT 5						
1459	9		4A	SC GARDEN ST GR ZN U R DEV ENT, INC ONE SUBARU DRIVE CAMDEN, NJ	ONE SUBARU DRIVE	
1459	9	BLDG	15F	SC GARDEN ST GR ZN U R DEV ENT, INC ONE SUBARU DRIVE CAMDEN, NJ	ONE SUBARU DRIVE	
1460	15		4B	CAMPBELL SOUP COMPANY PO BOX 32648 CHARLOTTE, NC	375 MEMORIAL AVE	
1460	15.01		4A	CAMPBELL URBAN RENEWAL CORPORATION PO BOX 32648 CHARLOTTE, NC	ONE CAMPBELL PLACE	
1464	4		1	FINGER ONE, LLC 1 SUBARU DRIVE CAMDEN, NJ	1350 ADMIRAL WILSON BLVD	
1464	4	B01	4A	FINGER ONE, LLC 1 SUBARU DRIVE CAMDEN, NJ	1350 ADMIRAL WILSON BLVD	
1464	5		1	FINGER ONE, LLC 1 SUBARU DRIVE CAMDEN, NJ	250 MEMORIAL AVE	
1468	10		15C	NJ DEPT OF TRANSPORTATION PO BOX 600 TRENTON, NJ	55 ADM WILSON & COOPER RVR	

OWNER & ADDRESS REPORT

04/09/26 Page 1 of 1



#### INDEX OF SHEETS

SHT. NO.	DESCRIPTION	ORIG. DATE	LAST REV.
1.	COVER SHEET	04/23/26	
2.	EXISTING CONDITIONS PLAN	04/23/26	
3.	SITE PLAN	04/23/26	

#### UTILITY COMPANIES

**CAMDEN COUNTY M.U.A.**  
1645 Ferry Avenue  
Camden, NJ 08104

**AMERICAN WATER**  
PO Box 52747  
Phoenix, AZ 85072

**PUBLIC SERVICE ELECTRIC & GAS**  
PO Box 790  
Cranford, NJ 07016-0790

**NEW JERSEY AMERICAN WATER**  
PO Box 578  
Alton, IL 62002  
(Servicing East Camden & Cramer Hill)

**VERIZON**  
540 Broad Street  
Newark, NJ 07101

**COMCAST CABLEVISION**  
1250 Haddonfield-Berlin Road  
Cherry Hill, NJ 08034-0404

1. PROPERTY IN QUESTION KNOWN AS BLOCK 1459, LOT 9 AND BLOCK 1464, LOTS 4 AND 5, AS SHOWN ON THE OFFICIAL TAX MAP OF CAMDEN CITY, CAMDEN COUNTY, NEW JERSEY.

#### PHASE 1

BLOCK 1459, LOT 9 = 12.58± AC

OWNER: SC GARDEN STATE GROWTH ZONE URBAN RENEWAL DEVELOPMENT ENTITY, INC.  
ONE SUBARU DRIVE  
CAMDEN, NJ 08103

APPLICANT: CAMDEN COMMUNITY SOLAR LLC  
307 FELLOWSHIP ROAD, SUITE 105  
MOUNT LAUREL, NJ 08054

#### PHASE 2

BLOCK 1464, LOT 4 = 0.72± AC

BLOCK 1464, LOT 5 = 1.20± AC

TOTAL = 1.92± AC

OWNER: FINGER ONE, LLC  
ONE SUBARU DRIVE  
CAMDEN, NJ 08103

APPLICANT: CAMDEN COMMUNITY SOLAR 2 LLC  
307 FELLOWSHIP ROAD, SUITE 105  
MOUNT LAUREL, NJ 08054

THE TWO APPLICANTS NOTED ABOVE (CAMDEN COMMUNITY SOLAR LLC AND CAMDEN COMMUNITY SOLAR 2 LLC) ARE WHOLLY OWNED BY:

EE INVESCO 2025 LLC  
307 FELLOWSHIP ROAD, SUITE 105  
MOUNT LAUREL, NJ 08054

- PROPERTY IN QUESTION IS ZONED: OFFICE LIGHT INDUSTRIAL (OLI)
- PRESENT LAND USE: OFFICE (PHASE 1) AND PARKING LOT BY OTHERS (PHASE 2)
- PROPOSED LAND USE: OFFICE WITH SOLAR CANOPIES (PHASE 1) AND PARKING LOT BY OTHERS WITH SOLAR CANOPIES (PHASE 2)
- NO LOT SUBDIVISIONS OR CONSOLIDATIONS ARE PROPOSED WITH THIS APPLICATION.
- THESE PLANS WAS PREPARED BASED UPON THE FOLLOWING:
  - PARCEL DATA PROVIDED BY THE STATE OF NEW JERSEY GEOGRAPHIC INFORMATION NETWORK (2017).
  - PLAN TITLED "TOPOGRAPHIC & UTILITY SURVEY, SUBARU OF AMERICA, INC." PREPARED BY LANGAN ENGINEERING AND ENVIRONMENTAL SERVICES, DATED 08/18/23.
  - PLANS TITLED "AMENDED SITE PLAN FOR SUBARU HEADQUARTERS TRAFFIC CALMING", BLOCK 1459, LOT 9, PREPARED BY LANGAN ENGINEERING AND ENVIRONMENTAL SERVICES, DATED 6/24/24.
  - PLANS TITLED "PRELIMINARY AND FINAL SITE PLAN FOR SUBARU, BLOCK 1464 LOTS 4 AND 5, VEHICLE STORAGE LOT" PREPARED BY LANGAN ENGINEERING AND ENVIRONMENTAL SERVICES, DATED 3/20/26.
- NOTE: NO SURVEY FIELD WORK WAS COMPLETED BY CES FOR THIS PROJECT. THEREFORE, THIS PLAN MAY NOT SHOW ALL EXISTING SITE FEATURES ACCURATELY, AND IT SHALL BE USED FOR PLANNING AND LAND USE APPROVALS ONLY. EXISTING CONDITIONS SHALL BE FIELD VERIFIED PRIOR TO DETAILED DESIGN AND CONSTRUCTION.
- HORIZONTAL DATUM IS BASED UPON NAD83.
- THE CONTRACTOR IS TO DESIGNATE AN INDIVIDUAL RESPONSIBLE FOR CONSTRUCTION SITE SAFETY DURING THE COURSE OF SITE IMPROVEMENTS PURSUANT TO N.J.A.C. 5:23-2.21 (e) OF THE N.J. UNIFORM CONSTRUCTION CODE AND CFR 1926.32 (f) (OSHA COMPETENT PERSON).
- THE CONTRACTOR SHALL VERIFY THE LOCATION AND THE DEPTH OF ALL EXISTING UTILITIES UNDERGROUND PER THE UNDERGROUND FACILITY PROTECTION ACT, BETTER KNOWN AS THE "ONE CALL LAW," OCTOBER 1994. THIS LAW REQUIRES THAT ANYONE DIGGING MUST CALL 1-800-272-1000 OR 811, 72 HOURS PRIOR TO THE COMMENCEMENT OF CONSTRUCTION OR DEMOLITION SO THAT OPERATORS CAN MARKOUT THEIR UNDERGROUND UTILITIES IN ACCORDANCE WITH APPLICABLE LAWS, RULES, AND REGULATIONS.
- THE FOLLOWING BULK REQUIREMENTS ARE BASED ON THE LAND DEVELOPMENT ORDINANCE OF THE CITY OF CAMDEN FOR THE OFFICE LIGHT INDUSTRIAL (OLI) ZONE, AND THE EXISTING CONDITIONS ARE BASED ON THE SITE PLANS NOTED IN 6.C. AND 6.D. ABOVE:

DESCRIPTION	REQUIRED	EXISTING (PHASE 1)	PROPOSED (PHASE 1)	STATUS	EXISTING (PHASE 2)	PROPOSED (PHASE 2)	STATUS
MINIMUM LOT AREA	40,000 SF	548,170 SF	(NO CHANGE)	C	83,573 SF	(NO CHANGE)	C
MINIMUM LOT WIDTH	200 FT	> 200 FT	-	C	> 200 FT	-	C
MAXIMUM HEIGHT	4 STORIES OR 45 FT	5 STORIES	-	V (PREVIOUSLY GRANTED)	N/A	-	C
MINIMUM DEPTH OF FRONT YARD	10 FT	185.9 FT (NEWTON ST), 182.7 FT (FEDERAL ST), 200.5 FT (11TH ST), 309.4 FT (MEMORIAL AVE)	-	C	N/A	-	C
MINIMUM AGGREGATE WIDTH OF SIDE YARD	50 FT	N/A	-	C	N/A	-	C
MINIMUM WIDTH OF EACH SIDE YARD	20 FT	N/A	-	C	N/A	-	C
MAXIMUM DEPTH OF REAR YARD	30 FT	N/A	-	C	N/A	-	C
MAXIMUM BUILDING COVERAGE	80%	9.12%	-	C	N/A	-	C
MAXIMUM IMPERVIOUS COVERAGE	90%	74.8%	-	C	65.0%	-	C

CITY PLANNING BOARD CHAIRPERSON \_\_\_\_\_ DATE \_\_\_\_\_

CITY PLANNING BOARD SECRETARY \_\_\_\_\_ DATE \_\_\_\_\_

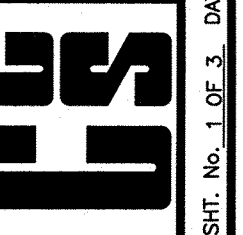
CITY PLANNING BOARD ENGINEER \_\_\_\_\_ DATE \_\_\_\_\_

CAMDEN COUNTY PLANNING BOARD CHAIRPERSON \_\_\_\_\_ DATE \_\_\_\_\_

*M. R. D.*  
MICHAEL R. BROWN  
DATE 4/23/26  
PROFESSIONAL ENGINEER, NEW JERSEY LIC. NO. 24GE04422200

COVER SHEET  
CAMDEN COMMUNITY SOLAR PROJECTS  
PLATE 22.12 - BLOCK 1459, LOT 9 AND BLOCK 1464, LOTS 4 & 5  
CAMDEN CITY, CAMDEN COUNTY, NEW JERSEY

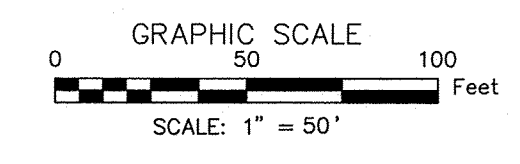
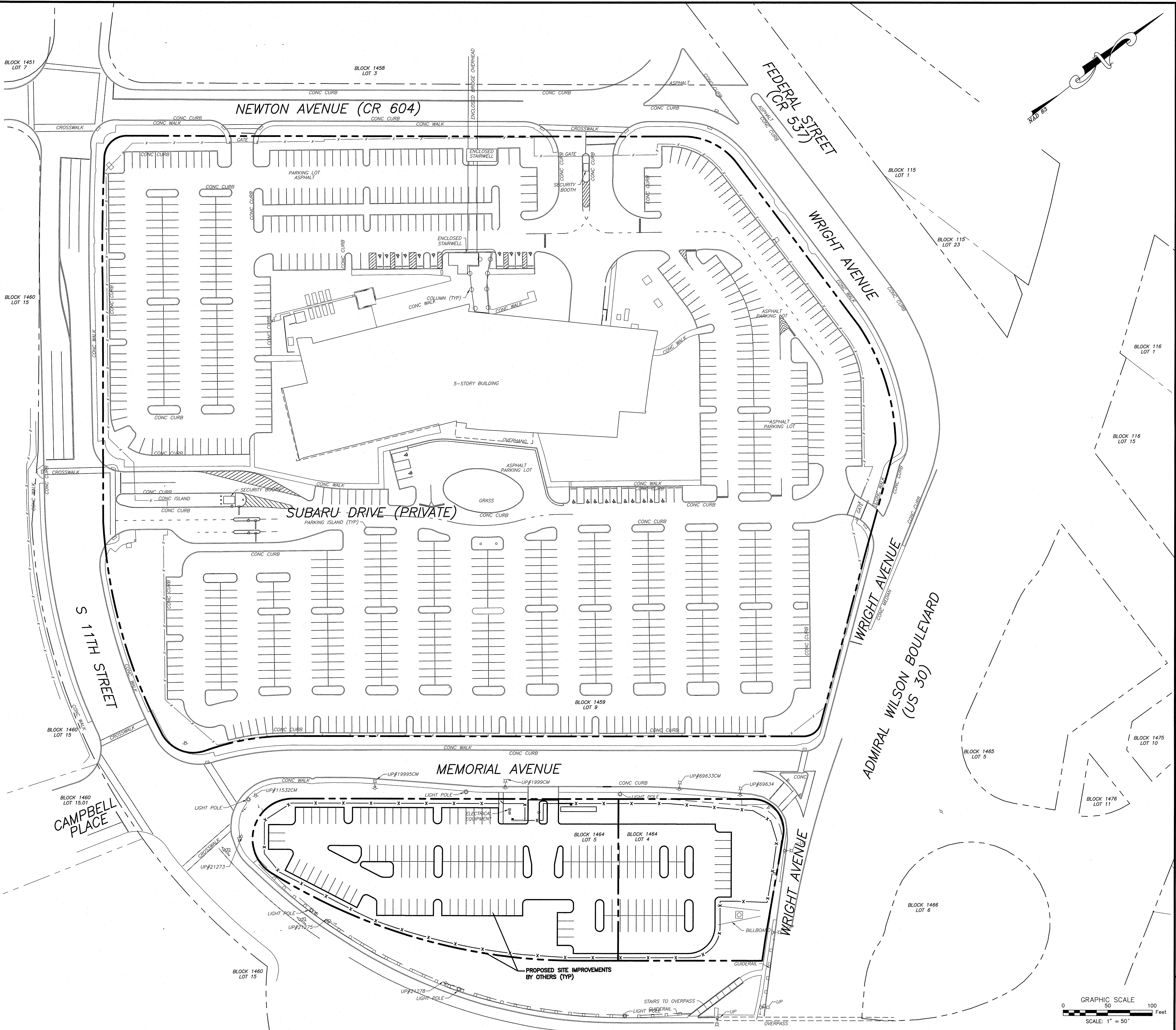
PREPARED BY:  
CONSULTING ENGINEER & SURVEYORS  
PROFESSIONAL ENGINEERS  
645 BERLIN-CROSS KEYS ROAD, SUITE 105  
PHONE (856) 228-2200 - FAX (856) 232-2346 - EMAIL design@ces-1.com  
NJ CERTIFICATE OF AUTHORIZATION No. 2460987700, 21M000104



DATE: 04/23/26, SCALE: AS NOTED, FILE NO.: 4270-6501, DRAWN BY: MRE

**DEMOLITION NOTES**

1. THE CONTRACTOR SHALL VERIFY THE LOCATION AND THE DEPTH OF ALL EXISTING UTILITIES UNDERGROUND PER THE UNDERGROUND FACILITY PROTECTION ACT, BETTER KNOWN AS THE "ONE CALL LAW," OCTOBER 1994. THIS LAW REQUIRES THAT ANYONE DIGGING MUST CALL 1-800-272-1000 OR 811, 72 HOURS PRIOR TO THE COMMENCEMENT OF CONSTRUCTION OR DEMOLITION SO THAT OPERATORS CAN MARKOUT THEIR UNDERGROUND UTILITIES IN ACCORDANCE WITH APPLICABLE LAWS, RULES, AND REGULATIONS.
2. ALL ELECTRICAL FACILITIES SCHEDULED FOR DEMOLITION SHALL BE DISCONNECTED AND REMOVED IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE AND ANY APPLICABLE STATE OR LOCAL REGULATIONS. ALL WORK AT UTILITY POLES SHALL BE COORDINATED WITH PROPER ELECTRIC COMPANY.
3. THE CONTRACTOR SHALL PROTECT ALL STRUCTURES AND OBJECTS THAT ARE TO REMAIN SO AS TO AVOID DAMAGE DUE TO DEMOLITION ACTIVITIES. ANY AND ALL DAMAGE TO ADJACENT FACILITIES CAUSED BY CONTRACTOR OPERATIONS SHALL BE PROMPTLY REPAIRED BY THE CONTRACTOR AT NO ADDITIONAL COST.
4. APPLICABLE SOIL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED PRIOR TO DEMOLITION. SUCH MEASURES SHALL BE LEFT IN PLACE UNTIL THE PROJECT IS COMPLETED OR THE AREA IS STABILIZED IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE COUNTY SOIL CONSERVATION DISTRICT.
5. NO DISTURBANCES NOR PLACEMENT OF MATERIALS SHALL BE PERMITTED BEYOND THE PROJECT PROPERTY LINES WITHOUT THE WRITTEN CONSENT OF THE PROPERTY OWNER(S) INVOLVED. ANY AND ALL DAMAGE CAUSED TO ADJACENT FACILITIES BY DEMOLITION OPERATIONS AND/OR STORAGE OF MATERIALS OR EQUIPMENT SHALL BE PROMPTLY REPAIRED AT NO COST TO THE OWNER.
6. ANY TRENCH REPLACEMENT AND RESTORATION DONE WITHIN THE COUNTY ROAD RIGHT-OF-WAY SHALL BE IN ACCORDANCE WITH THE COUNTY STANDARDS.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RESTORING PAVING AND CONCRETE, AS WELL AS TOPSOILING, SODDING, FERTILIZING AND SEEDING ALL AREAS DISTURBED BY HIS ACTIVITIES. ROAD PAVEMENT REPLACEMENT AND ALL RESTORATION IN STATE ROADS SHALL MEET THE REQUIREMENTS OF THE STATE ENGINEER.
8. THE USE OF EXPLOSIVES FOR DEMOLITION WILL NOT BE PERMITTED.
9. THE CONTRACTOR SHALL CONDUCT DEMOLITION OPERATIONS AND REMOVAL OF DEBRIS TO ENSURE MINIMAL INTERFERENCE WITH ROADS, WALKS, AND OTHER ADJACENT OCCUPIED OR USED FACILITIES.
10. THE AREAS OF DEMOLITION SHALL BE PROTECTED TO ENSURE THE SAFE PASSAGE OF PERSONS IN THE RESPECTIVE AREAS.
11. ALL DEBRIS, TRASH, BUILDING REMAINS, RUBBISH, INCLUDING HAZARDOUS WASTE, AND OTHER MATERIALS RESULTING FROM DEMOLITION OPERATIONS AND/OR FOUND ON THE SITE DURING DEMOLITION OR CONSTRUCTION SHALL BE REMOVED FROM THE SITE AND DISPOSED OF IN ACCORDANCE WITH ALL APPLICABLE LOCAL, STATE, AND FEDERAL REGULATIONS.
12. IN LOCATIONS WHERE CONCRETE AND PAVEMENT TO BE REMOVED, ABUT SURFACES OF LIKE MATERIALS, THE CONCRETE AND PAVEMENT SHALL BE SAW CUT ALONG THE LIMITS OF REMOVAL TO LEAVE A CLEAN, EVEN EDGE REMAINING WHERE SUCH MATERIALS ARE TO REMAIN IN PLACE. AT ALL LOCATIONS WHERE EXISTING BUILDINGS AND FOUNDATIONS ARE TO BE REMOVED, THE EXPOSED SUBGRADE SHALL BE PROOF ROLLED AND DENSIFIED WITH A 15 TON SELF-PROPELLED VIBRATORY COMPACTOR, THE DENSITY OF 95% OF MODIFIED PROCTOR SHALL BE ACHIEVED PRIOR TO ANY PROPOSED CONSTRUCTION.
13. THE CONTRACTOR SHALL DESIGNATE AN INDIVIDUAL RESPONSIBLE FOR CONSTRUCTION SITE SAFETY DURING THE COURSE OF SITE IMPROVEMENTS PURSUANT TO N.J.A.C. 5:23-2.21 (e) OF THE N.J. UNIFORM CONSTRUCTION CODE AND CFR 1926.32 (f) (OSHA COMPETENT PERSON).
14. THE CONTRACTOR SHALL PAY ALL STREET OPENING FEES AND GIVE THE NOTICES NECESSARY FOR AND INCIDENTAL TO THE DUE AND LAWFUL EXECUTION OF THE PROJECT.
15. THE INSPECTION OF, OR FAILURE TO INSPECT, ANY MATERIALS OR WORKMANSHIP BY STATE, COUNTY, OR CITY OFFICIALS SHALL IN NO WAY RELIEVE THE CONTRACTOR OF HIS RESPONSIBILITIES TO PERFORM THE WORK IN ACCORDANCE WITH APPLICABLE PLANS, SPECIFICATIONS, AND LAWS.
16. IF ENCOUNTERED, DEMOLITION PERMIT AND WELL/SEPTIC SYSTEM CLOSURE PERMITS ARE REQUIRED PRIOR TO COMMENCEMENT OF CONSTRUCTION.
17. THE LOCATIONS AND DEPTHS OF EXISTING UTILITIES AS SHOWN ON THE PLANS ARE APPROXIMATE AND SHOULD NOT BE RELIED UPON BY THE CONTRACTOR. THE CONTRACTOR SHALL CHECK AND VERIFY THE LOCATION OF ALL EXISTING UTILITIES, BOTH UNDERGROUND AND OVERHEAD, BEFORE PROCEEDING TO COMMENCE THE WORK OR ORDERING OF MATERIALS. EXISTING UTILITIES SHALL BE ABANDONED OR REMOVED IN ACCORDANCE WITH ALL LOCAL, STATE AND FEDERAL REGULATIONS.
18. THE CONTRACTOR SHALL NOT PROCEED WITH ANY EXCAVATION OPERATIONS UNTIL HE HAS DETERMINED THE EXACT LOCATION OF THE EXISTING UTILITY FACILITIES WITHIN THE PROJECT FROM SUBSURFACE SITE INVESTIGATIONS, INCLUDING TEST PITS. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IF THEIR EXAMINATIONS DETERMINE ANY CONFLICTS TO COMPLETING THE WORK.
19. THE CONTRACTOR SHALL PROTECT, SUPPORT, AND SECURE ALL IN-PLACE UTILITY FACILITIES SO AS TO AVOID DAMAGE TO THEM AND ANY INTERRUPTION OF SERVICE. THE CONTRACTOR SHALL NOT TEMPORARILY MOVE EXISTING OR COMPLETED UTILITY FACILITIES WITHOUT THE UTILITY(S) WRITTEN CONSENT AND THE FACILITIES SHALL BE AS SAFE AND PERMANENT AT COMPLETION AS THEY WERE BEFORE THE CONTRACTOR'S INVOLVEMENT. IN THE EVENT THE CONTRACTOR DAMAGES A UTILITY FACILITY, INCLUDING PROPERTY SERVICE CONNECTIONS, THE CONTRACTOR SHALL NOTIFY THE UTILITY(S) IMMEDIATELY. THE UTILITY(S) MAY COMPLETE THE REPAIRS OR ALLOW THE CONTRACTOR TO COMPLETE THE REPAIRS, WITH THE CONTRACTOR RESPONSIBLE FOR ANY APPLICABLE TIME AND EXPENSE.
20. EXCAVATIONS SHALL BE SHORED, BRACED, AND SHEATHED AS CONDITIONS WARRANT. IF CLOSE TO EXISTING PAVEMENT, SIDEWALKS, CURBS, PIPES, RAILROADS, OR STRUCTURES OF ANY KIND, THE EXCAVATION SHALL BE SECURED BY SHEET PILING OR OTHER METHODS SO THAT SUCH FACILITIES AND STRUCTURES ARE PROTECTED. NO ADDITIONAL PAYMENT WILL BE MADE FOR SHORING, BRACING OR SHEATHING.



**Michael R. Brown**  
**MICHAEL R. BROWN**  
 PROFESSIONAL ENGINEER, NEW JERSEY LIC. NO. 24604422200

NO.	DATE	REVISIONS

**EXISTING CONDITIONS PLAN**  
**CAMDEN COMMUNITY SOLAR PROJECTS**  
 PLATE 22.12, BLOCK 1459, LOT 9 AND BLOCK 1464, LOTS 4 & 5  
 CAMDEN CITY, CAMDEN COUNTY, NEW JERSEY

PREPARED BY:  
**CONSULTING ENGINEER SERVICES**  
 & LAND SURVEYORS  
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 DATE: 05/23/26

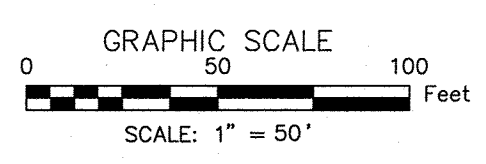
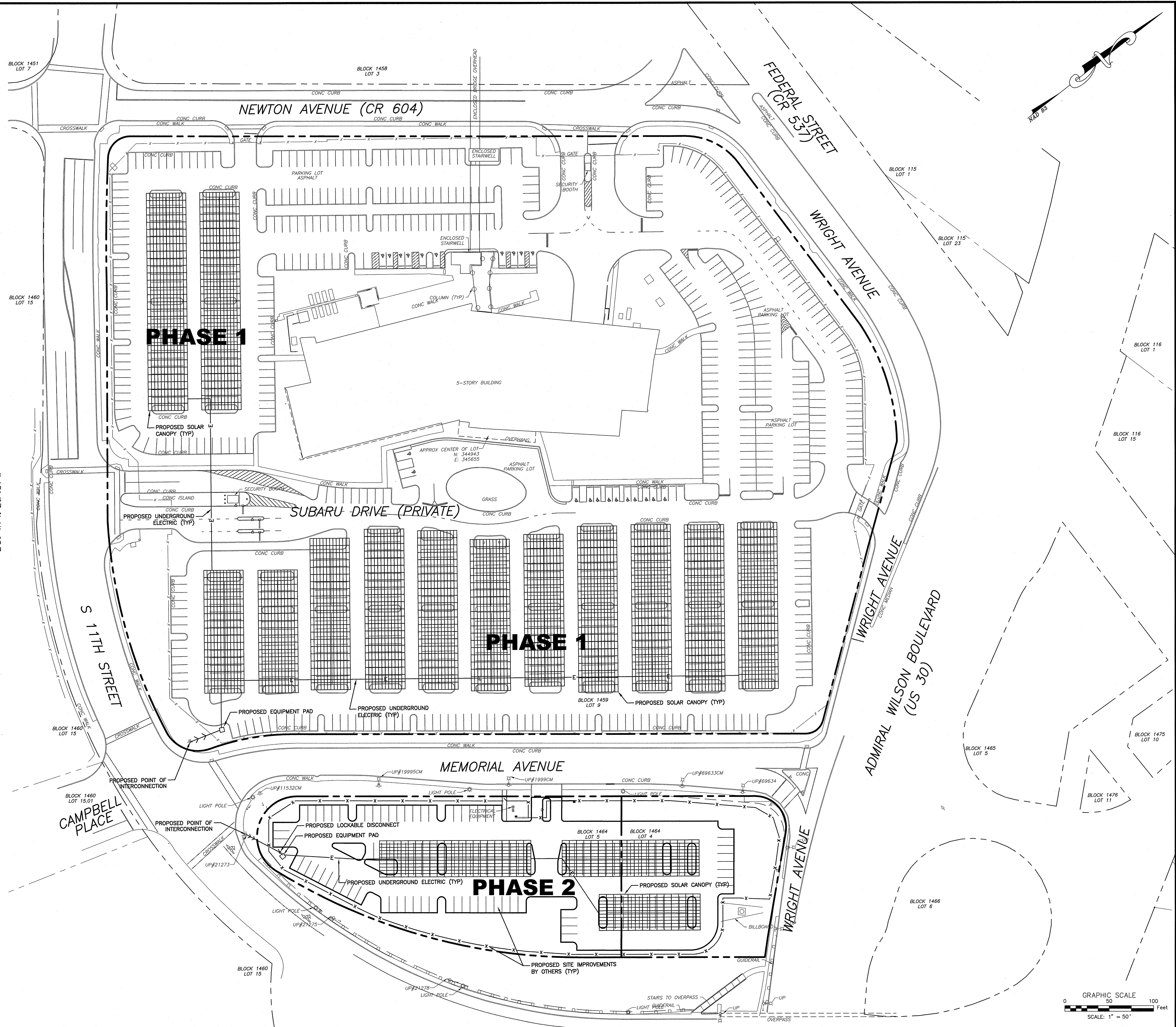
**SOLAR FACILITY NOTES:**

1. THE APPLICANT SHALL SUBMIT ALL REQUIRED APPLICATIONS TO THE NEW JERSEY BOARD OF PUBLIC UTILITIES, CLEAN ENERGY PROGRAM FOR ACCEPTANCE AND AWARD OF THE PROJECT INTO THE COMMUNITY SOLAR PROGRAM.
2. THE APPLICANT SHALL SUBMIT ALL APPLICATIONS REQUIRED PER ELECTRIC DISTRIBUTION COMPANY (EDC) AND FOLLOW EDC STANDARDS FOR THE INTERCONNECTION OF THE SOLAR FACILITY.
3. THE SYSTEM DESIGN AND SPECIFICATIONS ARE SUBJECT TO CHANGE BASED UPON EQUIPMENT AVAILABILITY AND SIGNIFICANT ADVANCES IN TECHNOLOGIES PRIOR TO THE TIME OF CONSTRUCTION. PRIOR TO CONSTRUCTION, THE PROJECT OWNER SHALL PREPARE DETAILED "SOLAR/ELECTRIC PERMIT PLANS" AND SUBMIT THE SAME FOR PERMITTING PURPOSES. THE FINAL SYSTEM DESIGN AND INSTALLATION SHALL BE GOVERNED BY THE "SOLAR/ELECTRIC PERMIT PLANS".
4. THE SOLAR ARRAYS AS GRAPHICALLY DEPICTED, AND THE DC NAMEPLATE MEGAWATT (MW) OR KILOWATT (KW) NAMEPLATE CAPACITY SHOWN ARE FOR PLANNING PURPOSES.
5. THE SOLAR LAYOUT SHOWN SHALL BE CONSIDERED THE MAXIMUM DC NAMEPLATE SYSTEM SIZE.
6. THE DECOMMISSIONING OF THE SOLAR FACILITY SHALL BE IN STRICT ACCORDANCE WITH THE LEASE AGREEMENT AND GOVERNING RULES AND REGULATIONS.
7. THE OPERATION AND MAINTENANCE (O&M) OF THE SOLAR FACILITY SHALL BE THE RESPONSIBILITY OF THE SOLAR FACILITY OWNER.
8. FROM THE DATE OF THE SOLAR FACILITY PLANS UNTIL THE START OF CONSTRUCTION, IT IS LIKELY THAT NEW PANELS AND EQUIPMENT MAY BE INTRODUCED TO THE MARKET THAT WILL PROVIDE FOR A MORE EFFICIENT DESIGN THAT COULD REDUCE THE OVERALL FOOTPRINT OF THE PROJECT WHILE INCREASING THE AMOUNT OF ENERGY PRODUCED OVER THE LIFE OF THE SYSTEM. THE CONTRACTOR AND INSTALLER SHALL COORDINATE AND OBTAIN APPROVAL OF ANY AND ALL REVISIONS OR SUBSTITUTIONS OF PANELS OR EQUIPMENT PRIOR TO ANY CHANGE.
9. GROUND-MOUNTED EQUIPMENT PADS, TRANSFORMERS, AND SIMILAR ITEMS (EQUIPMENT) SHOWN ON THIS PLAN ARE FOR INFORMATIONAL PURPOSES ONLY. FINAL LOCATIONS OF ALL EQUIPMENT WILL BE DETERMINED UPON RECEIPT OF INTERCONNECTION CONDITIONAL APPROVAL AND THE DESIGNATION OF THE POINT OF INTERCONNECTION. FUTURE PLANS WILL BE UPDATED TO REFLECT THIS INFORMATION.
10. THE CONTRACTOR SHALL FOLLOW AND ADHERE TO THE REQUIREMENTS OF THE NEC AND EDC CODES, RULES, AND REGULATIONS.

SYSTEM DESIGNS		
	PHASE 1	PHASE 2
DC NAMEPLATE	2.50 MWdc	374.22 kW
PANEL COUNT	3,968	594
PANEL SELECTED	QCELL 630W	QCELL 630W

**INGRESS AND EGRESS LICENSE:**

1. LANDLORD HAS GRANTED THE TENANT INCLUDING UTILITY (PUBLIC SERVICE ELECTRIC & GAS CO.) A BLANKET, NON-EXCLUSIVE INGRESS AND EGRESS LICENSE WHICH SHALL ENTITLE TENANT AND TENANT'S AGENTS REASONABLE INGRESS AND EGRESS TO AND FROM THE SOLAR FACILITY AND THE INTERCONNECTION POINT OVER THE PROPERTY OVER EXISTING ROADWAYS AND ACCESS POINTS AS NECESSARY FOR SUCH INGRESS AND EGRESS. LEASED PREMISES, INCLUDING ACCESS THROUGH THE PARKING LOT ON AN EMERGENCY BASIS AND DURING NORMAL BUSINESS HOURS; PROVIDED, HOWEVER, THAT TENANT'S USE OF THE INGRESS AND EGRESS LICENSE SHALL NOT INCONVENIENCE, DISTURB OR OTHERWISE INTERFERE WITH LANDLORD'S USE OF THE PROPERTY. THE INGRESS AND EGRESS LICENSE SHALL CONSIST OF TWO MEANS OF EXTERIOR ACCESS ROUTES, WHICH SHALL BE IDENTIFIED AND DESCRIBED AS A NARRATIVE AND INCLUDED IN THE RECORDS. LANDLORD SHALL MAINTAIN SAID EXTERIOR ACCESS ROUTES FOR USE BY TENANT AND TENANT'S AGENTS' USE IN COMMON WITH OTHER TENANTS OF THE PROPERTY.

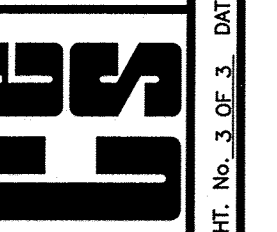


*Michael R. Brown*  
MICHAEL R. BROWN  
DATE: 4/23/26  
PROFESSIONAL ENGINEER, NEW JERSEY LIC. NO. 24GE04422200

REVISIONS	DATE	BY

**SITE PLAN**  
CAMDEN COMMUNITY SOLAR PROJECTS  
PLATE 22-12: BLOCK 1459, LOT 9 & BLOCK 1464, LOTS 4 & 5  
CAMDEN CITY, CAMDEN COUNTY, NEW JERSEY

PREPARED BY: SERVICES CONSULTING ENGINEERS, PLANNERS, & LAND SURVEYORS  
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