Preliminary Operation and Maintenance Plan
Scott Road Solar ("The Project")
December 18, 2025

Project Narrative
Scott Road Solar is a ±5 MW-AC solar farm, which includes solar panels, access road, collection lines, interconnection to the grid and associated improvements (the "Project"). The Project is located at 331 Houghton Hill Rd in Homer, NY. The project sits on ± 28.4 acres of the 216-acre site (435-acre site prior to proposed subdivision).

Operation & Maintenance
Maintenance of the site is required to ensure that project and the site operate in accordance with all permits and approvals. To that end, the following maintenance practices will be used. An example scope of services for Operation and Maintenance has been included as Exhibit A.

1. **Gravel Driveways –** Driveways will be visually inspected monthly for trash and debris and inspected yearly for ruts and washouts. Impacted areas shall be re-graded.

2. **Snow Removal –** Snow removal within driveways shall be removed/stockpiled for all snow events with greater than 4" of snow accumulation in order to provide clear access to the site. Notification will be given by a third-party contracted monitor and snow will be removed within 36 hours.

3. **Solar Equipment and Site Maintenance –** Yearly inspection of the perimeter fence, solar facility, and connection infrastructure shall be made by the Project Owner. Repairs will be made as needed. Site inspections for erosion and washout shall be done weekly during construction.

4. **Landscaping Management Plan –**

   Within Array Plantings:
   - Planted Species will be native to New York, if possible

   Vegetation within the solar facility, under and around the solar panels, and inside the perimeter fence, will be mowed periodically as needed to maintain the pollinator dominant plant cover. This is typically three times per growing season, but timing with the maintenance company will be coordinated as to not disrupt critical timings of pollinator migrations and breeding birds that rely on such vegetation as a food source, as well as cover. Mowing will also be timed in the spring to start early enough to discourage invasive plants, which leaf earlier than non-invasive ones.

Tree species surrounding the solar facility shall be maintained so that no vegetation will shade the panels. Any plantings or screenings will also be properly cared for and maintained. Should any plantings that are part of the approved landscaping need to be replaced, they will be by the third-party maintenance company also responsible for mowing. Pesticide and herbicides will not be used on the site, other than to control potentially invasive species while pollinators are being planted and grown.

Forest Cover shall be maintained to the greatest extent possible, while maintaining canopy height requirements for the solar facility. NO tree cutting or clearing shall be done in any jurisdictional areas other than what is permitted.

This project proposes to use solar panels that are Single-Axis Tracker, which mean they move and follow the sun. Due to the nature of these solar panels, being low to the ground and also moving to track the sun, it makes using grazing animals impractical to control vegetation. Many grazing animals could damage the panels. Grazing animals would be a much better fit for the solar panels raised seven or more feet off the ground.

5. **PV Monitoring System –** The panel inverters will be equipped with built-in communication modules that collect data about the system's performance including power output, voltage, current, energy production, and system status. It will be configured to send notifications if any irregularities or issues arise (e.g., broken or shaded panel). The monitoring system will be designed to promptly notify the operator through email or SMS notification. A contracted vendor located in proximity to the site will be dispatched as needed to complete repairs.

6. **Severe Weather –** In the case of severe weather, the Project Owner will complete a site inspection to confirm there is no damage, down trees, erosion, washout, etc. to the facility. The Town of Homer will be notified if any repairs are required. For purposes, the O&M Plan, "severe weather" is defined a 100-year flood event, Wind Event (Wind over 40MPH for an hour or gusts over 58MPH), tornado, tropical storm or hurricane and/or hail event in the vicinity of the site. These inspections will consider solar panel condition, metal fatigue, fastener condition, leakage, and other potential failures that might impact public health and safety or the environment.

7. **Inspections –** Project Owner will complete quarterly inspections of the project to confirm there are no outstanding maintenance issues, and all security systems are functioning. On an annual basis, one of these inspections will be completed in

conjunction with the Town of Homer Building Inspector & Code Enforcement Officers.

8. **Reporting –** An Annual Inspection Report will be submitted yearly to the Town of Homer Building Inspector & Code Enforcement Officers. The Annual Inspection Report will confirm the rated capacity of the system and the amount of electricity that was generated by the system and transmitted to the grid over the most recent twelve-month period.

   The Annual Inspection Report will also need to identify any change in ownership of the system and/or land upon which the system is located, and the identification of a change in party for the Operation & Management of the system. The annual report shall be submitted to the Town Building Inspector & Code Enforcement Officers no later than 45 days after the end of the calendar year.

   All reports shall be provided to the Town Building Inspector & Code Enforcement Officers within 45 days of inspection.

9. **Contact Info**

Full name of Project Owner: Scott Road Solar, LLC

Prime Contact: Ryan Clark, Director of Development

Address: 143 West Street, Suite C201, New Milford, CT 06776

Phone: (860) 717-2104

Fax: (866) 304-0939

Email: rclark@seaboardsolar.com

EXHIBIT A – Scope of Services

DESCRIPTION OF SOLAR MAINTENANCE SERVICES
Full Site Visual Inspection
o PV Panel Condition Inspect for cleanliness, cracked/chipped/scratched/ shattered panels, fading/discoloration, burn marks, seal condition, frame damage or rust

o PV Array Ventilation Inspect conditions under panels where accessible; visual check for ventilation under panels

o PV System Foundations Ground mount arrays (visual inspection of grounds and vegetation, identify issues related to mud, water pooling, soil erosion)

o Balance of System Inspect conduit runs (separated/cracked conduits, misaligned wire runs)
Inspect panel interconnectivity and string lines where accessible/visible (wire/cable wear, wire fading, chewed wire due to pests, identify loose/detached wires)
Inspect junction/combiner enclosure(s) condition (seals, rust, damage, locks)
Inspect electrical equipment enclosure(s) (seals, rust, damage, door condition, locks, equipment pad(s))

o Inverter(s) Inspect inverter structure(s) and enclosure(s) (seals, rust, damage, door condition, switch/handle condition, locks)
Inspect inverter equipment pad(s) (cracks, base damage, soil erosion)

o Data Acquisition System (DAS) Weather stations condition (alignment of irradiance sensor, condition of wind and temperature meters)
DAS device condition (screen, seals, rust, damage)

o Shading Conditions Visual inspection to identify any shading issues, preventive care if shading caused by nearby vegetation)

o Vegetation/Pest Conditions Vegetation management (inspection for vegetation, landscape or mowing issues or tree branches or other plants/trees blocking panels/system, recommend corrective actions, if any)
Pest Control (review for insects, bird nests, squirrels, spider nests, etc.; Recommend corrective actions if any)

o System Security Visually inspect fence line or confinement structures for wear, damage, breach, vandalism, or other problems
Visually inspect any electronic surveillance equipment (cameras, alarms, etc) and identify if operating.
Check condition of any locks, chains or other protection measures preventing unauthorized access to the system

Site Visit(s) & Service Report(s)
o Annual Service Report: Include details of preventative maintenance work, such as electrical measurements, meter readings, thermal images, and system testing results. Include non-conformance reports to identify potential short-term and long-term power production issues

Inverter Preventative Maintenance
o Conduct preventative maintenance in accordance with manufacturer specifications
o Clean and vacuum enclosure, vents and heat sink / remove any identifiable debris and clean any

accumulation of dust
o Change air filters according to manufacturer specifications (*filters are billed at cost plus 10%, installation is included in O&M fees)**
o Check fuses and switchboards (visually inspect for signs of corrosion/burning of components)
o Check wiring (visually inspect for breaks, deterioration or signs of corrosion/burning, check cable wire protection)
o Note: Warranty maintenance requirements that must occur more frequently than annually are NOT included; Warranty maintenance requirements that include a material amount of repair work beyond inspection & cleaning, such as software updates, re-torquing components, replacement of inverter/inverter components, or in-depth electrical testing are NOT included.

Tracker Preventative Maintenance
o General PM per manufacturer recommendations and/or as separately agreed
o Replacement of any equipment, motors or other tracker parts subject to additional fees
o Maintenance requirements that must occur more frequently than annually are NOT included

Thermal Imaging Combiners, Inverters and Disconnects
o Thermal imaging of combiners, inverters and disconnects by a trained thermographer
o Analyze and document all images taken, identify any potential hot spots and propose correct actions if necessary

Aerial IR Scans
o Conduct aerial thermography (via Drone or fixed wing aircraft IR scans) of all modules to identify string outages and/or potential module issues (Note: FAA restrictions may apply)
o Analyze and document any anomalies that effect system performance and propose correct actions if necessary

Warranty Enforcement
o Make and coordinate claims for reimbursement and/or replacement under any available warranty from manufacturers, installers or other similar entities relating to the System; Assistance from Owner/Customer may be required

System Performance Monitoring: (System login information required)
o Using the existing DAS, monitor on a daily basis, the day-to-day system output and performance
o Nonconformance – Identify and analyze performance departures; Dispatch per contract scope or upon notice from Owner or the DAS that the system is not performing in accordance with the specifications as set forth in the Agreement/SOW

Dispatch Commitment
o Dispatch resources in response to alerts/service requests received by Owner and/or DAS for unscheduled maintenance troubleshoot/repair visits. (DAS alerts/alarms may vary and dispatch will be made based on the priority level determined by Owner or mutually agreed upon thresholds/metrics). Response time is 48 hours or less. . On- site labor is billed on a T&M basis when request is made or alert received.

MV Transformer Maintenance
o Conduct preventative maintenance in accordance with manufacturer specifications on an annual basis
o Transformer – Oil and gas analysis, infrared image connections, positive nitrogen charge (as required), record oil temp, level, PSI, visually inspect terminations
o Pole mounted equipment is not included

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String Level IV Curve Tracing (*Potentially optional for additional fee*) (N/A)
o Perform string level IV Curve tracing with a minimum of 400 w/m2 irradiance
o Analyze and document any anomalies that effect system performance and propose correct actions if necessary