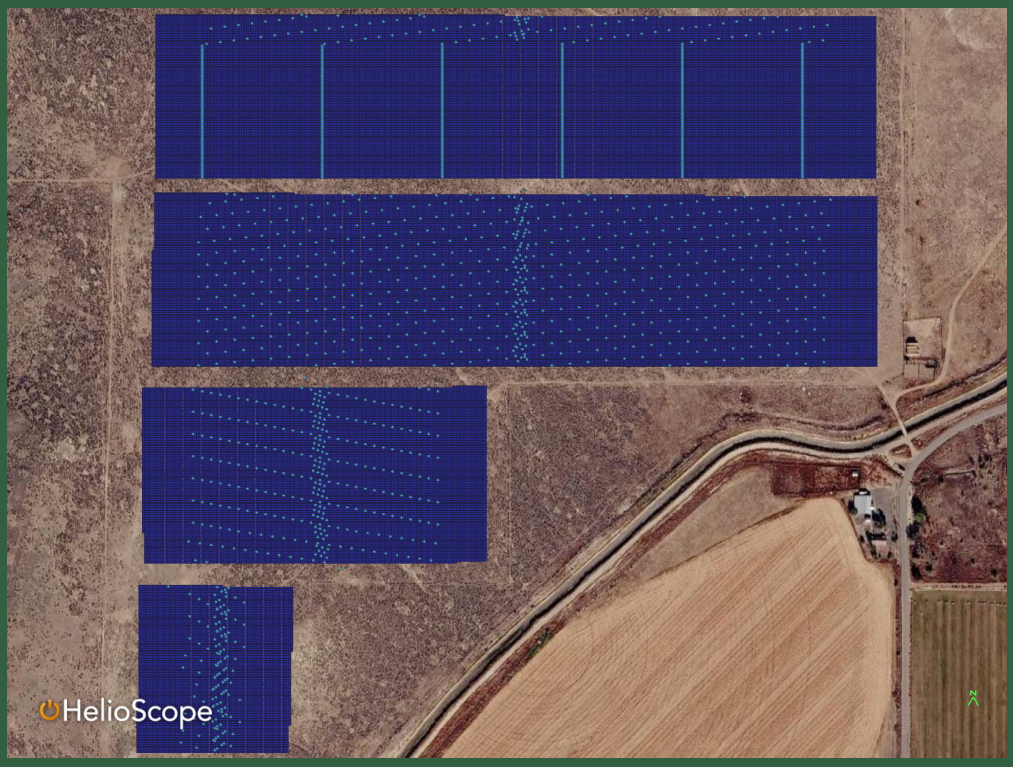

J&L Legacy Ranch

Solar Farm & BESS Project Project

Clean Energy. Real Impact.
A Greener Path Forward.

Prepared for
Eagle Environmental Construction & Development Inc.

1585 62nd St Suite 99263

Oakland, CA 94608

Prepared by
Amanda Millhouse
Operations Manager

2/8/26

Project Overview

Project Details

- **Project Name: J&L Legacy Ranch**
- **Location:** **43.98033488722913, -117.41286350284733, Vale, OR 97918**
- **Solar Capacity:** 46 MW (AC)
- **Battery Storage Capacity:** 184 MW / 1,200 MWh
- **Technology:** PV with Battery Energy Storage System -BESS
- **Project Type:** Front-of-the-meter, Utility- Scale Solar Power & Battery Energy Storage System

==========

==========

1. EXECUTIVE SUMMARY

==========

Total Project Value: $237,365,200

- Capital Expenditure (CapEx): $230,900,000
- Operating Expenditure (OpEx): $6,465,200

==========

2. CAPITAL EXPENDITURE DELIVERABLES

==========

1. Battery Cells & Racks

Budget Allocation: $83,124,000

Notes: Generated from template: Solar Farm with BESS

2. Balance of Plant (Transformers, Switchgear, Cabling)

Budget Allocation: $16,624,800

Notes: Generated from template: Solar Farm with BESS

3. Contingency

Budget Allocation: $7,388,800

Notes: Generated from template: Solar Farm with BESS

4. Contingency (Owner/EPC)

Budget Allocation: $3,232,600

Notes: Generated from template: Solar Farm with BESS

5. DC & AC Electrical (cabling, combiner boxes, transformers)

Budget Allocation: $4,618,000

Notes: Generated from template: Solar Farm with BESS

6. Energy Management System (EMS / SCADA)

Budget Allocation: $7,388,800

Notes: Generated from template: Solar Farm with BESS

7. Enclosures / Containers / HVAC

Budget Allocation: $14,777,600

Notes: Generated from template: Solar Farm with BESS

8. Engineering & Design

Budget Allocation: $1,847,200

Notes: Generated from template: Solar Farm with BESS

9. EPC Labor & Construction

Budget Allocation: $8,312,400

Notes: Generated from template: Solar Farm with BESS

==========

10. EPC Labor & Construction

Budget Allocation: $18,472,000

Notes: Generated from template: Solar Farm with BESS

11. Fire Suppression & Safety Systems

Budget Allocation: $5,541,600

Notes: Generated from template: Solar Farm with BESS

12. Interconnection & Grid Studies

Budget Allocation: $1,385,400

Notes: Generated from template: Solar Farm with BESS

13. Interconnection & Grid Upgrades

Budget Allocation: $5,541,600

Notes: Generated from template: Solar Farm with BESS

14. Inverters (Central/String)

Budget Allocation: $3,694,400

Notes: Generated from template: Solar Farm with BESS

15. Mounting / Trackers

Budget Allocation: $6,465,200

Notes: Generated from template: Solar Farm with BESS

16. Owner's Costs, Insurance During Construction

Budget Allocation: $3,694,400

Notes: Generated from template: Solar Farm with BESS

17. Power Conversion System (PCS / Inverters)

Budget Allocation: $22,166,400

Notes: Generated from template: Solar Farm with BESS

18. Permitting, Environmental & Owner's Costs

Budget Allocation: $1,847,200

Notes: Generated from template: Solar Farm with BESS

19. PV Modules

Budget Allocation: $14,777,600

Notes: Generated from template: Solar Farm with BESS

═══

3. OPERATIONS & MAINTENANCE PROVISIONS

═══

1. Asset Management & Monitoring

Annual Budget: $92,360

Notes: Generated from template: Solar Farm with BESS

2. Augmentation Reserve

Annual Budget: $1,539,456

Notes: Generated from template: Solar Farm with BESS

3. Insurance

Annual Budget: $1,231,344

Notes: Generated from template: Solar Farm with BESS

4. Insurance

Annual Budget: $215,476

Notes: Generated from template: Solar Farm with BESS

5. O&M Contract

Annual Budget: $461,800

Notes: Generated from template: Solar Farm with BESS

6. O&M & Performance Monitoring

Annual Budget: $2,155,128

Notes: Generated from template: Solar Farm with BESS

7. Software / EMS Licensing

Annual Budget: $615,672

Notes: Generated from template: Solar Farm with BESS

8. Vegetation Management

Annual Budget: $153,964

Notes: Generated from template: Solar Farm with BESS

==========

4. SUGGESTED PAYMENT STRUCTURE

==========

Milestone-Based Payment Schedule:

1. Contract Signing (Down Payment): 1% ($2,309,000)
2. Equipment Delivery Confirmation: 30% ($69,270,000)
3. Mechanical Completion: 40% ($92,360,000)
4. Substantial Completion: 20% ($46,180,000)
5. Final Acceptance (less retainage): 9% ($20,781,000)

Retainage: 10% held until final project acceptance

==========

END OF STATEMENT OF WORK

==========

Financial Analysis

Project Summary (CapEx Basis)		INVESTMENT
Solar PV Farm	$46M	$230,000,000
Battery Energy Storage System (BESS).	$184M	
Owner Deposit 1%		$2,300,000

SUPERNOVA

Supernova Energy is excited to started on the J & L Legacy Ranch

We require an initial deposit of **1%** of the total project cost of $230,000,000.

This payment secures your project to be fast tracked.

Payment Details:

- **Deposit Amount:** $2,300,000.
- **Due Date:** 2/19/26- Net 7 days from receipt of Project Overview- SOW
- **Payment Method:** Submitted through Neutron Logic -Stripe Account

Once the deposit is received, your project will be fast-tracked to the next phase the Site Assessment and leading to the Final Installation Contract with the Working Financial Model outlining expected revenue for the next 30 years.

Deposit is fully refundable at the time of commissioning of System completion otherwise known as PTO Permission to Operate.

Thank you for your Deposit towards your project.

SUPERNOVA