



Rizzetta & Company

# Summer Woods Community Development District

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**Board of Supervisors' Meeting  
April 30, 2026**

District Office:  
2700 S. Falkenburg Road, Suite 2745  
Riverview, FL 33578

[www.summerwoodscdd.org](http://www.summerwoodscdd.org)

# **SUMMER WOODS COMMUNITY DEVELOPMENT DISTRICT**

Harrison Ranch Clubhouse, 5755 Harrison Ranch Boulevard, Parrish, FL 34219

<b>Board of Supervisors</b>	Matthew Ruxton Mark Sigman Joey Johnson Johnathan Flynn Chris Sullivan	Chairman Vice Chair Assistant Secretary Assistant Secretary Assistant Secretary
<b>District Manager</b>	Matt O'Nolan	Rizzetta & Company, Inc.
<b>District Counsel</b>	Jere Earlywine	Kutak Rock Law Group
<b>District Engineer</b>	Matt Morris	Morris Engineering

**All cellular phones must be placed on mute while in the meeting room.**

The Audience Comment portion of the agenda is where individuals may make comments on matters that concern the District. Individuals are limited to a total of three (3) minutes to make comments during this time.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting/hearing/workshop is asked to advise the District Office at least forty-eight (48) hours before the meeting/hearing/workshop by contacting the District Manager at (813-533-2950. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) 1-800-955-8770 (Voice), who can aid you in contacting the District Office.

A person who decides to appeal any decision made at the meeting/hearing/workshop with respect to any matter considered at the meeting/hearing/workshop is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made including the testimony and evidence upon which the appeal is to be based.

**SUMMER WOODS COMMUNITY DEVELOPMENT DISTRICT**  
**DISTRICT OFFICE • 2700 S. FALKENBURG RD, SUITE 2700• RIVERVIEW, FLORIDA 33578**

[www.SummerWoodsCDD.org](http://www.SummerWoodsCDD.org)

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**Board of Supervisors**  
**Summer Woods Community**  
**Development District**

**4/23/2026**

Call In # 321-754-9488    Conf ID: 688 714 221#

**FINAL AGENDA**

Dear Board Members:

The workshop meeting of the Board of Supervisors of Summer Woods Community Development District will be held on **Thursday, April 30, 2026, at 6:00 p.m.** at the Harrison Ranch Clubhouse, **located at 5755 Harrison Ranch Boulevard, Parrish, FL 34219.** The following is the final agenda for this meeting:

- 1. CALL TO ORDER/ROLL CALL**
- 2. PUBLIC COMMENT**
- 3. STAFF REPORTS**
  - A. District Manager Report
    1. Discussion of FY 26-27 Budget
- 4. BUSINESS ITEMS**
  - A. Consideration of RFP proposals..... Tab 1
- 6. SUPERVISOR REQUESTS AND COMMENTS**
- 7. ADJOURNMENT**

We look forward to seeing you at the meeting. In the meantime, if you have any questions, please do not hesitate to call us at (813) 533-2950.

Yours truly,

*Matt O'Nolan*  
Matt O'Nolan  
District Manager

Tab 1



# SUMMER WOODS RFP



## Off Grid Lighting Solutions, LLC

### Solar Street Lighting Proposal

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April 13th, 2026

**To:** Summer Woods Community Development District

**Re:** Informal RFP - Solar Street Lights

**Proposal Deadline:** April 13, 2026, at 12:00 p.m.

Dear Members of the Summer Woods CDD Board:

Off Grid Lighting Solutions, LLC ("OGLS") sincerely appreciates the opportunity to respond to the Summer Woods Community Development District's Informal Request for Proposals for solar street lighting. We understand the importance of reliable, resilient, and aesthetically appropriate lighting for your community, and we are committed to delivering a solution that meets those needs. We welcome the chance to serve Summer Woods and look forward to a long and successful partnership.

### About Off Grid Lighting Solutions

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OGLS brings a decade of experience in the Florida solar street lighting market. Our history began in 2017 through SOS Solar (d/b/a Viasol Lighting), which pioneered the solar streetlight leasing model for Florida residential communities.

OGLS was formed through the merger of SOS Solar and Off Grid Lighting and today manages all aspects of each project: sales, equipment procurement, installation, insurance, service, and maintenance. Our finance entity, Off Grid Lighting IV, LLC, serves as the Lessor under this proposal. We have installed over 150 projects in Florida with no reported weather-related equipment failures, including multiple hurricane seasons.

### Pricing Options

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We are proposing a 20-year lease term with two fixture options. All pricing is valid for 60 days from the proposal due date.

	<b>Option A — All-In-One</b>	<b>Option B — Wrapped Pole</b>
Proposed Quantity	248	248
Fixture Style	Solar panel integrated into fixture	Solar panels wrapped around pole
Monthly Rate (per pole)	\$44.50	\$59.72
Total Monthly Lease Amount	\$11,036.00	\$14,810.56
Lease Term	20 years	20 years

Annual Escalation	1% per year	1% per year
Early Buy-Out	Available after Year 5; NPV of remaining payments at 8% discount	Available after Year 5; NPV of remaining payments at 8% discount

## Attachments & Exhibits

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The following exhibits are included with this proposal:

- Exhibit A — Fixture Options: Overview of all available fixture styles for both Option A (All-in-One) and Option B (Wrapped Pole) configurations.
- Exhibit B — Product Specifications & Photos: Detailed technical specifications and photographic renderings for both fixture options.
- Exhibit C — Product Specifications and Engineering Drawings: Florida Building Code-compliant structural drawings demonstrating hurricane-force wind resistance for all components.
- Exhibit D — Photometric Study broken out into Zones 1, 2, and 3.
- Exhibit E — Draft Lease Agreement: Form lease assuming Option A All-In-One JAZZ Fixture, addressing term, maintenance, insurance, assignment restrictions, buy-out provisions, and warranties. Subject to Lessor legal review.
- Exhibit F — Reference Letters

We are excited about the possibility of serving the Summer Woods CDD and are confident that OGLS can deliver a durable, low-maintenance solar lighting solution that will stand up to Florida's demanding climate. Please feel free to reach out with any questions about this proposal.

Sincerely,

*Russell Stone*

Russell Stone

[Russell@OffgridLighting.co](mailto:Russell@OffgridLighting.co)

773-230-9164

[www.OffGridlighting.com](http://www.OffGridlighting.com)

**Off Grid Lighting Solutions, LLC**

Summer Woods Community Development District  
Informal RFP for Street Lights  
Request for Information

To: Street Lighting Vendors Interested in Submitting Proposals for the District's Informal RFP for Street Lighting.

Re: Request for Information – Street Lights Project

Dear Street Lighting Proposers/Vendors:

In addition to the materials requested in connection with the District's informal Request for Proposals for solar street lighting packages, we are requesting that all interested vendors provide responses to the following questions no later than 12:00 p.m., April 13, 2026. These responses, along with the other materials each vendor will submit, should be sent to the District Manager at [MONolan@rizzetta.com](mailto:MONolan@rizzetta.com) and District Counsel at [Bennett.Davenport@kutakrock.com](mailto:Bennett.Davenport@kutakrock.com). By submitting a proposal and response to this Request for Information (RFI), you agree that: (1) all of the information provided in your proposal is full and complete, and truthful and accurate; (2) you authorize the District or its authorized agents to contact any person, firm or corporation with any pertinent information deemed necessary to verify the statements made in the proposal, or regarding the ability, standing, integrity, quality of performance, efficiency, and general reputation of the proposer/vendor; (3) the proposer/vendor agrees through submission of the Proposal to honor all pricing information for sixty (60) days from the due date of the proposals; (4) the proposal is made in good faith and not pursuant to any agreement or discussion with, or inducement from, any firm or person to submit a complementary or other noncompetitive proposal; and (5) the proposer has read, understood, and accepted the RFP and this RFI.

INFORMATION REQUESTED:

Long Term Lease Pricing. The Summer Woods CDD Board is requesting proposals for a long-term lease, either 15 or 20 years. Please provide pricing for one or both options.

Lease Term \_\_\_ 15 years OR ***X*** 20 years

***Pricing:***

***Option A: \$ \$44.50 per pole per month or \$11,036.00 (includes equipment, insurance and service and maintenance)***

***Option B: \$ \$59.72 per pole per month or \$14,810.56 (includes equipment, insurance and service and maintenance)***

**Proposed Quantity of Lights for Community: 248**

**Please see Exhibit D for photometric study for the community. The study is broken out into 3 Zones (1,2, and 3).**

**Zone 1 consists of 103 lights**

**Zone 2 consists of 111 lights**

**Zone 3 consists of 34 lights**

**\*\*Multiple fixture options available. Please see Exhibit A for fixture options**

**1% increases per year (if any) 1% annual increases from initial installation month**

Installation Schedule. Please provide your installation schedule. If there is an ability to provide lighting at “key” locations quickly, we’d appreciate any detail and timing on that.

**Installation can commence within 90-100 days from point of ordering. Ordering will begin as soon as contract is executed. Key locations can be installed immediately depending on total quantity of key locations and style choices.**

Ownership & Insurance Responsibility & Pricing. The Board is requiring that each vendor insure the lights. The Board would like to receive details about the coverage that will be provided.

**Please describe the coverage types and limits.**

**Insured - Associated Electric & Gas Insurance Services Limited (AEGIS), Hamilton, Bermuda**

<b>Named Windstorm</b>	<b>\$1,143,800</b>	<b>Policy Period Aggregate</b>	<b>All Projects</b>
<b>Earth Movement</b>	<b>\$1,143,800</b>	<b>Policy Period Aggregate</b>	<b>All Projects</b>
<b>Flood</b>	<b>\$1,143,800</b>	<b>Policy Period Aggregate</b>	<b>All Projects</b>
<b>Severe Convective Storm</b>	<b>\$1,143,800</b>	<b>Policy Period Aggregate</b>	<b>All Projects</b>

**Please clarify which party bears the risk of loss due to: (a) vandalism, (b) weather events/acts of God, (c) vehicle accidents, and (d) ordinary wear and tear.**

**The Lessor will maintain insurance coverage for casualty-related events outside of the CDD or Lessee’s control, including Acts of God such as**

***hurricanes, floods, lightning, and other natural disasters. This ensures that the core infrastructure is protected against large-scale or uncontrollable events.***

***The Lessee, in turn, is responsible for insuring against risks associated with use and day-to-day exposure, including vandalism, theft, and vehicular damage. These risks are more directly tied to site conditions and operational control of the property.***

***In the event of a loss, each party's respective insurance policy will respond based on the cause of damage. The Lessor will coordinate repair or replacement of the equipment to ensure continuity of service. Please see the Maintenance section a response regarding general wear and tear***

#### **Maintenance.**

What maintenance is required for the proposed lights? Who will be providing the maintenance on the lights for the vendor? If maintenance services will be provided by a third-party, please provide the name and address of the firm along with a point of contact employed by said firm.

***The equipment installed as a maintenance free product. On an annual basis, our service team will deploy to perform general wellness checks on the hardware of the product to ensure efficiency performance and clean the panels. In the case of general wear and tear as indicated in the question above our team will response in 24 hours to maintenance requests and will deploy within 7 days. The Lessor will sub-contract the service and maintenance. We work with companies that are certified to work on our equipment.***

What is your guaranteed response time for repairs after notification of a light malfunction or damage?

- Emergency repairs (safety hazard): **24 hours**
- Non-emergency repairs: **7 days**

Please confirm the location of your nearest service/repair facility to Manatee County, Florida:

- **City: Palmetto State: Florida Distance from project site: 2 miles**

If a light is damaged at the site by a third party, or weather or other circumstance, how would this be addressed? What is the time frame for such a response?

***Within 24 hours of receiving notice of a damaged pole we will respond to the need. Depending on the severity of the damage and whether it is dangerous to the community. We will deploy within 48 hours of the an a deemed emergency knockdown.***

#### **Prior Experience.**

For the lights being proposed, please identify the number of lights previously installed in Florida, or in a similarly situated hurricane-prone area (if another area, please identify where):

Please list similar projects in Florida.

**FIRST PROJECT:**

**Name of Project:** Turtle Rock HOA- 200 Lights

**Location:** Palmer Ranch, Sarasota, FL

**Client Point of Contact:** Katherin Harris

**E-Mail Address:** vp@mytrurtlerock.com

**Phone Number:** 941-228-4588

**SECOND PROJECT:**

**Name of Project:** Catamaran Cove by Ashton Woods- 96 Lights

**Location:** Rockledge, FL

**Client Point of Contact:** Robert Ginn

**E-Mail Address:** robert.ginn@ashtonwoods.com

**Phone Number:** 352-989-1343

**THIRD PROJECT:**

**Name of Project:** Sanderling by Mattamy Homes- 30 Lights

**Location:** Palmetto, FL

**Client Point of Contact:** Billy Hierlihy

**E-Mail Address:** billy.hierlihy@mattamycorp.com

**Phone Number:** 352-424-0384

**FOURTH PROJECT:**

**Name of Project:** Summerlit by Mattamy Homes- 60 Lights

**Location:** Naples, FL

**Client Point of Contact:** Tim O'Neil

**E-Mail Address:** tim.oneil@mattamycorp.com

**Phone Number:** 239-777-8268

**FIFTH PROJECT:**

**Name of Project:** Sunstone at Wellen Park by Mattamy Homes-15 Lights

**Location:** North Port, FL

**Client Point of Contact:** Tim O'Neil

**E-Mail Address:** tim.oneil@mattamycorp.com

**Phone Number:** 239-777-8268

**SIXTH PROJECT:**

**Name of Project:** Grand Lake at Wellen Park by Mattamy Homes-77 Lights

**Location:** North Port, FL

**Client Point of Contact:** Bruce Mellen

**E-Mail Address:** bruce.mellen@mattamycorp.com

**Phone Number:** 941-204-6913

**SEVENTH PROJECT:**

**Name of Project: Lake Spur at Wellen Park by Mattamy Homes-13 Lights**

**Location: North Port, FL**

**Client Point of Contact: Bruce Mellen**

**E-Mail Address: bruce.mellen@mattamycorp.com**

**Phone Number: 941-204-6913**

**EIGHTH PROJECT:**

**Name of Project: Palmera at Wellen Park by Mattamy Homes-13 Lights**

**Location: North Port, FL**

**Client Point of Contact: Bruce Mellen**

**E-Mail Address: bruce.mellen@mattamycorp.com**

**Phone Number: 941-204-6913**

**NINTH PROJECT:**

**Name of Project: Everly at Wellen Park by Mattamy Homes-13 Lights**

**Location: North Port, FL**

**Client Point of Contact: Bruce Mellen**

**E-Mail Address: bruce.mellen@mattamycorp.com**

**Phone Number: 941-204-6913**

**TENTH PROJECT:**

**Name of Project: Brightmore at Wellen Park by Mattamy Homes-15 Lights**

**Location: North Port, FL**

**Client Point of Contact: Tim O'Neil**

**E-Mail Address: tim.oneil@mattamycorp.com**

**Phone Number: 239-777-8268**

Have any of the lights being proposed been through extreme weather conditions? If so, please describe how many lights were damaged and how this was addressed:

**Yes, we have installed over 150 different projects within Florida. Our lights have been in service since 2017. In that time there have been no damage due to weather conditions. We installed and maintained a project in Parrish at Windwater HOA since January 2022. Within that time there have been numerous hurricanes and storms that have come through the properties across Florida. While the equipment in Parrish is not the same equipment as being proposed and more resembled the lights previously installed at Summer Woods, we experience no damage to the equipment, or any issues in the storm that devastated the Summer Woods community.**

Have any of the lights being proposed otherwise failed in any way? If so, please describe how many lights were failed and how this was addressed:

***Outside of minor issues during installation that were resolved immediately we have experienced no failures of the proposed equipment.***

Financial Capability / Longevity. Please provide additional information about the vendor's financial capability, in terms of being able to supply the lights and provide for maintenance and/or repairs/replacements in the future.

***The history of our business began with our first installation of solar streetlights in January of 2017 through an entity named SOS Solar. SOS Solar pioneered the acquisition model that enabled land development companies, CDD's, and HOA communities to acquire solar streetlights.***

***Working in collaboration with SOS Solar, Off Grid Lighting was created through the Stone Financial Group, LLC, to provide financing for SOS Solar's clients. As SOS Solar grew and required more investment capital for its clients, Off Grid Lighting began to create additional investment entities to support the continued demand from CDD's and HOA's to lease their streetlighting equipment.***

***In January of 2024, SOS Solar and Off Grid Lighting partnered to create a new entity, Off Grid Lighting Solutions (OGLS). OGLS is a fully integrated company that provides:***

- Project photometrics, layout design and product signed and stamped engineering***
- Proprietary and custom product line of solar, and line voltage lighting solutions***
- 100% Project Financing***
- Project Management***
- Installation***
- Service and Maintenance***

Technical Specifications.

While not a requirement, the district has a preference for wrap-around style solar lighting (solar panels that wrap around the pole rather than sitting on top).

- Does your company offer wrap-around solar lighting? **Yes, [X]** No

***yes, we offer multiple solutions that do not require a "panel top solution. As indicated in this proposal we are offering Two style options. 1. An All-In-One JAZZ solution where the solar panel is built into the fixture. 2. A Wrapped pole where the solar panels are wrapped around***

**the pole. In each solution we offer different fixture styles. These styles are shown on Exhibit (A) to this proposal**

- If yes, please provide: (a) product specifications, (b) any price differential compared to your original proposal, and (c) photos or renderings of the wrap-around style products.

**In the lease price per pole option above we indicated an Option A and Option B. Please see Exhibit B that contains photos of both options and Exhibit C for product and technical specifications.**

- If no, please explain why you recommend your proposed configuration over wrap-around style.

Have the light poles been structurally designed to withstand the hurricane force winds required by the Florida Building Code, including all components, members, and connections? Can this analysis be presented/submitted in a readily reviewable format?

**Yes, our products have engineered drawings as shown on Exhibit C**

Will the light poles be installed via direct burial or another method?  
The installation of the poles will be direct burial.

If direct burial:

- What is the burial depth? **4-5 feet**
- Describe any special reinforcement methods used (e.g., concrete footer, steel reinforcement cage, specific backfill requirements):

**Our poles can be either anchor bolted on a concrete footer, or direct burial. Our method of direct burial is based on the soil conditions of Summerwoods. As we have installed 70 plus direct burial poles within 2 miles of Summer Woods, and 100's of poles in Manatee and Sarasota counties, we anticipate bringing in and using a rock/recycled concrete fine mix to combine with the extracted soil to compact each pole with air pressure tampers.**

If not direct burial: Please describe your installation method in detail, including any foundation or mounting requirements.

Additional Contract Considerations.

Please provide a form lease agreement that addresses at least the following items. Have you submitted the form as part of your proposal? **Yes [X]** No [ ] If not, please explain why:

**A draft lease is attached as Exhibit E. Please note that this draft lease is subject to legal review of the Lessor.**

The district requires that the vendor provide the following warranties:

***“The Contractor hereby warrants that all street lights and related equipment, as well as all installation and maintenance services, are provided: (i) in a professional, safe, diligent, and workmanlike manner consistent with industry standards, (ii) free of material defects and errors, (iii) in compliance with all applicable laws, rules, permits, approvals, codes, regulations, and ordinances, and (iv) in such a way as to minimize unreasonable interference with the operation of the District’s site. The Contractor shall obtain all federal, state, local and municipal permits, licenses and approvals required in connection with any construction, installation, or maintenance work or otherwise required. Further, the Equipment provided by the Contractor shall be in good working order, free of material defects and errors, of merchantable quality. In addition to the foregoing, the Contractor agrees to assign all manufacturer’s warranties to the district.”***

Is the vendor able to provide these warranties? **Yes**  No  If not, please identify what warranties are being provided:

If the lights are damaged by a third party, or weather or other event, who is responsible for repairing/replacing the light, and at whose cost?

***Please see answer above regarding ownership and insurance requirements. It is the CDD responsibility to ensure the lights from 3rd party damages. In the event of weather-related damage, the Lessor will oversee the service and maintenance of that equipment.***

Is the lease assignable to a third-party lighting provider or financing company? If so, how would the CDD ensure that any assignee would be capable of providing the same maintenance and support?

***The lease is not assignable without the approval of the Lessor. Our lease arrangement is entered to by our affiliated finance entity. Off Grid Lighting Solutions, LLC (“OGLS”) oversees all aspects of the project, including, but not limited to the procurement of the equipment, installation, and service and management. The finance entity or Lessor, Off Grid Lighting IV, IV is established to finance multiple projects sourced by OGLS. This current structure is how we have historically worked. Currently, there are Three successful finance entities Off Grid Lighting I, II, and III that owns and leases lights to numerous projects and communities sourced by OGLS.***

***Typically, we have our HOA’s and CDD’s enter a separate maintenance and Service Agreement to ensure that that there is a legal binding relationship with***

***the service provider and community. There is a Per pole cost for this agreement outside of the lease. For the requests on the RFP the Service and Maintenance cost will be borne into the lease price and the separate service and maintenance will be a cost of the Lessor.***

Is there an early buy-out provision? If so, when is the CDD eligible for buy-out, and what is the price?

***The CDD can purchase the equipment after the fifth anniversary of the first lease payment. The cost purchase price is calculated on the Net Present Value of the remaining lease payments discounted by 8%.***

**Additional Legal Considerations.**

List and describe any and all litigation, arbitration or claims filed against the proposer or its principals within the last five (5) years. For each instance, please describe the nature of the litigation, arbitration or claim, identify the case number and tribunal, describe the proposer's role in the matter, and describe the status and/or resolution of the litigation. (Attach additional sheets if necessary.)

**N/A**

List and describe all governmental enforcement actions (e.g., any action taken to impose fines, penalties, etc.) taken against the proposer or its principals in the last five (5) years. For each action, please describe the nature of the action, identify the case number and tribunal, describe the proposer's role in the matter, and describe the status and/or resolution of the matter. (Attach additional sheets if necessary.)

**N/A**

Has the proposer or any of its affiliates ever been either disqualified or denied qualification status by a governmental entity? Yes (  ) No (  ) If so, please identify the governmental entity and project, and discuss the circumstances surrounding such denial or disqualification as well as the date thereof. (Attach additional sheets if necessary.)

**N/A**

Please state whether your company or any of its affiliates are presently barred or suspended from bidding or contracting on any state, local, or federal-aid contracts in any state(s)? Yes (  ) **No (  )** If so, please identify the governmental entity and project, and discuss the circumstances surrounding such bar/suspension as well as the date thereof. (Attach additional sheets if necessary.)

# EXHIBIT A-STYLE OPTIONS

## OPTION 1 - FIXTURES

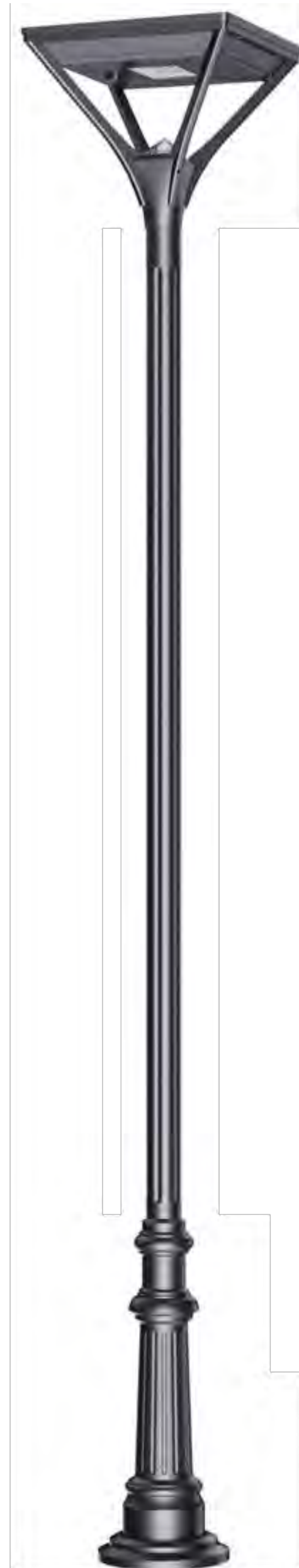


**SQUARE  
JAZZ**



**ROUND  
JAZZ**

## OPTION 1 - POLES



**DECORATIVE  
BASE**



**PLAIN BASE**

# EXHIBIT A-STYLE OPTIONS

## OPTION 2 - FIXTURES



**CARRIAGE**



**BELLHEAD**



**ARC  
BELLHEAD**



**COBRA**

## OPTION 2 - POLES



**DECORATIVE  
BASE**

**PLAIN BASE**

# EXHIBIT B-PHOTOS

## ALL-IN-ONE SERIES

**SQUARE JAZZ**



**SQUARE JAZZ**



**EXHIBIT B-PHOTOS**  
**WRAPPED POLE SERIES**

**ARCHITECT BELLHEAD**



**BELLHEAD**



# EXHIBIT B-PHOTOS WRAPPED POLE SERIES

## CARRIAGE



## COBRA



# EXHIBIT C

## PRODUCT SPECIFICATIONS & ENGINEERING DRAWINGS

This exhibit provides complete technical specifications and engineering drawings for both fixture options proposed for Summer Woods CDD.

### OPTION A

#### Jazz All-In-One Series

- 30W LED | 7,050 Lumens
- 60W Solar Panel | 12.8V 48AH Battery

### OPTION B

#### Vertical Wrap Series Cylinder

- 50W LED | 11,750 Lumens
- 100W Vertical Solar | 12.8V 36-120AH

### THIS EXHIBIT INCLUDES:

- Product specification sheets for Jazz All-In-One (Option A)
- Product specification sheets for Vertical Wrap Series Cylinder (Option B)
- Luminaire housing, LED, battery & controller technical data
- Structural engineering drawings — light pole elevation & foundation
- Foundation schedules for wind speeds 120–150 mph (Types A & B)



# JAZZ - ALL IN ONE SERIES



### Light Head

Peak power	30W
Lumens	7,050
LED	Philips SMD5050
Efficacy	>235 lm/W
CRI	>90
Kelvin	2700K-5000K 1
LM Rating	8.33 Years
Operating Temp.	-10°C ~ +65°C
IP Rate	IP66
IK Rate	IK09
Warranty	10 Years



### Solar Panel

Peak Power	60W
Max. power voltage	18V
Solar cells efficiency	24%
Dimension	20in x 20 in
Technology	Mono-crystalline photovoltaic panels
Cable & connector	2.5mm <sup>2</sup> with Mc4 plugs(80W) / 4mm <sup>2</sup> with Mc4 plugs(100W&140W)
Operating Temperature	-40 °C ~ +85 °C
Lifetime	>20 years
Waranty	10 years



### Waldon MPPT Controller

MPPT tracking efficiency	98%
Programmable	√
Motion Sensor	360° Motion Sensor 2.4G
Operating temperature	-35 °C ~ +65 °C
IP rate	IP67
Warranty	10 Years



### LiFePO4 Lithium Battery

Nominal Capacity	12.8V 48AH
Charge mode	C.C + C.V
Storage Temperature	5°C ~ 35°C
Operating Temperature	-10°C ~ +65°C
Lifetime ( D.O.D. 50%)	5,000 cycles D.O.D 50%
IP rate	IP67
Warranty	10 Years

Our products are backed by a 10-year limited warranty, warranting them to be free from defects in material and workmanship for up to 7 years from the date of shipment. This limited warranty covers all components, provided that the installation and operating instructions provided by Waldon are followed. The clamps are suitable for ambient temperatures of -10° to 50°. PV panels: 20-year performance warranty, controllers and batteries: 7 years



## LUMINAIRE HOUSING & LEDS

OGLS low copper aluminum materials, manufactured using high pressure die-casting

- Industry leading 7 year finish warranty utilizing
- **AkzoNobel** 2 Stage Polyester/Epoxy Powder Finish
- Salt Spray Protection
- UV Protection

OGLS's Industry Leading Fixture Specifications

- SMD5050 Philips chips, 235lm/ Efficacy
- Type II, III, IV, V Light optics
- **TRU TEMP® STAINLESS** steel Black Oxide Treated Hardware
- IK07 Lens



### TRU TEMP® STAINLESS

SAME SAFE TEMP. DARKER & CLEANER BLACK.

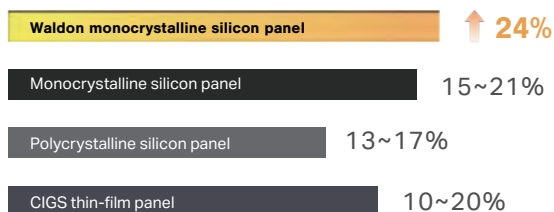
You asked us for a darker and cleaner finish. TRU TEMP® 2ND GEN delivers on that and more. The new patent pending TRU TEMP® 2ND GEN mid-temperature black oxide is a re-engineered and improved finish based on the original and widely used TRU TEMP® XL introduced in 2001.

Operating at the same safe temperature range of 200° – 210°F, TRU TEMP® 2ND GEN achieves a superior dark black finish that will not rub off when handled. The clean-to-the-touch magnetite coating is non-dimensional (1 micron thick) and ideal for machined components, non-machined components, powdered metals, MIM, tooling, gears, sucker rods and more.

## JAZZ SOLAR CELLS

Employing SUNPOWER cells manufactured in the U.S.A., the SolarWrap boasts remarkable power generation efficiency, capable of flexing without cracking and outperforming traditional monocrystalline solar panels by 10% in low-light conditions. Protected by tempered glass, it withstands wind, sand, and UV exposure, resisting dust accumulation and ensuring a service life exceeding **20 years**. Multiple SolarWrap units can be mounted on a single pole to enhance power generation.

### Our PV panel conversion efficiency





JGNE



GOLDENCELL BATTERIES

## BATTERY LIFEPO4

+ OVER 10 YEARS LIFETIME

LiFePO4 technology is a safe, long-lasting, eco-friendly battery solution. It offers enhanced thermal stability, often exceeding **5,000 charge cycles**, and contains no toxic heavy metals. Its combination of safety, durability, and sustainability makes it popular for renewable energy and electric vehicles.

### BMS Electronic Protection Battery Management System

Our batteries are equipped with electronic circuit boards for a higher protection, ensuring battery functioning optimization no matter the situation.



#### The BMS Protects against

Over/under Current • Overload • Over/under Voltage Over/under Charge • Temperature Management

### Aluminum Waterproof Casing & Natural Airflow

High temperatures greatly negatively affect the battery's lifespan. This is why our batteries are encapsulated in an aluminum waterproof casing for a perfect heat dissipation.

In addition to that, the casing enjoys a natural airflow which keeps the battery to ambient temperature.

## CONTROLLER MPPT

- Minimal stand-by power consumption
- Current consumption  $\leq 10\text{mA}$
- Intelligent LED driver Auto detecting of Dusk and Dawn for automatic operation, 7 Lighting Programs Configuration.
- ANTI BLACK OUT : Load adjust according to battery capacity assuring all night long lighting in any weather conditions.
- The controller also acts against:
  - Overcurrent
  - Overvoltage / Overload
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  - Overtemperature

In a search for performance and reliability, our products are equipped with MPPT technology controller offering the best charging efficiency on the market up to 98%



### Remote Control Monitoring

In order to facilitate all maintenance operations and above all to diagnose any possible problem, without having to intervene mechanically on the luminaire, Waldon luminaires are equipped with a wireless diagnostic system via remote control



With a simple click it is possible to have real-time information such as:

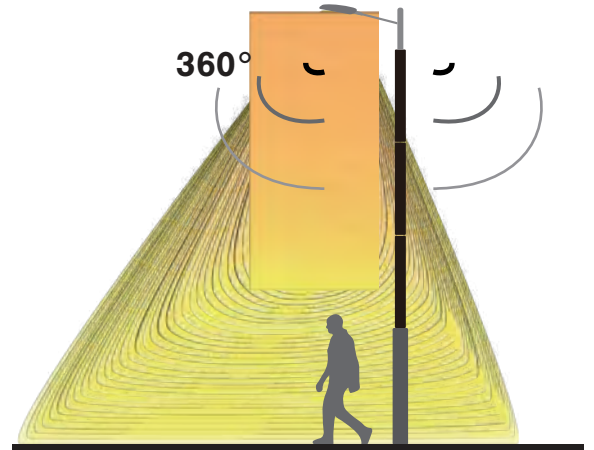
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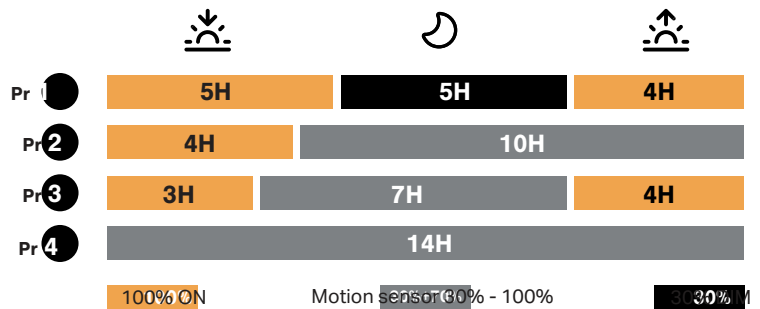
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- Much better reliability compared to the Infrared sensor
- Up to 360° Directivity
- Insensitivity to other environmental variations such as light, color, temperature, etc.



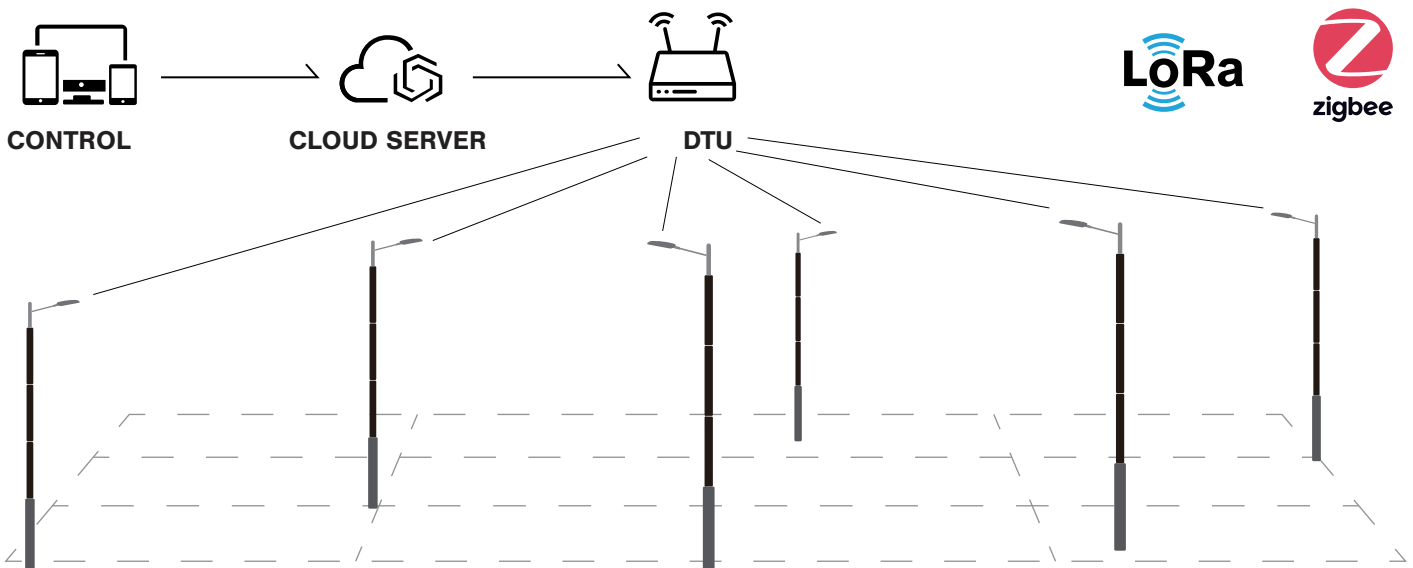
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- |                                   |                       |
|-----------------------------------|-----------------------|
| a) BASIC WIND SPEED               | VARIABLES, SEE TABLES |
| b) RISK CATEGORY                  | I                     |
| c) EXPOSURE CATEGORY              | C                     |
| d) INTERNAL PRESSURE COEFFICIENTS | ±0.0 (OPEN)           |
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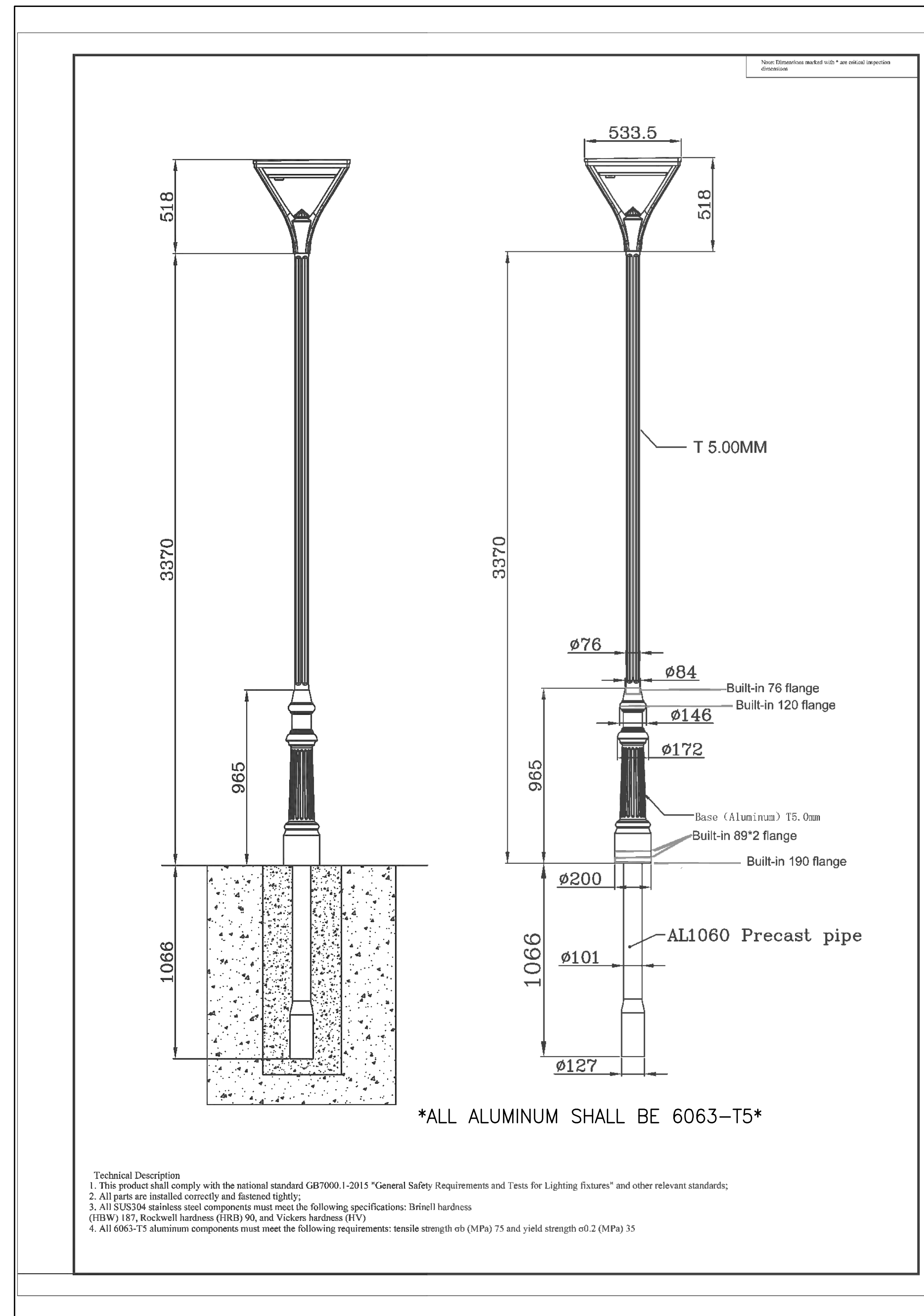
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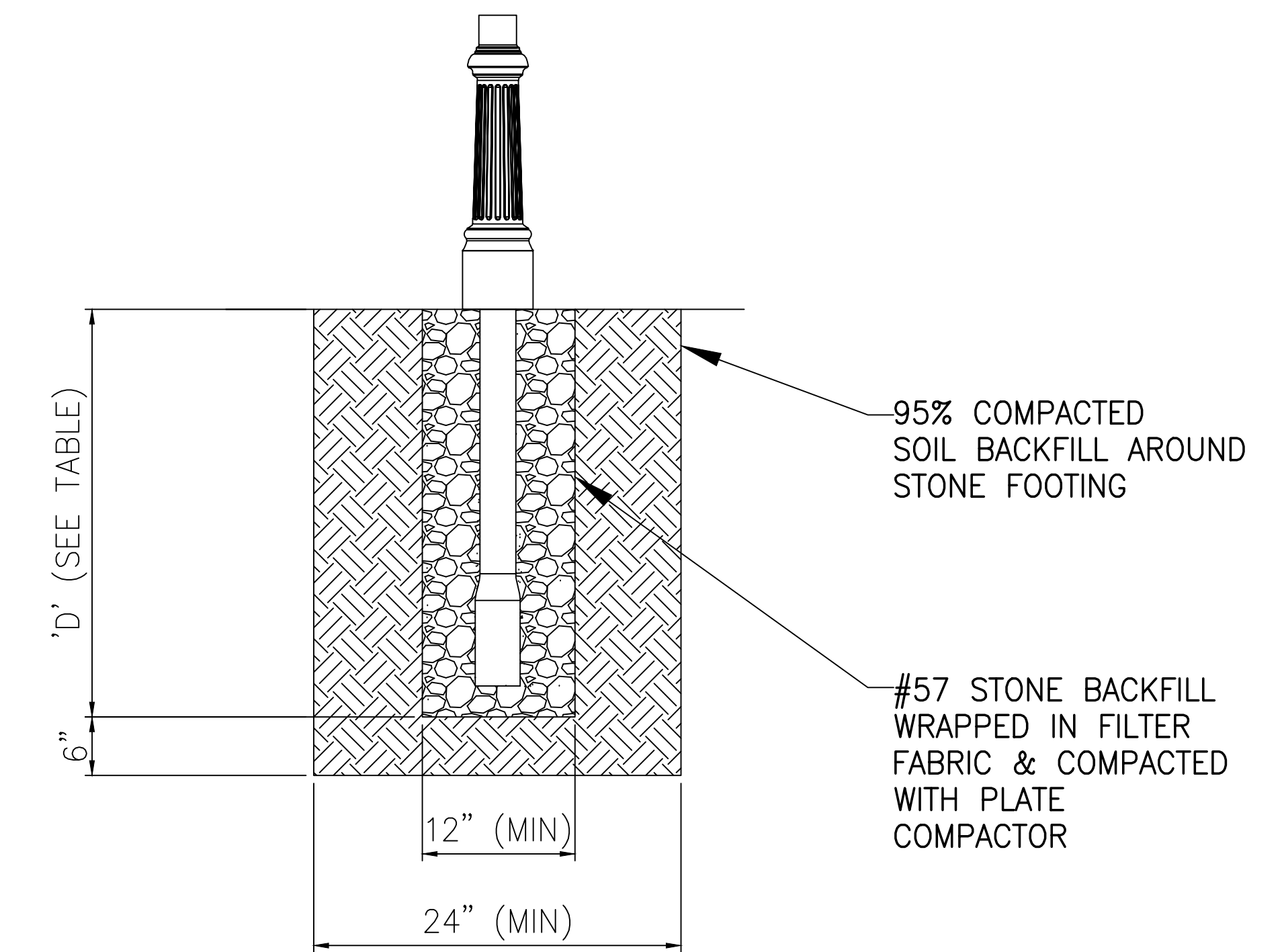
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 ACI 318 (CODE) ACI 304 (PLACING)  
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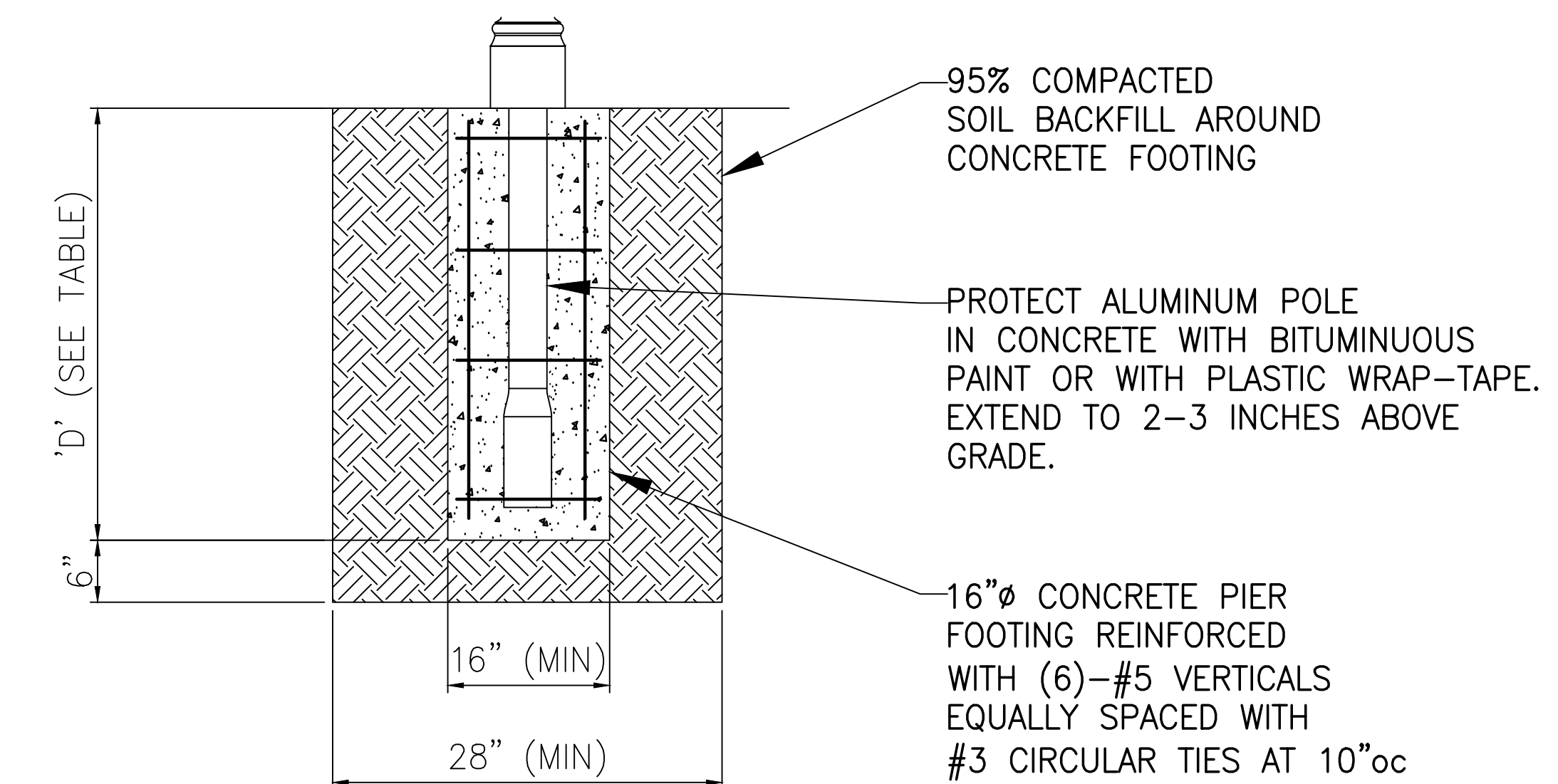


MANUFACTURER'S DIMENSIONAL DETAIL OF LIGHT POLE



FOUNDATION-TYPE A (DIRECT BURIED-GRAVEL):

WIND SPEED (ULTIMATE)	'D'-EMBEDMENT DEPTH
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WIND SPEED (ULTIMATE)	'D'-EMBEDMENT DEPTH
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		PROJECT NO. 26-01-01 REVISIONS:		
DATE	NO.	ITEM	BY	DATE
04.06.2026				
DESIGN PHASE	CD			
DRAWN BY	TGF II			
CHECKED BY	TGF II			
OWNER				
APPROVED BY	DRAWING TITLE			S-1
DATE	GENERAL NOTES & FOUNDATION SCHEDULE			
	DRAWING SCALE :			
			SHT OF SHTS	



# VERTICAL WRAP SERIES CYLANDER



## Light Head

Peak power	50 Watts
Luminous flux	11,750 Lumens
LED	Philips SMD5050
Efficacy	>235 lm/W
CRI	>70
CCT	2700K-5000K
Rated Life	100,000 hours
Operating Temp.	-10°C ~ +65°C
IP Rate	IP66
IK Rate	IK09
Warranty	7 Years



## Vertical Solar Cylinder

Peak Power	100 Watts
Max power voltage	6 Volts
Solar cells efficiency	24%
Dimension	D190*1040mm
Technology	Mono-crystalline photovoltaic panels
Cable & connector	2.5mm <sup>2</sup> , Mc4 plugs(80W) / 4mm <sup>2</sup> Mc4 plugs(100W&140W)
Operating Temperature	-40 °C ~ +85 °C
Lifetime	>20 years
Waranty	7 years



## MPPT Controller

MPPT efficiency	98%
Programmable	✓
Motion Sensor	360° Motion Sensor 2.4G
Operating temperature	-35 °C ~ +65 °C
IP rate	IP67
Warranty	7 Years



## LiFePO4 Lithium Battery

Nominal Capacity	12.8V 36AH~120AH
Charge mode	C.C + C.V
Storage Temperature	5°C ~ 35°C
Operating Temperature	-10°C ~ +65°C
Lifetime ( D.O.D. 50%)	5,000 cycles D.O.D 50%
IP rate	IP67
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Our products are backed by a 7-year limited warranty, warranting them to be free from defects in material and workmanship for up to 7 years from the date of shipment. This limited warranty covers all components, provided that the installation and operating instructions provided by Waldon are followed. The clamps are suitable for ambient temperatures of -10° to 50°. PV panels: 20-year performance warranty, controllers and batteries: 7 years



## LUMINAIRE HOUSING & LEDS

- OGLS low copper aluminum materials, manufactured using high pressure die-casting

- Industry leading 7 year finish warranty utilizing
- **AkzoNobel** 2 Stage Polyester/Epoxy Powder Finish
- Salt Spray Protection
- UV Protection

OGLS Industry Leading Fixture Specifications

- SMD5050 Philips chips, 235lm / Efficacy
- Type II, III, IV, V Light optics
- **TRU TEMP<sup>®</sup> STAINLESS** steel Black Oxide Treated Hardware
- IP65+
- IK07 Lens



### TRU TEMP<sup>®</sup> STAINLESS

SAME SAFE TEMP. DARKER & CLEANER BLACK.

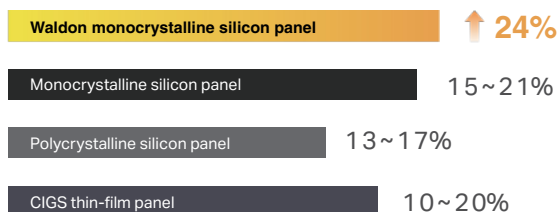
You asked us for a darker and cleaner finish. TRU TEMP<sup>®</sup> 2ND GEN delivers on that and more. The new patent pending TRU TEMP<sup>®</sup> 2ND GEN mid-temperature black oxide is a re-engineered and improved finish based on the original and widely used TRU TEMP<sup>®</sup> XL introduced in 2001.

Operating at the same safe temperature range of 200° – 210°F, TRU TEMP<sup>®</sup> 2ND GEN achieves a superior dark black finish that will not rub off when handled. The clean-to-the-touch magnetite coating is non-dimensional (1 micron thick) and ideal for machined components, non-machined components, powdered metals, MIM, tooling, gears, sucker rods and more.

## VERTICAL SOLAR CYLINDER

Employing SUNPOWER cells manufactured in the U.S.A., the SolarWrap boasts remarkable power generation efficiency, capable of flexing without cracking and outperforming traditional monocrystalline solar panels by 10% in low-light conditions. Protected by tempered glass, it withstands wind, sand, and UV exposure, resisting dust accumulation and ensuring a service life exceeding **20 years**. Multiple SolarWrap units can be mounted on a single pole to enhance power generation.

### Our PV panel conversion efficiency





## BATTERY LIFEPO 4

+ OVER 10 YEARS LIFETIME

LiFePO4 technology is a safe, long-lasting, eco-friendly battery solution. It offers enhanced thermal stability, often exceeding **5,000 charge cycles**, and contains no toxic heavy metals. Its combination of safety, durability, and sustainability makes it popular for renewable energy and electric vehicles.

### BMS Electronic Protection Battery Management System

Our batteries are equipped with electronic circuit boards for a higher protection, ensuring battery functioning optimization no matter the situation.



#### The BMS Protects against

Over/under Current • Overload • Over/under Voltage Over/under Charge • Temperature Management

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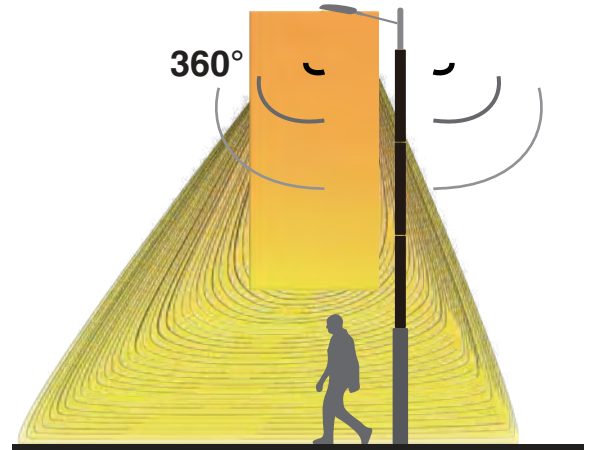
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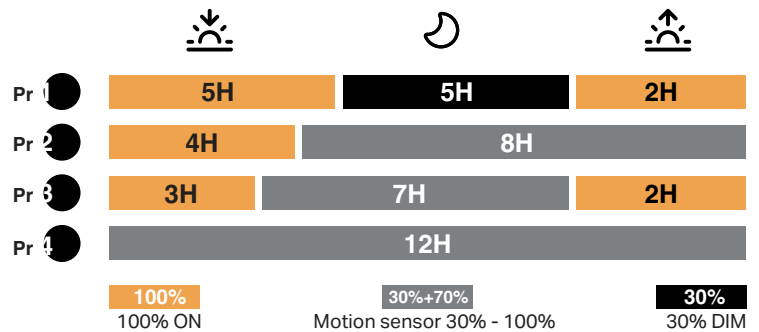
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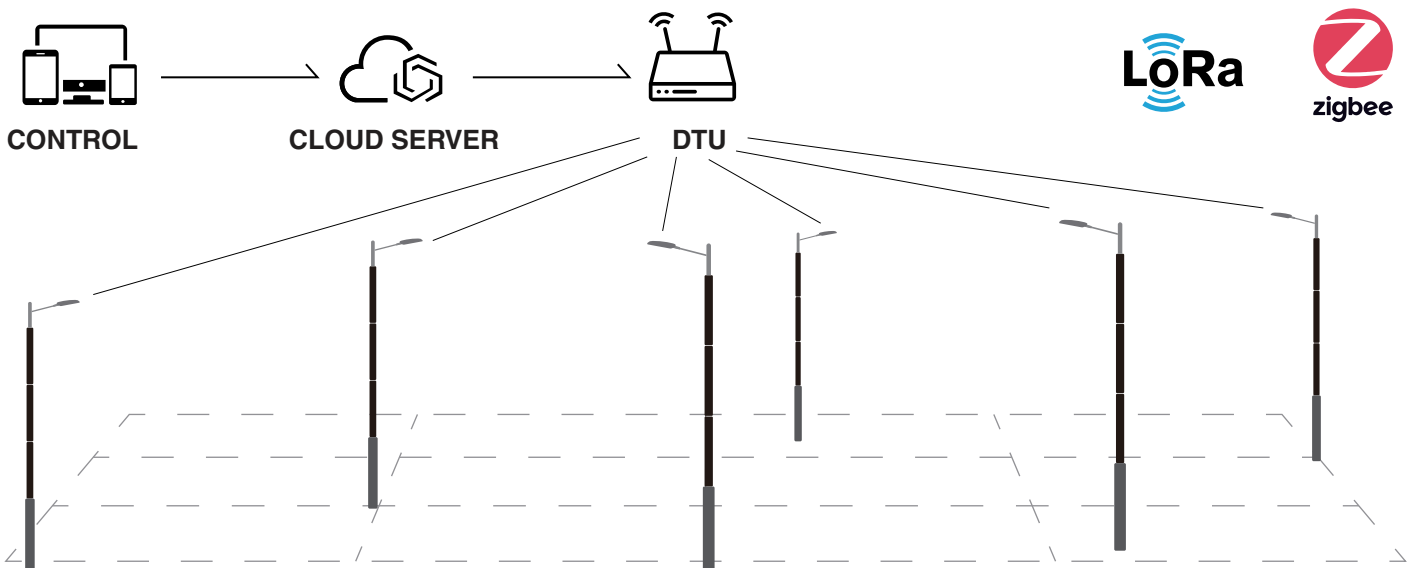
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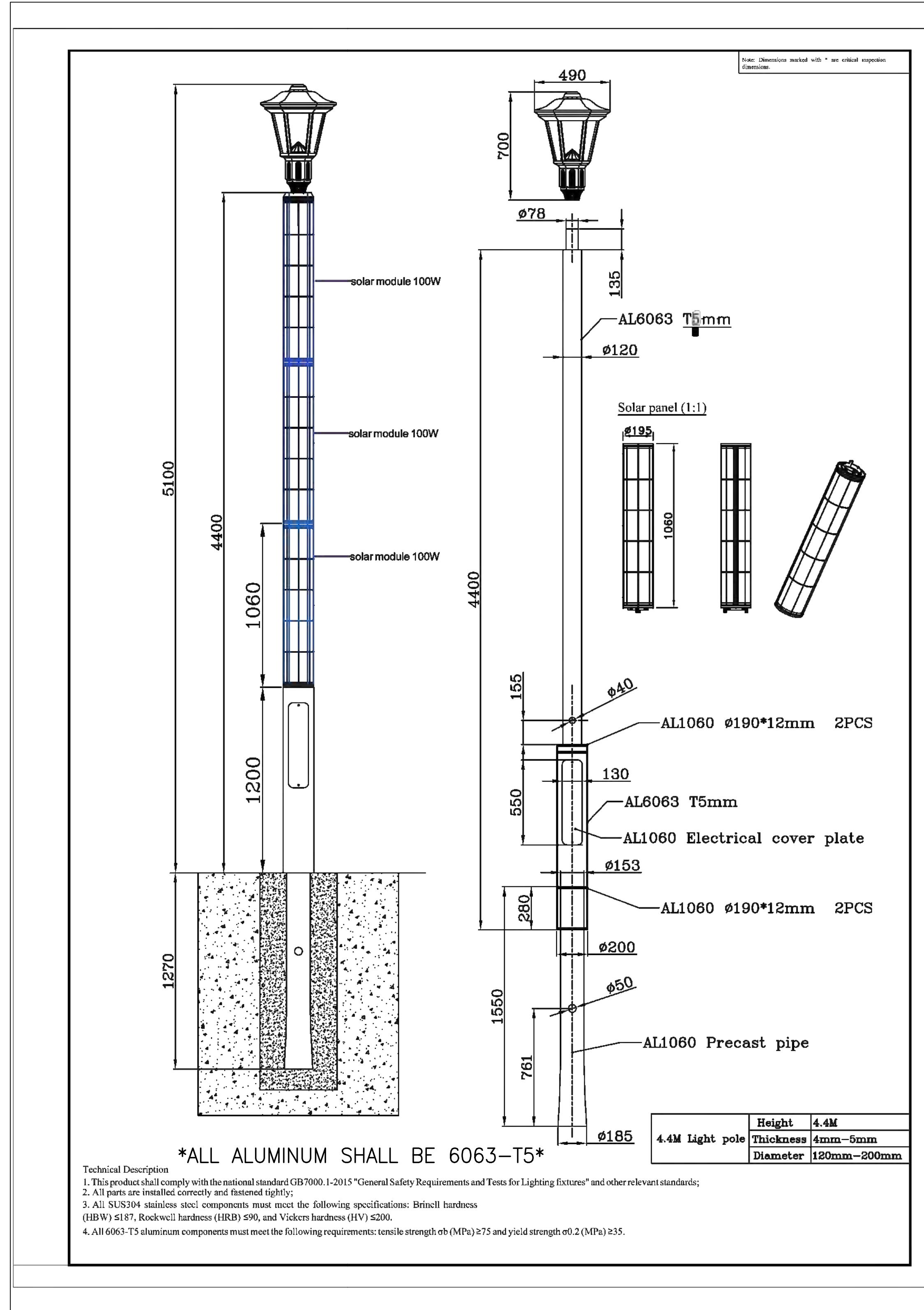
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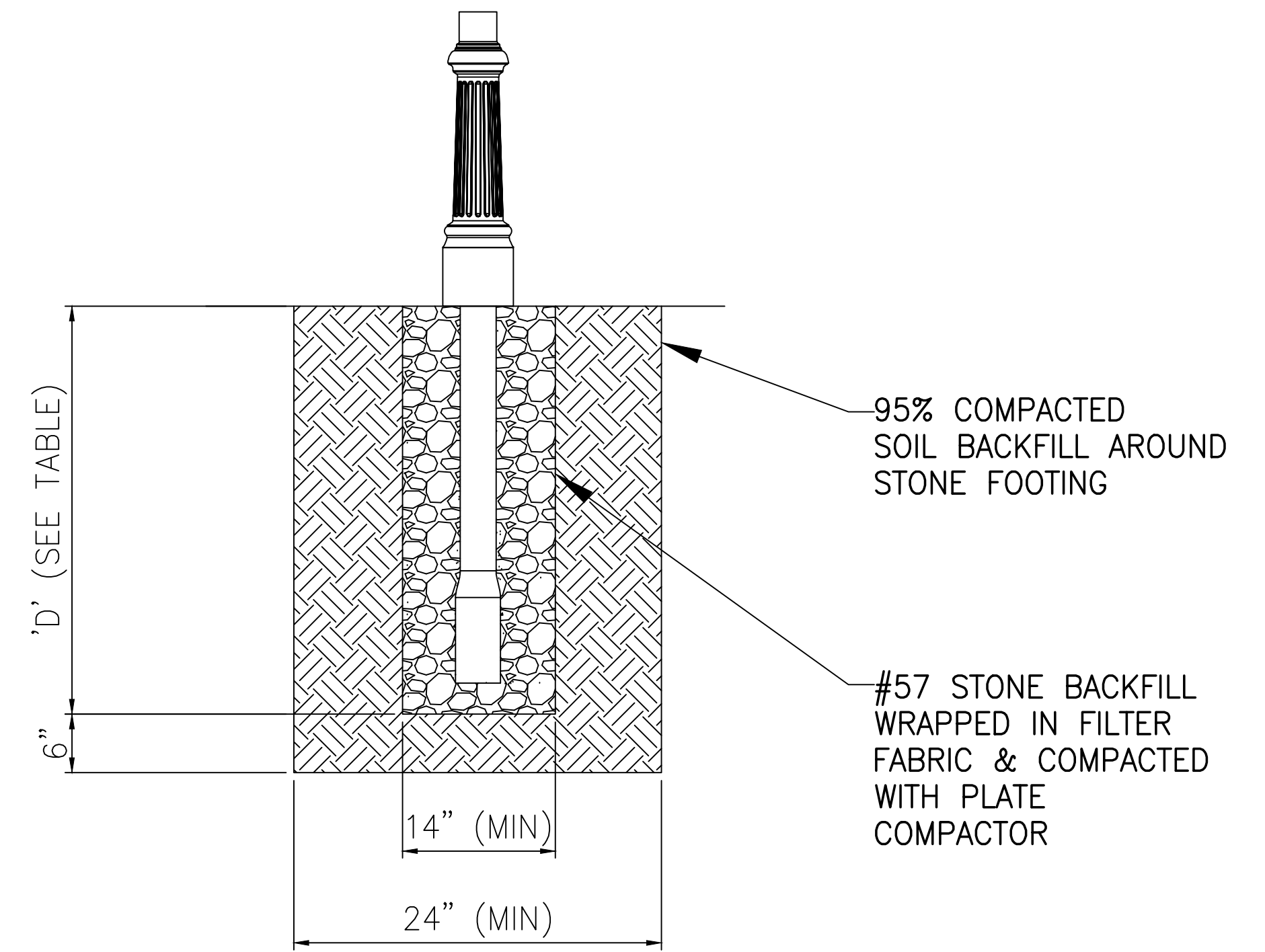
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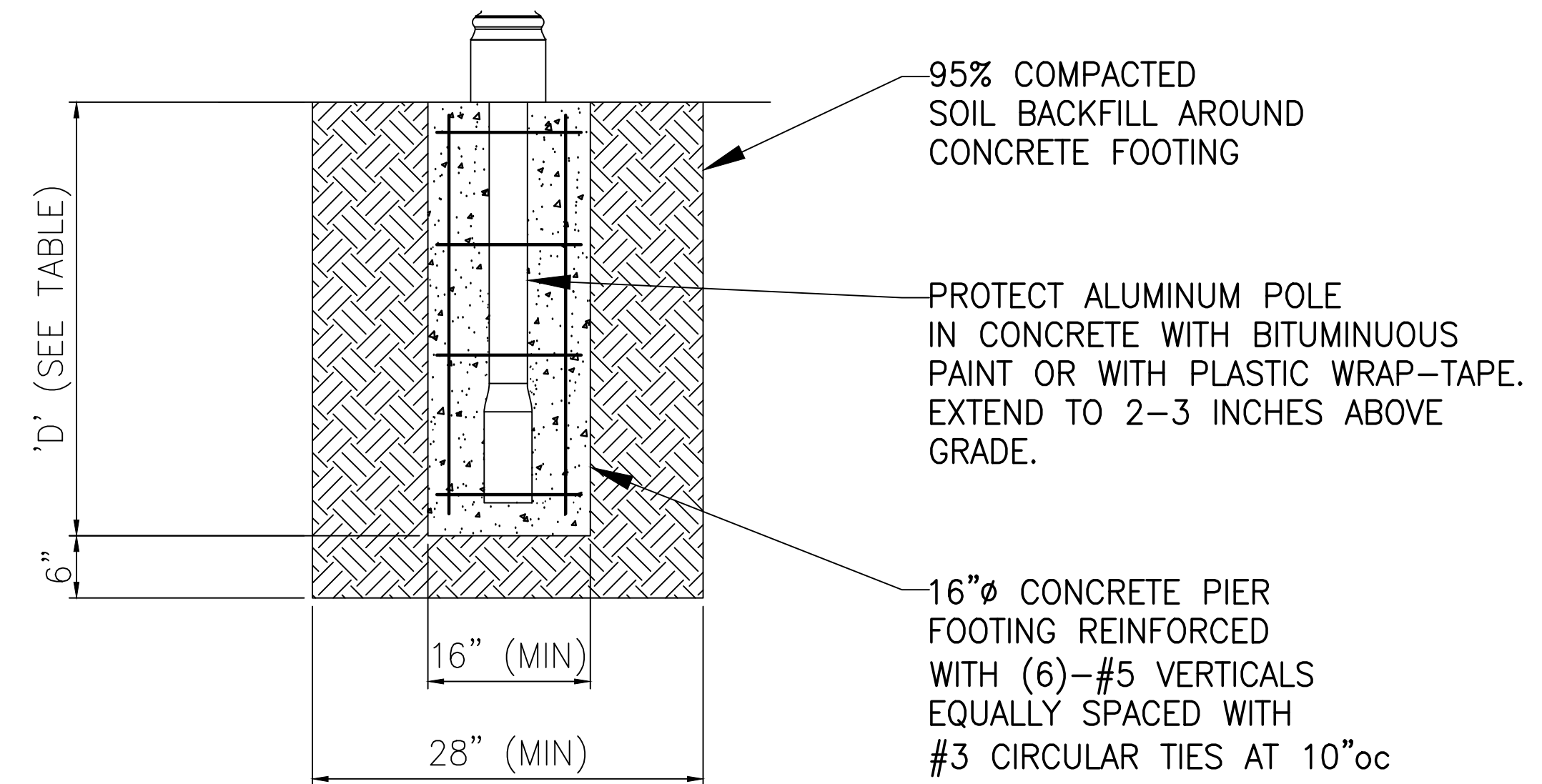


MANUFACTURER'S DIMENSIONAL DETAIL OF LIGHT POLE



FOUNDATION-TYPE A (DIRECT BURIED-GRAVEL):

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130mph	4'-6"
140mph	4'-9"
150mph	5'-0"



FOUNDATION-TYPE B (CONCRETE PIER):

WIND SPEED (ULTIMATE)	'D'-EMBEDMENT DEPTH
120mph	3'-2" **
130mph	3'-4" **
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SJR STRUCTURAL ENGINEERING, LLC 1085 DURBIN PARKS DRIVE ST. JOHNS FL 32259 904.510.5605 CO.# 28679 TIMOTHY G. FRAZIER II, P.E. FL #EP 54921		PROJECT TITLE 300W LIGHT POLE ELEVATION & FOUNDATION									
		PROJECT NO. 26-01-02 DATE 04.07.2026 DESIGN PHASE CD DRAWN BY TGF II CHECKED BY TGF II OWNER APPROVED BY DATE									
REVISIONS <table border="1"> <thead> <tr> <th>NO.</th> <th>ITEM</th> <th>BY</th> <th>DATE</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>		NO.	ITEM	BY	DATE					DRAWING TITLE GENERAL NOTES & FOUNDATION SCHEDULE DRAWING SCALE : SHT OF SHTS S-1	
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# Exhibit D

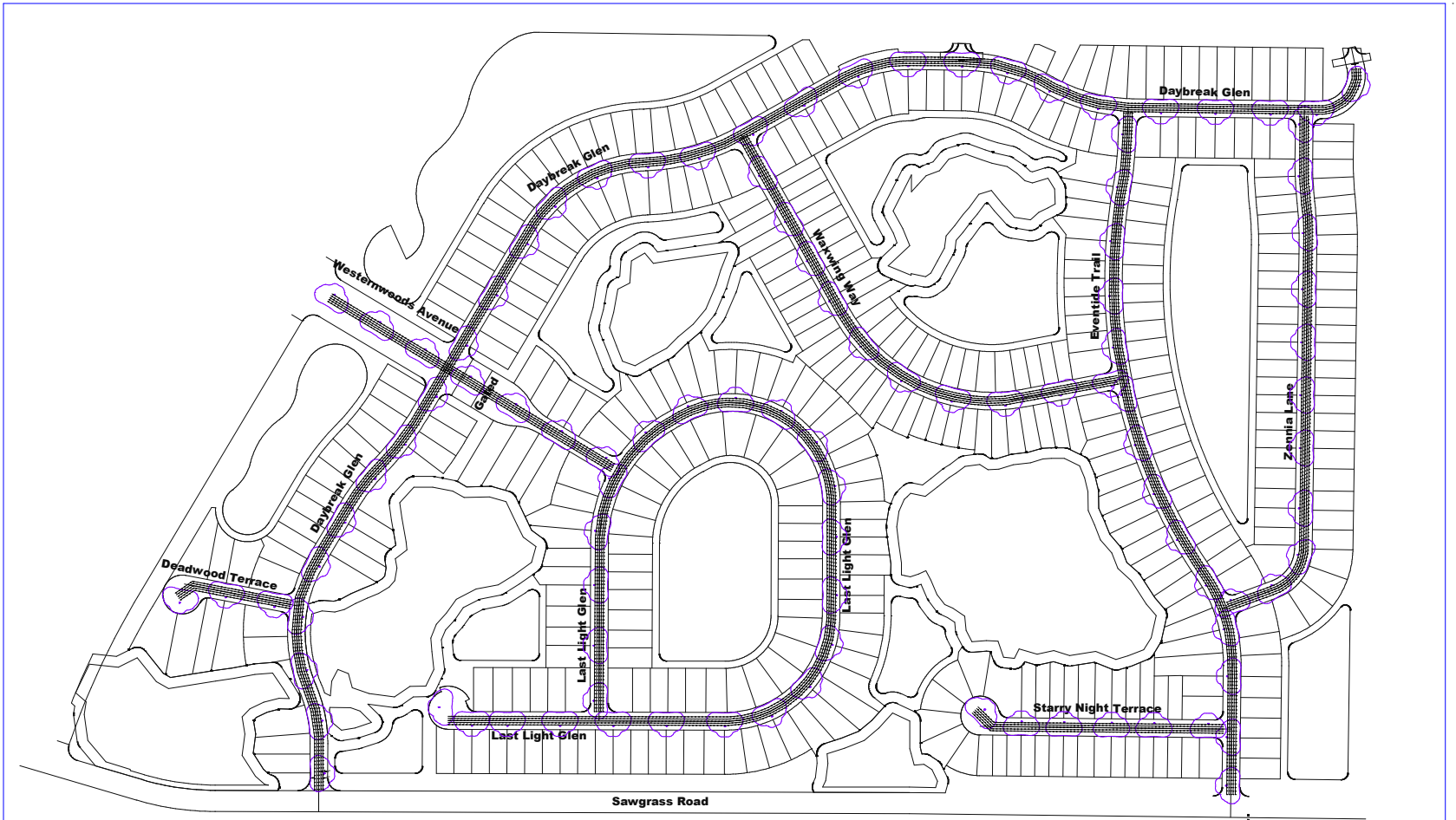
## Photometric

### Zone 1 of 3 Lighting

### Calculation study



20005 US Highway 27 ,Unit 266, C941) 724-0610 Lermont, FL 34715 941-724-0610, Info@OffGridLighting.co	<b>Project name :</b> Summer Wood Streetlight Zone 1	<b>Date:</b> 3/19/2026
	<b>Prepared for:</b> Monte Bains	AGi32® Version 22.2.78
DISCLAIMER: Calculations have been performed according to IESNA & CIE standards and goodpractice. Some differences between measured values and calculated results may occur due to tolerances in calculation methods, testing procedures, component performance, measurement techniques and field conditions such as voltage and temperature variations. Input data used to generate the attached calculations such as room dimensions, reflectances, furniture and architectural elements significantly affect the lightingcalculations. If the real environment conditions do not match the input data, differences will occur between measured values and calculated values.	<b>Filename:</b> Summer Wood Streetlight Zone 1.AGI	Total Time (Hrs.): 4.13
	<b>By :</b> Maxime Moldvar	<b>Units:</b>



Symbol	Qty	Label	Description	Lum. Lumens	Lum. Watts	LLF	Filename	Mounting Height
☐	103	Corbra 50w	MRS-LED-15L-SIL-3-40-70CRI MH 18ft	7329	50	0.900	MRS-LED-15L-SIL-3-40-70CRI 50w les	18

Calculation Summary									
Label	Calc.Type	Units	Avg	Max	Min	Avg/Min	Max/Min	Grid Z	
Daybreak Glen	illumiance	Fc	0.97	4.2	0.0	N.A.	N.A.	N.A.	
Deadwood Terrace	illumiance	Fc	1.01	4.1	0.0	N.A.	N.A.	N.A.	
Eventide Trail	illumiance	Fc	1.05	4.0	0.0	N.A.	N.A.	N.A.	
Last Green Glen	illumiance	Fc	1.04	4.2	0.0	N.A.	N.A.	N.A.	
Starry Night Terrace	illumiance	Fc	1.16	4.0	0.0	N.A.	N.A.	N.A.	
Waxwing Way	illumiance	Fc	1.01	3.9	0.0	N.A.	N.A.	N.A.	
Westernwoods Avenue	illumiance	Fc	1.05	3.9	0.0	N.A.	N.A.	N.A.	
Zennia Lane	illumiance	Fc	1.02	4.0	0.0	N.A.	N.A.	N.A.	

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AGi32® Version 22.2.78

Filename: Summer Wood Streetlight Zone 1.AGI

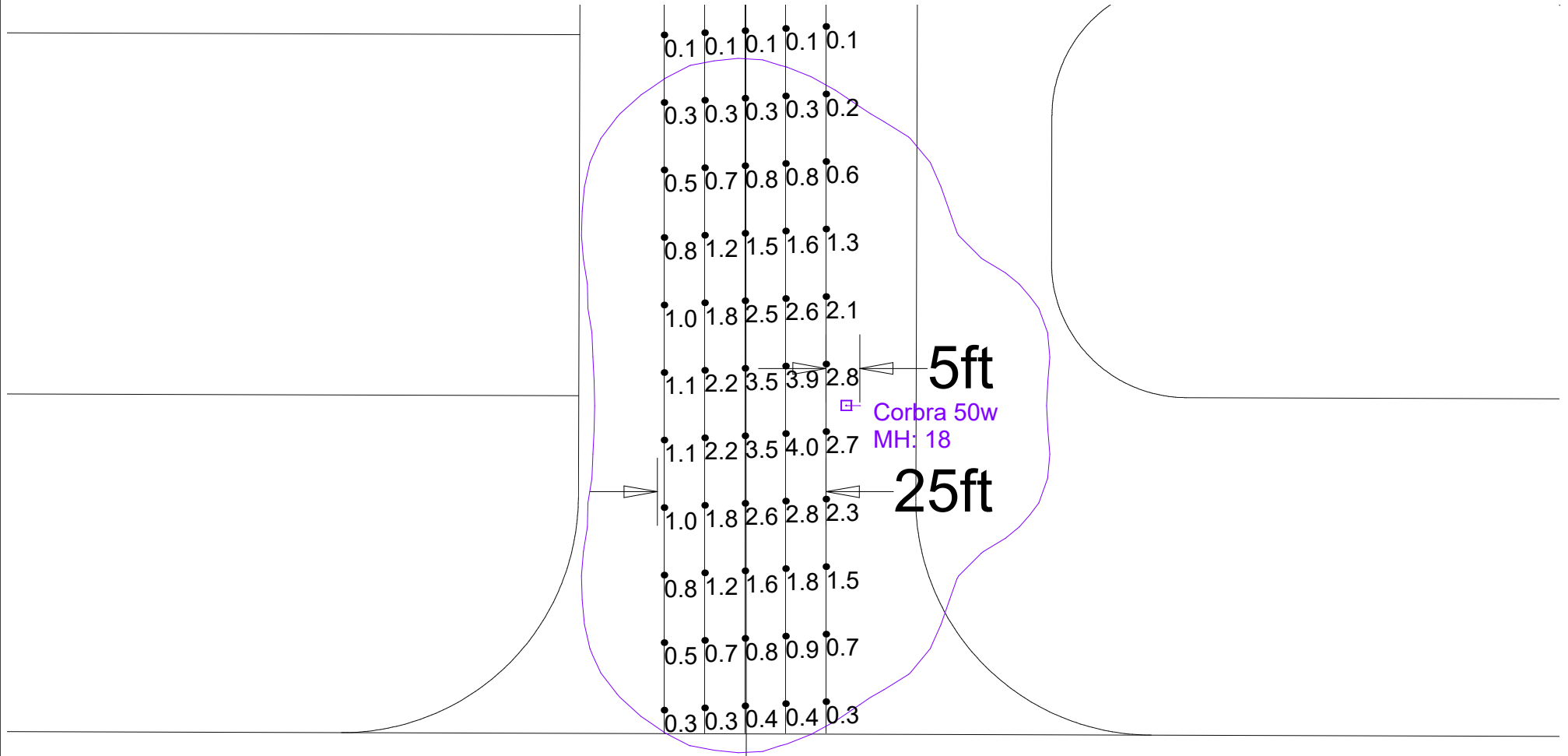
Total Time (Hrs.): 4.13

By : Maxime Moldvar

Units:

Page 2 of 29

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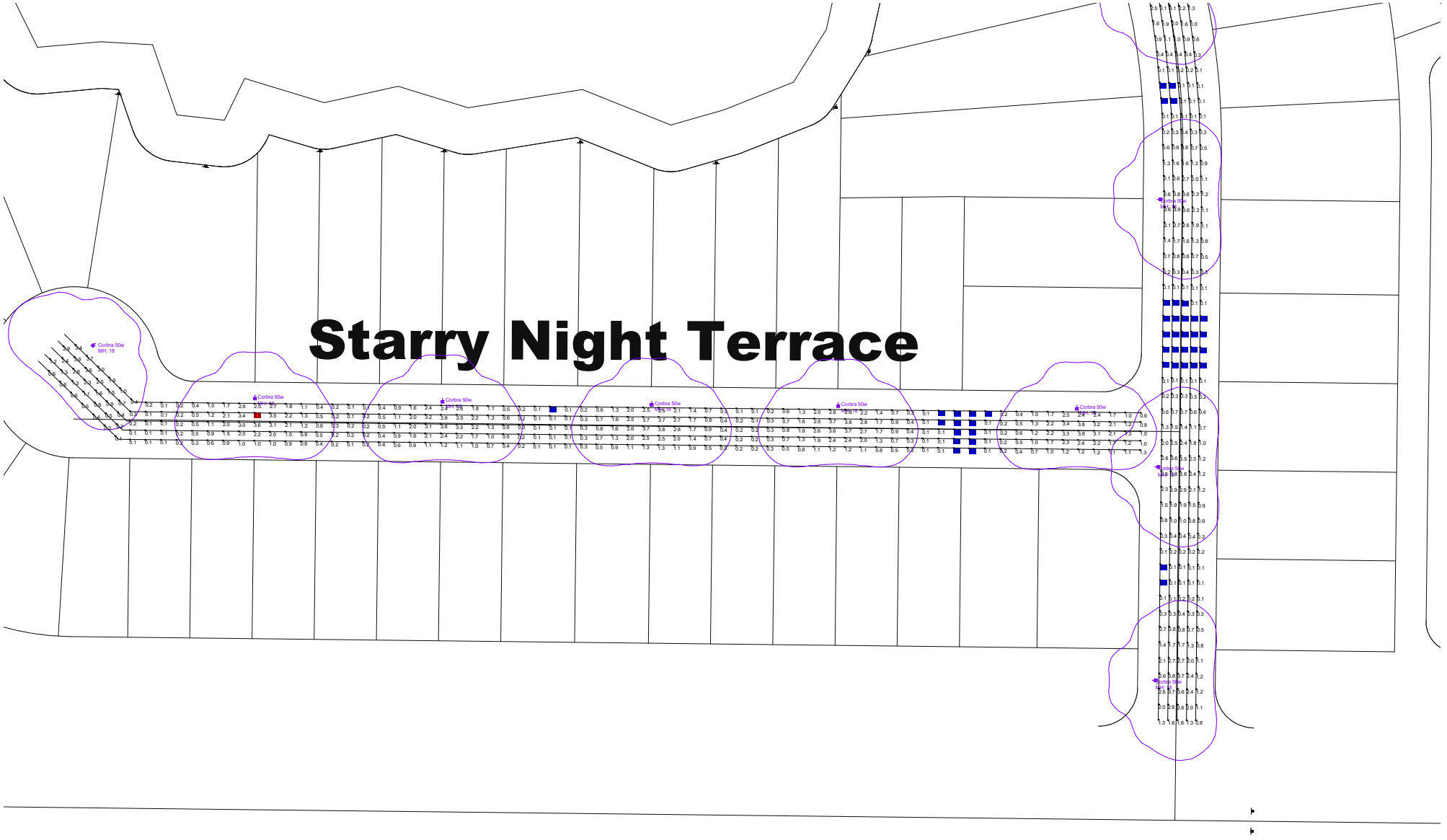
By : Maxime Moldvar

Units:

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# Starry Night Terrace



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Project name : Summer Wood Streetlight Zone 1

Prepared for: Monte Bains

Filename: Summer Wood Streetlight Zone 1.AGI

By : Maxime Moldvar

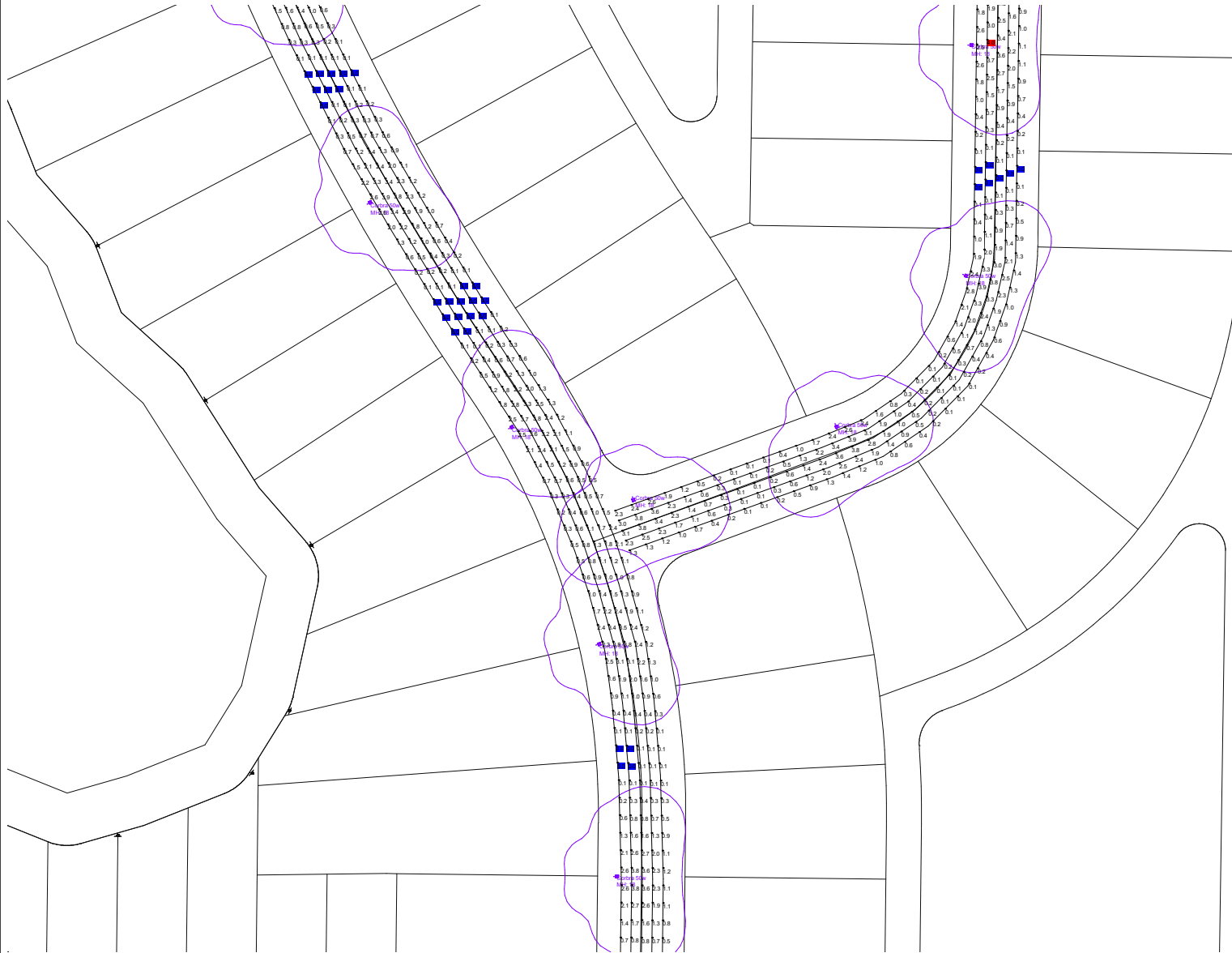
Units:

Date:3/19/2026

AGi32® Version 22.2.78

Total Time (Hrs.): 4.13

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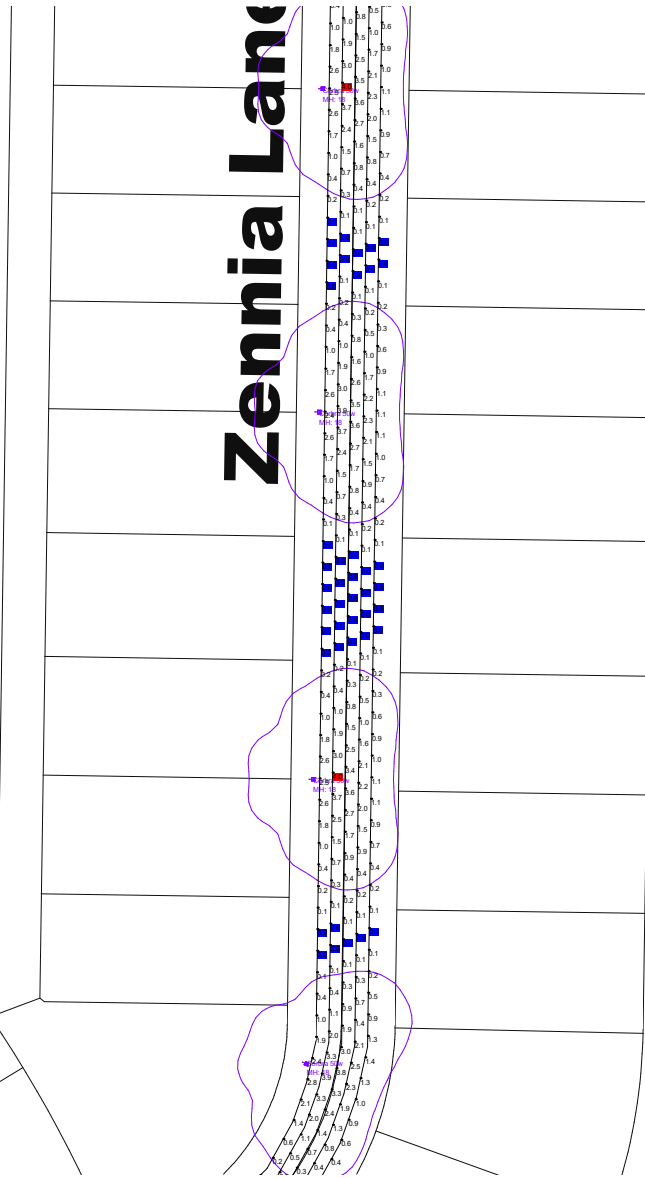
Total Time (Hrs.): 4.13

By : Maxime Moldvar

Units:

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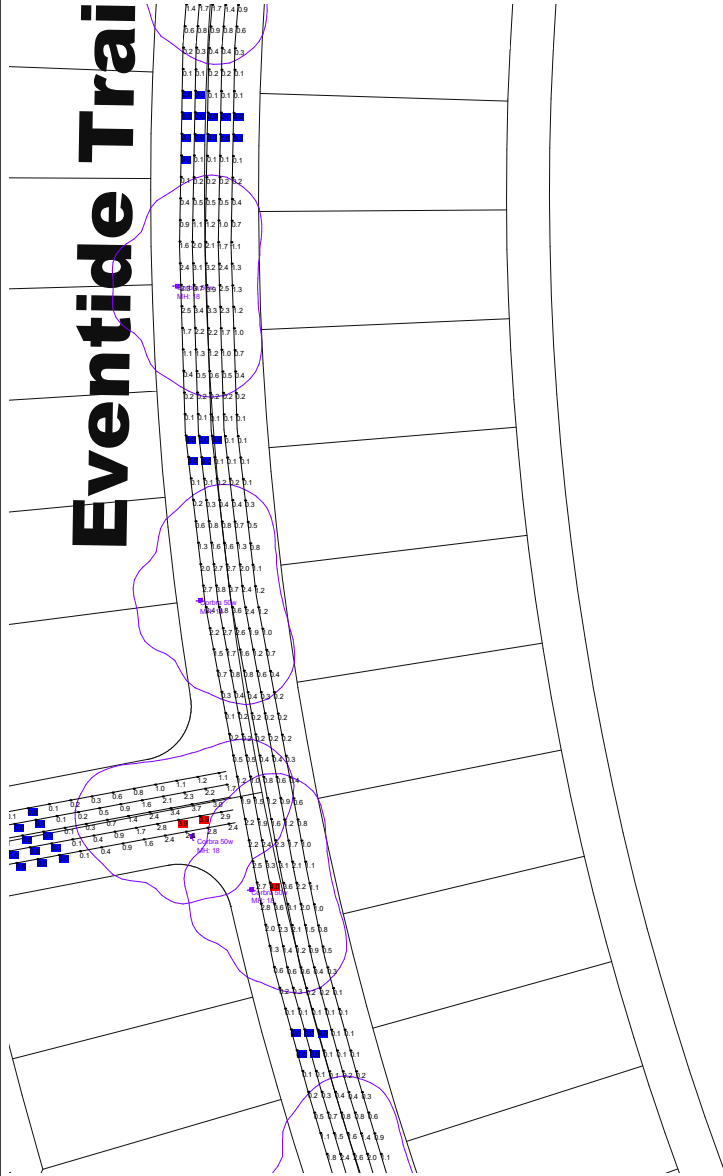
By : Maxime Moldvar

Units:

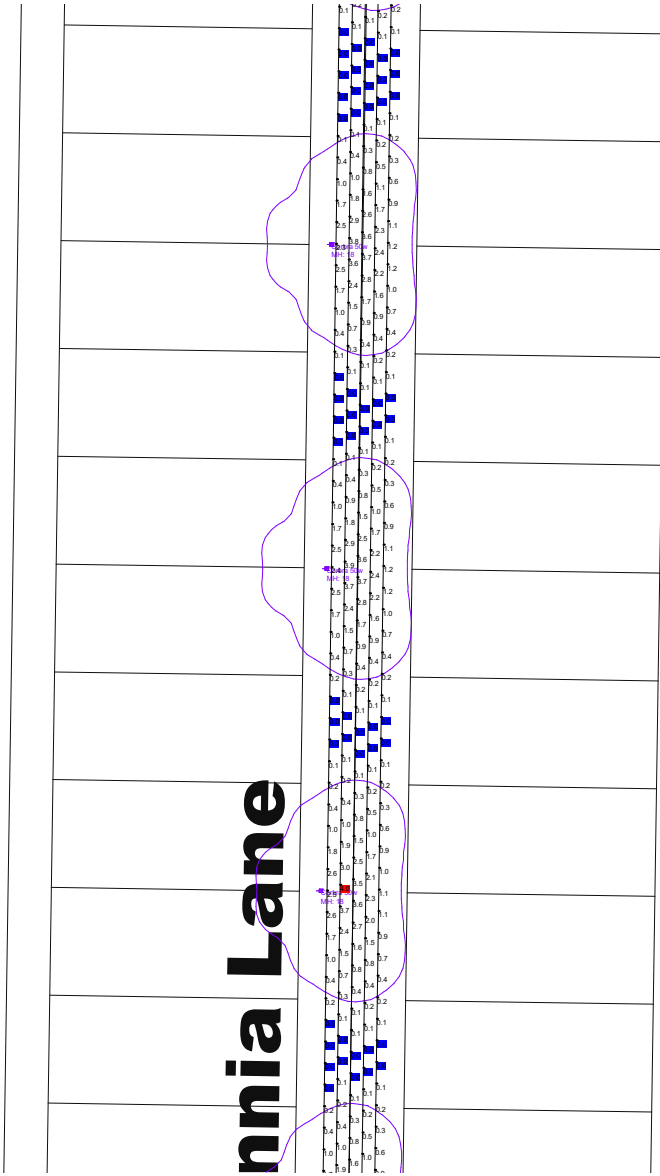
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# Eventide Trail



# nnia Lane



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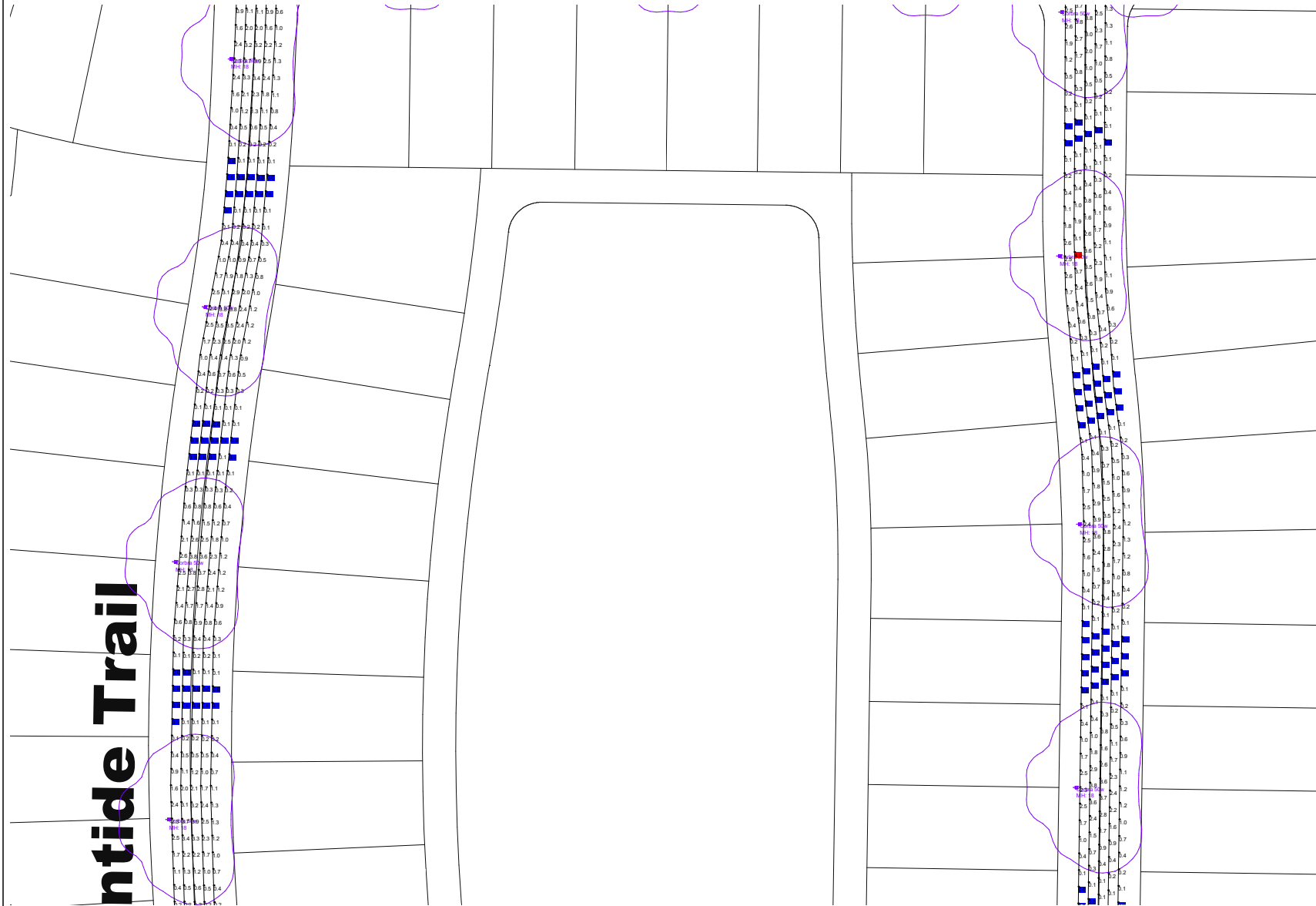
Filename: Summer Wood Streetlight Zone 1.AGI

Total Time (Hrs.): 4.13

By : Maxime Moldvar

Units:

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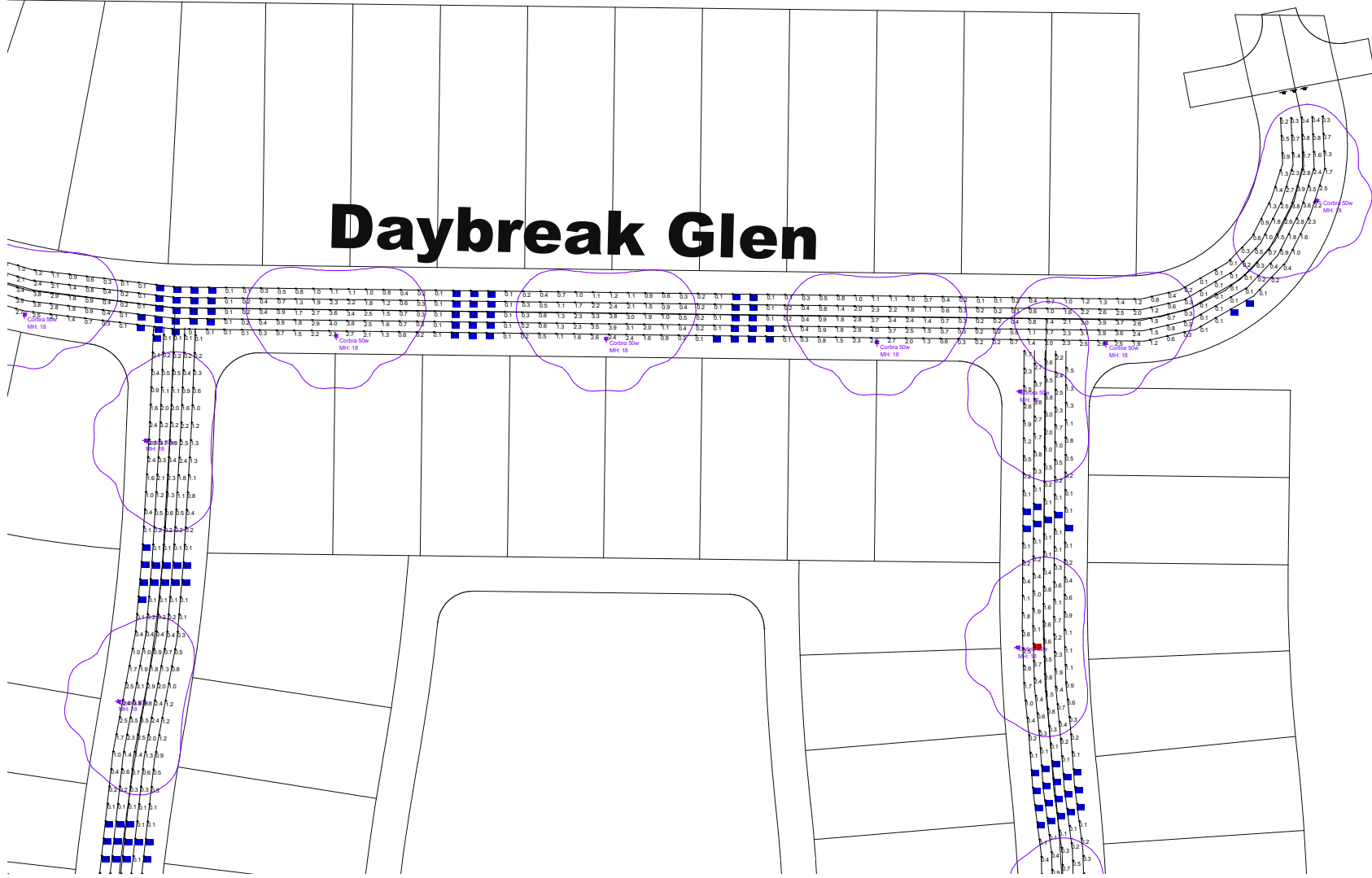
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# Daybreak Glen



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 941-724-0610, Info@OffGridLighting.co

Project name : Summer Wood Streetlight Zone 1

Date:3/19/2026

Prepared for: Monte Bains

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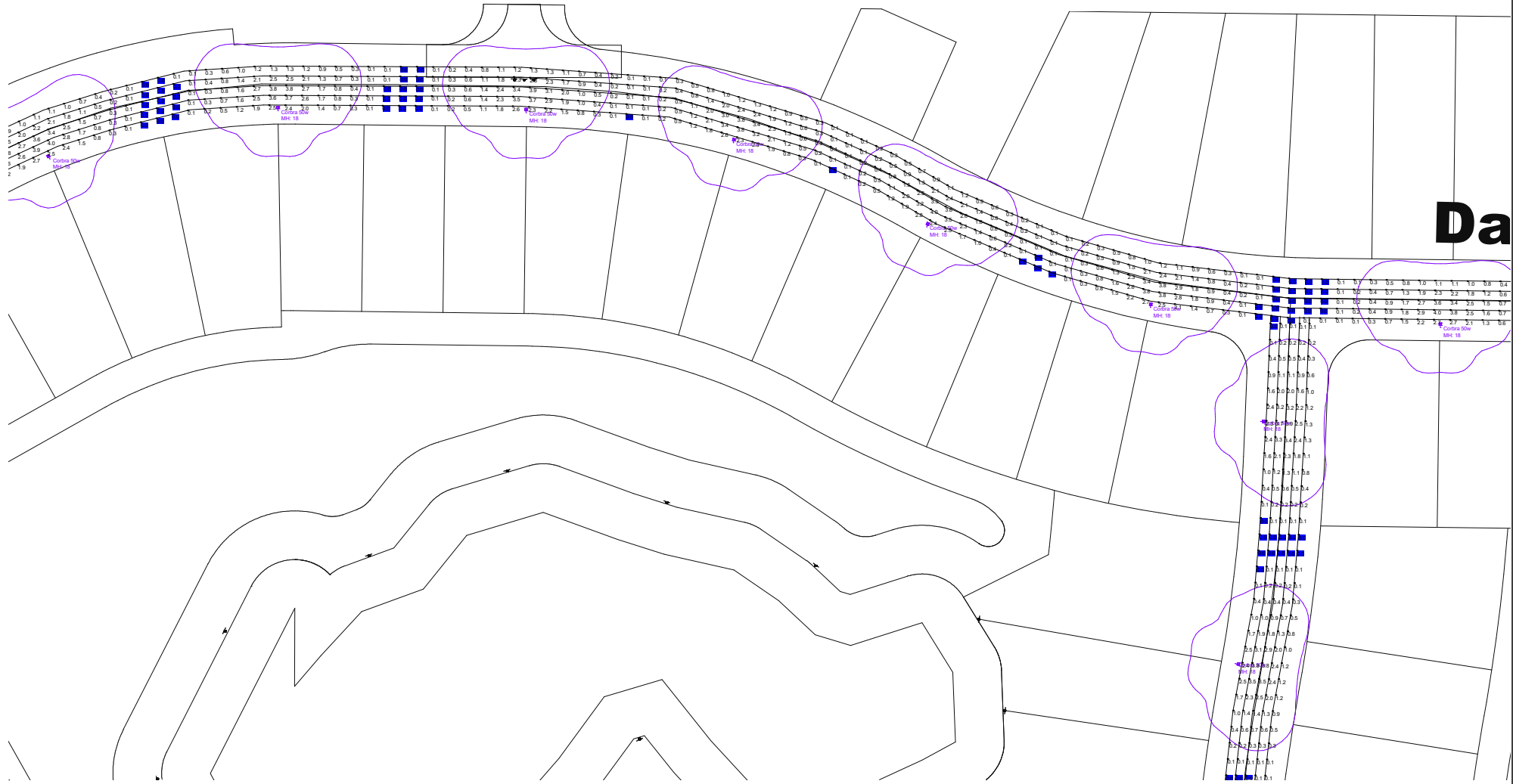
Filename: Summer Wood Streetlight Zone 1.AGI

Total Time (Hrs.): 4.13

By : Maxime Moldvar

Units:

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Total Time (Hrs.): 4.13

By : Maxime Moldvar

Units:

Page 10 of 29

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Total Time (Hrs.): 4.13

By : Maxime Moldvar

Units:

Page 11 of 29

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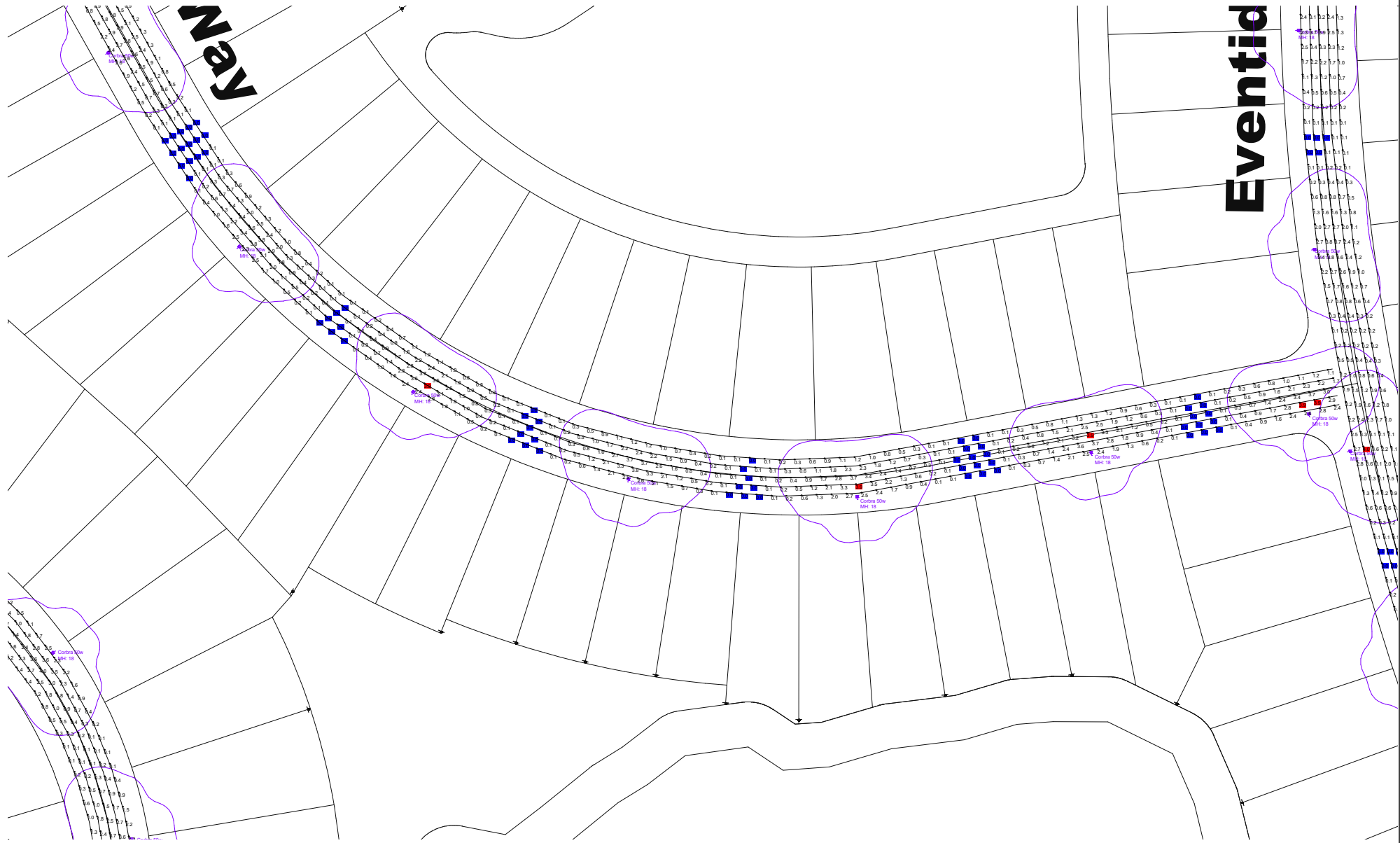
Filename: Summer Wood Streetlight Zone 1.AGI

Total Time (Hrs.): 4.13

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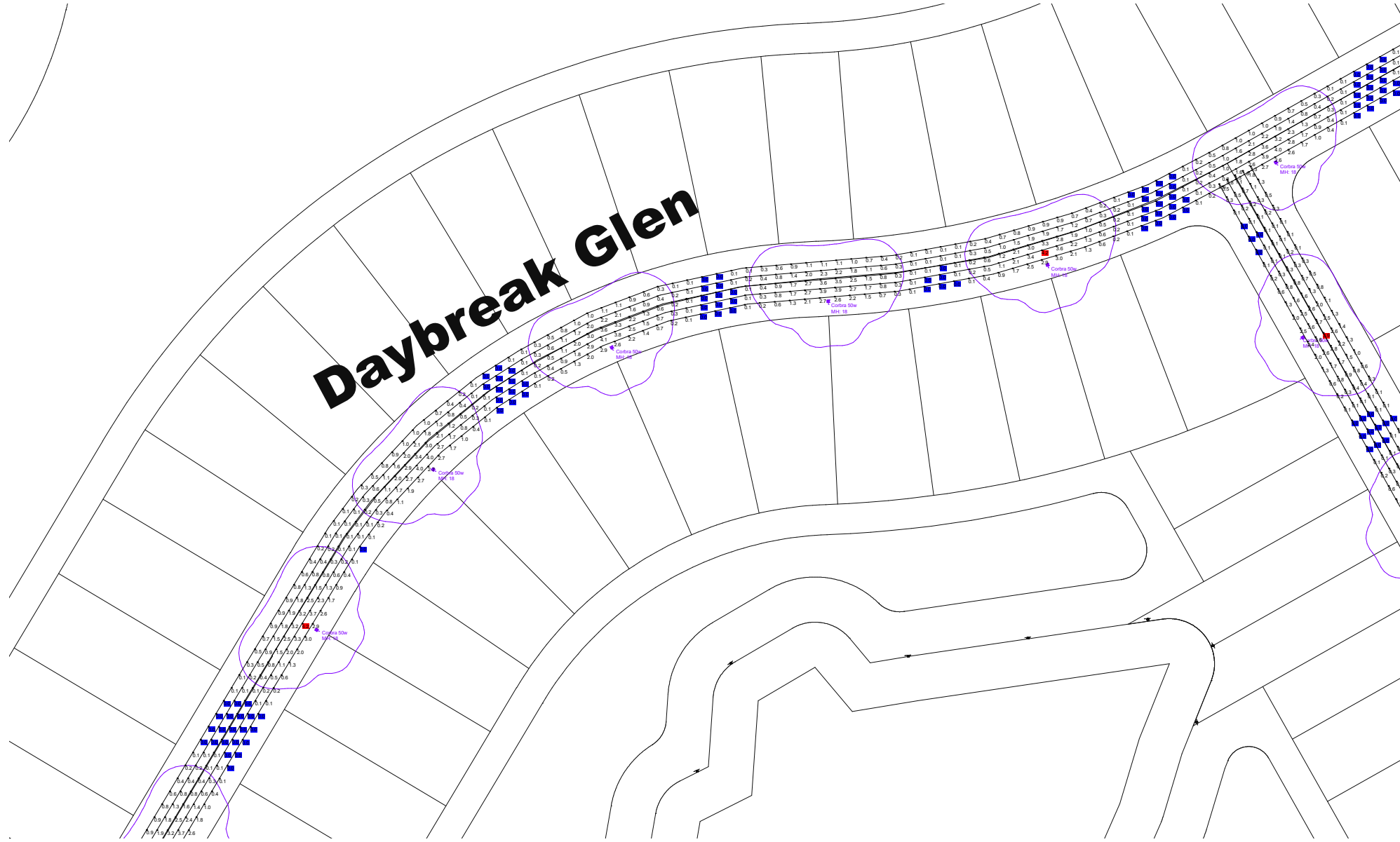
Units:

Page 13 of 29

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# Daybreak Glen



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Project name : Summer Wood Streetlight Zone 1

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Units:

Date:3/19/2026

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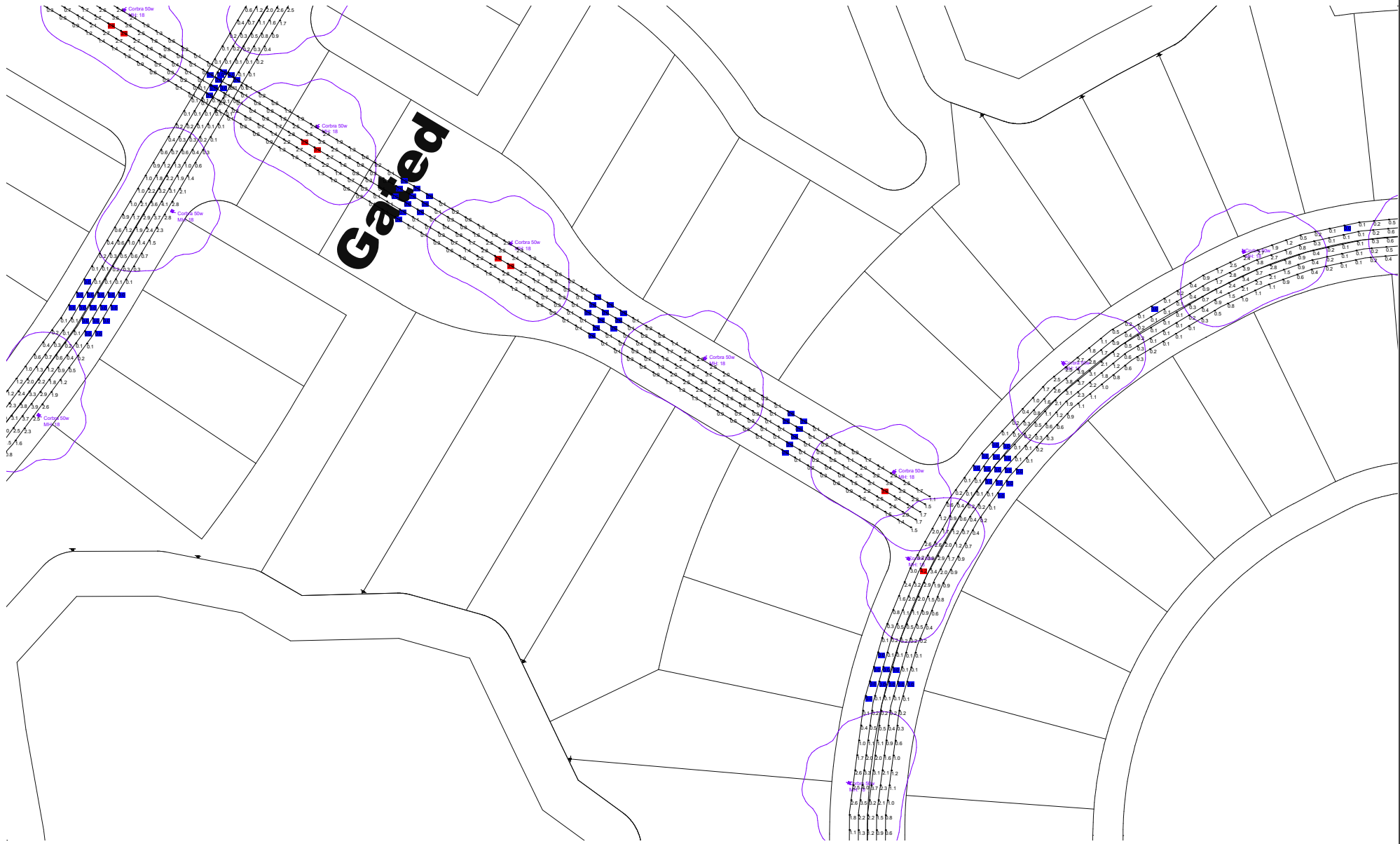
Filename: Summer Wood Streetlight Zone 1.AGI

Total Time (Hrs.): 4.13

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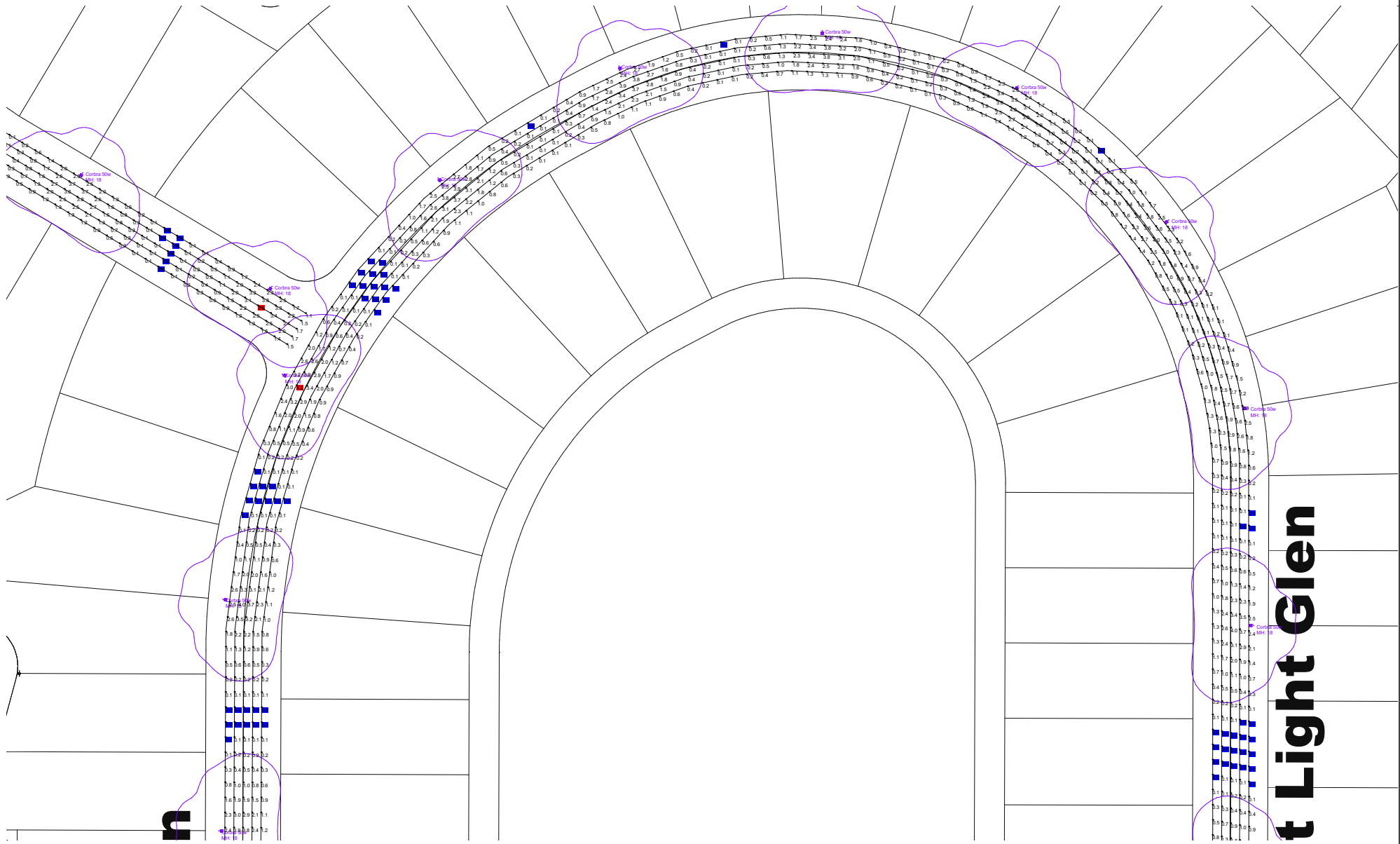
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**t Light Glen**

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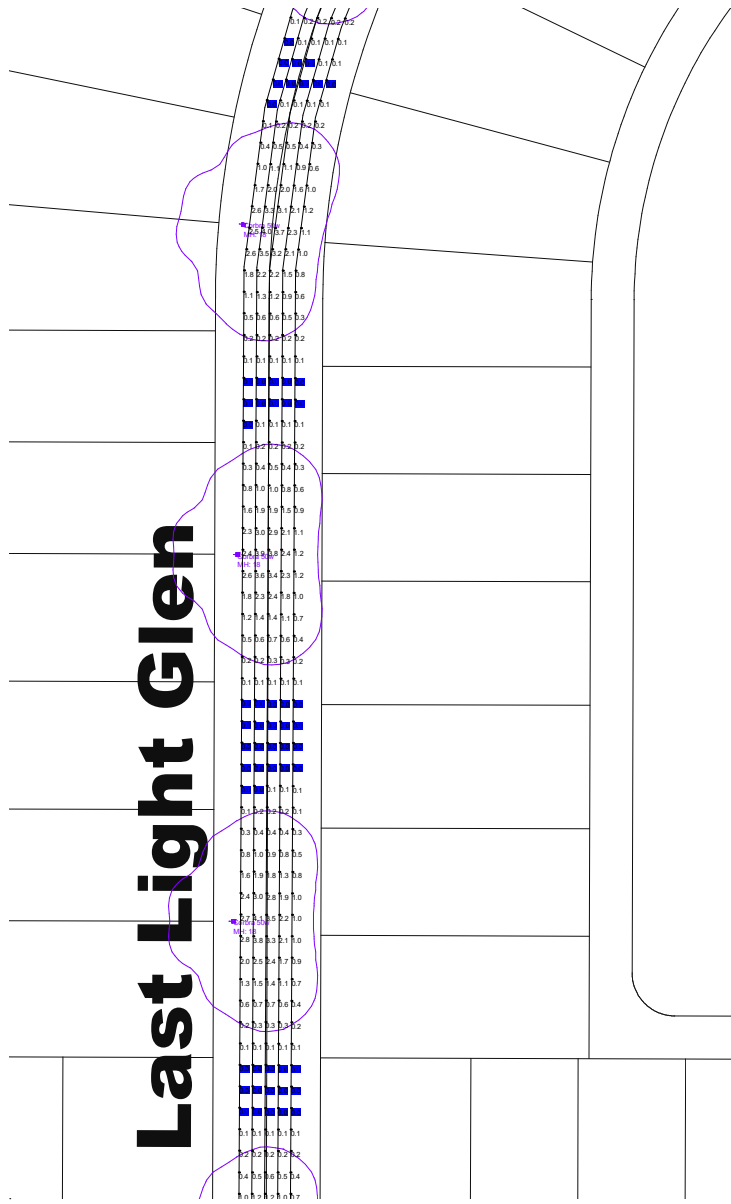
Total Time (Hrs.): 4.13

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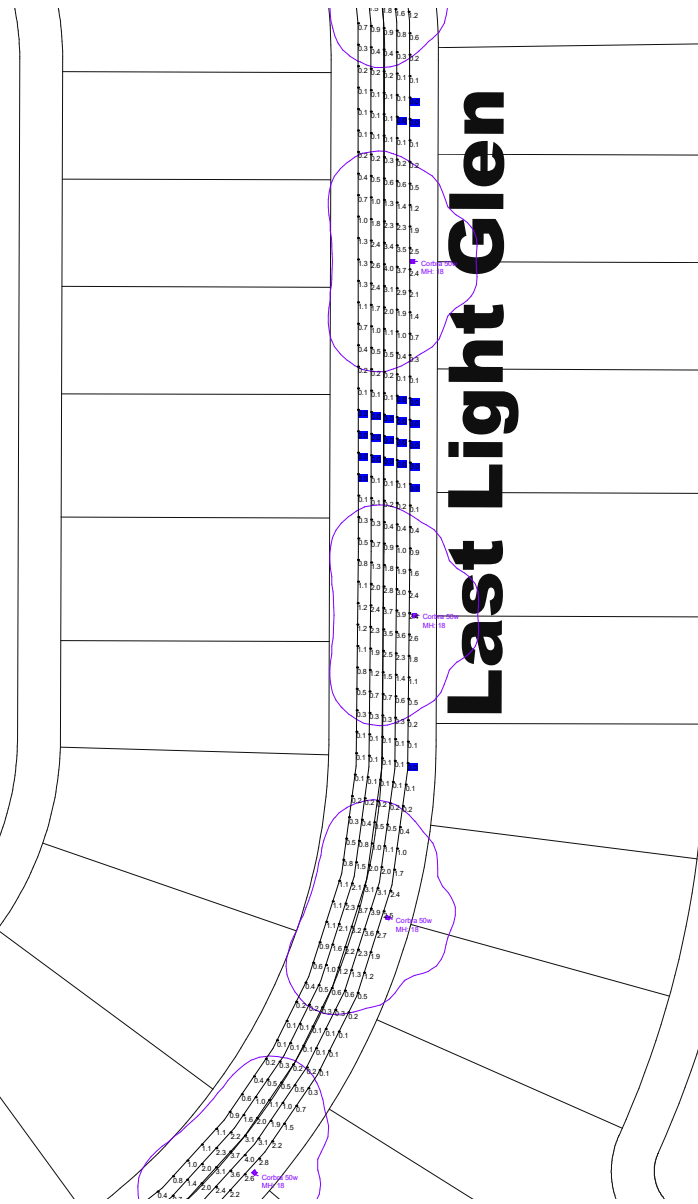
Units:

**Page 17 of 29**

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# Last Light Glen



# Last Light Glen

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 941-724-0610, Info@OffGridLighting.co

Project name : Summer Wood Streetlight Zone 1

Date:3/19/2026

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AGi32® Version 22.2.78

Filename: Summer Wood Streetlight Zone 1.AGI

Total Time (Hrs.): 4.13

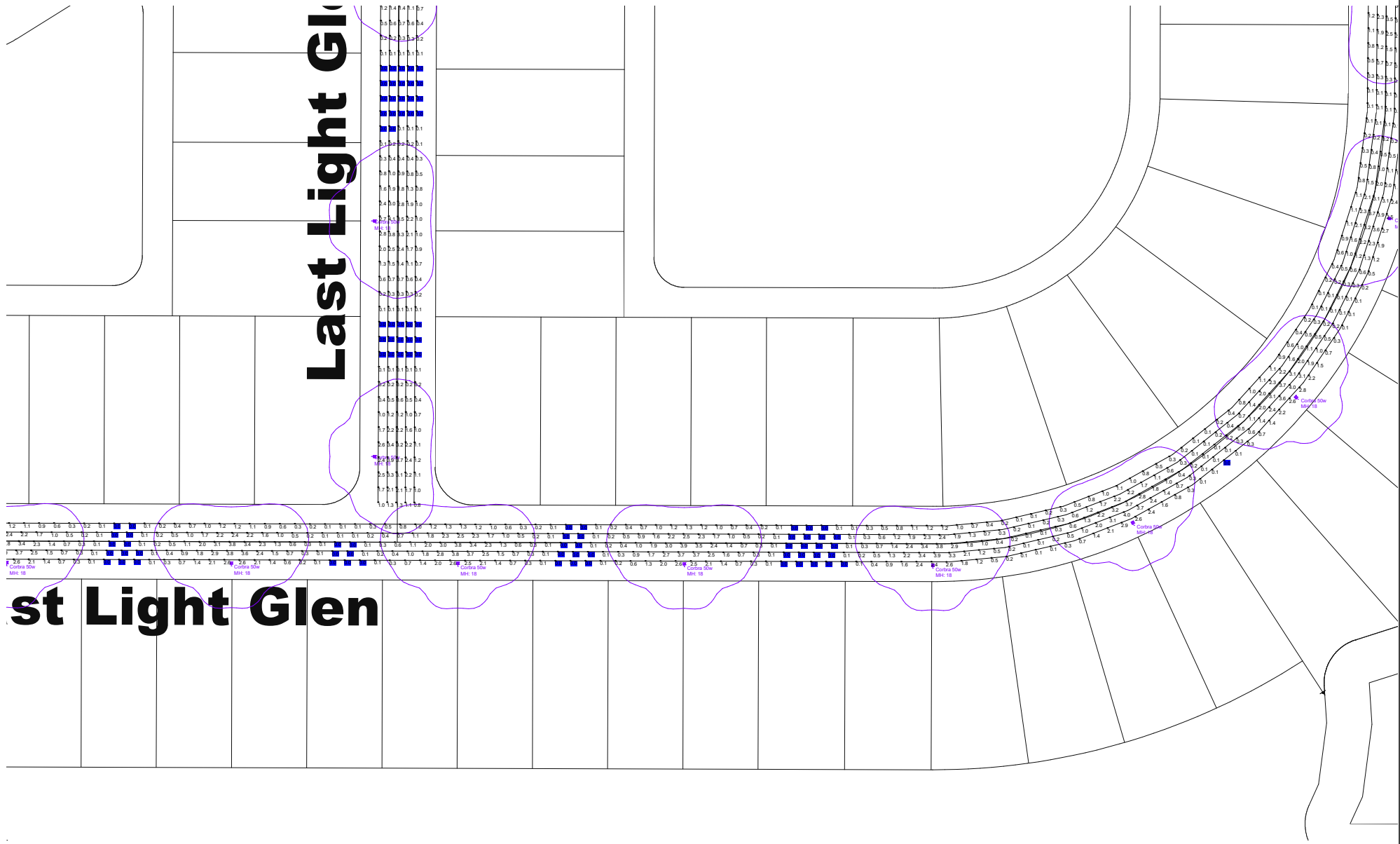
By : Maxime Moldvar

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Last Light Glen



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Units:

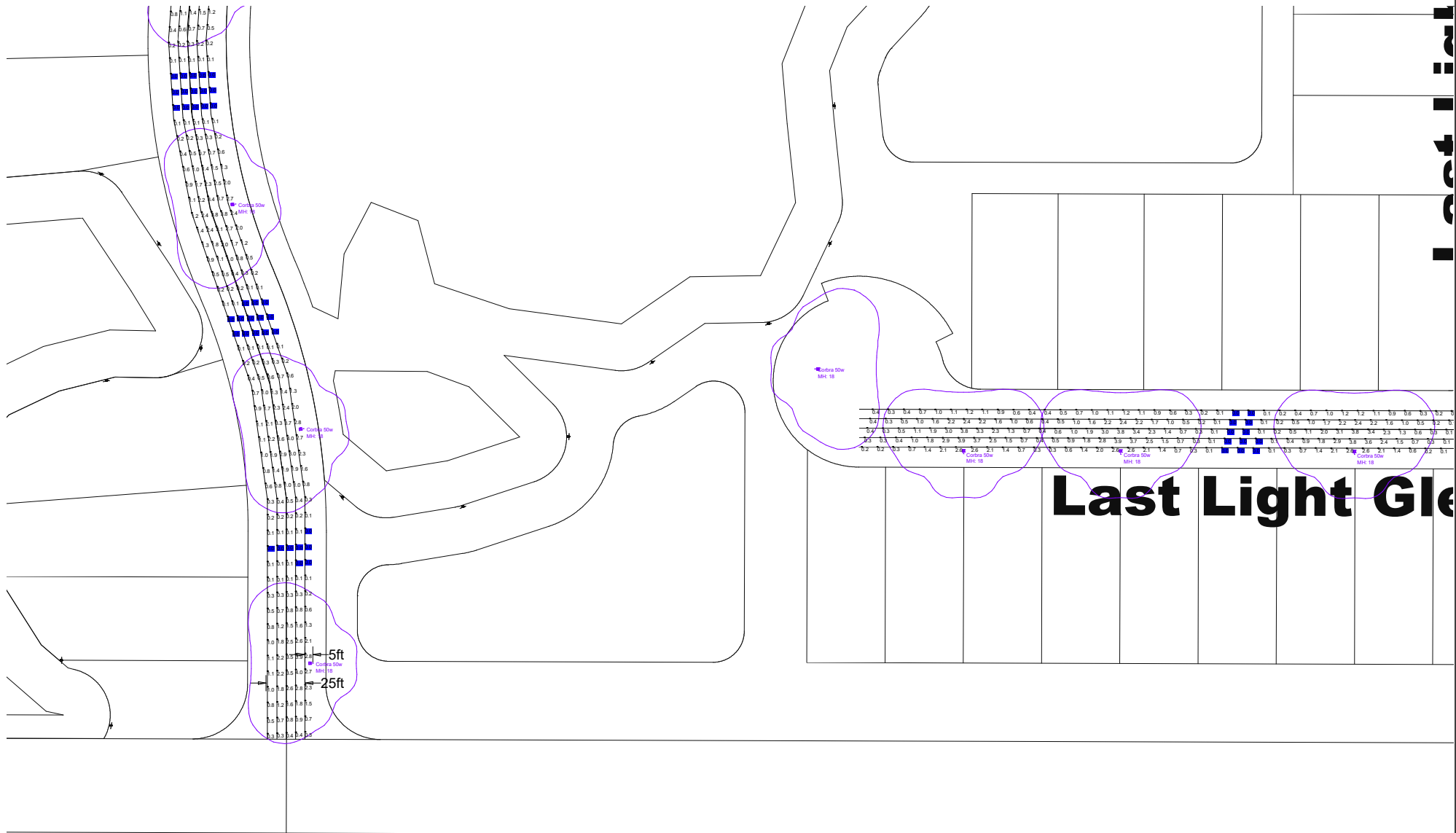
Date:3/19/2026

AGI32® Version 22.2.78

Total Time (Hrs.): 4.13

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AGi32@ Version 22.2.78

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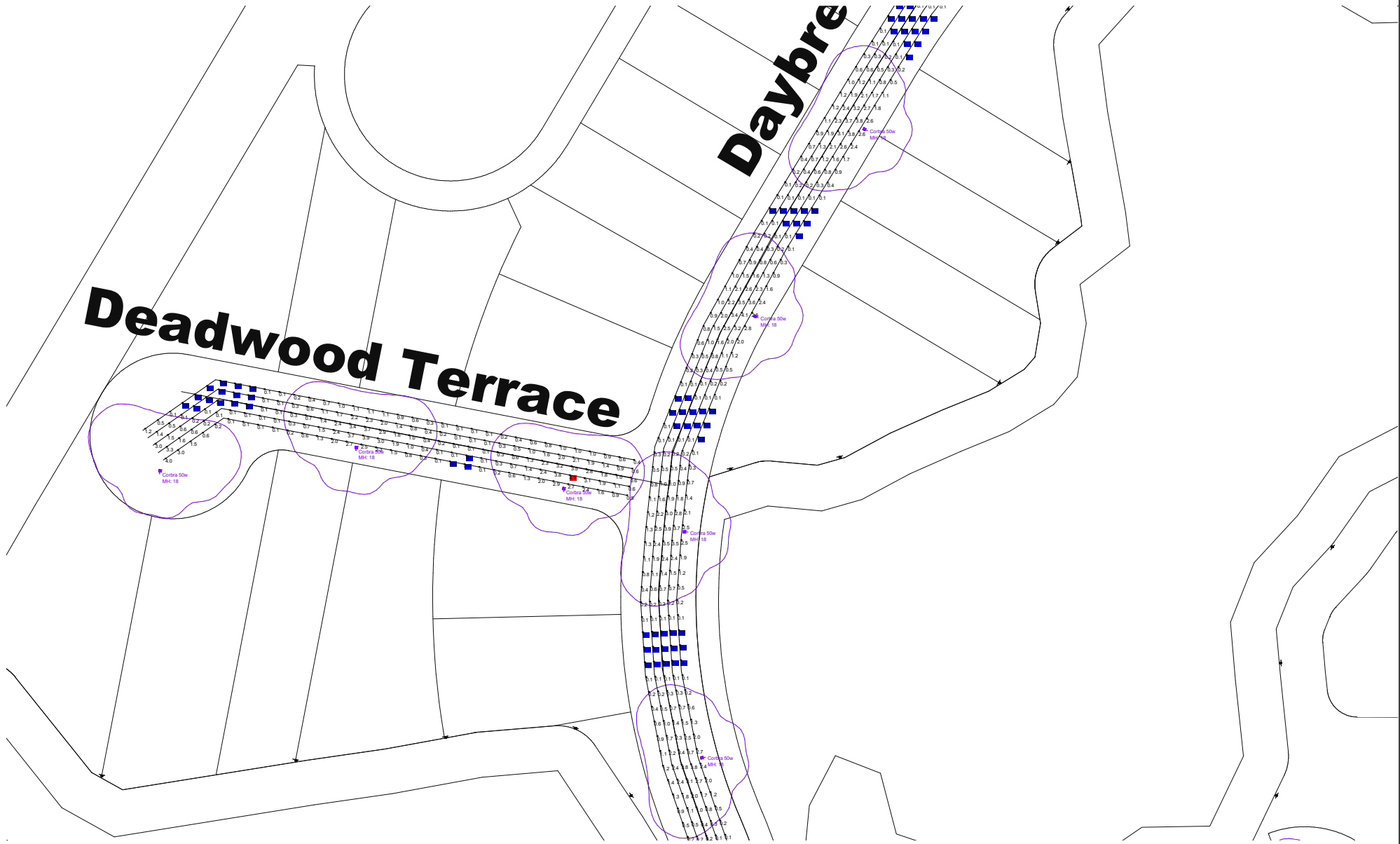
Total Time (Hrs.): 4.13

By : Maxime Moldvar

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## Results summary

Luminaire Schedule								
Symbol	Qty	Label	Description	Luminaire Lumens	Luminaire Watts	LLF	Filename	Mounting Height
☐	103	Corbra 50w	MRS-LED-15L-SIL-3-40-70CRI MH 18ft	7329	50	0.900	MRS-LED-15L-SIL-3-40-70CRI 50w.ies	18

Calculation Summary								
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min	Grid Z
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Deadwood Terrace	Illuminance	Fc	1.01	4.1	0.0	N.A.	N.A.	N.A.
Eventide Trail	Illuminance	Fc	1.05	4.0	0.0	N.A.	N.A.	N.A.
Last Green Glen	Illuminance	Fc	1.04	4.2	0.0	N.A.	N.A.	N.A.
Starry Night Terrace	Illuminance	Fc	1.16	4.0	0.0	N.A.	N.A.	N.A.
Waxwing Way	Illuminance	Fc	1.01	3.9	0.0	N.A.	N.A.	N.A.
Westernwoods Avenue	Illuminance	Fc	1.05	3.9	0.0	N.A.	N.A.	N.A.
Zennia Lane	Illuminance	Fc	1.02	4.0	0.0	N.A.	N.A.	N.A.

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Date:3/19/2026

Prepared for: Monte Bains

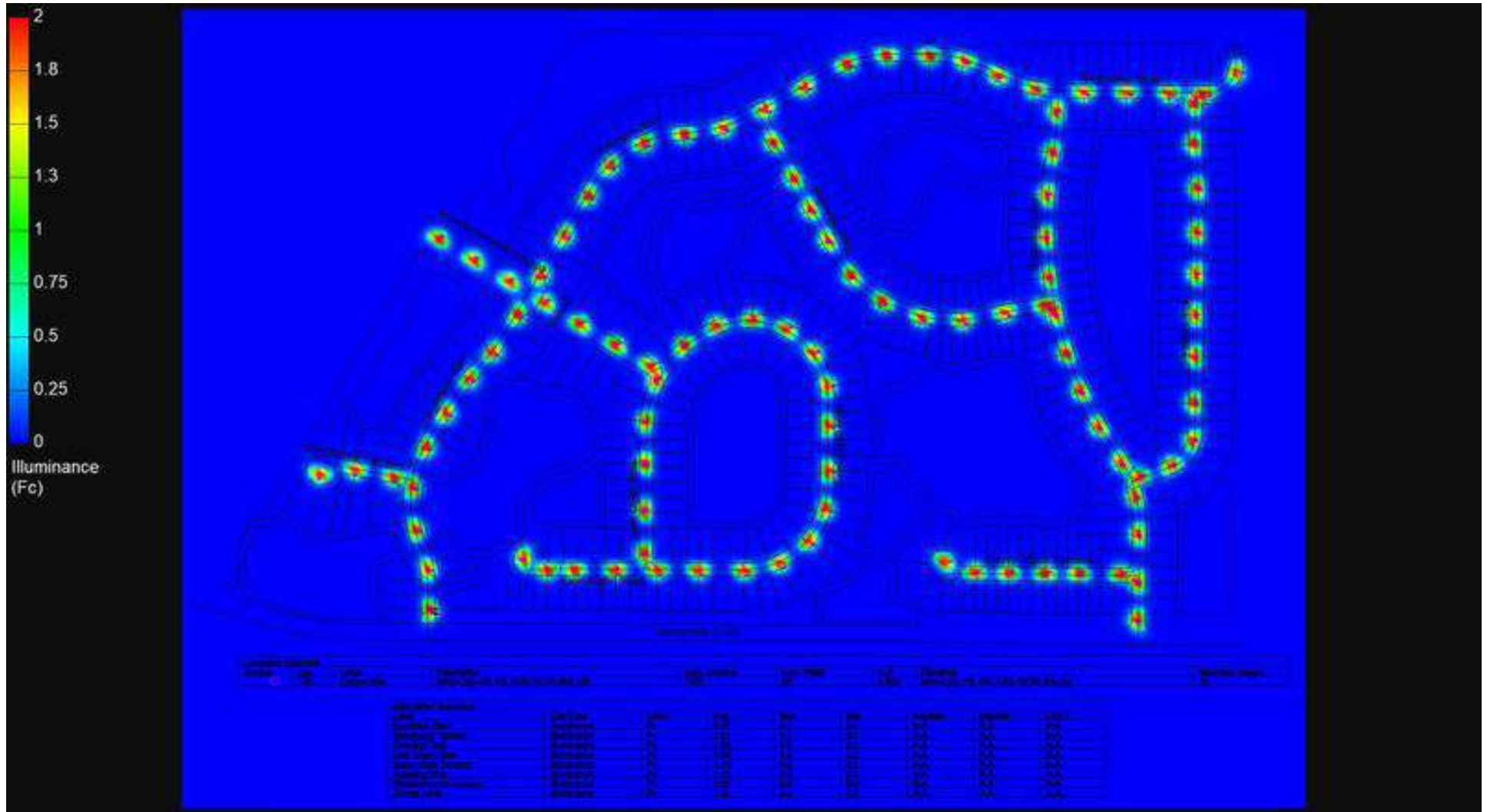
AGi32® Version 22.2.78

Filename: Summer Wood Streetlight Zone 1.AGI

Total Time (Hrs.): 4.13

By : Maxime Moldvar

Units:



20005 US Highway 27 ,Unit 266, C941) 724-0610 Lermont, FL 34715  
941-724-0610, Info@OffGridLighting.co

Project name : Summer Wood Streetlight Zone 1

Date:3/19/2026

Prepared for: Monte Bains

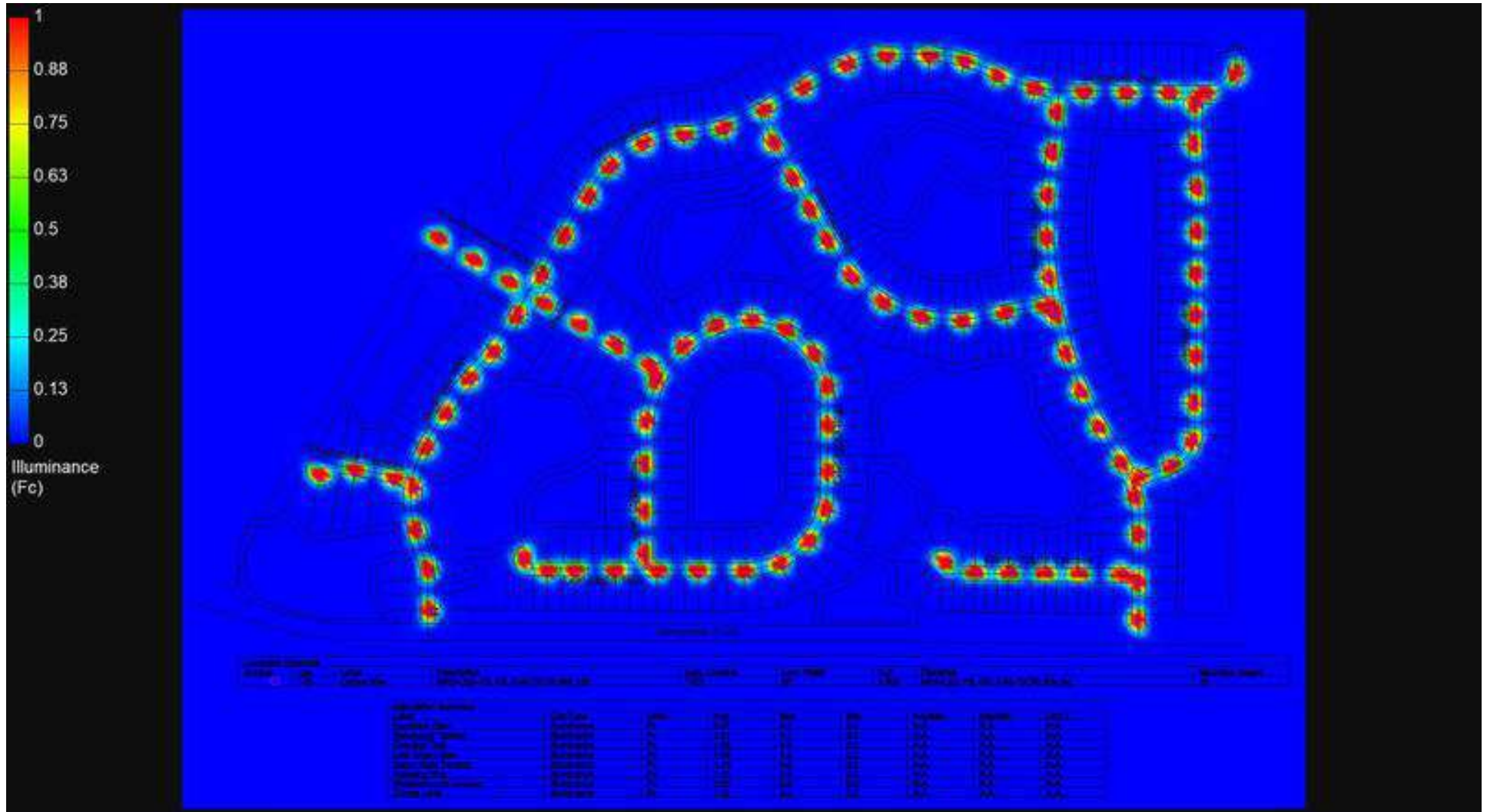
AGi32® Version 22.2.78

Filename: Summer Wood Streetlight Zone 1.AGI

Total Time (Hrs.): 4.13

By : Maxime Moldvar

Units:



20005 US Highway 27 ,Unit 266, C941) 724-0610 Lermont, FL 34715  
941-724-0610, Info@OffGridLighting.co

Project name : Summer Wood Streetlight Zone 1

Date:3/19/2026

Prepared for: Monte Bains

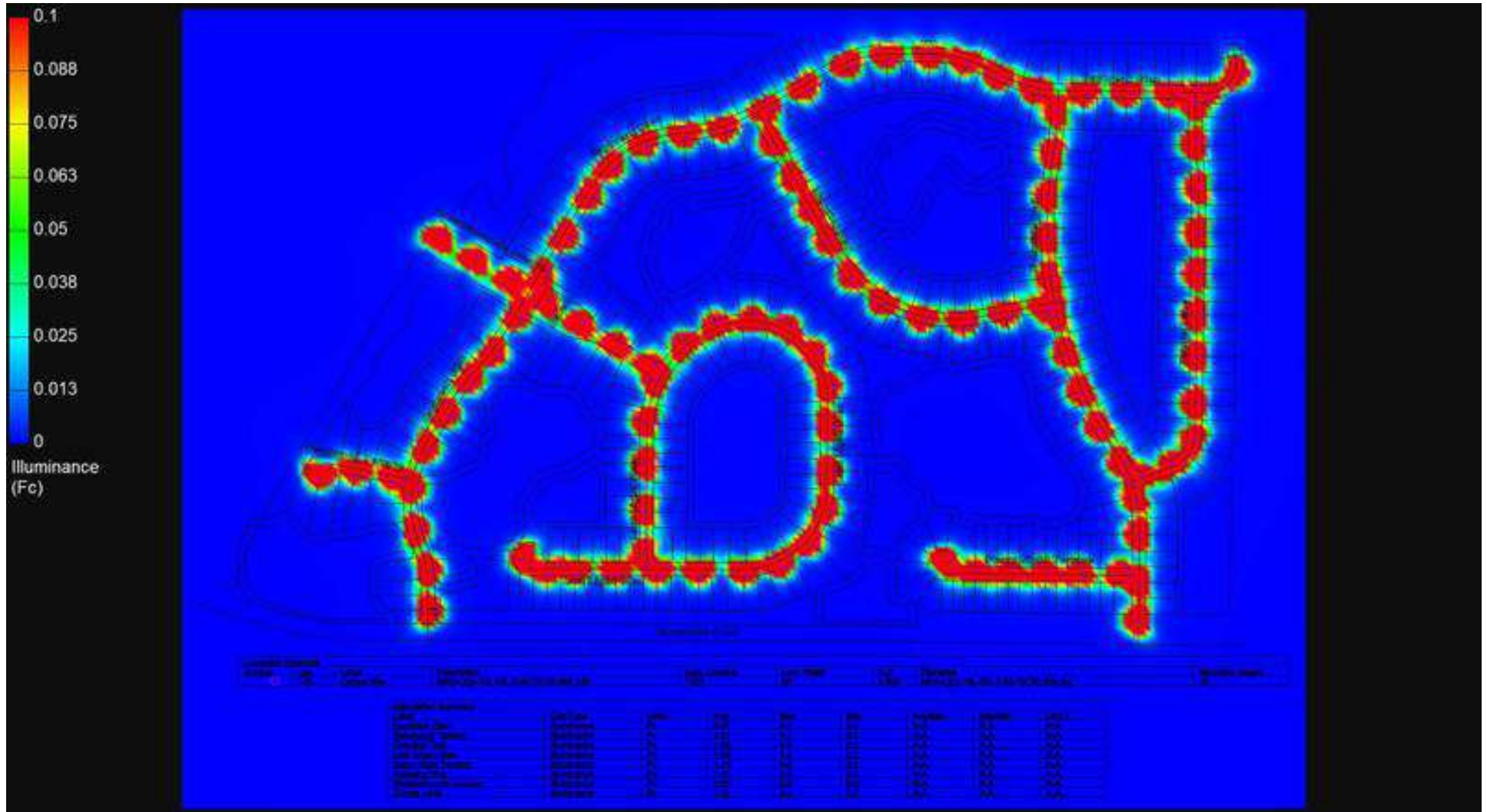
AGi32® Version 22.2.78

Filename: Summer Wood Streetlight Zone 1.AGI

Total Time (Hrs.): 4.13

By : Maxime Moldvar

Units:



20005 US Highway 27 ,Unit 266, C941) 724-0610 Lermont, FL 34715  
941-724-0610, Info@OffGridLighting.co

Project name : Summer Wood Streetlight Zone 1

Date:3/19/2026

Prepared for: Monte Bains

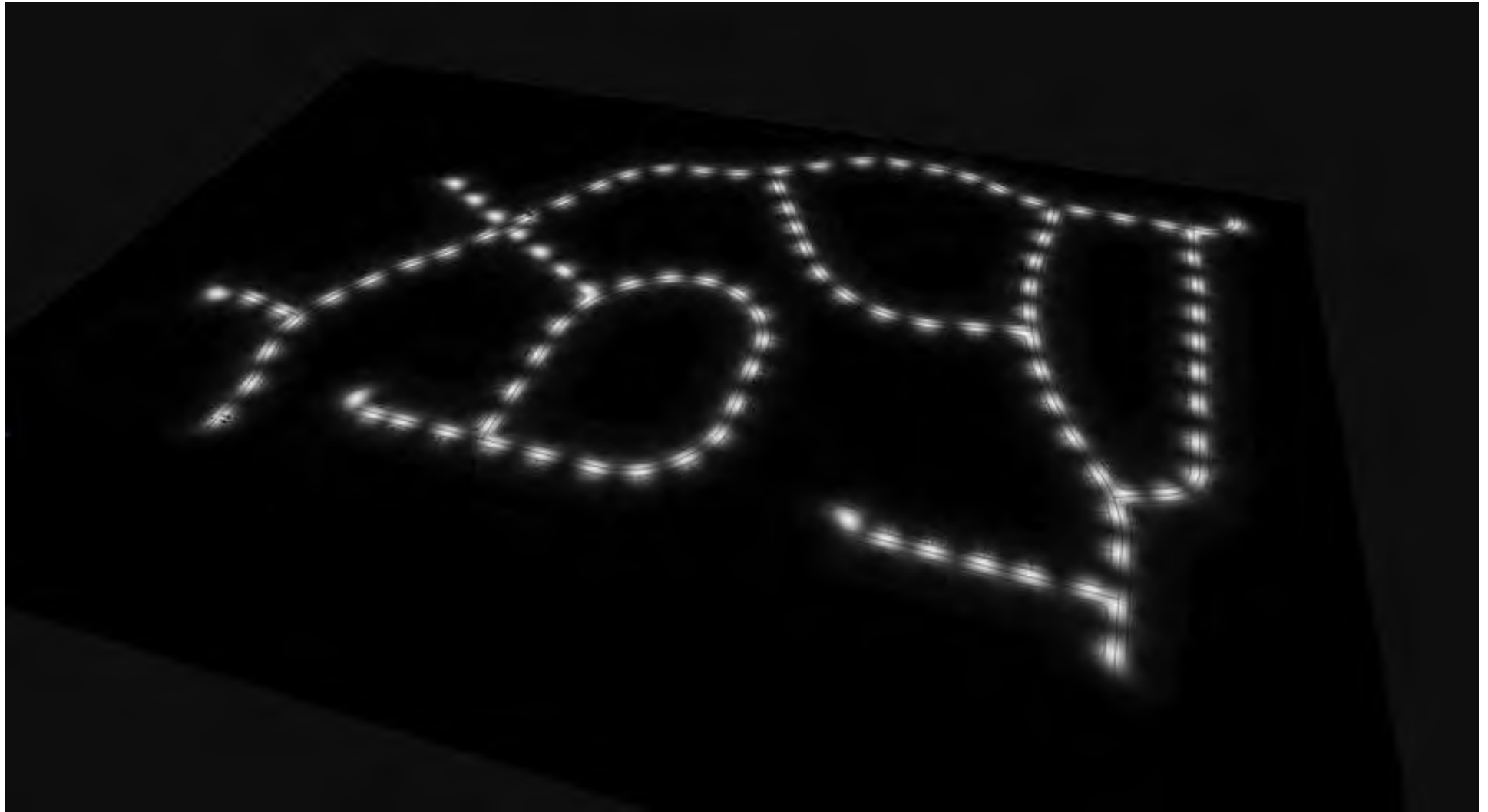
AGi32® Version 22.2.78

Filename: Summer Wood Streetlight Zone 1.AGI

Total Time (Hrs.): 4.13

By : Maxime Moldvar

Units:



20005 US Highway 27 ,Unit 266, C941) 724-0610 Lermont, FL 34715  
941-724-0610, Info@OffGridLighting.co

Project name : Summer Wood Streetlight Zone 1

Date:3/19/2026

Prepared for: Monte Bains

AGi32® Version 22.2.78

Filename: Summer Wood Streetlight Zone 1.AGI

Total Time (Hrs.): 4.13

By : Maxime Moldvar

Units:

# Exhibit D

## Photometric

### Zone 2 of 3 Lighting

### Calculation study



20005 US Highway 27 ,Unit 266, C941) 724-0610 Lermont, FL 34715  
 941-724-0610, Info@OffGridLighting.co

Project name : Summer Wood Streetlight Zone 2 v2

Date:3/19/2026

Prepared for: Monte Bains

AGi32® Version 22.2.78

Filename: Summer Wood Streetlight Zone 2 v2.AGI

Total Time (Hrs.): 5.07

By : Maxime Moldvar

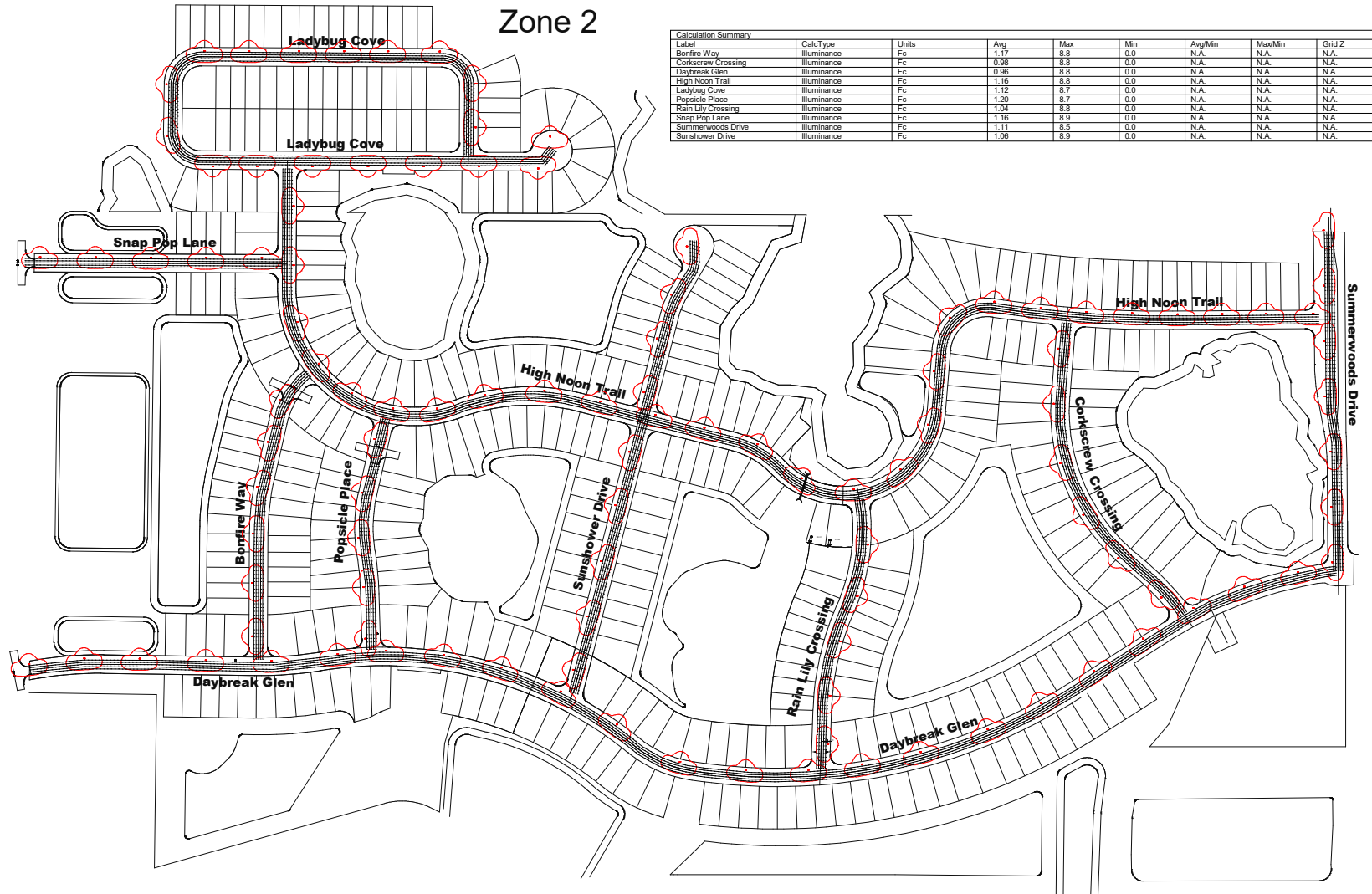
Units:

Page 1 of 25

DISCLAIMER: Calculations have been performed according to IESNA & CIE standards and goodpractice. Some differences between measured values and calculated results may occur due to tolerances in calculation methods, testing procedures, component performance, measurement techniques and field conditions such as voltage and temperature variations. Input data used to generate the attached calculations such as room dimensions, reflectances, furniture and architectural elements significantly affect the lightingcalculations. If the real environment conditions do not match the input data, differences will occur between measured values and calculated values.



## Zone 2



Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min	Grid Z
Bonfire Way	Illuminance	Fc	1.17	8.8	0.0	N.A.	N.A.	N.A.
Corkscrew Crossing	Illuminance	Fc	0.98	8.8	0.0	N.A.	N.A.	N.A.
Daybreak Glen	Illuminance	Fc	0.96	8.8	0.0	N.A.	N.A.	N.A.
High Noon Trail	Illuminance	Fc	1.16	8.8	0.0	N.A.	N.A.	N.A.
Ladybug Cove	Illuminance	Fc	1.12	8.7	0.0	N.A.	N.A.	N.A.
Popsicle Place	Illuminance	Fc	1.20	8.7	0.0	N.A.	N.A.	N.A.
Rain Lily Crossing	Illuminance	Fc	1.04	8.8	0.0	N.A.	N.A.	N.A.
Snap Pop Lane	Illuminance	Fc	1.16	8.9	0.0	N.A.	N.A.	N.A.
Summerwoods Drive	Illuminance	Fc	1.11	8.5	0.0	N.A.	N.A.	N.A.
Sunshower Drive	Illuminance	Fc	1.06	8.9	0.0	N.A.	N.A.	N.A.

Luminaire Schedule								
Symbol	Qty	Label	Description	Lum. Lumens	Lum. Watts	LLF	Filename	Mounting Height
☐	111	Jazz T3	Jazz AG062TYPEIII Mh 15ft	7652	54.2	0.900	Jazz AG062TYPEIII.les	15

20005 US Highway 27 ,Unit 266, C941) 724-0610 Lermont, FL 34715  
 941-724-0610, Info@OffGridLighting.co

Project name : Summer Wood Streetlight Zone 2 v2

Prepared for: Monte Bains

Filename: Summer Wood Streetlight Zone 2 v2.AGI

By : Maxime Moldvar

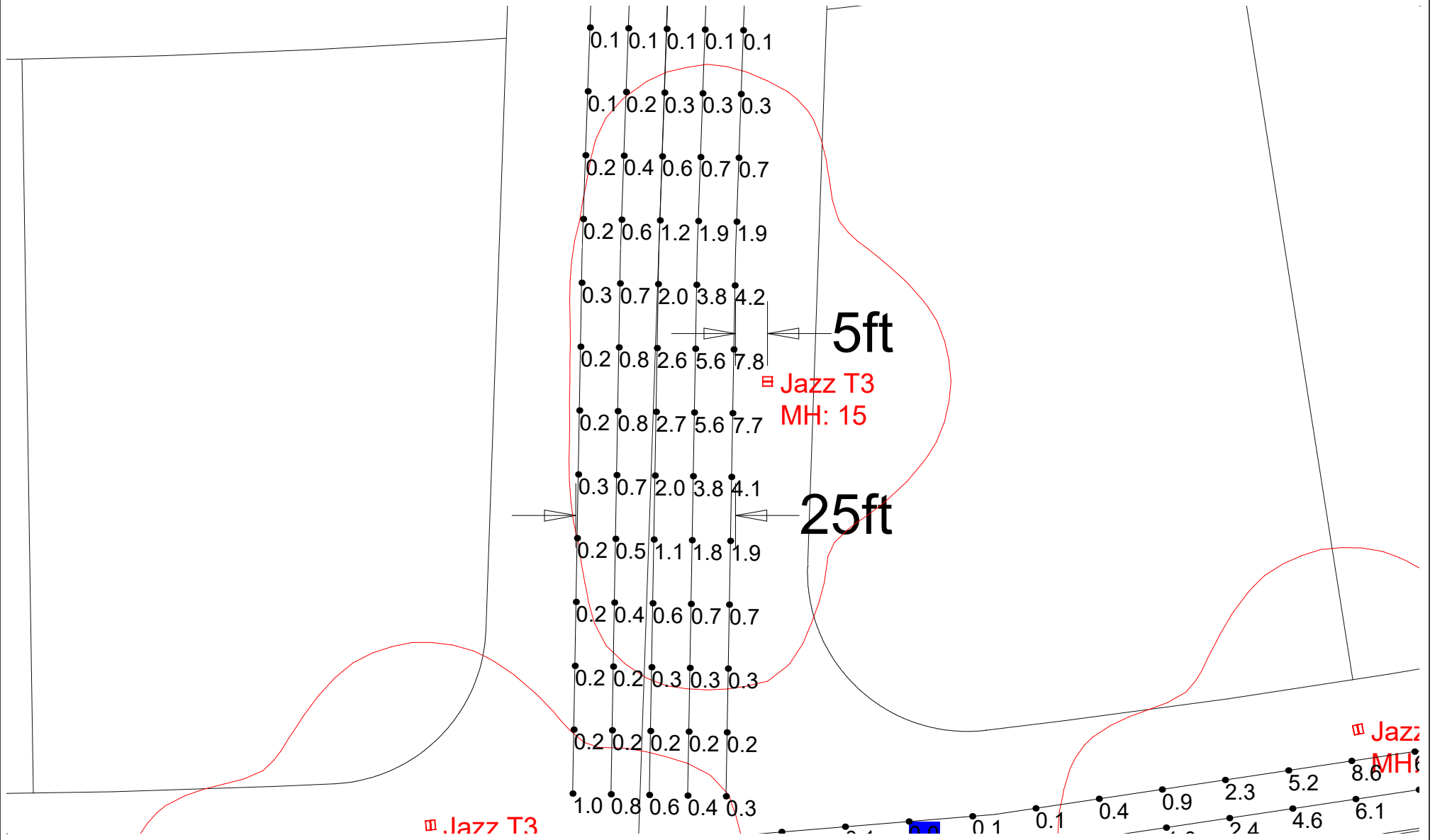
Units:

Date:3/19/2026

AGI32® Version 22.2.78

Total Time (Hrs.): 5.07

DISCLAIMER: Calculations have been performed according to IESNA & CIE standards and goodpractice. Some differences between measured values and calculated results may occur due to tolerances in calculation methods, testing procedures, component performance, measurement techniques and field conditions such as voltage and temperature variations. Input data used to generate the attached calculations such as room dimensions, reflectances, furniture and architectural elements significantly affect the lightingcalculations. If the real environment conditions do not match the input data, differences will occur between measured values and calculated values.



20005 US Highway 27 ,Unit 266, C941) 724-0610 Lermont, FL 34715  
 941-724-0610, Info@OffGridLighting.co

Project name : Summer Wood Streetlight Zone 2 v2

Date:3/19/2026

Prepared for: Monte Bains

AGi32® Version 22.2.78

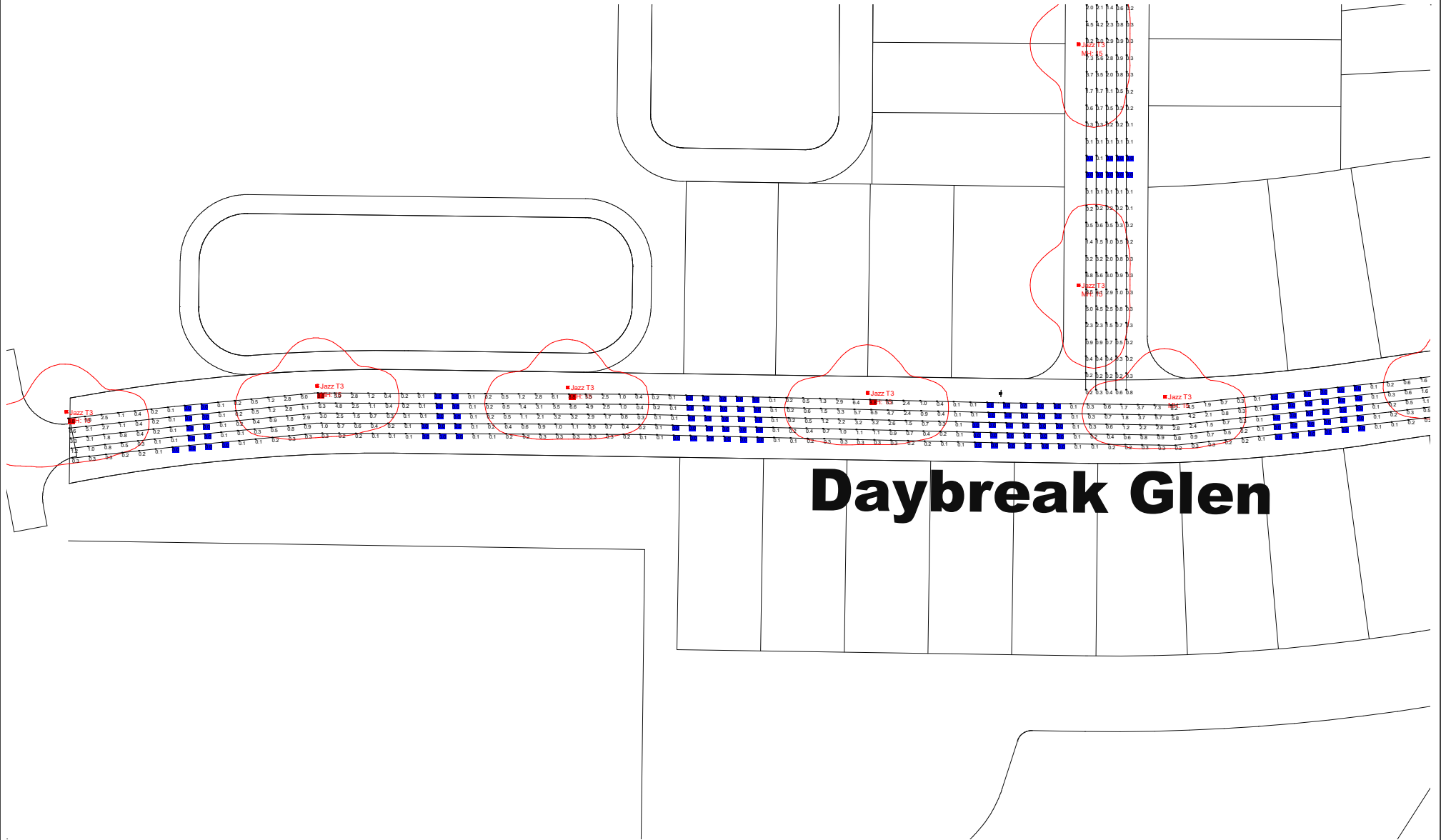
Filename: Summer Wood Streetlight Zone 2 v2.AGI

Total Time (Hrs.): 5.07

By : Maxime Moldvar

Units:

DISCLAIMER: Calculations have been performed according to IESNA & CIE standards and good practice. Some differences between measured values and calculated results may occur due to tolerances in calculation methods, testing procedures, component performance, measurement techniques and field conditions such as voltage and temperature variations. Input data used to generate the attached calculations such as room dimensions, reflectances, furniture and architectural elements significantly affect the lighting calculations. If the real environment conditions do not match the input data, differences will occur between measured values and calculated values.



20005 US Highway 27 ,Unit 266, C941) 724-0610 Lermont, FL 34715  
 941-724-0610, Info@OffGridLighting.co

Project name : Summer Wood Streetlight Zone 2 v2

Date:3/19/2026

Prepared for: Monte Bains

AGi32® Version 22.2.78

Filename: Summer Wood Streetlight Zone 2 v2.AGI

Total Time (Hrs.): 5.07

By : Maxime Moldvar

Units:

Page 4 of 25

DISCLAIMER: Calculations have been performed according to IESNA & CIE standards and goodpractice. Some differences between measured values and calculated results may occur due to tolerances in calculation methods, testing procedures, component performance, measurement techniques and field conditions such as voltage and temperature variations. Input data used to generate the attached calculations such as room dimensions, reflectances, furniture and architectural elements significantly affect the lightingcalculations. If the real environment conditions do not match the input data, differences will occur between measured values and calculated values.



ak Glen

20005 US Highway 27 ,Unit 266, C941) 724-0610 Lermont, FL 34715  
 941-724-0610, Info@OffGridLighting.co

Project name : Summer Wood Streetlight Zone 2 v2

Prepared for: Monte Bains

Filename: Summer Wood Streetlight Zone 2 v2.AGI

By : Maxime Moldvar

Units:

Date:3/19/2026

AGi32® Version 22.2.78

Total Time (Hrs.): 5.07

**Page 5 of 25**

DISCLAIMER: Calculations have been performed according to IESNA & CIE standards and goodpractice. Some differences between measured values and calculated results may occur due to tolerances in calculation methods, testing procedures, component performance, measurement techniques and field conditions such as voltage and temperature variations. Input data used to generate the attached calculations such as room dimensions, reflectances, furniture and architectural elements significantly affect the lightingcalculations. If the real environment conditions do not match the input data, differences will occur between measured values and calculated values.



20005 US Highway 27 ,Unit 266, C941) 724-0610 Lermont, FL 34715  
 941-724-0610, Info@OffGridLighting.co

Project name : Summer Wood Streetlight Zone 2 v2

Date:3/19/2026

Prepared for: Monte Bains

AGi32® Version 22.2.78

Filename: Summer Wood Streetlight Zone 2 v2.AGI

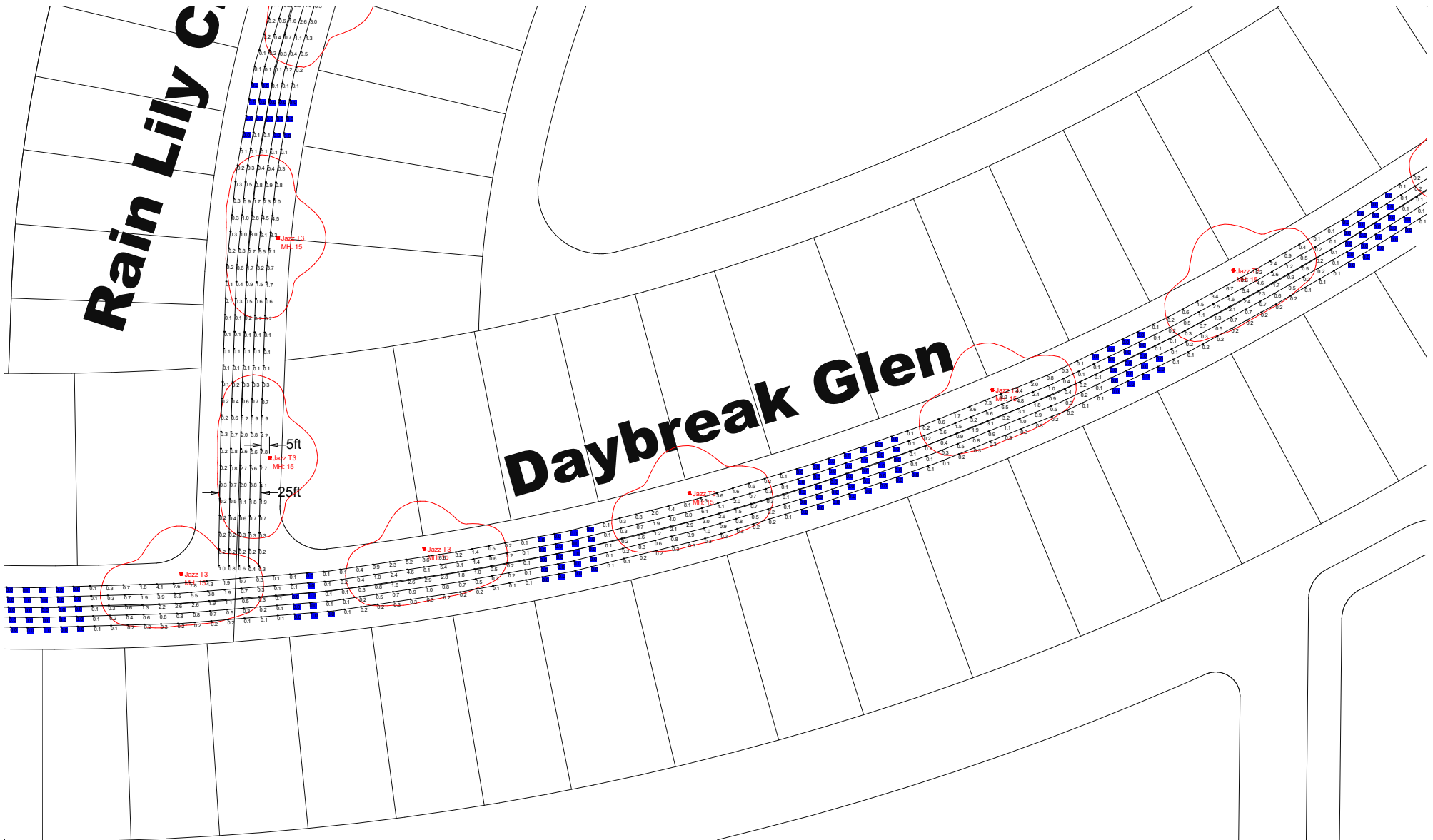
Total Time (Hrs.): 5.07

By : Maxime Moldvar

Units:

Page 6 of 25

DISCLAIMER: Calculations have been performed according to IESNA & CIE standards and goodpractice. Some differences between measured values and calculated results may occur due to tolerances in calculation methods, testing procedures, component performance, measurement techniques and field conditions such as voltage and temperature variations. Input data used to generate the attached calculations such as room dimensions, reflectances, furniture and architectural elements significantly affect the lightingcalculations. If the real environment conditions do not match the input data, differences will occur between measured values and calculated values.



20005 US Highway 27 ,Unit 266, C941) 724-0610 Lermont, FL 34715  
 941-724-0610, Info@OffGridLighting.co

Project name : Summer Wood Streetlight Zone 2 v2

Date:3/19/2026

Prepared for: Monte Bains

AGI32® Version 22.2.78

Filename: Summer Wood Streetlight Zone 2 v2.AGI

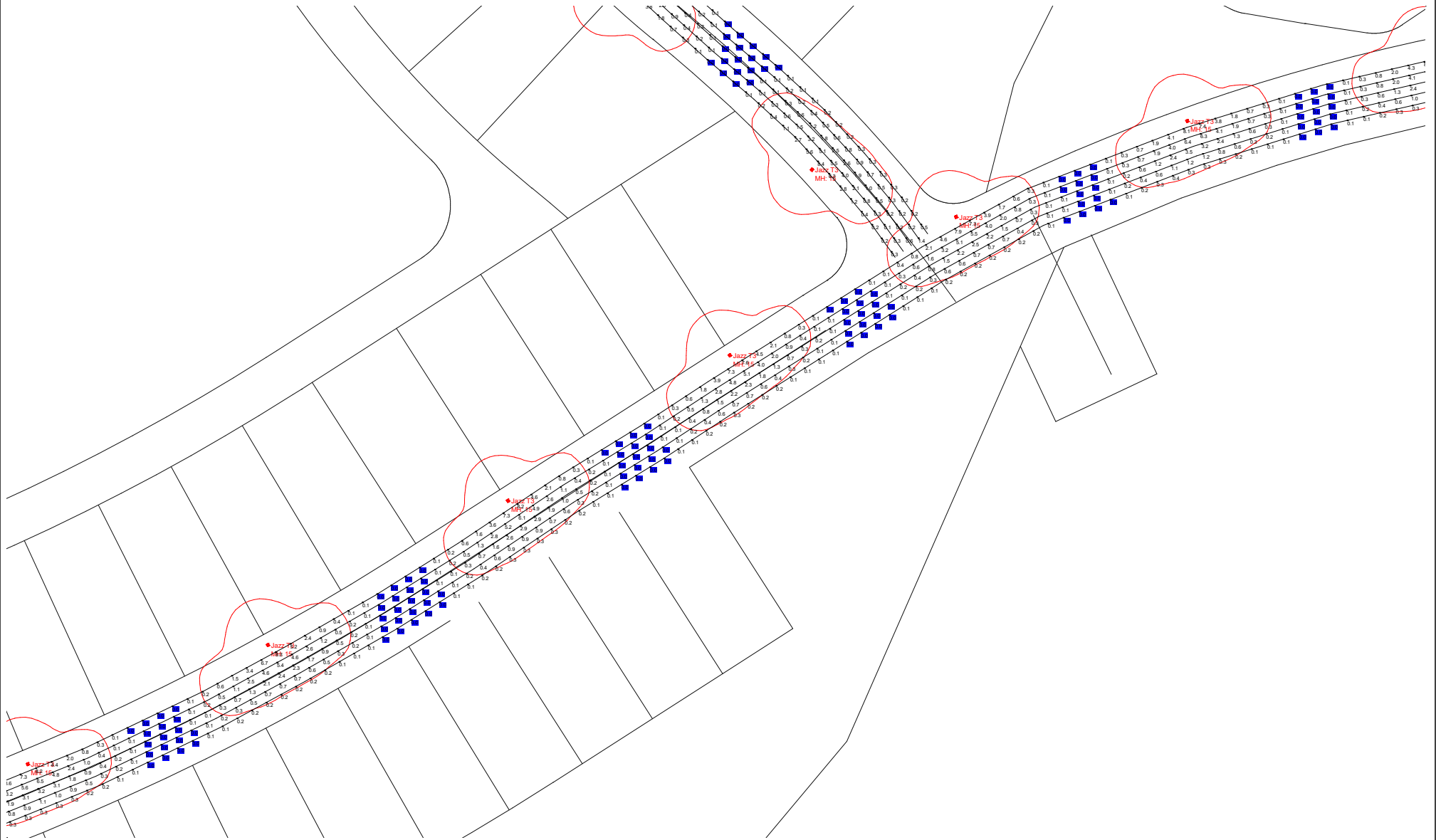
Total Time (Hrs.): 5.07

By : Maxime Moldvar

Units:

Page 7 of 25

DISCLAIMER: Calculations have been performed according to IESNA & CIE standards and good practice. Some differences between measured values and calculated results may occur due to tolerances in calculation methods, testing procedures, component performance, measurement techniques and field conditions such as voltage and temperature variations. Input data used to generate the attached calculations such as room dimensions, reflectances, furniture and architectural elements significantly affect the lighting calculations. If the real environment conditions do not match the input data, differences will occur between measured values and calculated values.



20005 US Highway 27 ,Unit 266, C941) 724-0610 Lermont, FL 34715  
 941-724-0610, Info@OffGridLighting.co

Project name : Summer Wood Streetlight Zone 2 v2

Date:3/19/2026

Prepared for: Monte Bains

AGi32® Version 22.2.78

Filename: Summer Wood Streetlight Zone 2 v2.AGI

Total Time (Hrs.): 5.07

By : Maxime Moldvar

Units:

Page 8 of 25

DISCLAIMER: Calculations have been performed according to IESNA & CIE standards and goodpractice. Some differences between measured values and calculated results may occur due to tolerances in calculation methods, testing procedures, component performance, measurement techniques and field conditions such as voltage and temperature variations. Input data used to generate the attached calculations such as room dimensions, reflectances, furniture and architectural elements significantly affect the lightingcalculations. If the real environment conditions do not match the input data, differences will occur between measured values and calculated values.



**W Crossing**



20005 US Highway 27 ,Unit 266, C941) 724-0610 Lermont, FL 34715  
 941-724-0610, Info@OffGridLighting.co

Project name : Summer Wood Streetlight Zone 2 v2

Prepared for: Monte Bains

Filename: Summer Wood Streetlight Zone 2 v2.AGI

By : Maxime Moldvar

Units:

Date:3/19/2026

AGI32® Version 22.2.78

Total Time (Hrs.): 5.07

**Page 9 of 25**

DISCLAIMER: Calculations have been performed according to IESNA & CIE standards and goodpractice. Some differences between measured values and calculated results may occur due to tolerances in calculation methods, testing procedures, component performance, measurement techniques and field conditions such as voltage and temperature variations. Input data used to generate the attached calculations such as room dimensions, reflectances, furniture and architectural elements significantly affect the lightingcalculations. If the real environment conditions do not match the input data, differences will occur between measured values and calculated values.



# High Noon Trail

**Summerwoods Drive**



20005 US Highway 27 ,Unit 266, C941) 724-0610 Lermont, FL 34715  
 941-724-0610, Info@OffGridLighting.co

Project name : Summer Wood Streetlight Zone 2 v2

Date:3/19/2026

Prepared for: Monte Bains

AGi32® Version 22.2.78

Filename: Summer Wood Streetlight Zone 2 v2.AGI

Total Time (Hrs.): 5.07

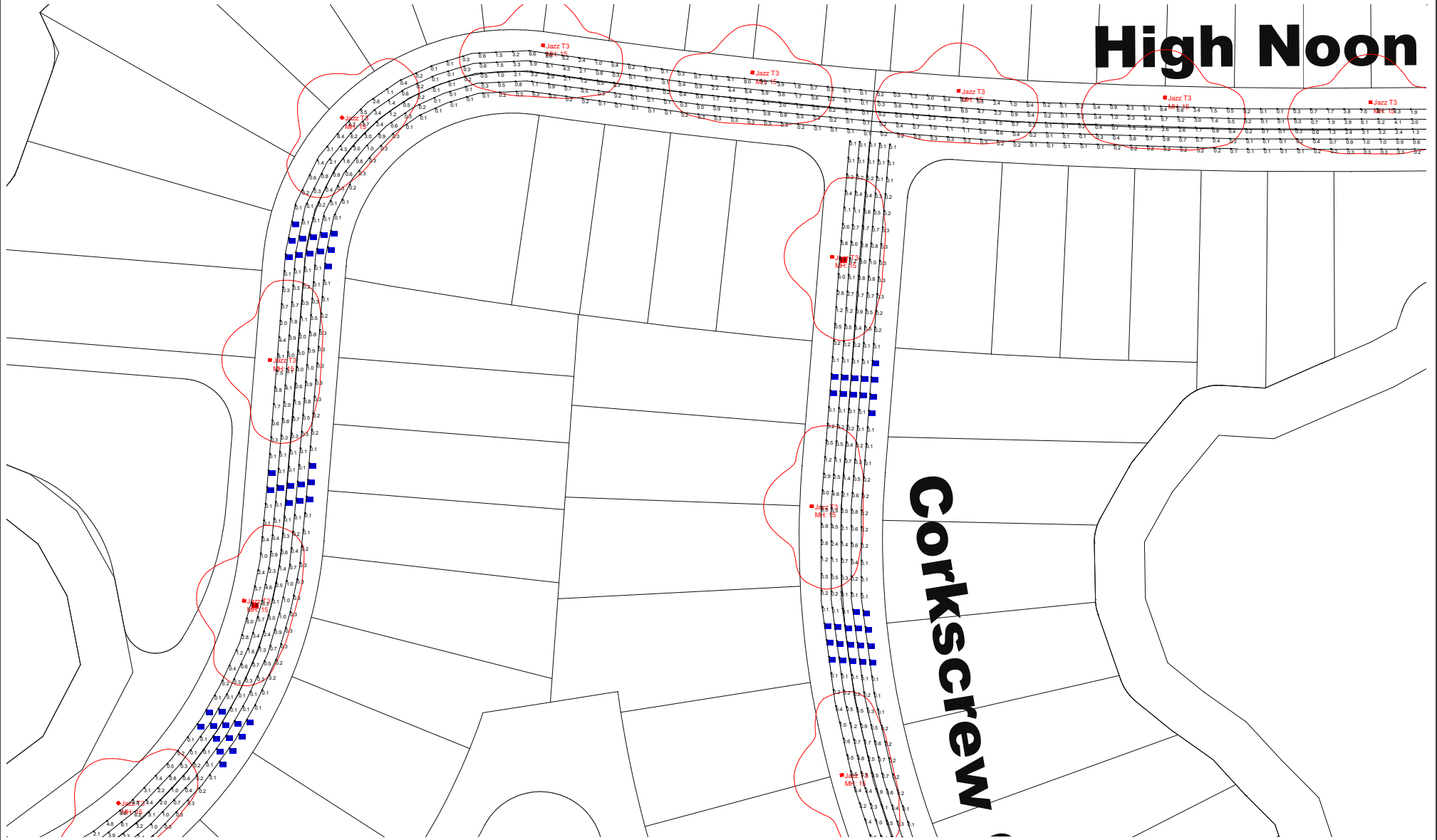
By : Maxime Moldvar

Units:

DISCLAIMER: Calculations have been performed according to IESNA & CIE standards and good practice. Some differences between measured values and calculated results may occur due to tolerances in calculation methods, testing procedures, component performance, measurement techniques and field conditions such as voltage and temperature variations. Input data used to generate the attached calculations such as room dimensions, reflectances, furniture and architectural elements significantly affect the lighting calculations. If the real environment conditions do not match the input data, differences will occur between measured values and calculated values.



# High Noon



20005 US Highway 27 ,Unit 266, C941) 724-0610 Lermont, FL 34715  
 941-724-0610, Info@OffGridLighting.co

Project name : Summer Wood Streetlight Zone 2 v2

Date:3/19/2026

Prepared for: Monte Bains

AGi32® Version 22.2.78

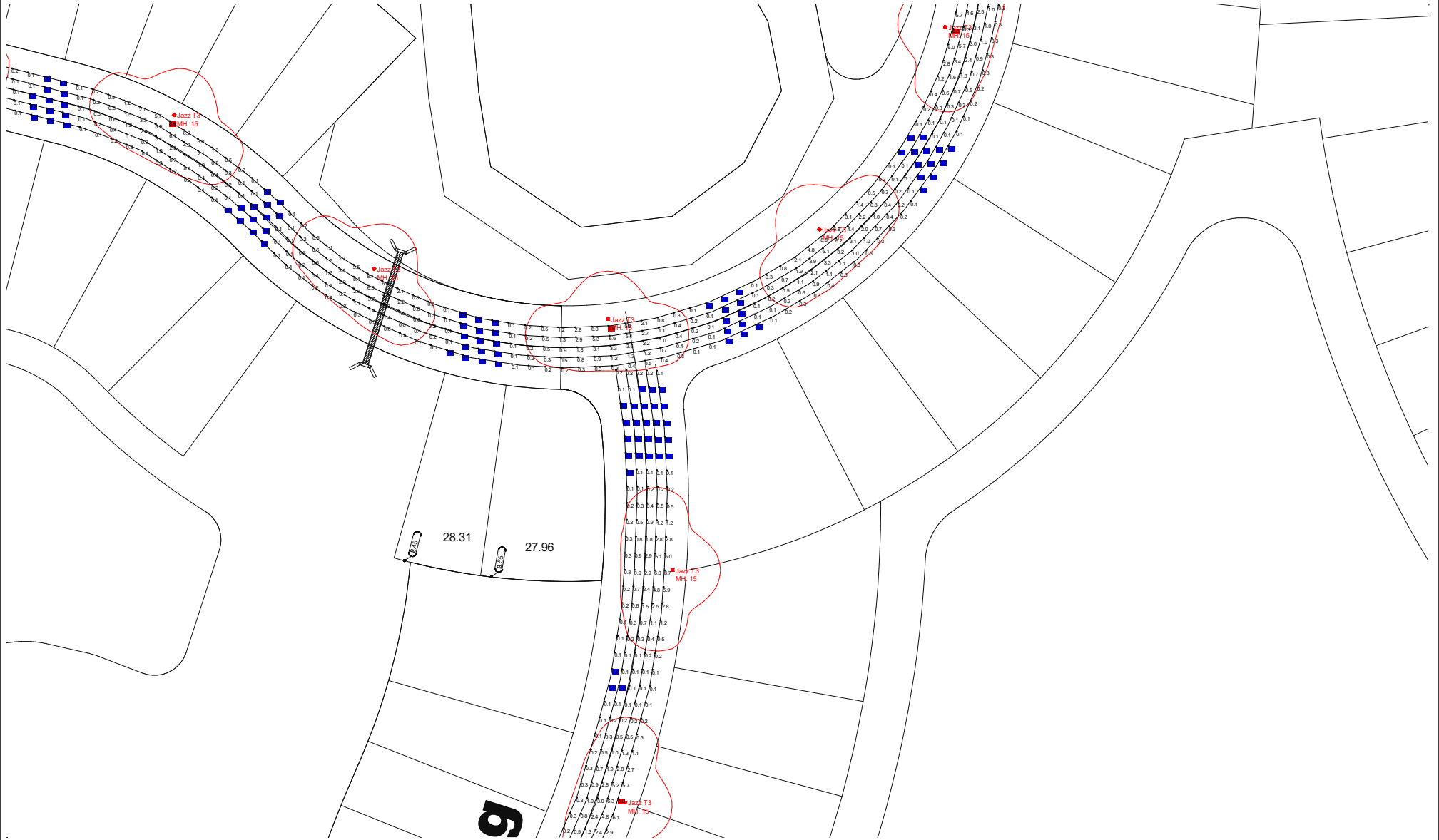
Filename: Summer Wood Streetlight Zone 2 v2.AGI

Total Time (Hrs.): 5.07

By : Maxime Moldvar

Units:

DISCLAIMER: Calculations have been performed according to IESNA & CIE standards and goodpractice. Some differences between measured values and calculated results may occur due to tolerances in calculation methods, testing procedures, component performance, measurement techniques and field conditions such as voltage and temperature variations. Input data used to generate the attached calculations such as room dimensions, reflectances, furniture and architectural elements significantly affect the lightingcalculations. If the real environment conditions do not match the input data, differences will occur between measured values and calculated values.



20005 US Highway 27 ,Unit 266, C941) 724-0610 Lermont, FL 34715  
 941-724-0610, Info@OffGridLighting.co

Project name : Summer Wood Streetlight Zone 2 v2

Date:3/19/2026

Prepared for: Monte Bains

AGi32® Version 22.2.78

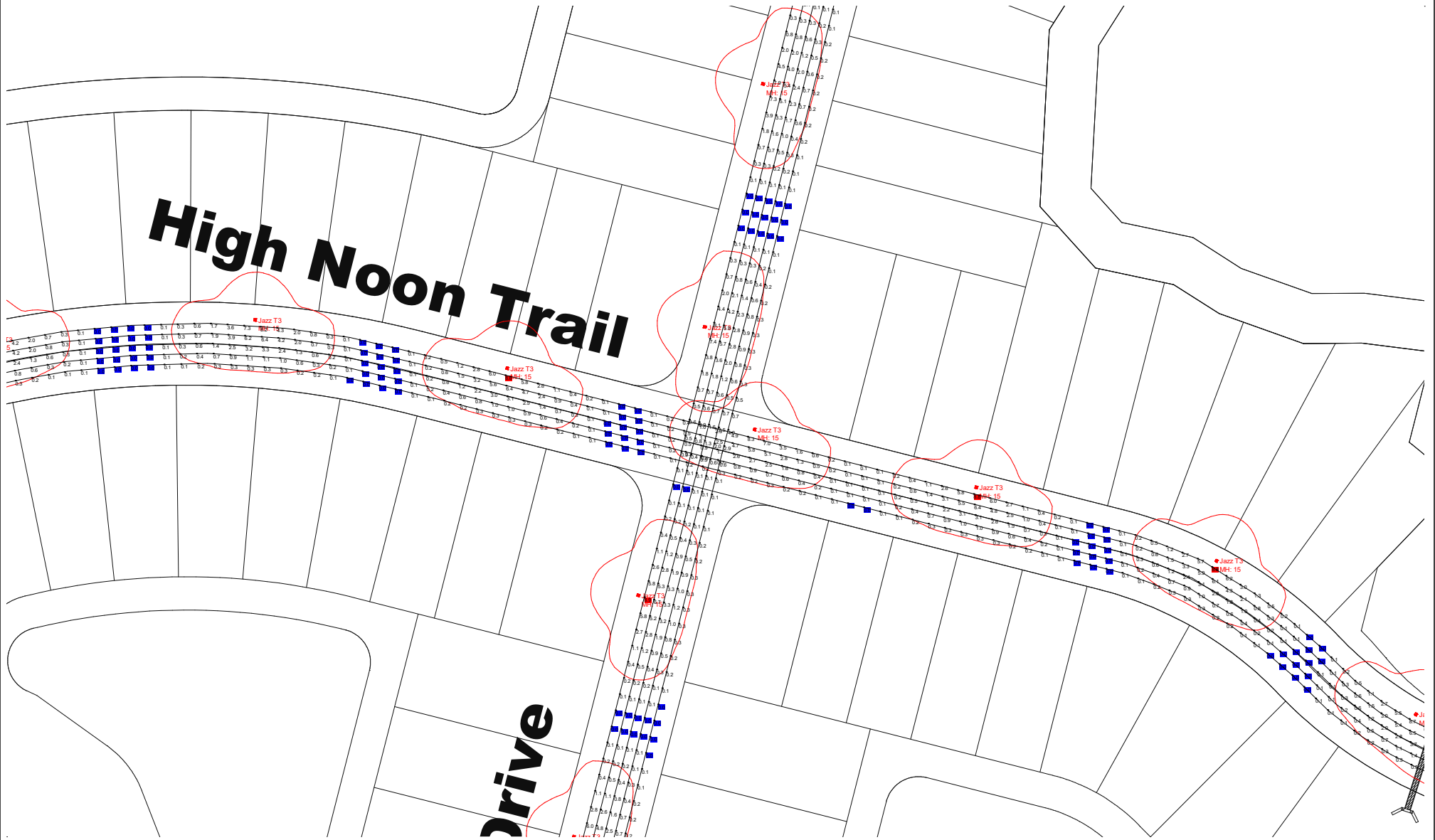
Filename: Summer Wood Streetlight Zone 2 v2.AGI

Total Time (Hrs.): 5.07

By : Maxime Moldvar

Units:

DISCLAIMER: Calculations have been performed according to IESNA & CIE standards and goodpractice. Some differences between measured values and calculated results may occur due to tolerances in calculation methods, testing procedures, component performance, measurement techniques and field conditions such as voltage and temperature variations. Input data used to generate the attached calculations such as room dimensions, reflectances, furniture and architectural elements significantly affect the lightingcalculations. If the real environment conditions do not match the input data, differences will occur between measured values and calculated values.



20005 US Highway 27 ,Unit 266, C941) 724-0610 Lermont, FL 34715  
 941-724-0610, Info@OffGridLighting.co

Project name : Summer Wood Streetlight Zone 2 v2

Date:3/19/2026

Prepared for: Monte Bains

AGi32® Version 22.2.78

Filename: Summer Wood Streetlight Zone 2 v2.AGI

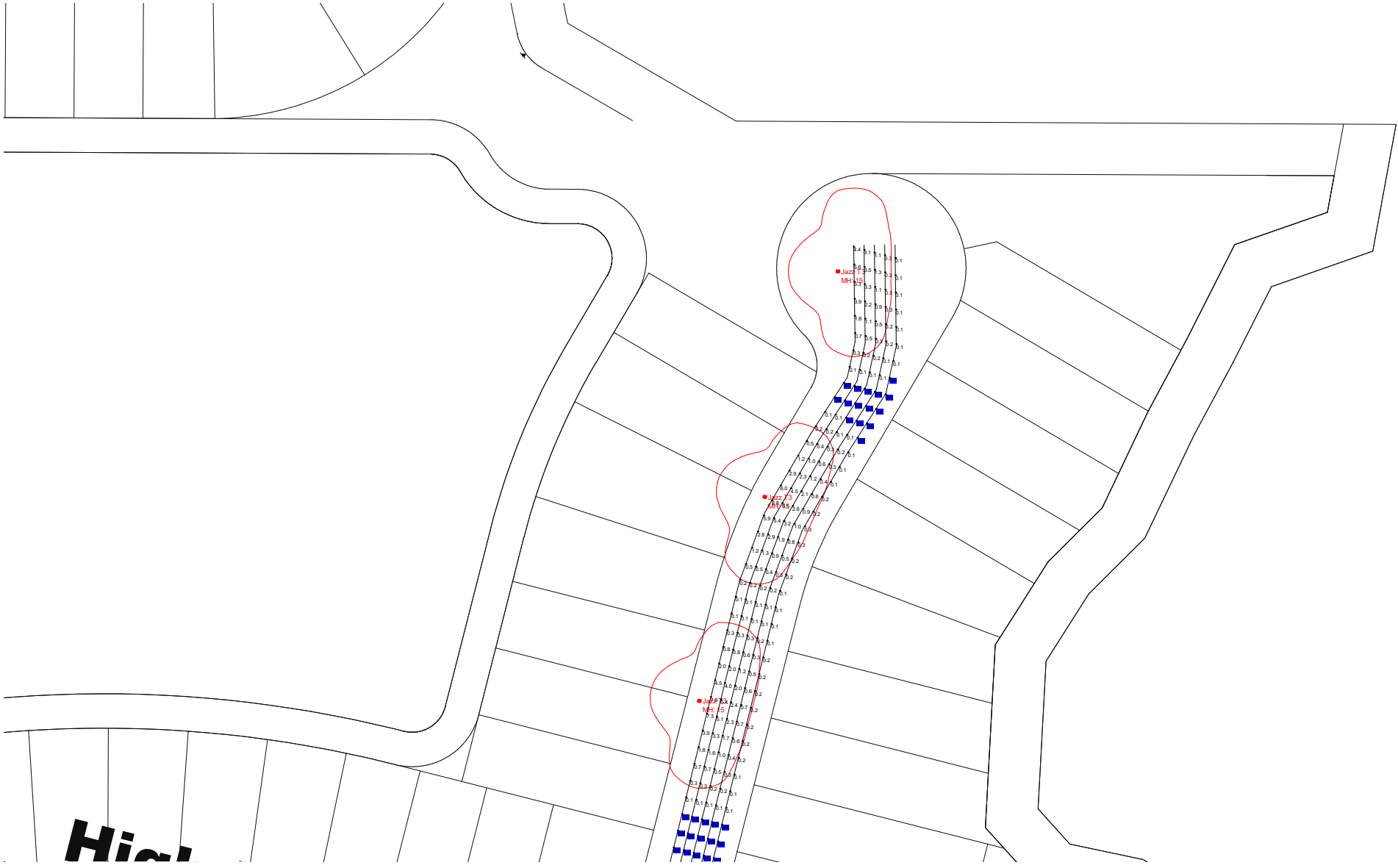
Total Time (Hrs.): 5.07

By : Maxime Moldvar

Units:

Page 13 of 25

DISCLAIMER: Calculations have been performed according to IESNA & CIE standards and goodpractice. Some differences between measured values and calculated results may occur due to tolerances in calculation methods, testing procedures, component performance, measurement techniques and field conditions such as voltage and temperature variations. Input data used to generate the attached calculations such as room dimensions, reflectances, furniture and architectural elements significantly affect the lighting calculations. If the real environment conditions do not match the input data, differences will occur between measured values and calculated values.



**High**

20005 US Highway 27 ,Unit 266, C941) 724-0610 Lermont, FL 34715  
 941-724-0610, Info@OffGridLighting.co

**Project name : Summer Wood Streetlight Zone 2 v2**

**Date:3/19/2026**

**Prepared for: Monte Bains**

AGi32® Version 22.2.78

**Filename: Summer Wood Streetlight Zone 2 v2.AGI**

Total Time (Hrs.): 5.07

**By : Maxime Moldvar**

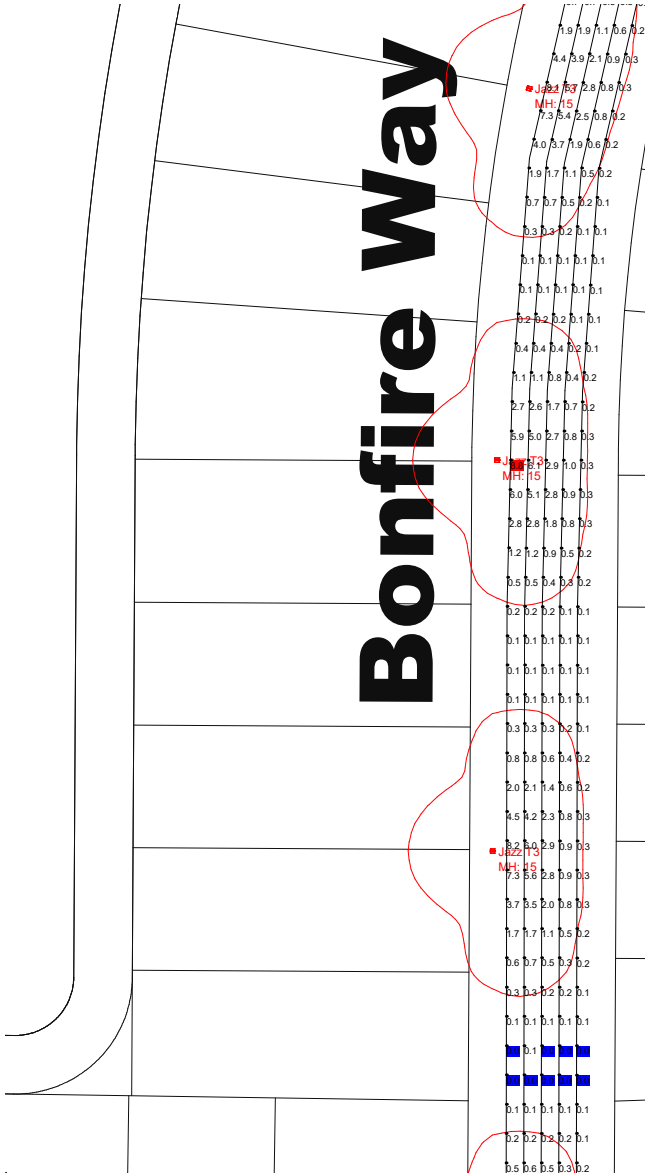
**Units:**

**Page 14 of 25**

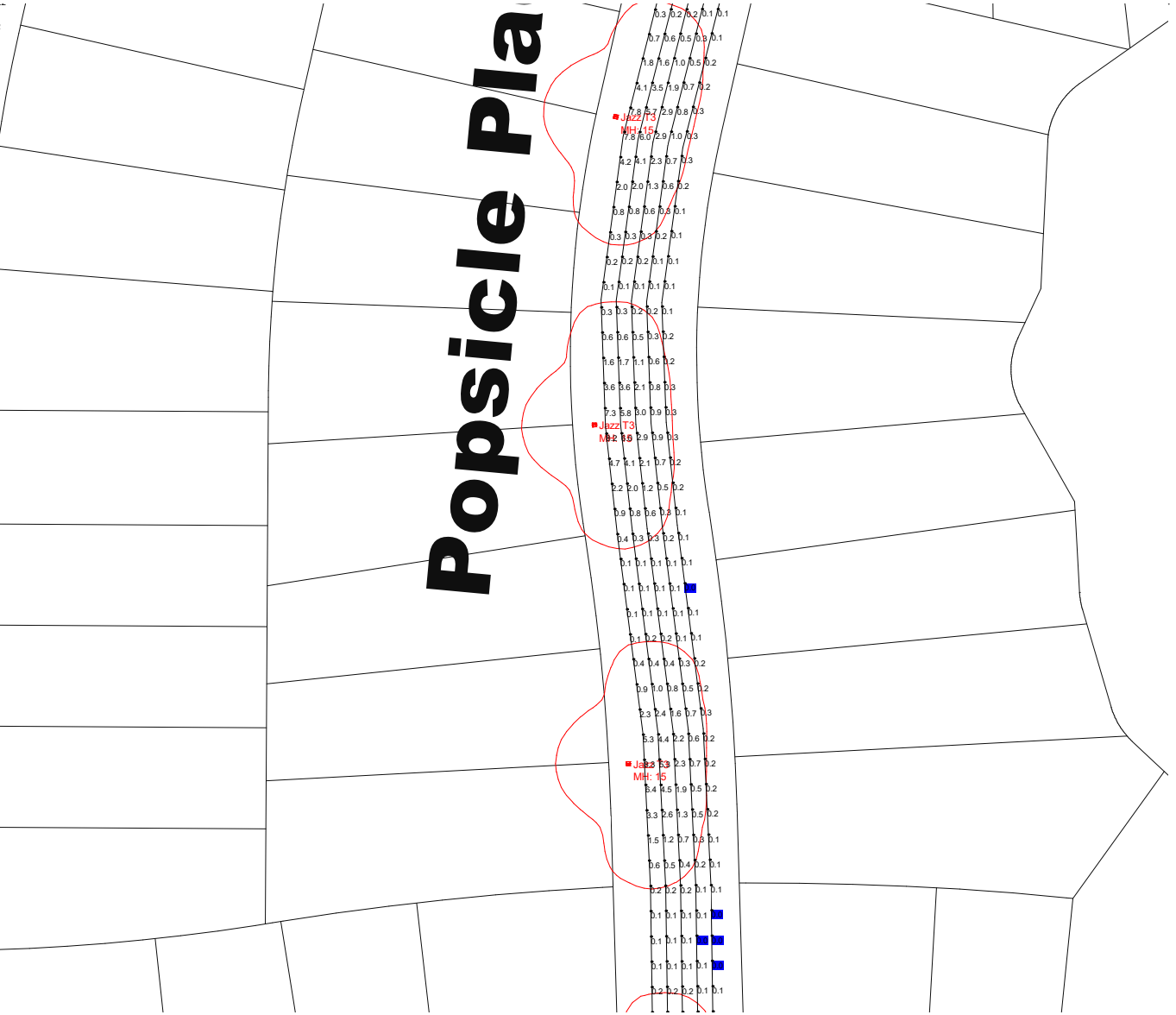
DISCLAIMER: Calculations have been performed according to IESNA & CIE standards and goodpractice. Some differences between measured values and calculated results may occur due to tolerances in calculation methods, testing procedures, component performance, measurement techniques and field conditions such as voltage and temperature variations. Input data used to generate the attached calculations such as room dimensions, reflectances, furniture and architectural elements significantly affect the lightingcalculations. If the real environment conditions do not match the input data, differences will occur between measured values and calculated values.



# Bonfire Way



# Popsicle Pla



20005 US Highway 27 ,Unit 266, C941) 724-0610 Lermont, FL 34715  
941-724-0610, Info@OffGridLighting.co

Project name : Summer Wood Streetlight Zone 2 v2

Date:3/19/2026

Prepared for: Monte Bains

AGi32® Version 22.2.78

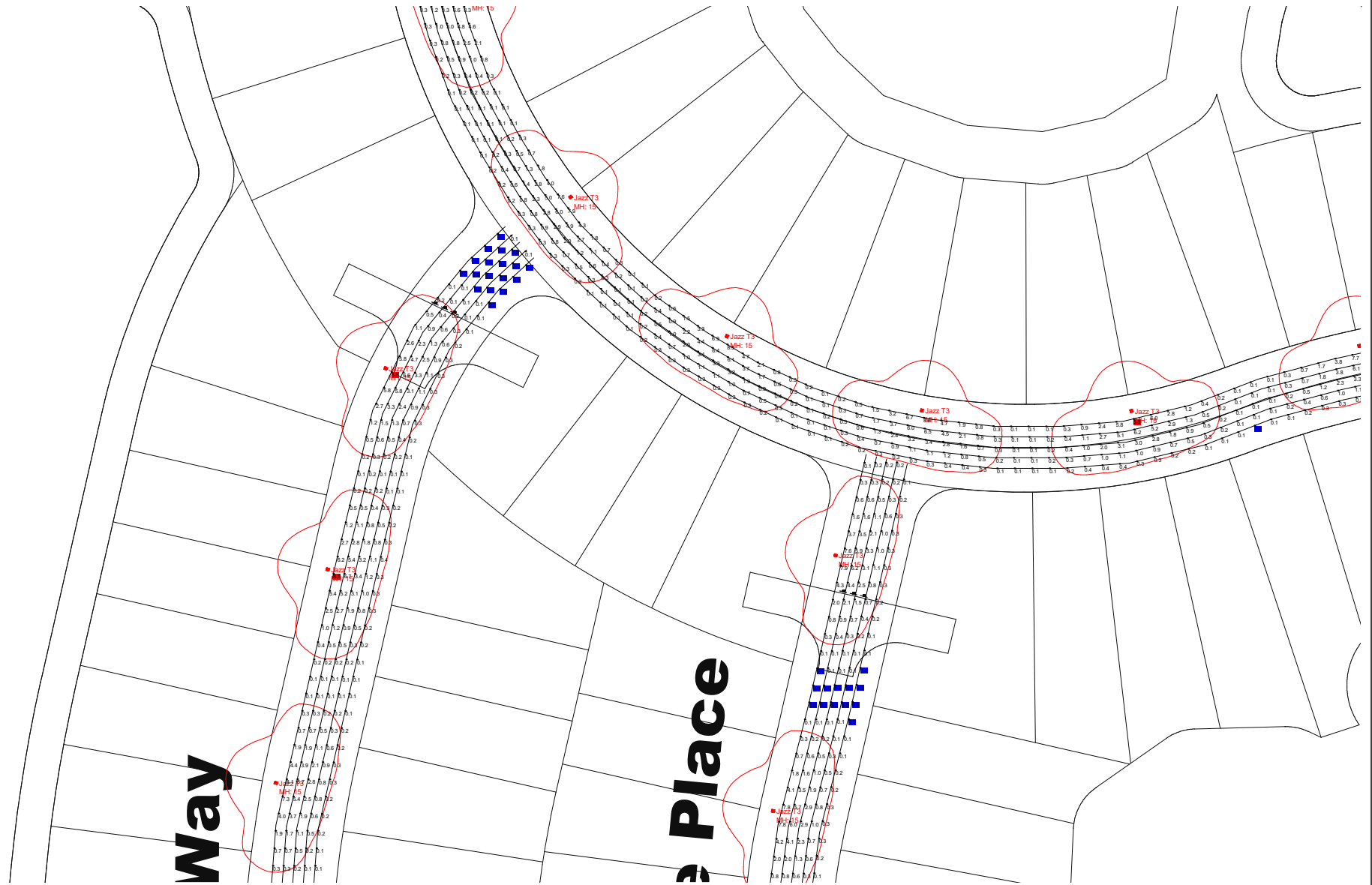
Filename: Summer Wood Streetlight Zone 2 v2.AGI

Total Time (Hrs.): 5.07

By : Maxime Moldvar

Units:

DISCLAIMER: Calculations have been performed according to IESNA & CIE standards and goodpractice. Some differences between measured values and calculated results may occur due to tolerances in calculation methods, testing procedures, component performance, measurement techniques and field conditions such as voltage and temperature variations. Input data used to generate the attached calculations such as room dimensions, reflectances, reflectances, furniture and architectural elements significantly affect the lightingcalculations. If the real environment conditions do not match the input data, differences will occur between measured values and calculated values.



20005 US Highway 27 ,Unit 266, C941) 724-0610 Lermont, FL 34715  
 941-724-0610, Info@OffGridLighting.co

Project name : Summer Wood Streetlight Zone 2 v2

Date:3/19/2026

Prepared for: Monte Bains

AGi32® Version 22.2.78

Filename: Summer Wood Streetlight Zone 2 v2.AGI

Total Time (Hrs.): 5.07

By : Maxime Moldvar

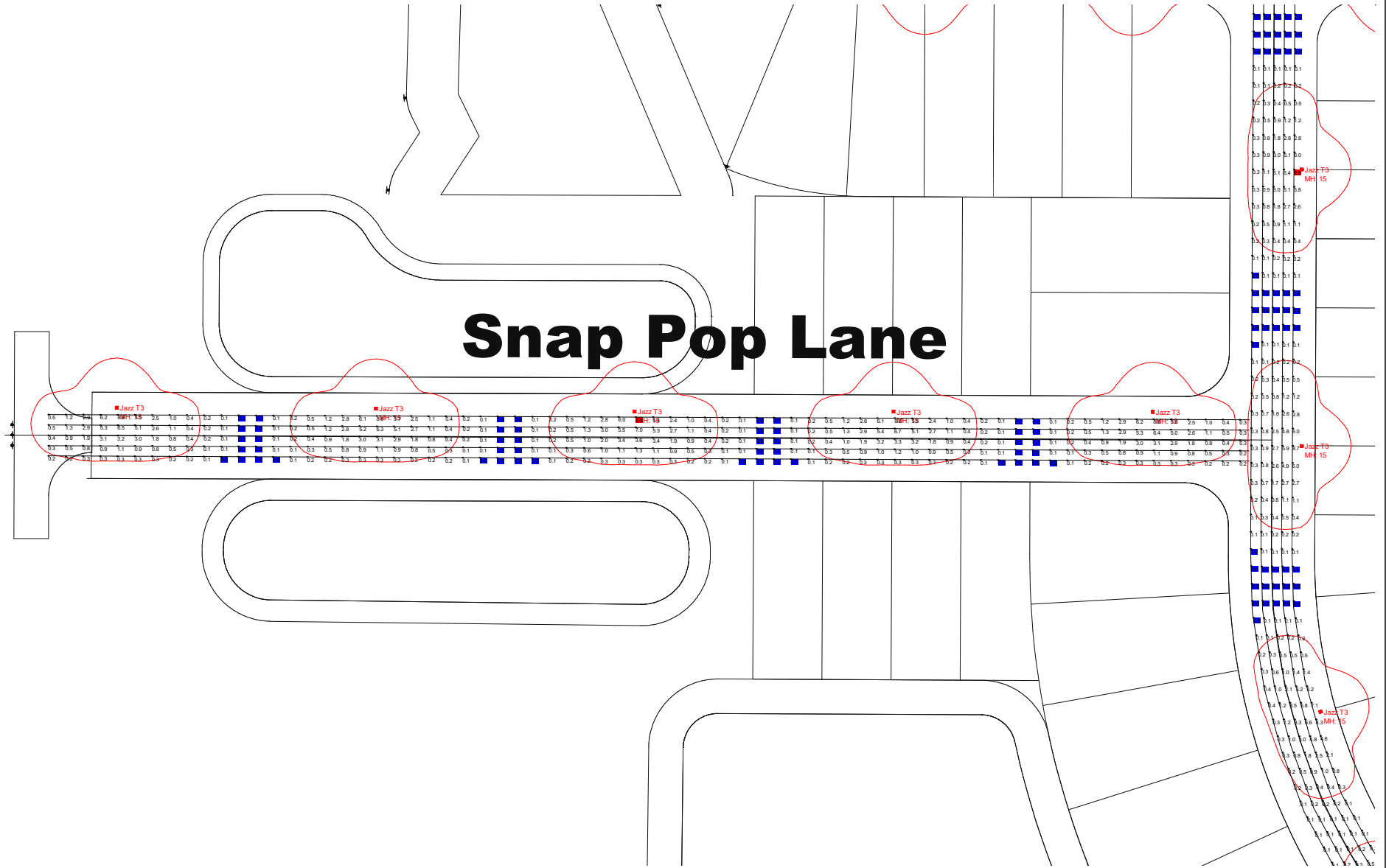
Units:

Page 16 of 25

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# Snap Pop Lane



20005 US Highway 27 ,Unit 266, C941) 724-0610 Lermont, FL 34715  
 941-724-0610, Info@OffGridLighting.co

Project name : Summer Wood Streetlight Zone 2 v2

Date:3/19/2026

Prepared for: Monte Bains

AGi32® Version 22.2.78

Filename: Summer Wood Streetlight Zone 2 v2.AGI

Total Time (Hrs.): 5.07

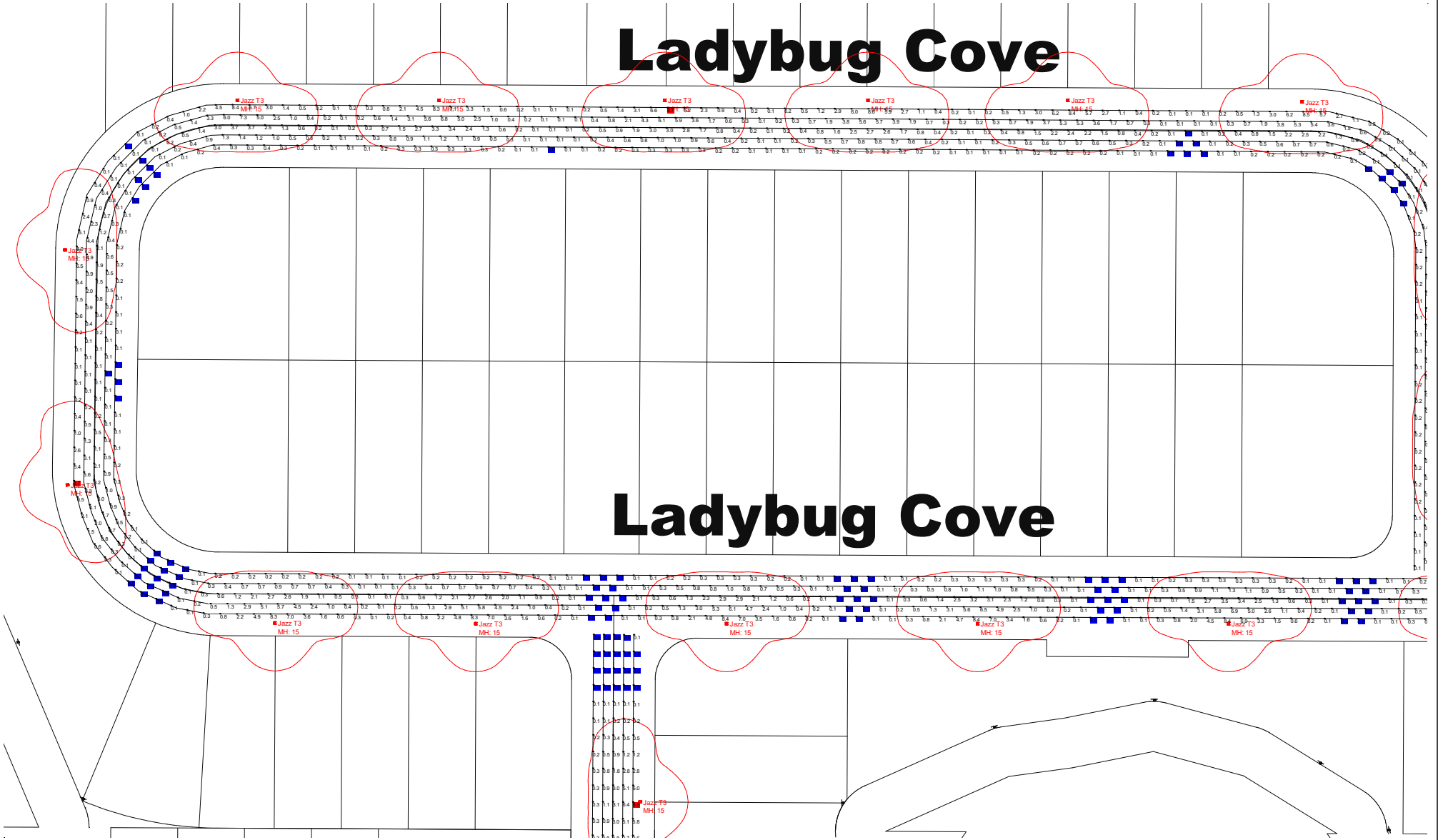
By : Maxime Moldvar

Units:

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# Ladybug Cove



20005 US Highway 27 ,Unit 266, C941) 724-0610 Lermont, FL 34715  
941-724-0610, Info@OffGridLighting.co

Project name : Summer Wood Streetlight Zone 2 v2

Date:3/19/2026

Prepared for: Monte Bains

AGI32@ Version 22.2.78

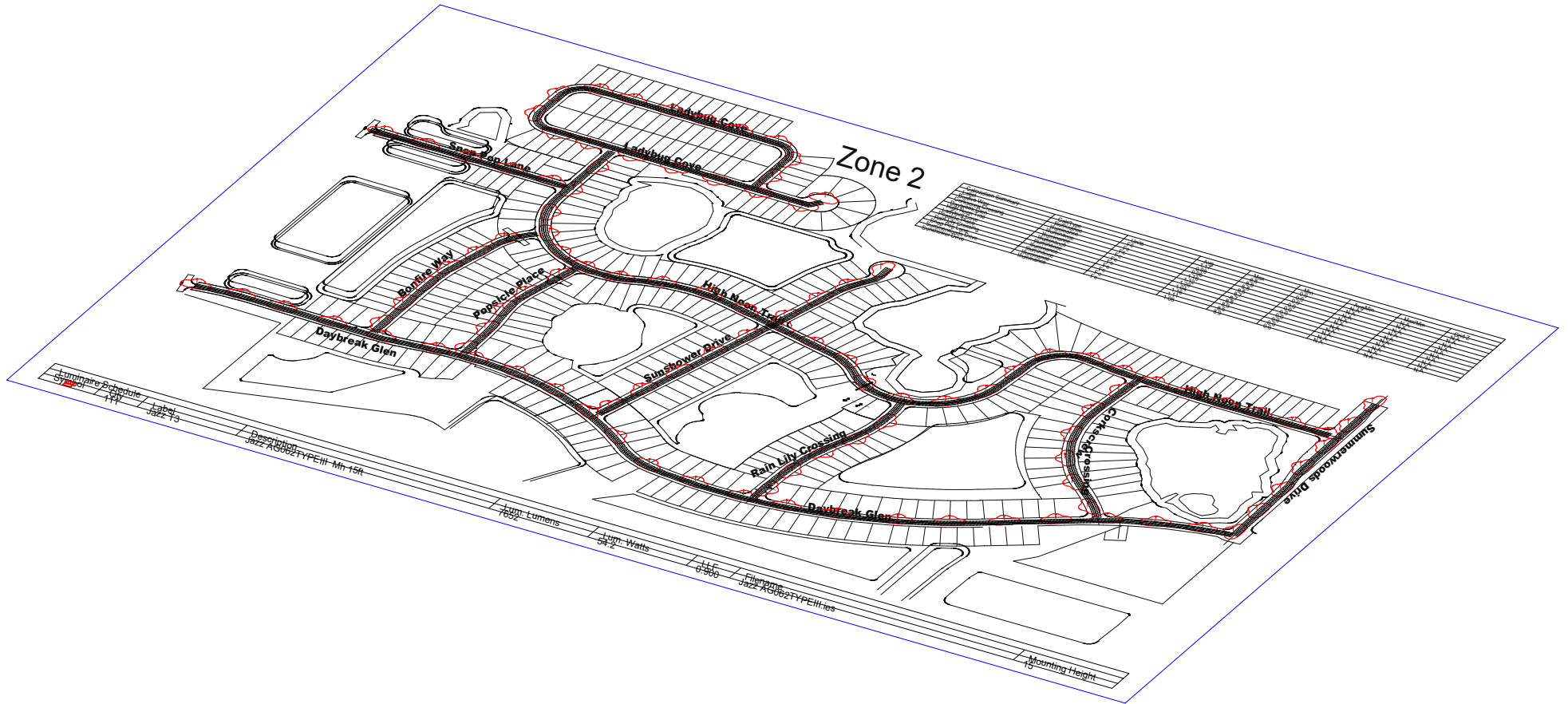
Filename: Summer Wood Streetlight Zone 2 v2.AGI

Total Time (Hrs.): 5.07

By : Maxime Moldvar

Units:

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 941-724-0610, Info@OffGridLighting.co

Project name : Summer Wood Streetlight Zone 2 v2

Date:3/19/2026

Prepared for: Monte Bains

AGI32® Version 22.2.78

Filename: Summer Wood Streetlight Zone 2 v2.AGI

Total Time (Hrs.): 5.07

By : Maxime Moldvar

Units:

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## Results summary

Luminaire Schedule								
Symbol	Qty	Label	Description	Luminaire Lumens	Luminaire Watts	LLF	Filename	Mounting Height
☐	111	Jazz T3	Jazz AG062TYPEIII Mh 15ft	7652	54.2	0.900	Jazz AG062TYPEIII.ies	15

Calculation Summary								
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min	Grid Z
Bonfire Way	Illuminance	Fc	1.17	8.8	0.0	N.A.	N.A.	N.A.
Corkscrew Crossing	Illuminance	Fc	0.98	8.8	0.0	N.A.	N.A.	N.A.
Daybreak Glen	Illuminance	Fc	0.96	8.8	0.0	N.A.	N.A.	N.A.
High Noon Trail	Illuminance	Fc	1.16	8.8	0.0	N.A.	N.A.	N.A.
Ladybug Cove	Illuminance	Fc	1.12	8.7	0.0	N.A.	N.A.	N.A.
Popsicle Place	Illuminance	Fc	1.20	8.7	0.0	N.A.	N.A.	N.A.
Rain Lily Crossing	Illuminance	Fc	1.04	8.8	0.0	N.A.	N.A.	N.A.
Snap Pop Lane	Illuminance	Fc	1.16	8.9	0.0	N.A.	N.A.	N.A.
Summerwoods Drive	Illuminance	Fc	1.11	8.5	0.0	N.A.	N.A.	N.A.
Sunshower Drive	Illuminance	Fc	1.06	8.9	0.0	N.A.	N.A.	N.A.

20005 US Highway 27 ,Unit 266, C941) 724-0610 Lermont, FL 34715  
941-724-0610, Info@OffGridLighting.co

Project name : Summer Wood Streetlight Zone 2 v2

Date:3/19/2026

Prepared for: Monte Bains

AGi32® Version 22.2.78

Filename: Summer Wood Streetlight Zone 2 v2.AGI

Total Time (Hrs.): 5.07

By : Maxime Moldvar

Units:

Page 20 of 25

DISCLAIMER: Calculations have been performed according to IESNA & CIE standards and goodpractice. Some differences between measured values and calculated results may occur due to tolerances in calculation methods, testing procedures, component performance, measurement techniques and field conditions such as voltage and temperature variations. Input data used to generate the attached calculations such as room dimensions, reflectances, furniture and architectural elements significantly affect the lightingcalculations. If the real environment conditions do not match the input data, differences will occur between measured values and calculated values.



20005 US Highway 27 ,Unit 266, C941) 724-0610 Lermont, FL 34715  
941-724-0610, Info@OffGridLighting.co

Project name : Summer Wood Streetlight Zone 2 v2

Date:3/19/2026

Prepared for: Monte Bains

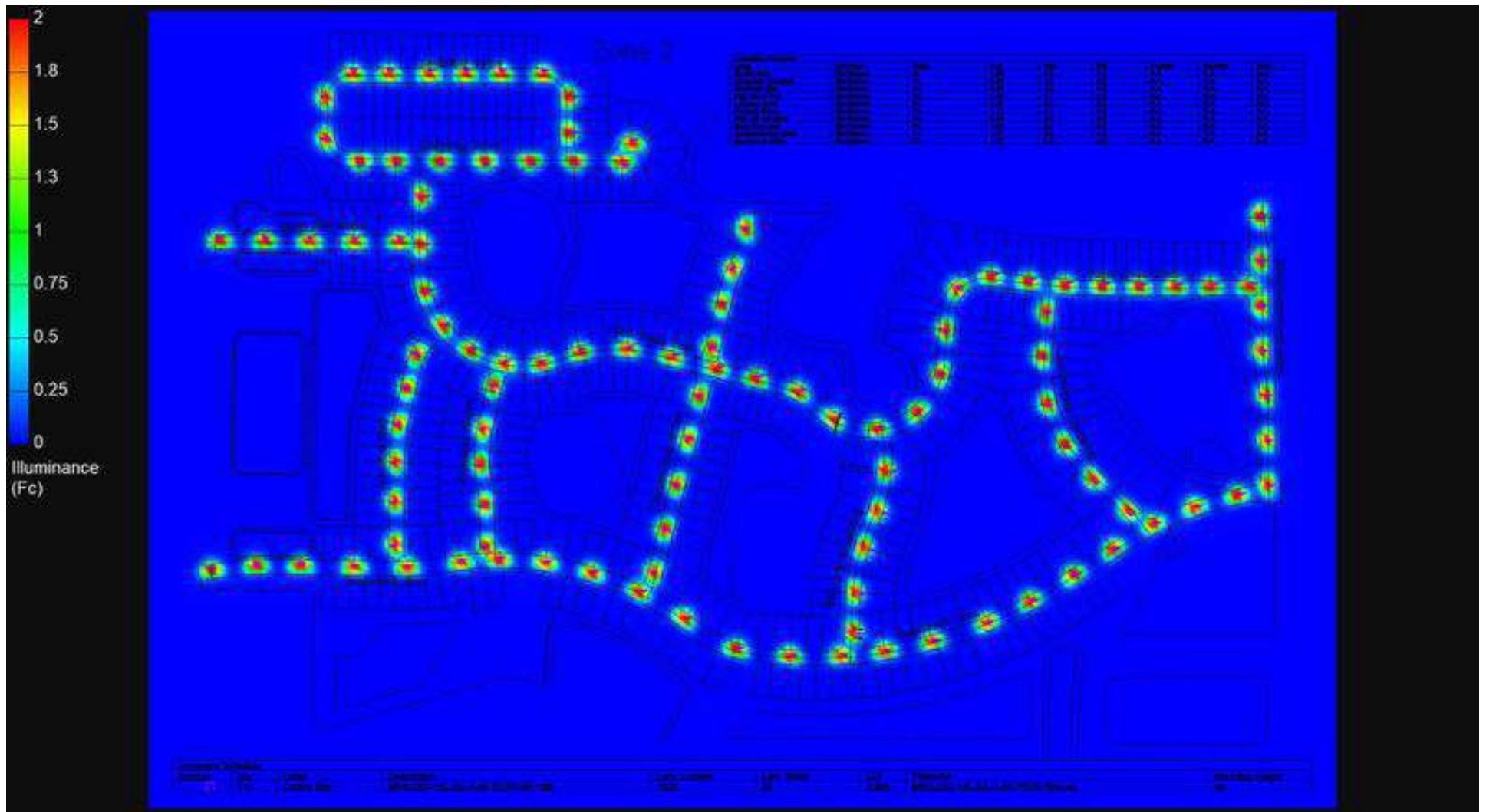
AGi32® Version 22.2.78

Filename: Summer Wood Streetlight Zone 2 v2.AGI

Total Time (Hrs.): 5.07

By : Maxime Moldvar

Units:



20005 US Highway 27 ,Unit 266, C941) 724-0610 Lermont, FL 34715  
941-724-0610, Info@OffGridLighting.co

Project name : Summer Wood Streetlight Zone 2 v2

Date:3/19/2026

Prepared for: Monte Bains

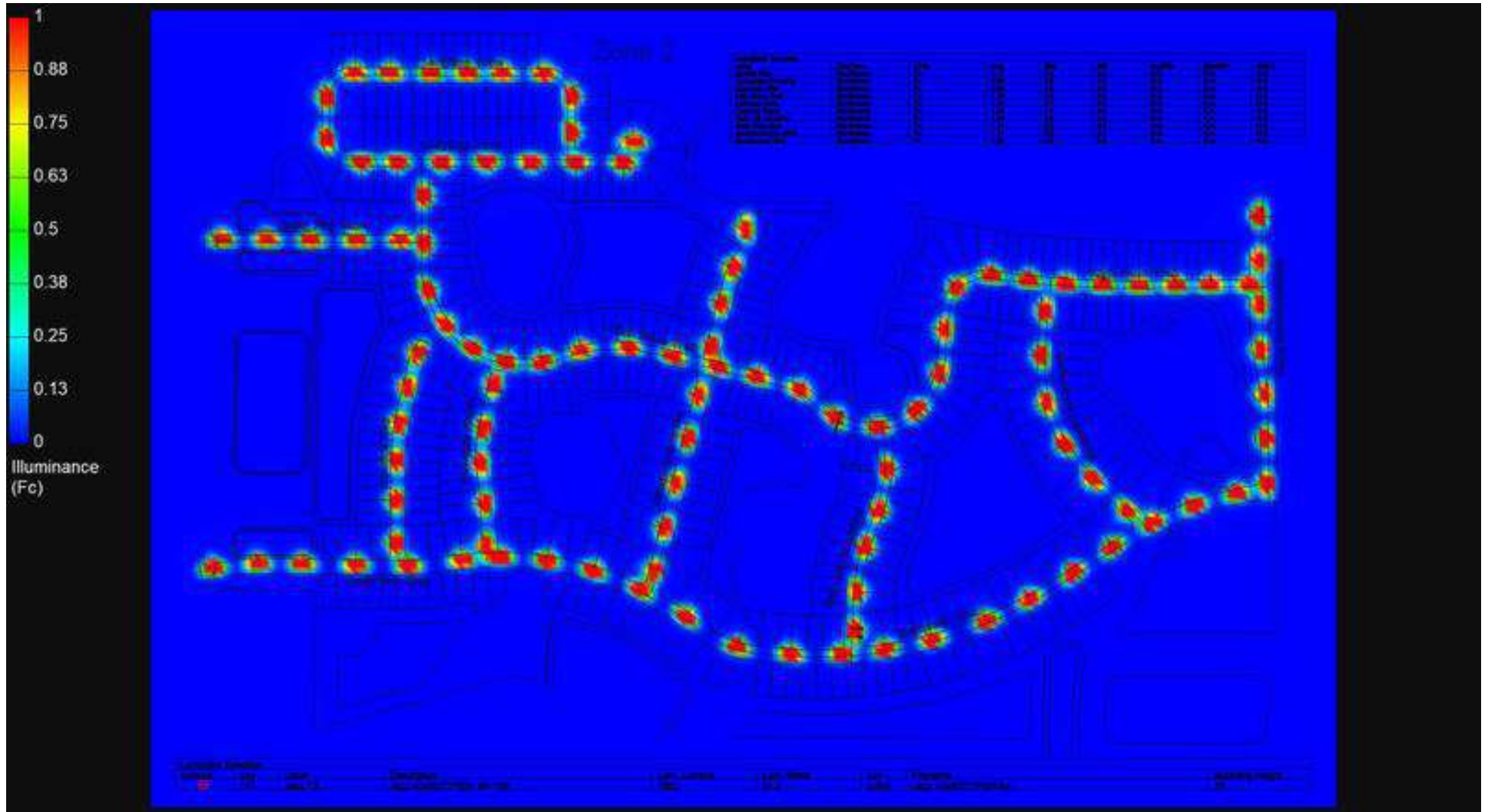
AGi32® Version 22.2.78

Filename: Summer Wood Streetlight Zone 2 v2.AGI

Total Time (Hrs.): 5.07

By : Maxime Moldvar

Units:



20005 US Highway 27 ,Unit 266, C941) 724-0610 Lermont, FL 34715  
941-724-0610, Info@OffGridLighting.co

Project name : Summer Wood Streetlight Zone 2 v2

Date:3/19/2026

Prepared for: Monte Bains

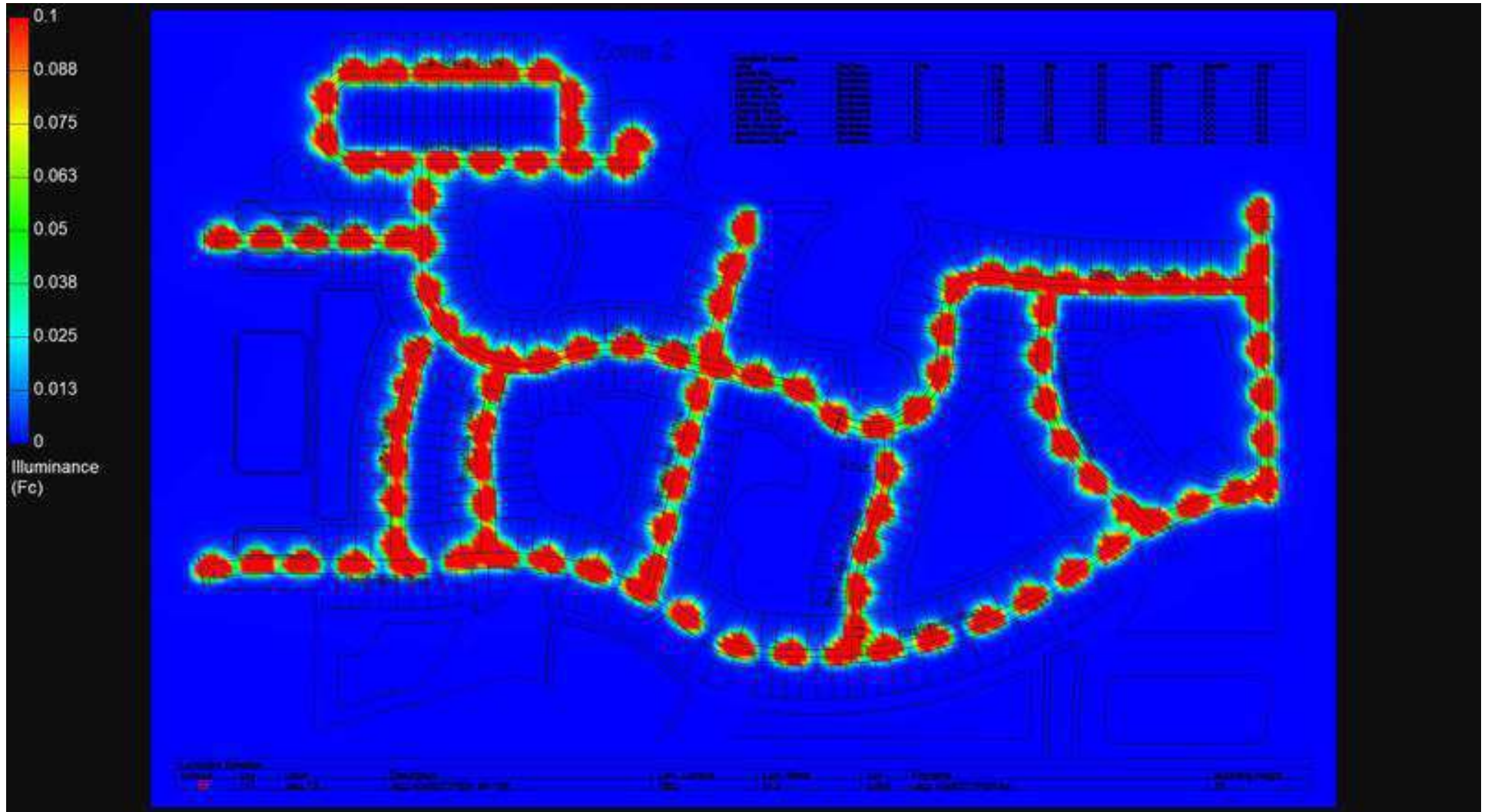
AGi32® Version 22.2.78

Filename: Summer Wood Streetlight Zone 2 v2.AGI

Total Time (Hrs.): 5.07

By : Maxime Moldvar

Units:



20005 US Highway 27 ,Unit 266, C941) 724-0610 Lermont, FL 34715  
941-724-0610, Info@OffGridLighting.co

Project name : Summer Wood Streetlight Zone 2 v2

Date:3/19/2026

Prepared for: Monte Bains

AGi32® Version 22.2.78

Filename: Summer Wood Streetlight Zone 2 v2.AGI

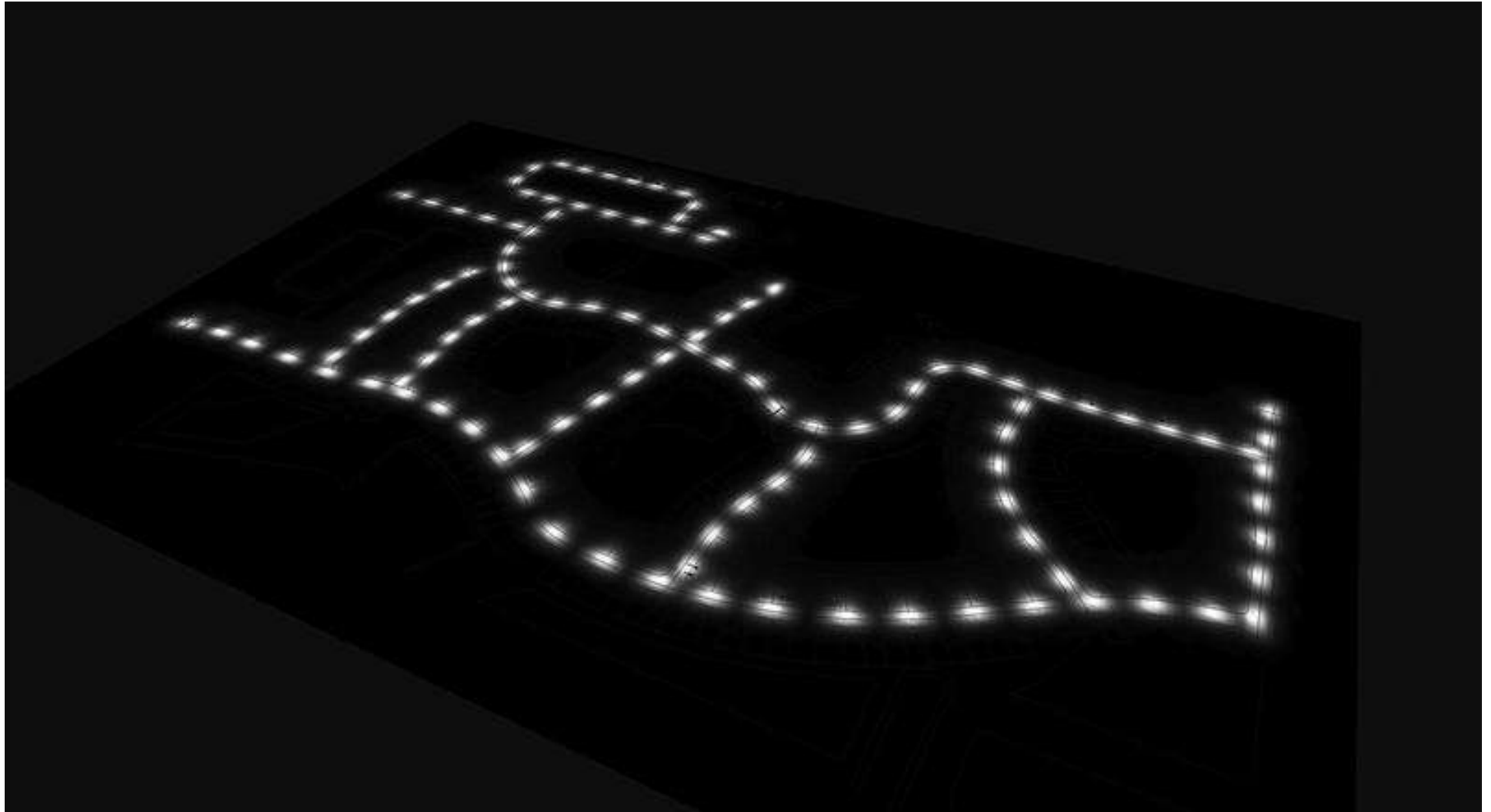
Total Time (Hrs.): 5.07

By : Maxime Moldvar

Units:

Page 24 of 25

DISCLAIMER: Calculations have been performed according to IESNA & CIE standards and good practice. Some differences between measured values and calculated results may occur due to tolerances in calculation methods, testing procedures, component performance, measurement techniques and field conditions such as voltage and temperature variations. Input data used to generate the attached calculations such as room dimensions, reflectances, furniture and architectural elements significantly affect the lighting calculations. If the real environment conditions do not match the input data, differences will occur between measured values and calculated values.



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941-724-0610, Info@OffGridLighting.co

Project name : Summer Wood Streetlight Zone 2 v2

Date:3/19/2026

Prepared for: Monte Bains

AGi32® Version 22.2.78

Filename: Summer Wood Streetlight Zone 2 v2.AGI

Total Time (Hrs.): 5.07

By : Maxime Moldvar

Units:

# Exhibit D

## Photometric

### Zone 3 of 3

# Lighting Calculation study



20005 US Highway 27 ,Unit 266, C941) 724-0610 Lermont, FL 34715  
941-724-0610, Info@OffGridLighting.co

Project name : Summer Wood Streetlight Zone3 v2

Date:3/20/2026

Prepared for: Monte Bains

AGi32® Version 22.2.78

Filename: Summer Wood Streetlight Zone 3 v2.AGI

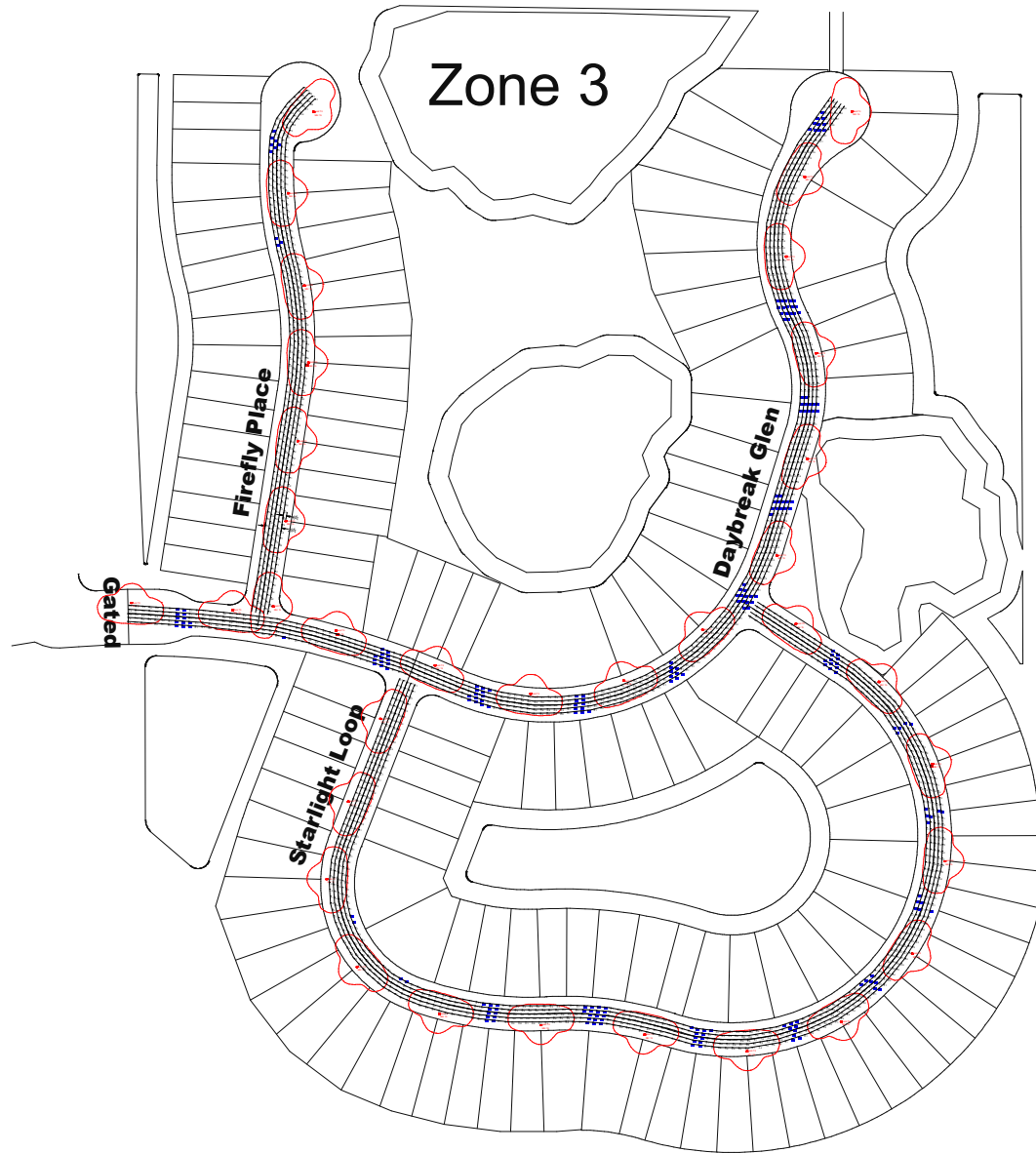
Total Time (Hrs.): 3.33

By : Maxime Moldvar

Units:

Page 1 of 21

DISCLAIMER: Calculations have been performed according to IESNA & CIE standards and goodpractice. Some differences between measured values and calculated results may occur due to tolerances in calculation methods, testing procedures, component performance, measurement techniques and field conditions such as voltage and temperature variations. Input data used to generate the attached calculations such as room dimensions, reflectances, furniture and architectural elements significantly affect the lightingcalculations. If the real environment conditions do not match the input data, differences will occur between measured values and calculated values.



Luminaire Schedule								
Symbol	Qty	Label	Description	Lum. Lumens	Lum. Watts	LLF	Filename	Mounting Height
☐	34	Jazz T3	Jazz AG062TYPEIII 15ft	7652	54.2	0.900	Jazz AG062TYPEIII.ies	15

Calculation Summary								
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min	Grid Z
Daybreak Glen	Illuminance	Fc	1.05	8.8	0.0	N.A.	N.A.	N.A.
Firefly Place	Illuminance	Fc	1.25	8.6	0.0	N.A.	N.A.	N.A.
Starlight Loop	Illuminance	Fc	1.11	8.8	0.0	N.A.	N.A.	N.A.

20005 US Highway 27 ,Unit 266, C941) 724-0610 Lermont, FL 34715  
 941-724-0610, Info@OffGridLighting.co

Project name : Summer Wood Streetlight Zone3 v2

Prepared for: Monte Bains

Filename: Summer Wood Streetlight Zone 3 v2.AGI

By : Maxime Moldvar

Units:

Date:3/20/2026

AGi32@ Version 22.2.78

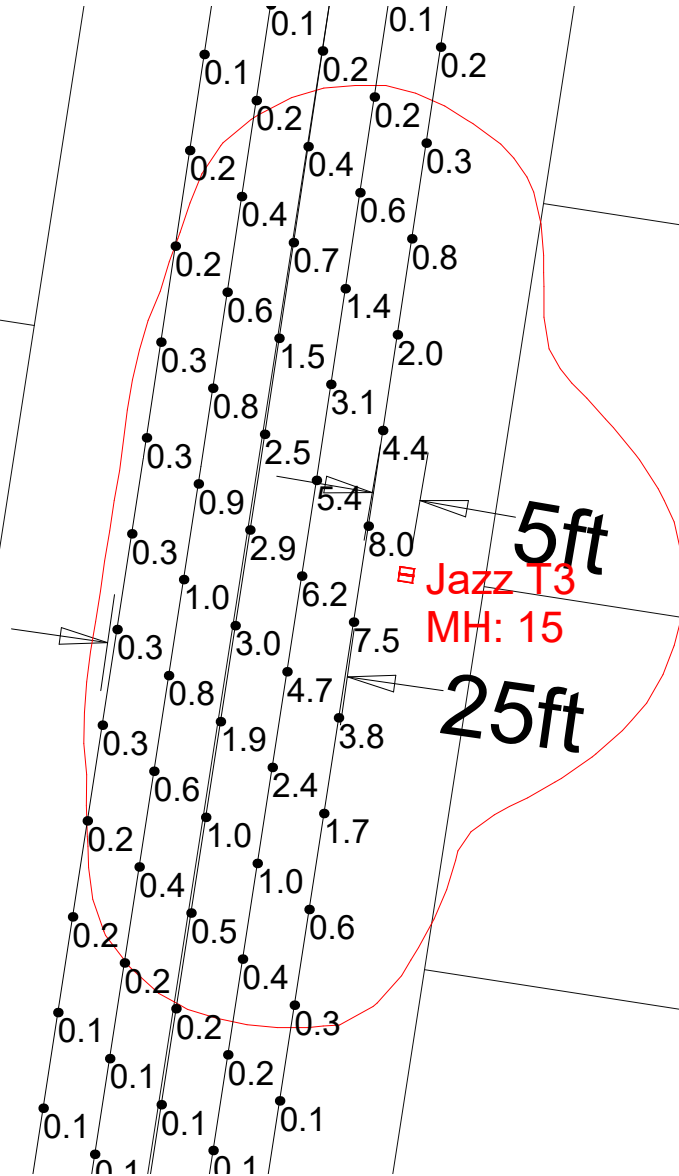
Total Time (Hrs.): 3.33

Page 2 of 21

DISCLAIMER: Calculations have been performed according to IESNA & CIE standards and goodpractice. Some differences between measured values and calculated results may occur due to tolerances in calculation methods, testing procedures, component performance, measurement techniques and field conditions such as voltage and temperature variations. Input data used to generate the attached calculations such as room dimensions, reflectances, furniture and architectural elements significantly affect the lightingcalculations. If the real environment conditions do not match the input data, differences will occur between measured values and calculated values.



# FIR



20005 US Highway 27 ,Unit 266, C941) 724-0610 Lermont, FL 34715  
 941-724-0610, Info@OffGridLighting.co

Project name : Summer Wood Streetlight Zone3 v2

Date:3/20/2026

Prepared for: Monte Bains

AGi32® Version 22.2.78

Filename: Summer Wood Streetlight Zone 3 v2.AGI

Total Time (Hrs.): 3.33

By : Maxime Moldvar

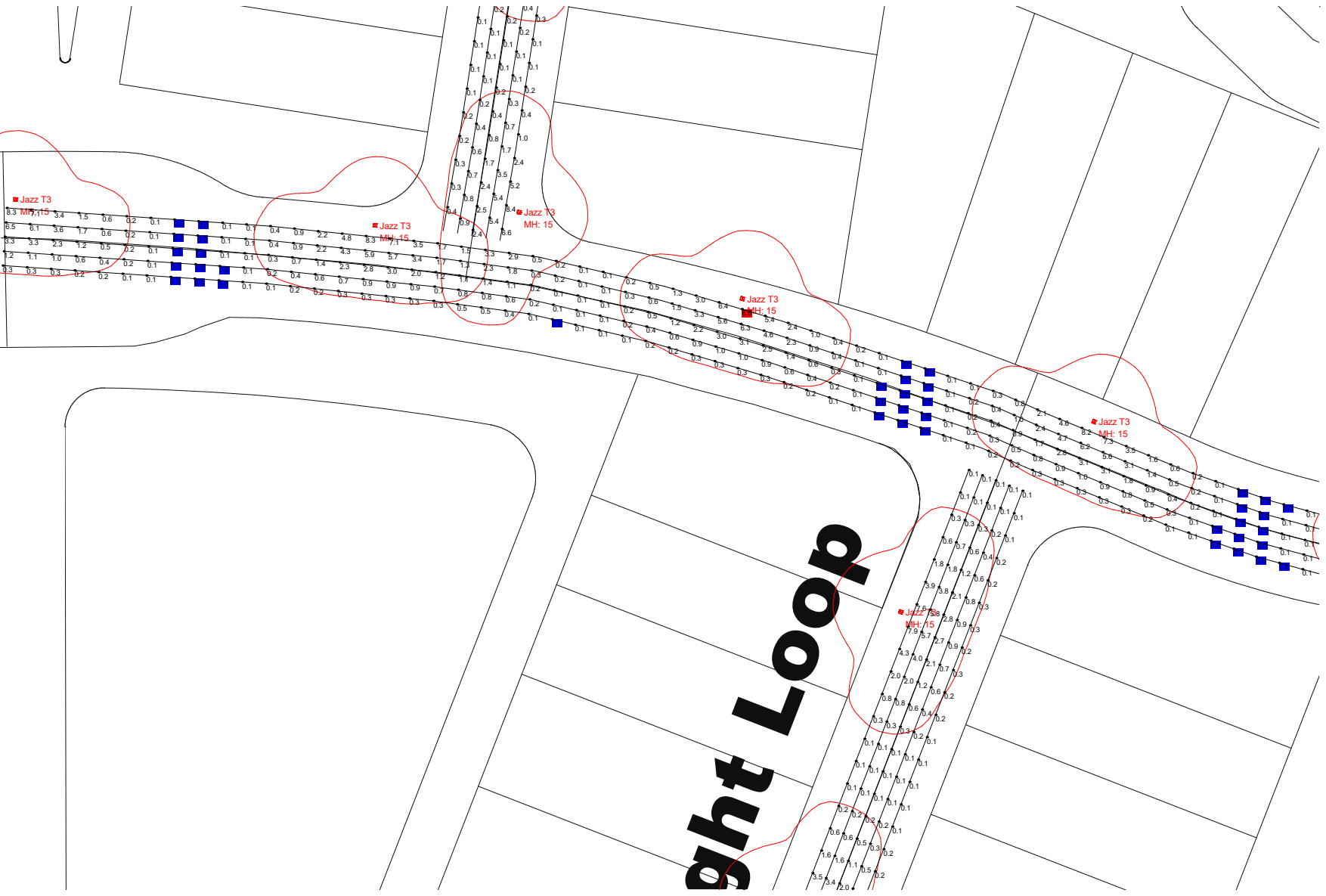
Units:

DISCLAIMER: Calculations have been performed according to IESNA & CIE standards and goodpractice. Some differences between measured values and calculated results may occur due to tolerances in calculation methods, testing procedures, component performance, measurement techniques and field conditions such as voltage and temperature variations. Input data used to generate the attached calculations such as room dimensions, reflectances, furniture and architectural elements significantly affect the lightingcalculations. If the real environment conditions do not match the input data, differences will occur between measured values and calculated values.



Gated

Light Loop



20005 US Highway 27 ,Unit 266, C941) 724-0610 Lermont, FL 34715  
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Project name : Summer Wood Streetlight Zone3 v2

Date:3/20/2026

Prepared for: Monte Bains

AGi32@ Version 22.2.78

Filename: Summer Wood Streetlight Zone 3 v2.AGI

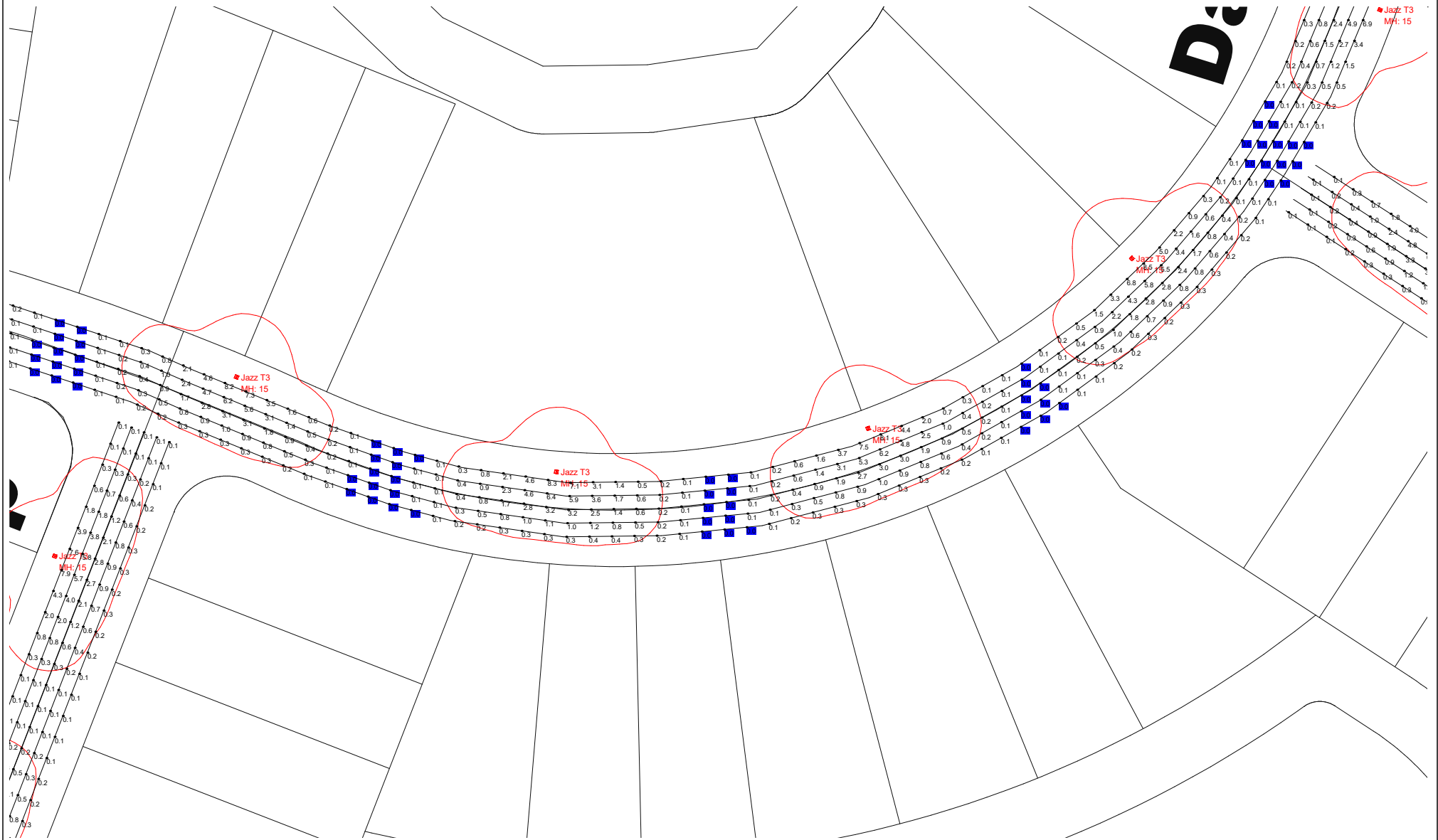
Total Time (Hrs.): 3.33

By : Maxime Moldvar

Units:

Page 4 of 21

DISCLAIMER: Calculations have been performed according to IESNA & CIE standards and goodpractice. Some differences between measured values and calculated results may occur due to tolerances in calculation methods, testing procedures, component performance, measurement techniques and field conditions such as voltage and temperature variations. Input data used to generate the attached calculations such as room dimensions, reflectances, furniture and architectural elements significantly affect the lightingcalculations. If the real environment conditions do not match the input data, differences will occur between measured values and calculated values.



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 941-724-0610, Info@OffGridLighting.co

Project name : Summer Wood Streetlight Zone3 v2

Date:3/20/2026

Prepared for: Monte Bains

AGi32® Version 22.2.78

Filename: Summer Wood Streetlight Zone 3 v2.AGI

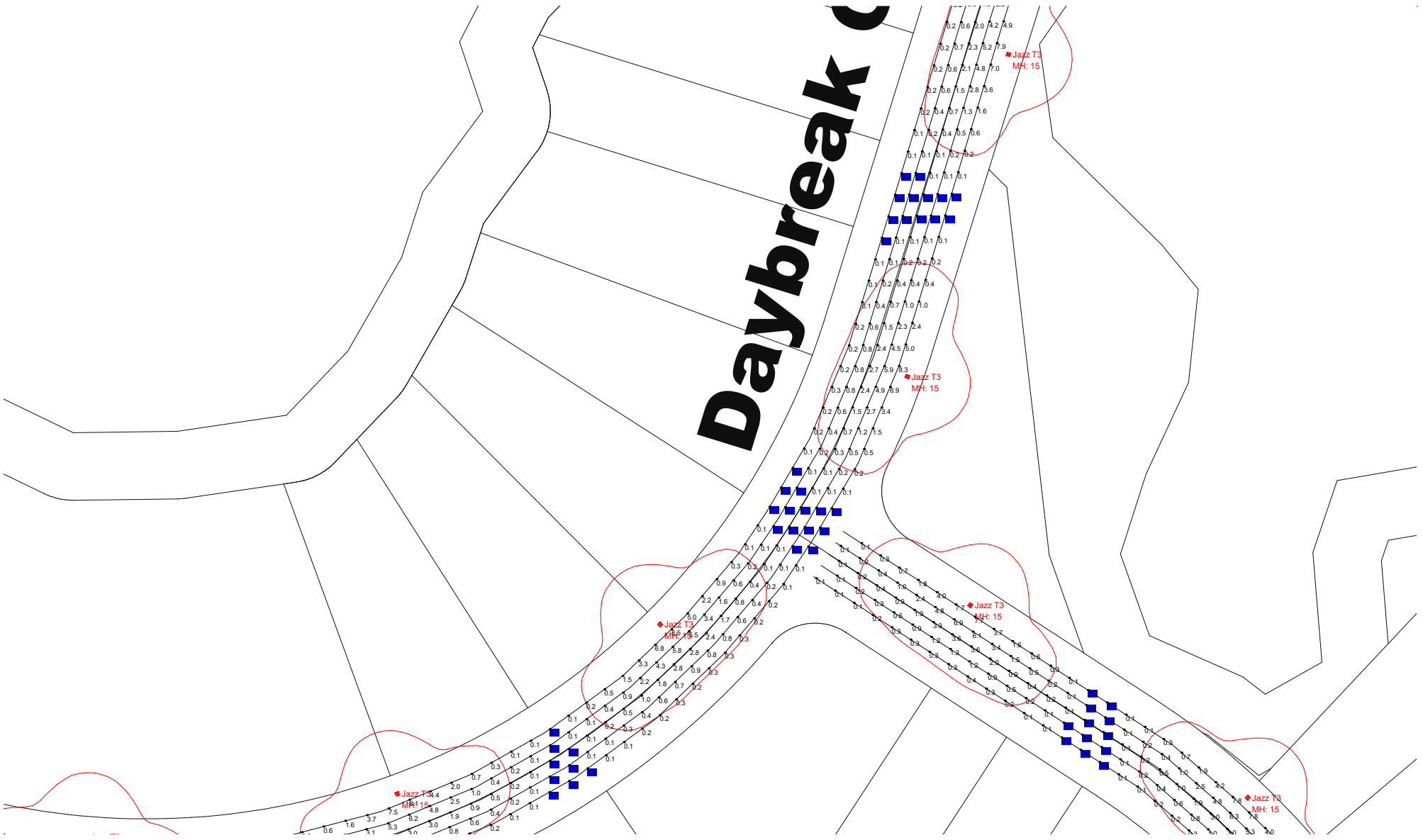
Total Time (Hrs.): 3.33

By : Maxime Moldvar

Units:

Page 5 of 21

DISCLAIMER: Calculations have been performed according to IESNA & CIE standards and good practice. Some differences between measured values and calculated results may occur due to tolerances in calculation methods, testing procedures, component performance, measurement techniques and field conditions such as voltage and temperature variations. Input data used to generate the attached calculations such as room dimensions, reflectances, furniture and architectural elements significantly affect the lighting calculations. If the real environment conditions do not match the input data, differences will occur between measured values and calculated values.



20005 US Highway 27 ,Unit 266, C941) 724-0610 Lermont, FL 34715  
 941-724-0610, Info@OffGridLighting.co

Project name : Summer Wood Streetlight Zone3 v2

Date:3/20/2026

Prepared for: Monte Bains

AGI32® Version 22.2.78

Filename: Summer Wood Streetlight Zone 3 v2.AGI

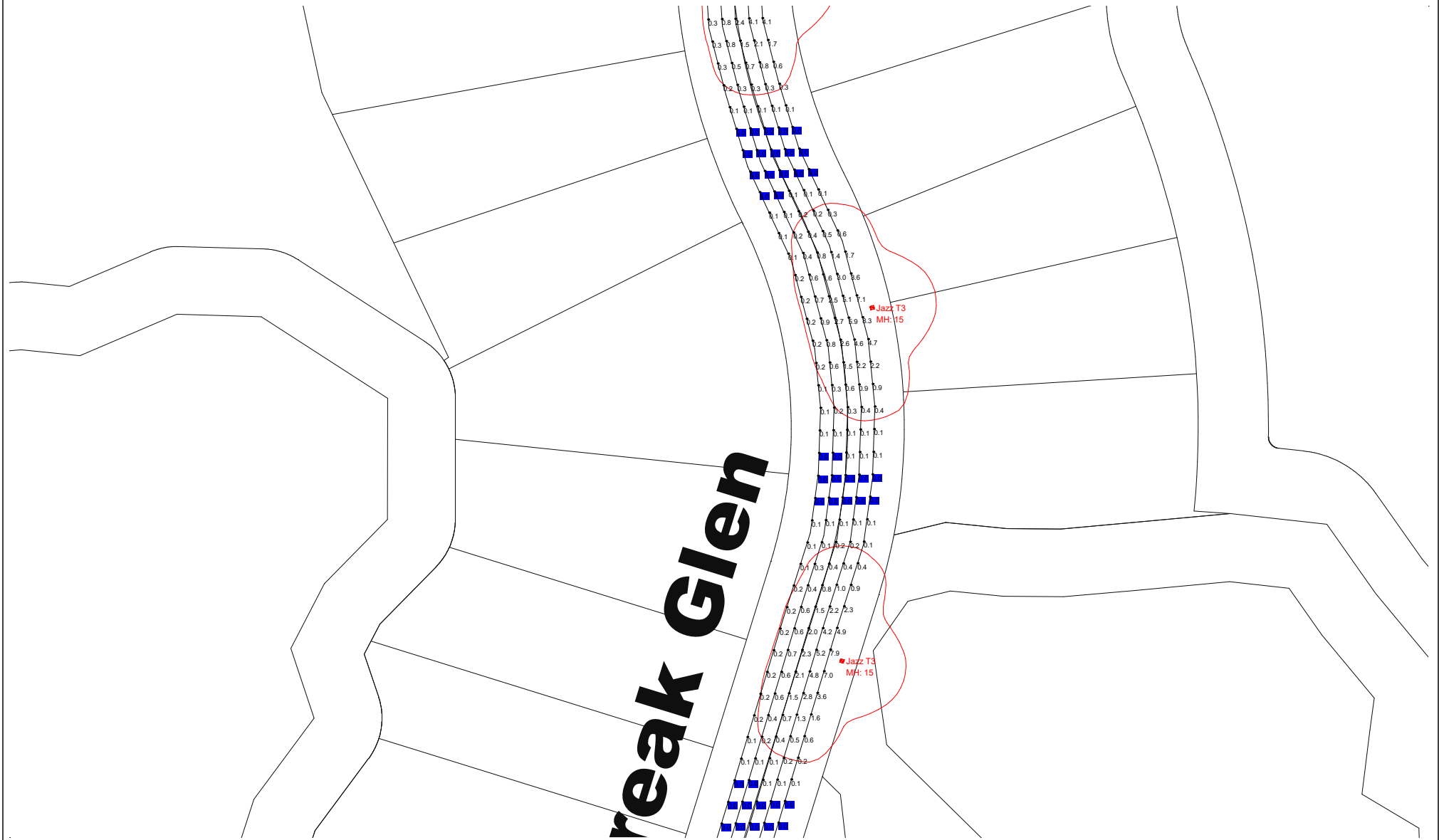
Total Time (Hrs.): 3.33

By : Maxime Moldvar

Units:

Page 6 of 21

DISCLAIMER: Calculations have been performed according to IESNA & CIE standards and goodpractice. Some differences between measured values and calculated results may occur due to tolerances in calculation methods, testing procedures, component performance, measurement techniques and field conditions such as voltage and temperature variations. Input data used to generate the attached calculations such as room dimensions, reflectances, furniture and architectural elements significantly affect the lighting calculations. If the real environment conditions do not match the input data, differences will occur between measured values and calculated values.



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 941-724-0610, Info@OffGridLighting.co

Project name : Summer Wood Streetlight Zone3 v2

Date:3/20/2026

Prepared for: Monte Bains

AGi32® Version 22.2.78

Filename: Summer Wood Streetlight Zone 3 v2.AGI

Total Time (Hrs.): 3.33

By : Maxime Moldvar

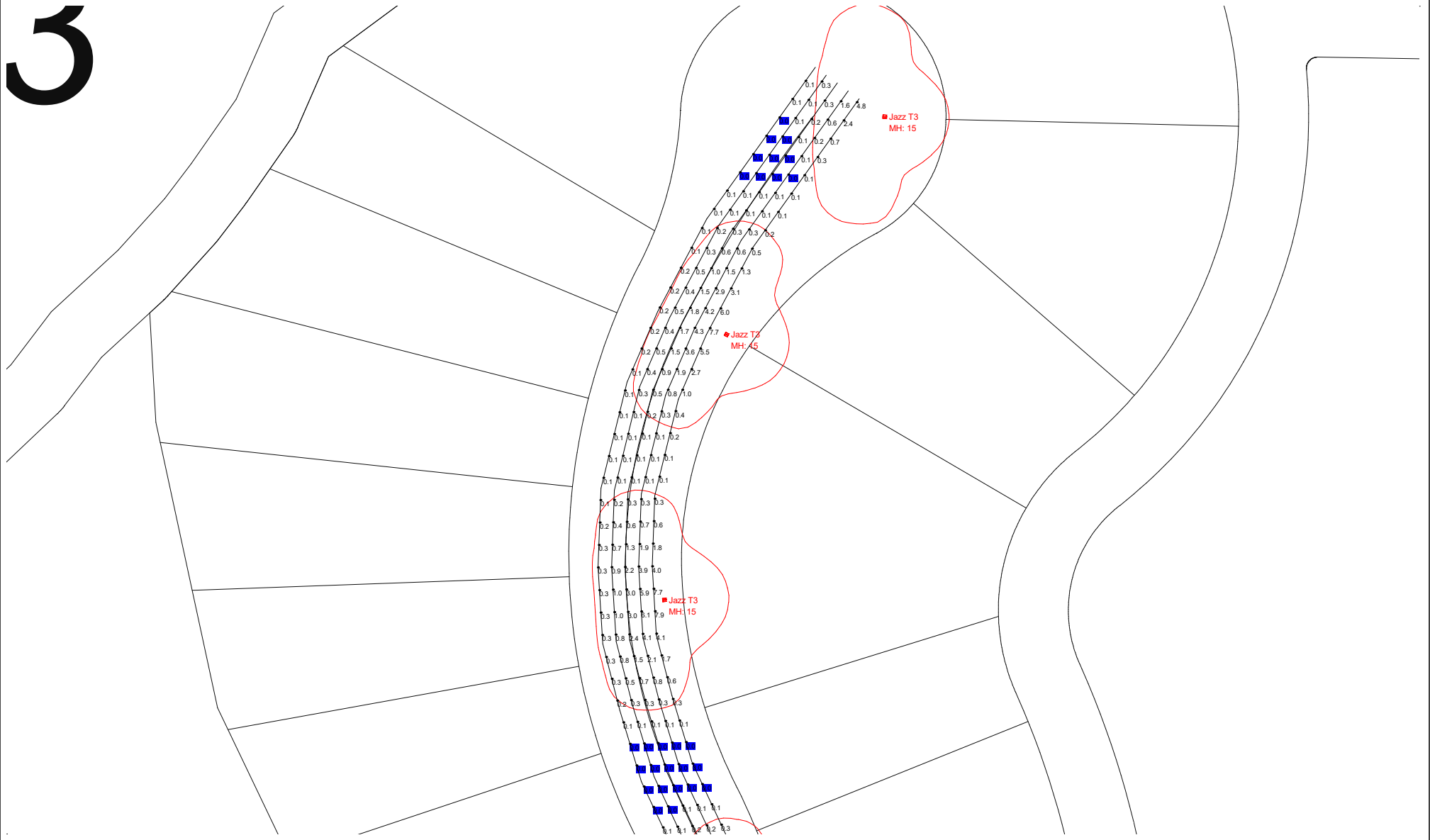
Units:

Page 7 of 21

DISCLAIMER: Calculations have been performed according to IESNA & CIE standards and goodpractice. Some differences between measured values and calculated results may occur due to tolerances in calculation methods, testing procedures, component performance, measurement techniques and field conditions such as voltage and temperature variations. Input data used to generate the attached calculations such as room dimensions, reflectances, furniture and architectural elements significantly affect the lightingcalculations. If the real environment conditions do not match the input data, differences will occur between measured values and calculated values.



# 3



20005 US Highway 27 ,Unit 266, C941) 724-0610 Lermont, FL 34715  
 941-724-0610, Info@OffGridLighting.co

**Project name :** Summer Wood Streetlight Zone3 v2

**Date:** 3/20/2026

**Prepared for:** Monte Bains

AGi32® Version 22.2.78

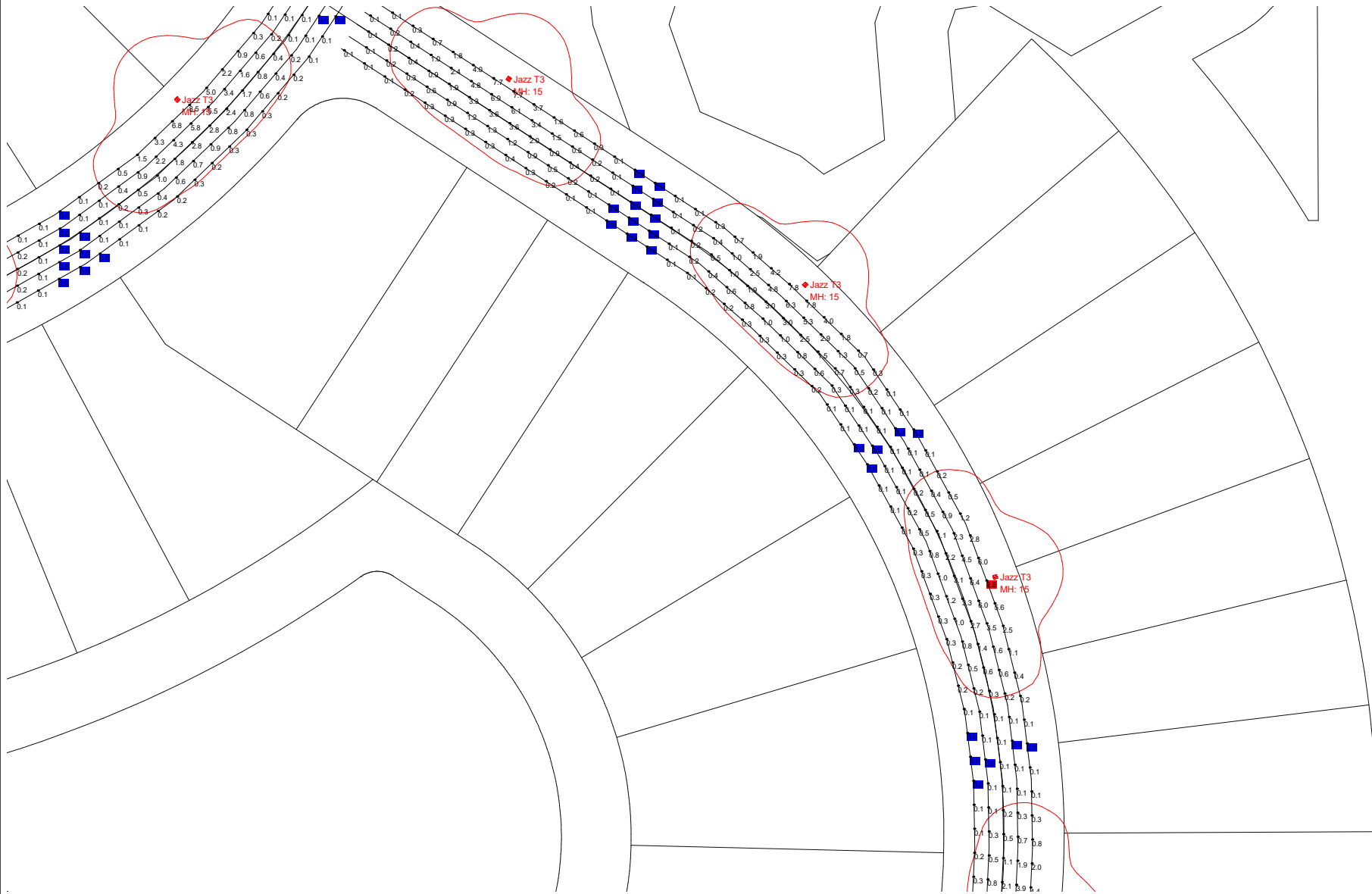
**Filename:** Summer Wood Streetlight Zone 3 v2.AGI

Total Time (Hrs.): 3.33

**By :** Maxime Moldvar

**Units:**

DISCLAIMER: Calculations have been performed according to IESNA & CIE standards and goodpractice. Some differences between measured values and calculated results may occur due to tolerances in calculation methods, testing procedures, component performance, measurement techniques and field conditions such as voltage and temperature variations. Input data used to generate the attached calculations such as room dimensions, reflectances, furniture and architectural elements significantly affect the lighting calculations. If the real environment conditions do not match the input data, differences will occur between measured values and calculated values.



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 941-724-0610, Info@OffGridLighting.co

Project name : Summer Wood Streetlight Zone3 v2

Date:3/20/2026

Prepared for: Monte Bains

AGi32® Version 22.2.78

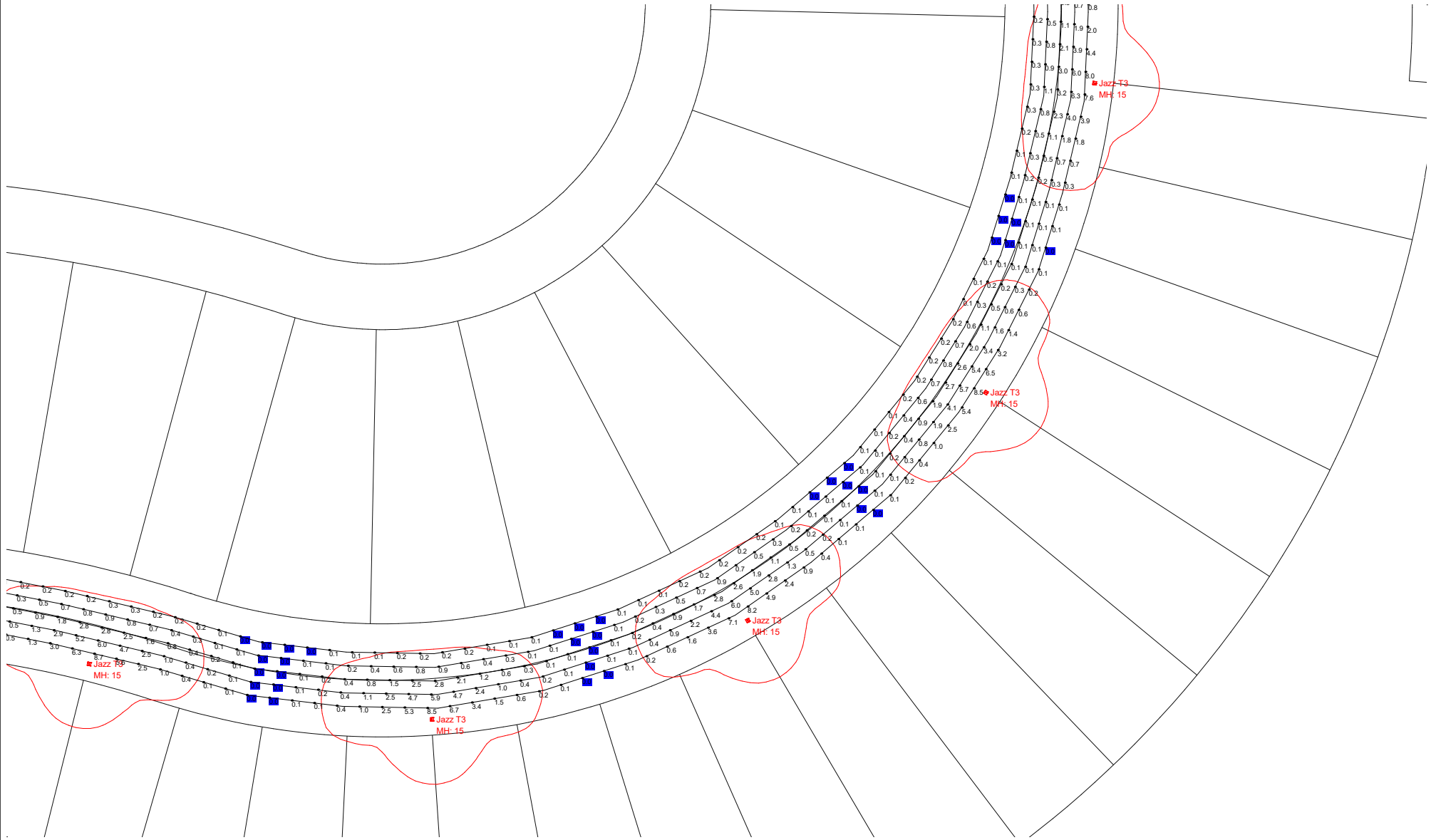
Filename: Summer Wood Streetlight Zone 3 v2.AGI

Total Time (Hrs.): 3.33

By : Maxime Moldvar

Units:

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 941-724-0610, Info@OffGridLighting.co

Project name : Summer Wood Streetlight Zone3 v2

Date:3/20/2026

Prepared for: Monte Bains

AGi32® Version 22.2.78

Filename: Summer Wood Streetlight Zone 3 v2.AGI

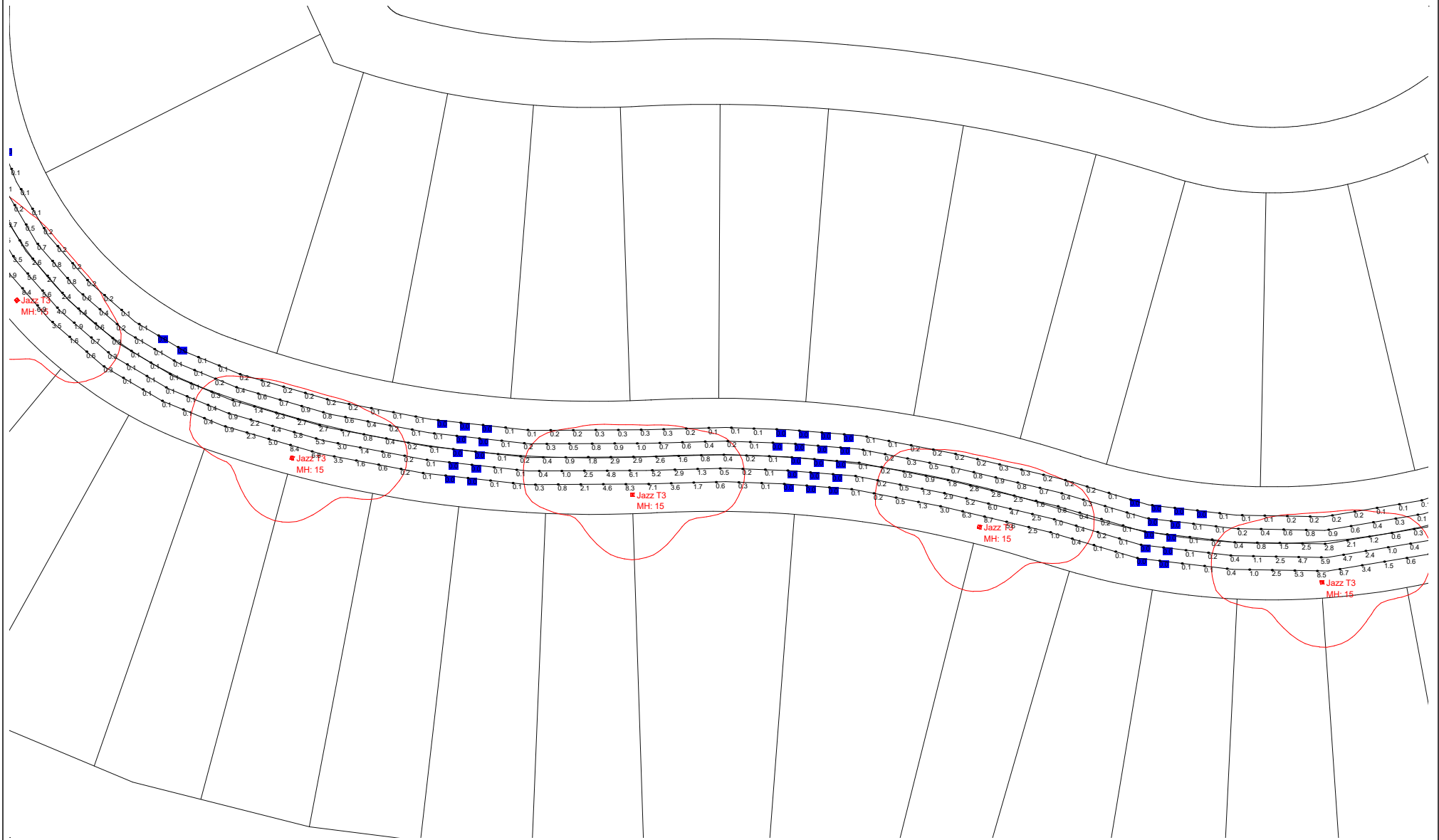
Total Time (Hrs.): 3.33

By : Maxime Moldvar

Units:

Page 10 of 21

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 941-724-0610, Info@OffGridLighting.co

Project name : Summer Wood Streetlight Zone3 v2

Date:3/20/2026

Prepared for: Monte Bains

AGI32@ Version 22.2.78

Filename: Summer Wood Streetlight Zone 3 v2.AGI

Total Time (Hrs.): 3.33

By : Maxime Moldvar

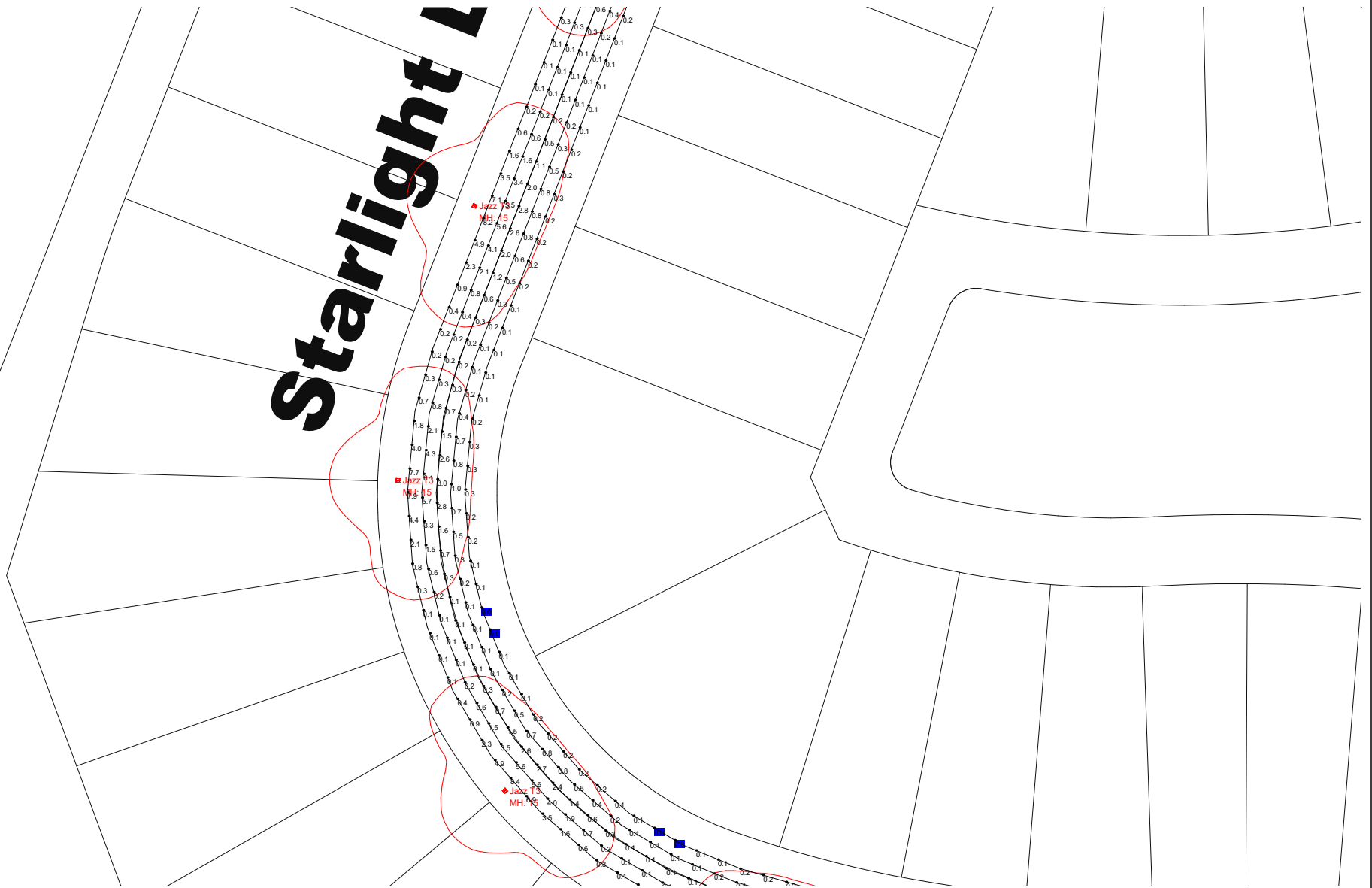
Units:

Page 11 of 21

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# Starlight 1



20005 US Highway 27 ,Unit 266, C941) 724-0610 Lermont, FL 34715  
 941-724-0610, Info@OffGridLighting.co

Project name : Summer Wood Streetlight Zone3 v2

Date:3/20/2026

Prepared for: Monte Bains

AGi32® Version 22.2.78

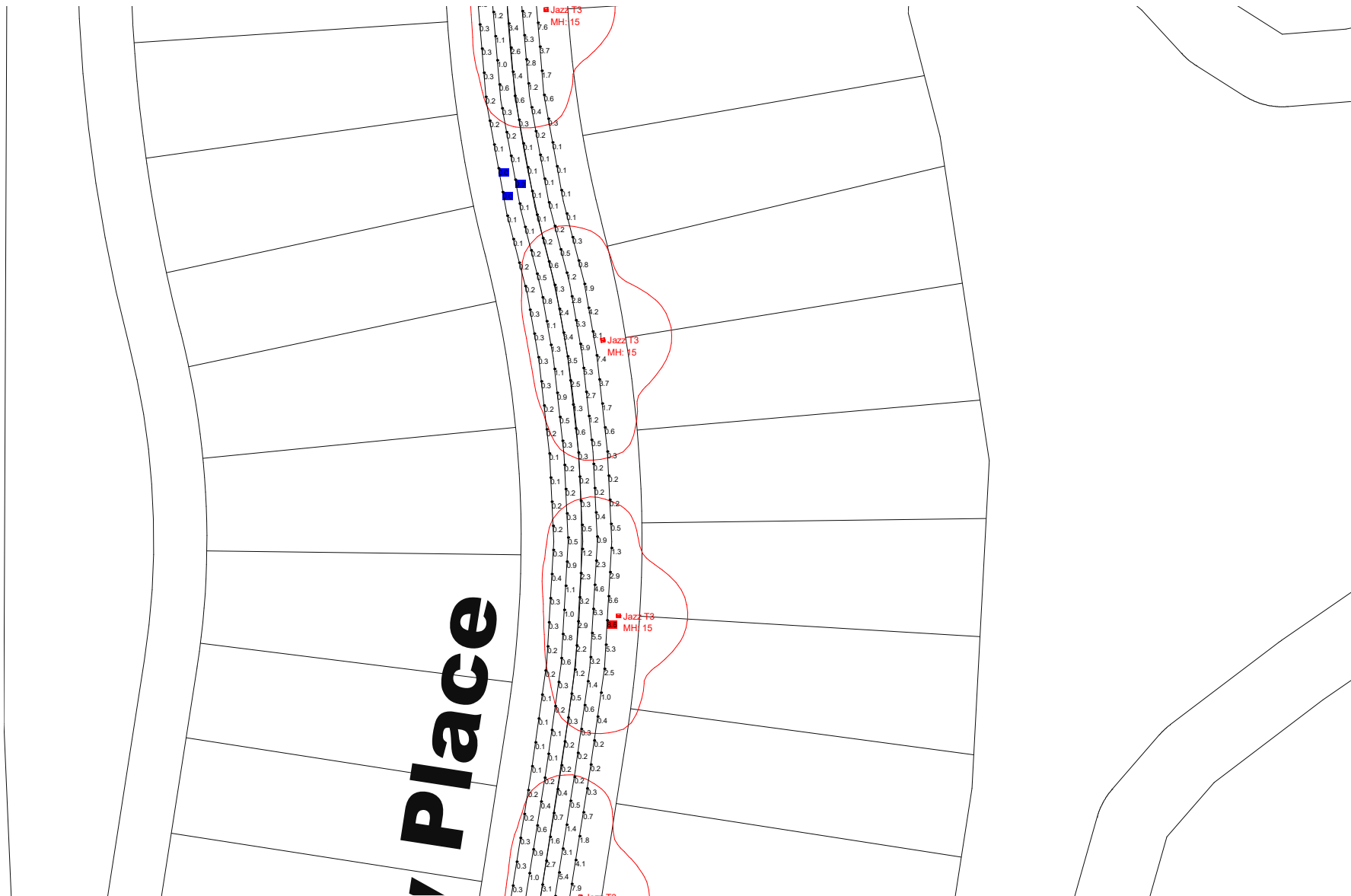
Filename: Summer Wood Streetlight Zone 3 v2.AGI

Total Time (Hrs.): 3.33

By : Maxime Moldvar

Units:

DISCLAIMER: Calculations have been performed according to IESNA & CIE standards and goodpractice. Some differences between measured values and calculated results may occur due to tolerances in calculation methods, testing procedures, component performance, measurement techniques and field conditions such as voltage and temperature variations. Input data used to generate the attached calculations such as room dimensions, reflectances, furniture and architectural elements significantly affect the lightingcalculations. If the real environment conditions do not match the input data, differences will occur between measured values and calculated values.



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 941-724-0610, Info@OffGridLighting.co

Project name : Summer Wood Streetlight Zone3 v2

Date:3/20/2026

Prepared for: Monte Bains

AGi32® Version 22.2.78

Filename: Summer Wood Streetlight Zone 3 v2.AGI

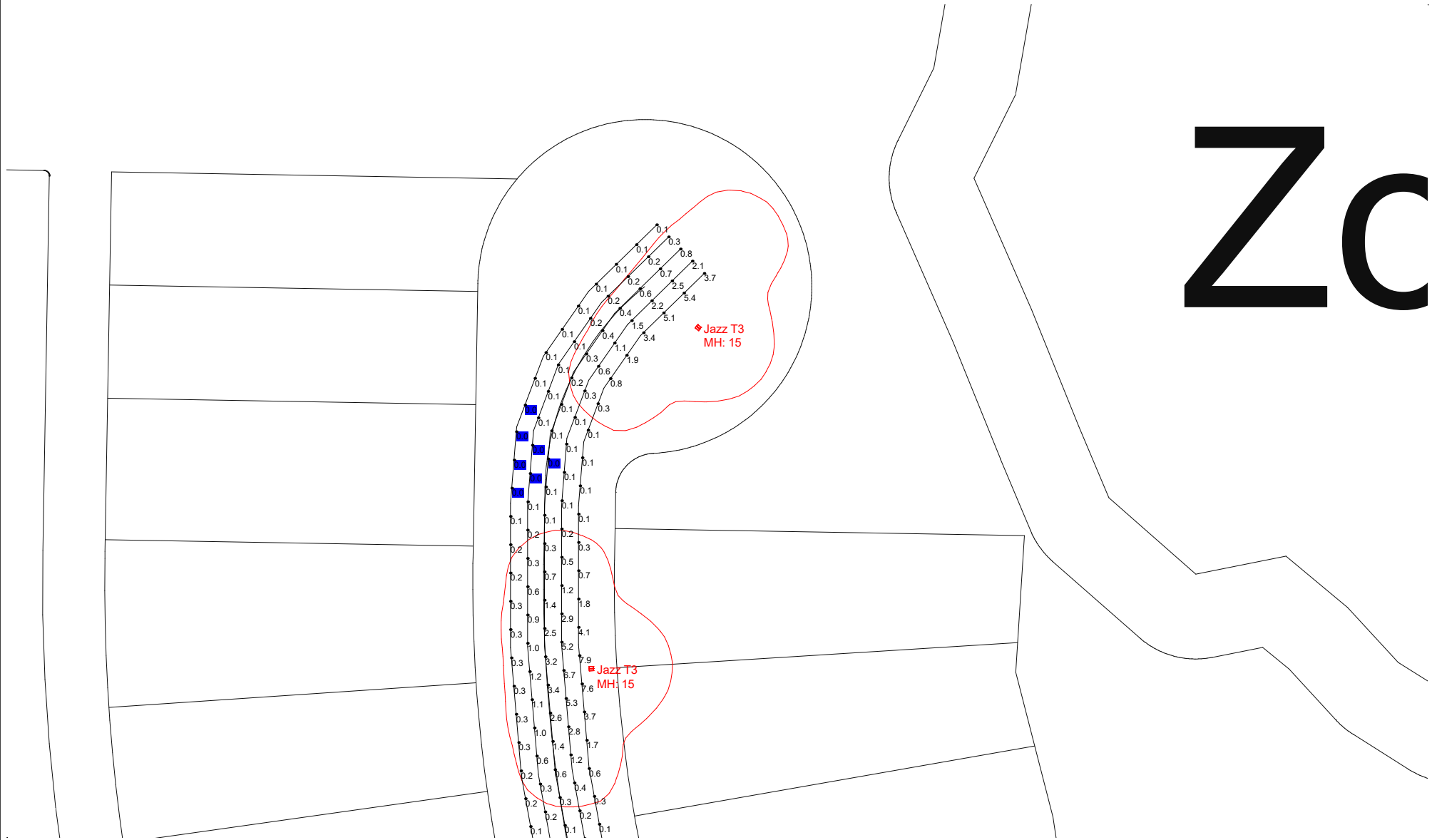
Total Time (Hrs.): 3.33

By : Maxime Moldvar

Units:

Page 13 of 21

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 941-724-0610, Info@OffGridLighting.co

Project name : Summer Wood Streetlight Zone3 v2

Date:3/20/2026

Prepared for: Monte Bains

AGi32® Version 22.2.78

Filename: Summer Wood Streetlight Zone 3 v2.AGI

Total Time (Hrs.): 3.33

By : Maxime Moldvar

Units:

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## Results summary

Luminaire Schedule								
Symbol	Qty	Label	Description	Luminaire Lumens	Luminaire Watts	LLF	Filename	Mounting Height
☐	34	Jazz T3	Jazz AG062TYPEIII Mh 15ft	7652	54.2	0.900	Jazz AG062TYPEIII.ies	15

Calculation Summary								
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min	Grid Z
Daybreak Glen	Illuminance	Fc	1.05	8.8	0.0	N.A.	N.A.	N.A.
Firefly Place	Illuminance	Fc	1.25	8.6	0.0	N.A.	N.A.	N.A.
Starlight Loop	Illuminance	Fc	1.11	8.8	0.0	N.A.	N.A.	N.A.

20005 US Highway 27 ,Unit 266, C941) 724-0610 Lermont, FL 34715  
941-724-0610, Info@OffGridLighting.co

Project name : Summer Wood Streetlight Zone3 v2

Date:3/20/2026

Prepared for: Monte Bains

AGi32® Version 22.2.78

Filename: Summer Wood Streetlight Zone 3 v2.AGI

Total Time (Hrs.): 3.33

By : Maxime Moldvar

Units:

Page 16 of 21

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Project name : Summer Wood Streetlight Zone3 v2

Date:3/20/2026

Prepared for: Monte Bains

AGi32® Version 22.2.78

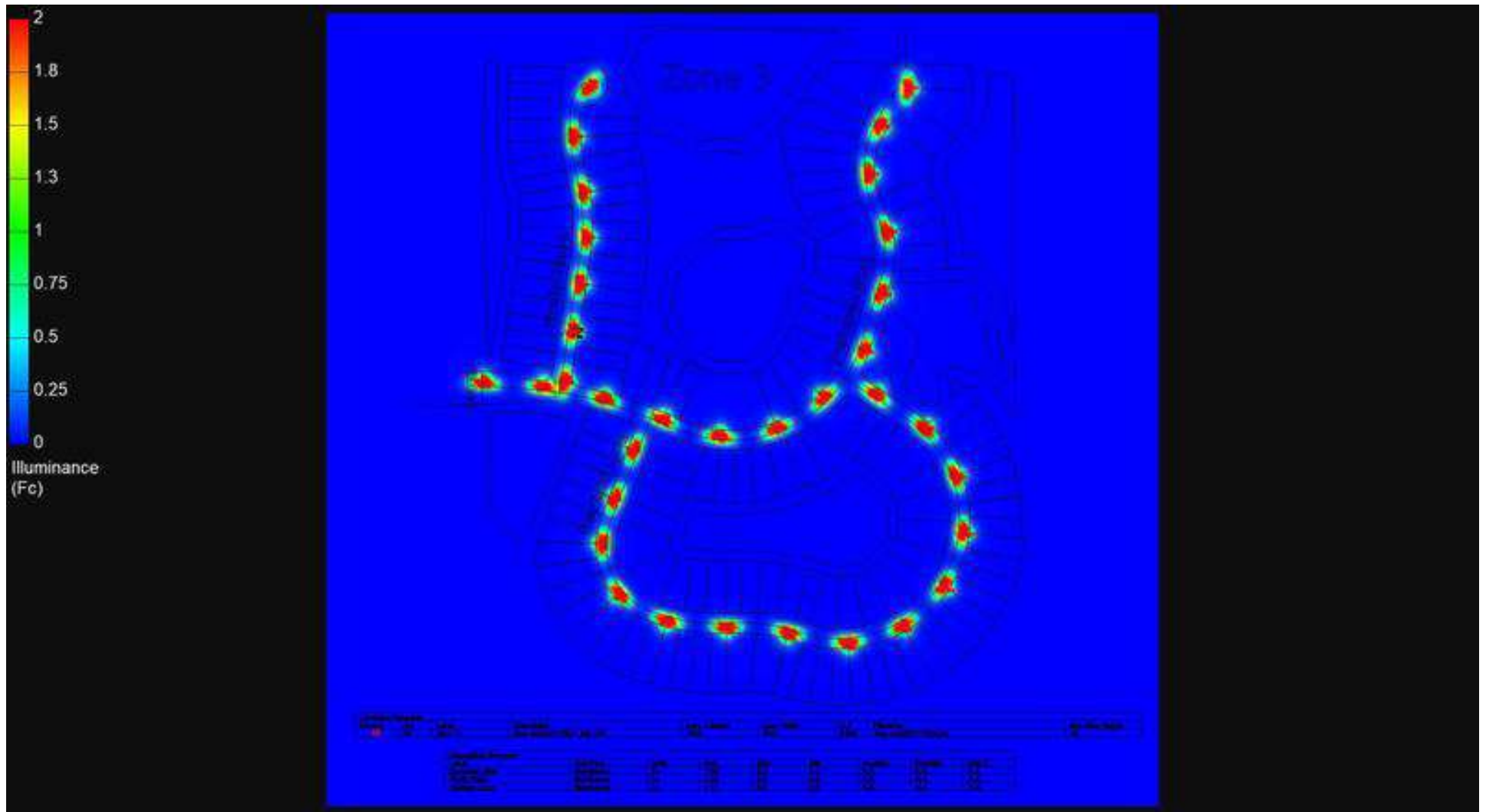
Filename: Summer Wood Streetlight Zone 3 v2.AGI

Total Time (Hrs.): 3.33

By : Maxime Moldvar

Units:

DISCLAIMER: Calculations have been performed according to IESNA & CIE standards and goodpractice. Some differences between measured values and calculated results may occur due to tolerances in calculation methods, testing procedures, component performance, measurement techniques and field conditions such as voltage and temperature variations. Input data used to generate the attached calculations such as room dimensions, reflectances, furniture and architectural elements significantly affect the lightingcalculations. If the real environment conditions do not match the input data, differences will occur between measured values and calculated values.



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AGi32® Version 22.2.78

Filename: Summer Wood Streetlight Zone 3 v2.AGI

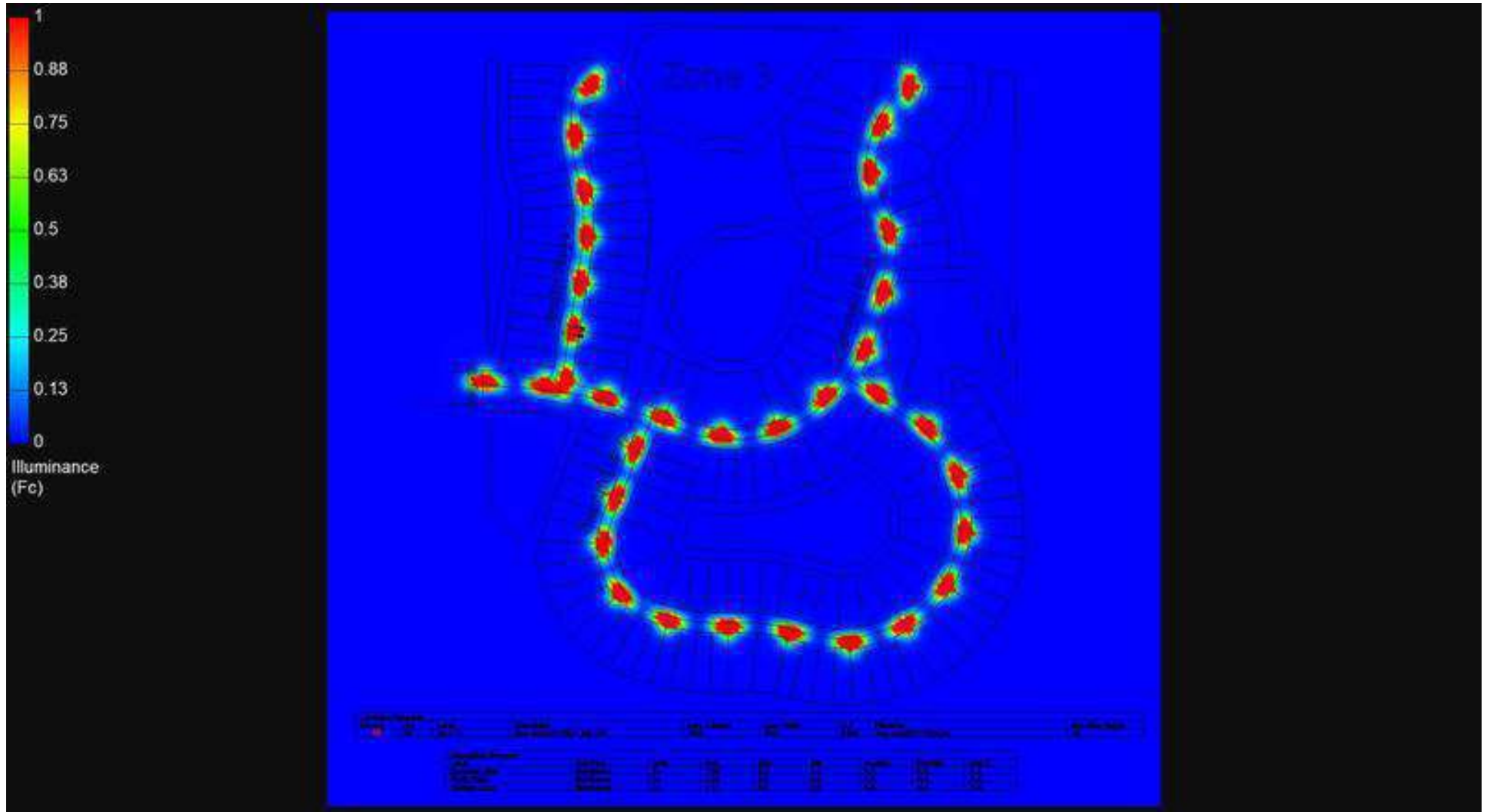
Total Time (Hrs.): 3.33

By : Maxime Moldvar

Units:

Page 18 of 21

DISCLAIMER: Calculations have been performed according to IESNA & CIE standards and good practice. Some differences between measured values and calculated results may occur due to tolerances in calculation methods, testing procedures, component performance, measurement techniques and field conditions such as voltage and temperature variations. Input data used to generate the attached calculations such as room dimensions, reflectances, furniture and architectural elements significantly affect the lighting calculations. If the real environment conditions do not match the input data, differences will occur between measured values and calculated values.



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941-724-0610, Info@OffGridLighting.co

Project name : Summer Wood Streetlight Zone3 v2

Date:3/20/2026

Prepared for: Monte Bains

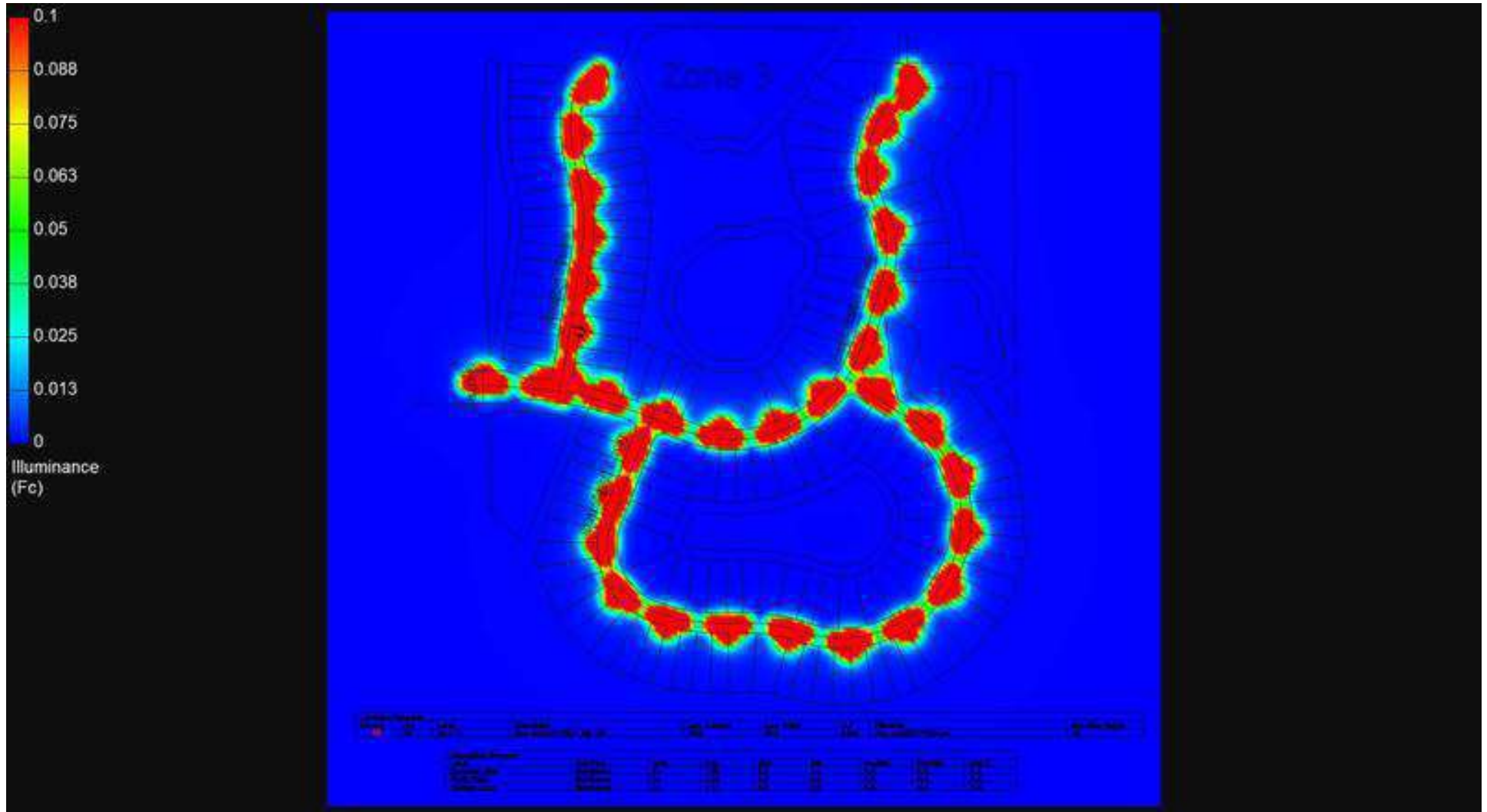
AGi32® Version 22.2.78

Filename: Summer Wood Streetlight Zone 3 v2.AGI

Total Time (Hrs.): 3.33

By : Maxime Moldvar

Units:



20005 US Highway 27 ,Unit 266, C941) 724-0610 Lermont, FL 34715  
941-724-0610, Info@OffGridLighting.co

Project name : Summer Wood Streetlight Zone3 v2

Date:3/20/2026

Prepared for: Monte Bains

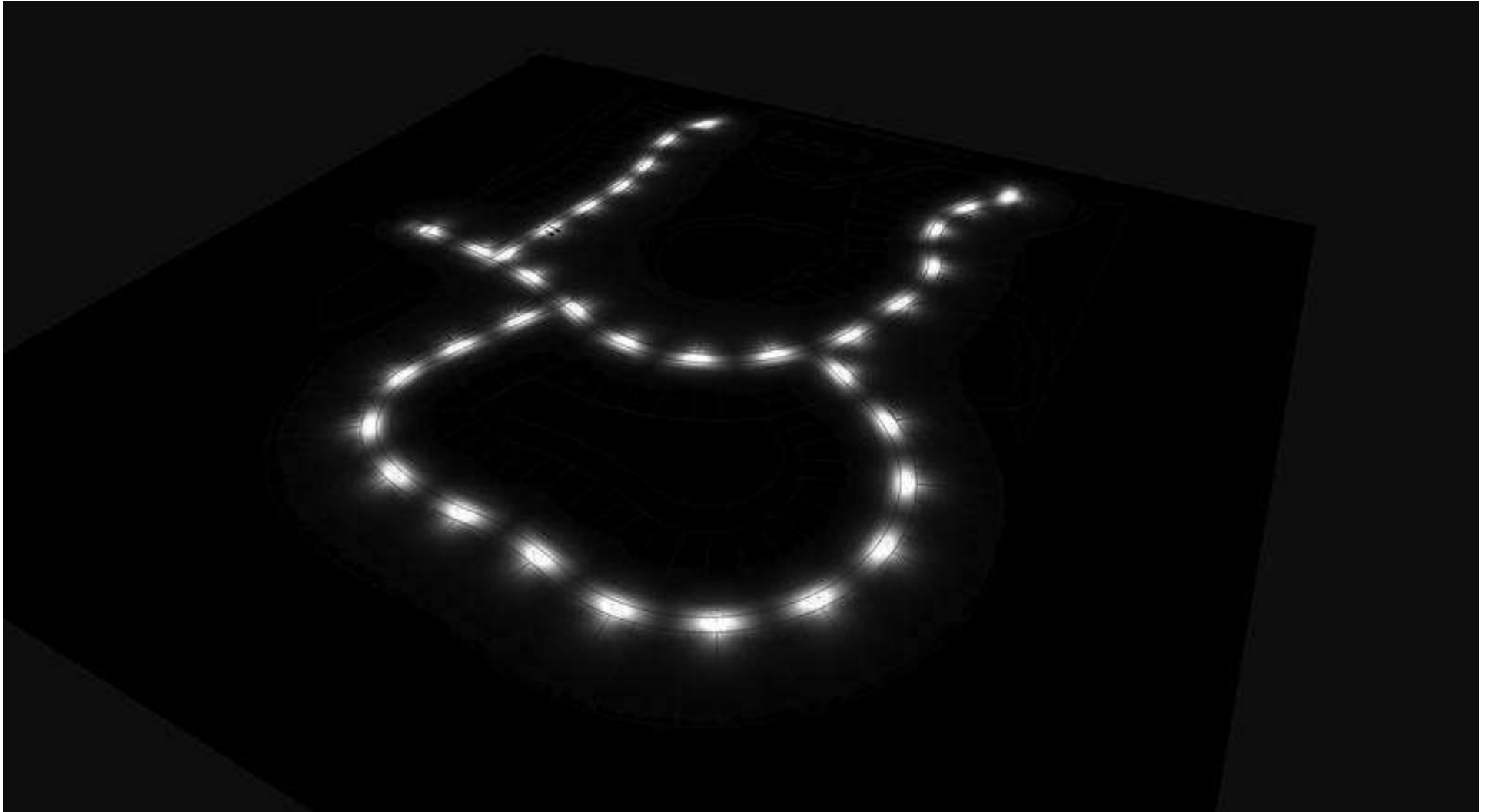
AGi32® Version 22.2.78

Filename: Summer Wood Streetlight Zone 3 v2.AGI

Total Time (Hrs.): 3.33

By : Maxime Moldvar

Units:



20005 US Highway 27 ,Unit 266, C941) 724-0610 Lermont, FL 34715  
941-724-0610, Info@OffGridLighting.co

Project name : Summer Wood Streetlight Zone3 v2

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Prepared for: Monte Bains

AGi32® Version 22.2.78

Filename: Summer Wood Streetlight Zone 3 v2.AGI

Total Time (Hrs.): 3.33

By : Maxime Moldvar

Units:

## EXHIBIT E

### LIGHTING EQUIPMENT LEASE

THIS LIGHTING EQUIPMENT LEASE (herein the "Lease") is executed as of \_\_\_\_\_, 2026 by and between Off Grid Lighting IV, LLC, a Florida limited liability company (herein, the "Lessor"), and Summer Woods Community Development District, a Florida independent special district (herein the "Lessee"), (Lessor and Lessee are herein sometimes referred to individually as a "Party" and collectively as the "Parties") and the Parties agree as follows:

#### 1. DESCRIPTION OF LEASED LIGHTING EQUIPMENT AND LEASE.

a) Lessor shall purchase Two Hundred Fourty Eight (248) All in One tapered pole with JAZZ solar light fixture, collectively called the ("Equipment") and have the Equipment installed at the property of Lessee located within the Summerw Woods Community in Parrish, Florida (the "Property") by Off Grid Lighting Solutions, a LLC ("OGLS") a Florida limited liability company, ViaSol LLC "ViaSol") or its subcontractors, in accordance with Addendum A – Scope of Work and Addendum B – Lighting Configuration, both attached hereto.

(b) Lessor leases the Equipment to Lessee, and Lessee leases the Equipment from Lessor, for a term of twenty (20) years (the "Lease Term") commencing on the 1<sup>st</sup> day of the first full calendar month following i) the completion of the installation of the Equipment based on the agreed photometric, wherein such improvements are operational and ii) the completion of any work needed to restore the Property to its original condition, after installation of the Equipment (the "Lease Commencement Date").

(c) Lessee shall pay Lessor monthly lease payments (the "Lease Payments") consisting of \$11,036.00 (Eleven Thousand Thirty-Six) per month in Lease Year 1. Beginning in Lease Year 2 and each subsequent Lease Year, annual payments will increase by 1% per year. A "Lease Year" is defined as a period of 12 calendar months commencing on the Lease Commencement Date and ending on the last day of the 12<sup>th</sup> calendar month thereafter.

(d) Upon the execution of the Lease, Lessee shall pay Lessor \$44,144.00 (Forty-Four Thousand One Hundred Forty-Four which shall be applied to the payment of the final Four (4) monthly Lease Payments before the expiration of the Lease Term; provided that, Lessee has paid and performed all its obligations under the terms of this Lease.

(e) When the Equipment is ready to be delivered and installed, either Lessor or Lessee may delay the installation of the Equipment for 30 days upon notice to the other party without penalty. However, if the Lessee requests delaying the installation of the Equipment for more than 30 days, then, to defray Lessor's

additional costs and expenses, Lessee shall pay Lessor of 11,036.00 (Eleven Thousand Thirty-Six) per month prorated daily until the commencement of installation of the Equipment is permitted by Lessee. These payments shall be in addition to the monthly Lease Payments required to be paid by Lessee in subparagraph (c) above.

2. PERMITS. Lessee permits Lessor, OGLS, ViaSol and its contractors, subcontractors and agents to enter onto Lessee's property and install the Equipment. Lessee, at Lessee's expense, shall be responsible for, and obtain, all required State, county and local permits to install the Equipment and represents and warrants to Lessor that all required permits have been obtained.

3. INSTALLATION. Lessor shall be responsible for causing OGLS and its contractors to install the Equipment in a workmanlike manner and according to the scope of work described in Addendum A.

4. PAYMENTS. The Lessee shall make the monthly Lease Payments to Lessor as provided in paragraph 1 above on the 1<sup>st</sup> day of each month by ACH payment or direct deposit to Lessor's account as designated to Lessee in writing. All Lease Payments outstanding at the termination or expiration of this Lease shall remain due and payable until paid. The Lessee shall not be entitled to withhold or abate any payment due under this Lease unless there is a material breach of this agreement by the Lessor

5. CONTRACTOR'S INSURANCE. OGLS, ViaSol and its contractors and subcontractors shall obtain and maintain such insurance as will protect it, Lessor and Lessee from claims under workmen's compensation acts and from claims for damages because of property damage or bodily injury, including death, which may arise from and during the installation of the Equipment, whether such operations be by OGLS or by any of its contractors, subcontractors, agents or anyone directly or indirectly employed by either of them. OGLS shall be responsible to the Lessee for the acts and omissions of its employees, agents, contractors, and their employees, and other persons performing any of the work for, or under, this Lease on behalf of the Lessor, and all insurance obtained to mitigate such risks shall name Lessor and Lessee each as an additional insured. ViaSol shall obtain copies of its, and each contractor's, insurance certificates and shall provide those to Lessee, at Lessee's request.

## **6. INSURANCE.**

### **(a) Lessor's Insurance (Casualty / Acts of God).**

The Lessor, Off Grid Lighting IV, LLC, shall maintain insurance coverage for the Equipment against casualty events outside of the Lessee's control, including but not limited to Acts of God such as hurricanes, floods, lightning, windstorms, fire, and other natural disasters (collectively, "Casualty Events"). Such insurance shall be maintained in amounts sufficient to cover the replacement value of the Equipment, as reasonably determined by Lessor.

**(b) Lessee's Insurance (Operational Risks).**

The Lessee, Summer Woods Community Development District, shall, at its sole cost and expense, maintain during the entire Lease Term:

(i) Commercial General Liability insurance, including contractual liability, on an occurrence basis, in an amount not less than One Million Dollars (\$1,000,000.00) combined single limit per occurrence, naming the Lessor as an additional insured; and

(ii) Property insurance covering loss or damage to the Equipment arising from vandalism, theft, misuse, or vehicular impact, in an amount sufficient to repair or replace the Equipment, naming the Lessor as an additional insured and loss payee.

**(c) Application of Insurance Proceeds.**

All insurance proceeds received by either Party for damage to or destruction of the Equipment shall be applied toward the repair or replacement of the Equipment, and Lessor shall coordinate such repair or replacement.

**(d) Allocation of Risk.**

Each Party shall bear responsibility for losses within the scope of the risks it is required to insure under this Section, including any applicable deductibles, exclusions, or uninsured amounts. To the extent a loss is not covered by insurance required under this Section, such loss shall be the responsibility of the Party obligated to maintain such coverage.

**(e) No Duplication of Coverage.**

The Parties acknowledge that the insurance obligations set forth herein are intended to allocate risk between them, and neither Party shall be required to insure risks expressly allocated to the other Party under this Section.

7. WAIVER OF JURY TRIAL. Lessee and Lessor hereby knowingly, intentionally, and voluntarily waive any right they and/or their successors and assigns may have to a trial by jury or a jury determination of any fact in any litigation based on this Lease, or arising, out of, under, or in connection with this Lease, or any agreements contemplated hereby, or any course of conduct, course of dealing, usage of trade, statements (whether verbal or written) or actions of the Parties.

8. MAINTENANCE AND REPAIR. Lessor makes no representations or warranties, whatsoever, as to the Equipment; however, Lessor shall assign its rights, if any, under any manufacturer's 7 year warranty as to the Equipment; and simultaneously with the execution of this Lease, Lessee and ViaSol shall enter into a separate agreement for the maintenance of street lighting under the terms of which, the Equipment shall be monitored, maintained, serviced, repaired and replaced, if necessary by ViaSol. Lessor shall have no obligation for repairs, maintenance or replacement of the Equipment, whatsoever, during the Lease Term, however, Lessor will be responsible for causing ViaSol and its contractors and subcontractors to reinstall the Equipment as also stated

under Section 3 of this agreement. Lessor shall have no obligation or liability to Lessee under any of the terms of that agreement.

9. **NO WARRANTIES OF LESSOR.** LESSOR MAKES NO WARRANTY, EXPRESS OR IMPLIED, OF MERCHANTABILITY OF THE EQUIPMENT HEREBY LEASED OR FOR ITS FITNESS FOR A PARTICULAR PURPOSE. LESSEE AGREES THAT REGARDLESS OF CAUSE, LESSOR IS NOT RESPONSIBLE FOR AND LESSEE SHALL NOT MAKE ANY CLAIM AGAINST LESSOR FOR ANY DAMAGES, WHETHER CONSEQUENTIAL, DIRECT, SPECIAL, OR INDIRECT EXCEPT PURSUANT TO THE PARAGRAPH HEREIN TITLED, "LESSEE REMEDIES."

10. **PURCHASE OPTION.** The Lessee shall have the option to either purchase the Equipment from the Lessor upon the expiration of the Lease Term; or extend the term of this Lease, provided that Lessee gives prior written notice of the exercise of its option not less than 180 days prior to the expiration of the Lease Term. The purchase price of the Equipment or the extension of this Lease shall be on terms to be mutually agreed upon by the Parties. Upon payment of the agreed purchase price, the Lessor shall transfer the Lessor's interest in the Equipment to the Lessee by Bill of Sale "As-Is, Where Is" without any representation or warranty whatsoever, If the Lessee does not exercise its option to purchase the Equipment before this Lease expires or enter into an agreement to extend the term of this Lease, then this Lease shall terminate. Unless the Lessee purchases the Equipment, the Lessor shall have the right, but not the obligation, to remove part, or all, of the Equipment upon the expiration of this Lease. Lessee may purchase the lights prior to the expiration of the lease after the fifth (5<sup>th</sup>) anniversary of the initial installation of the equipment. The purchase price of the equipment will be calculated based on the net present value of the remaining lease payments at a discount rate of 8% per annum.

11. **ADDITIONAL SIGNATURES AND EFFORTS.** Each Party agrees to execute any additional documents required by any third-party and obtain any approvals required for purposes of carrying out the terms of this Lease.

12. **INDEMNIFICATION.**

**(a) Lessee Indemnification.**

The Lessee, Summer Woods Community Development District, shall indemnify, defend, and hold harmless the Lessor, Off Grid Lighting IV, LLC, and its members, managers, officers, agents, and representatives from and against any and all losses, damages, liabilities, claims, demands, actions, and expenses (including reasonable attorneys' fees) (collectively, "Claims") arising out of or related to:

- (i) the use, operation, possession, or condition of the Equipment; and
- (ii) any acts or omissions of the Lessee or its employees, agents, contractors, invitees, or representatives;

**except to the extent such Claims arise from a Casualty Event (as defined in Section 6) or are required to be insured by the Lessor pursuant to Section 6.**

**(b) Lessor Indemnification.**

The Lessor, Off Grid Lighting IV, LLC, shall indemnify, defend, and hold harmless the Lessee and its supervisors, officers, agents, and representatives from and against any and all Claims arising out of or related to:

- (i) Casualty Events required to be insured by the Lessor pursuant to Section 6; and
- (ii) the gross negligence or willful misconduct of the Lessor or its contractors in connection with the installation of the Equipment.

**(c) Insurance Alignment.**

The Parties intend that the indemnification obligations set forth herein align with and be supported by the insurance requirements described in Section 6. Accordingly, each Party's indemnification obligations shall be limited to the scope of risks that such Party is required to insure under this Lease, and shall not extend to risks expressly allocated to the other Party.

**(d) Limitation.**

Neither Party shall be responsible for indirect, consequential, or punitive damages, except to the extent such damages are payable to a third party as part of a Claim subject to indemnification under this Section.

**(e) Survival.**

This Section shall survive the expiration or termination of this Lease.

**(f) Waiver of Subrogation.**

Each Party hereby waives, and shall cause its insurers to waive, any and all rights of recovery, claim, action, or subrogation against the other Party and its respective members, managers, supervisors, officers, agents, and representatives for any loss or damage to the extent such loss or damage is covered by insurance required to be maintained under this Lease, or would have been covered but for the application of any deductible, self-insured retention, or coverage limitation.

Each Party shall use commercially reasonable efforts to obtain from its insurers endorsements evidencing such waiver of subrogation. If any policy of insurance required under this Lease does not permit a waiver of subrogation, or if such waiver is obtainable only upon payment of an additional premium, the Party required to maintain such insurance shall notify the other Party, and the Parties shall reasonably cooperate to achieve the intent of this provision.

13. **LATE CHARGES.** If the Lessee makes any Lease Payments more than 7 days after the date it is due, the Lessor shall be entitled to a late fee of five percent (5%) of the late or unpaid Lease Payment which along with the late or unpaid Lease Payment shall be due with and included as part of the subsequent Lease Payment.

14. **NO VOLUNTARY EARLY TERMINATION.** Neither Party has the right or option to voluntarily terminate this Lease, except in the event of default.

15. **DEFAULT.** Any one or more of following events shall be considered a “default” under this Lease: (a) failure of the Lessee to timely pay any Lease Payment or other payment required to be paid hereunder at the time specified herein; and (b) failure by the Lessee to observe or perform any obligation under this Lease.

16. **LESSEE REMEDIES.** If Lessor defaults under this Lease, the Lessee shall, within ten (10) days of each default, provide written demand upon the Lessor to cure each default within thirty (30) days of the Lessor’s receipt of the written demand to cure (“Cure Period”). If Lessor fails to cure within the Cure Period, the Lessee may terminate this Lease by providing written notice of termination to the Lessor within five (5) days of the expiration of the Cure Period. Upon terminating the Lease under this paragraph, the Lessee shall no longer be obligated to pay any Lease Payments. The Lessor shall not be liable for any loss of profit or special, direct, indirect, incidental, or consequential damages whatsoever suffered by Lessee or any third party or property as a result of such breach. **THE LESSOR MAY AT ITS SOLE OPTION, BUT SHALL NOT BE OBLIGATED TO, DISASSEMBLE OR REMOVE THE EQUIPMENT OR ANY PART THEREOF, INCLUDING BUT NOT LIMITED TO IN THE EVENT OF DEFAULT BY EITHER PARTY OR UPON THE EXPIRATION OR TERMINATION OF THIS LEASE. THIS PARAGRAPH SHALL SURVIVE ANY TERMINATION OF THE LEASE.**

17. **LESSOR REMEDIES.** If Lessee defaults and fails to cure any default after 10 days prior written notice and opportunity to cure, the Lessor may do one or more of the following: (a) cancel or terminate this Lease or any or all agreements that the Lessor has entered into with Lessee in which event, Lessor shall have the right to disassemble and remove the Equipment or any part thereof; and/or (b) require the Lessee to immediately pay the Lessor, as compensation for loss of the Lessor’s bargain and not as a penalty, (i) the sum equal to the present value of all unpaid Lease Payments for the remainder of the term discounted at 5% per annum, compounding monthly; plus (ii) all other amounts due or that become due under this Lease (the “Accelerated Payment”). Interest shall accrue on the Accelerated Payment at 8% per annum, compounding monthly, from the date the Lessee defaults until paid (the “Interest Charge”) (the Accelerated Payment and Interest Charge are collectively referred to herein as “Damages”). The Lessee agrees to pay Damages and all of the Lessor’s costs of enforcing this Lease, suit is filed, including but not limited to filing costs, service of process, expert witness fees, and reasonable attorneys’ fees. This paragraph shall survive any termination of the Lease.

18. **TITLE AND TAX BENEFITS.** The Lessor is the owner of and shall hold title to the Equipment. All benefits of owning and operating the Equipment shall inure to the Lessor, including but not limited to any tax incentives, tax credits or tax deductions. This Lease conveys only the right to have the light generated by the equipment. The Lessee agrees this transaction is a true Lease. However, if this transaction is deemed to be a Lease intended for security, Lessee grants Lessor a purchase money security interest in the Equipment (including any replacements, substitutions, additions, attachments, and proceeds). In the event this Lease is deemed a finance Lease, the Lessee shall deliver to Lessor signed financing statements or other documents the Lessor requests to protect the Lessor’s interest in the Equipment. **THE LESSEE AUTHORIZES THE**

LESSOR TO FILE A COPY OF THIS LEASE AS A FINANCING STATEMENT AND APPOINT THE LESSOR OR THE LESSOR'S DESIGNEE AS LESSEE'S ATTORNEY-IN-FACT TO EXECUTE AND FILE, ON LESSEE'S BEHALF, FINANCING STATEMENTS COVERING THE EQUIPMENT.

19. ASSIGNMENT OF LEASE. THE LESSEE MAY NOT ASSIGN, SELL, TRANSFER, OR SUBLEASE THE EQUIPMENT OR LESSEE'S INTEREST IN THIS LEASE WITHOUT THE EXPRESS WRITTEN PERMISSION OF LESSOR. The Lessor may, upon notifying Lessee, sell, assign, or transfer this Lease, any portion hereof, or Lessor's rights in the Equipment. Lessee agrees that the new owner shall have the same rights and benefits that the Lessor now has under this Lease. The rights of the new owner shall not be subject to any claim, defense, or set-off Lessee might have against Lessor.

20. EASEMENT RIGHTS. The Lessee shall provide Lessor and ViaSol with written approval to install the Equipment. This may be in the form of a confirmation email stating that the Lessor has the right to install the Equipment in the locations specified in the Lighting Study that was supplied to the Lessee.

21. ACCESS. The Lessee shall permit the Lessor, ViaSol and its contractors and agents' reasonable access to any and all portions of the Equipment for purposes of inspection, maintenance, testing, and repair.

22. NOTICES. All notices shall be provided by certified mail delivered to each party's principal office, by regular mail, personal delivery or by email to an email address provided below (or as may be subsequently changed in writing upon notice to the Parties) by each of the Parties. Notices shall be deemed given when delivered.

Lessor address for notices:

Off Grid Lighting IV, LLC  
Attn. Russell G. Stone, Manager  
2536 Illinois Rd.  
Northbrook, IL 60062  
Phone: 773-230-9164  
Email: rstone@OffGridLighting.co

Lessee's address for notices:

Summer Woods Community Development  
District

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

With a Copy To:

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

25. ENTIRE AGREEMENT. The Parties agree that the terms and conditions contained in this Lease comprise the entire agreement between the parties regarding the lease of the Equipment. No amendments to this Lease shall be permitted, unless signed by both Parties. Both Parties agree that the express terms of this Lease shall not be explained, modified, or contradicted by any prior course of dealing between the Parties or by any usage of the general trade.

26. COUNTERPARTS. This Lease may be executed in one or more counterparts, each of which shall be deemed to be an original and which together shall constitute one and the same document. Documents delivered via facsimile or email with electronic signatures shall be considered originals.

27. BINDING EFFECT. This Lease shall inure to the benefit of, and shall be binding upon, Lessor and Lessee and their respective successors and assigns.

28. CERTIFICATION AND AUTHORIZATION. Each Party expressly certifies that the authorized agent below has the authority to execute this Lease and that the Party has complied with all internal policies, procedures, and applicable law upon which authority to execute this Lease is predicated. Furthermore, the Lessee certifies and agrees that it will do or cause to be done all acts necessary to effect and preserve the Lease in full force and effect, that it has complied with all bidding requirements where necessary, submitted this Lease to notice and hearing where applicable, performed any other acts required for approval and adoption of this Lease as a valid obligation by the Lessee, and that it has sufficient funds available to pay all amounts due hereunder.

29. GOVERNING LAW AND SEVERABILITY. This Lease shall be governed by the laws of the State of Florida and any suits pertaining to this Lease shall be brought in the jurisdiction wherein the Equipment is located. If a court of competent jurisdiction shall determine that any provision of this Lease is unenforceable, the remaining provisions remain in full force and effect.

30. EFFECTIVE DATE. After both Parties execute this Lease, the effective date shall be the date the Lessor executes this Lease.

31. COMPLIANCE WITH SECTION 20.055, FLORIDA STATUTES. The Lessor agrees to comply with Section 20.055(5), Florida Statutes, to cooperate with the inspector general in any investigation, audit, inspection, review, or hearing pursuant such section and to incorporate in all subcontracts the obligation to comply with Section 20.055(5), Florida Statutes.

32. PUBLIC RECORDS. Lessor understands and agrees that all documents of any kind provided to the Lessee in connection with this Agreement may be public records, and, accordingly, Lessor agrees to comply with all applicable provisions of Florida law in handling such records, including but not limited to Section 119.0701, Florida Statutes. Lessor acknowledges that the designated public records custodian for the Lessee is William Crosley or his replacement (the "Public Records Custodian"). Among other requirements and to the extent applicable by law, the Lessor shall 1) keep and maintain public records required by the Lessee to perform the service; 2) upon request by the Public Records Custodian, provide the Lessee with the requested public records or allow the records to be inspected or copied within a reasonable time period at a cost that does not exceed the cost provided in Chapter 119, Florida Statutes; 3) ensure that public records which are exempt or confidential, and exempt from public records disclosure requirements, are not disclosed except as authorized by law for the duration of the contract term and following the contract term if the Lessor does not transfer the records to the Public Records Custodian of the Lessee; and 4) upon completion of the contract, transfer to the Lessee, at no cost, all public records in Lessor's possession or, alternatively, keep, maintain and meet all applicable requirements for retaining public records pursuant to Florida laws. When such public records are transferred by the Lessor, the Lessor shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the Lessee in a format that is compatible with Microsoft Word or Adobe PDF formats.

IF THE LESSOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE LESSOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT (561) 630-4922, WCROSLY@SDSINC.ORG, OR 2501-A BURNS ROAD, PALM BEACH GARDENS, FLORIDA 33410.

33. E-VERIFY REQUIREMENTS. The Lessor shall comply with and perform all applicable provisions of Section 448.095, Florida Statutes. Accordingly, beginning January 1, 2021, to the extent required by Florida Statute, Lessor shall register with and use the United States Department of Homeland Security's E-Verify system to verify the work authorization status of all newly hired employees. The Lessee may terminate this Agreement immediately for cause if there is a good faith belief that the Lessor has knowingly violated Section 448.091, Florida Statutes.

If the Lessor anticipates entering into agreements with a subcontractor for the Work, Lessor will not enter into the subcontractor agreement without first receiving an affidavit

from the subcontractor regarding compliance with Section 448.095, Florida Statutes, and stating that the subcontractor does not employ, contract with, or subcontract with an unauthorized alien. Lessor shall maintain a copy of such affidavit for the duration of the agreement and provide a copy to the Lessor upon request.

In the event that the Lessee has a good faith belief that a subcontractor has knowingly violated Section 448.095, Florida Statutes, but the Lessor has otherwise complied with its obligations hereunder, the Lessee shall promptly notify the Lessor. The Lessor agrees to immediately terminate the agreement with the subcontractor upon notice from the Lessee. Further, absent such notification from the Lessee, the Lessor or any subcontractor who has a good faith belief that a person or entity with which it is contracting has knowingly violated Section 448.09(1), Florida Statutes, shall promptly terminate its agreement with such person or entity.

By entering into this Agreement, the Lessor represents that no public employer has terminated a contract with the Lessor under Section 448.095(2)(c), Florida Statutes, within the year immediately preceding the date of this Agreement.

Remainder of page intentionally blank. Signature page to follow.

IN WITNESS WHEREOF, this Lease has been executed by the Parties below.

Lessor:

Lessor:

Off Grid Lighting IV LLC, a Florida

limited liability company

By: \_\_\_\_\_  
Russell G. Stone, Manager

Lessee:

Summer Woods Community  
Development District

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_

Witness:  
By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_

### Addendum A – Scope of Work

In accordance with the plan, as detailed in the Photometric and Autonomy Studies submitted by OGLS to the Lessee, the Lessor shall cause OGLS to complete the installation of the following “Equipment”:

- (248) All in One Solar Lighting JAZZ Round Fixtures on 16’ Above Grade Aluminum Pole

LOCATION OF EQUIPMENT: Lessee shall stake the locations of the Equipment on roadways and commercial property before the installation of the Equipment. To assist the Lessee with the staking process, OGLS shall provide the Lessee with a final design sketch that reflects the Equipment locations approved by the Lessee and will participate in the staking of light pole positions at the request of the Lessee.

- UNDERGROUND OBSTRUCTIONS: Lessee shall locate and advise OGLS through the provision of an accurate map and other necessary written descriptions of the exact location of all underground facilities including, but not limited to: sewage pipes, septic tanks, wells, swimming pools, sprinkler systems, conduits, cables, valves, lines, fuel storage tanks, and storm drainage systems (“Underground Facilities”) at the installation site at least two (2) days prior to the commencement of any work by OGLS at the installation site. Any and all costs or liability for damage to Underground Facilities by the Lessor or ViaSol that were not properly identified by the Lessee, as described under this paragraph, shall be paid by the Lessee, except for those claims, losses or damages, including attorney’s fees and costs, which arise or are alleged to have arisen out of furnishing design, installation, operation, maintenance or removal of the Equipment. The phrase “property damage” includes, but is not limited to, damage to property of the Lessee, the Lessor, or any third parties.

Addendum B: Lighting Configuration – Summer Woods CDD

	All in One
Number of Lights	248
Fixture Color	Black, Dark Bronze, or other choices available
Light Color	4000 Kelvin light temperature
Motion Sensor	Yes
Light Head	All in One 60 Watt LED
Arm	N/A
Pole Type	16' ft above grade direct burial aluminum pole
Pole Color	Bronze
Installation Included	Yes

# EXHIBIT F – REFERENCE LETTERS

**Jon Droor, P.E.**

Vice President, Land Acquisition & Entitlement  
Ashton Woods and Starlight Homes  
1064 Greenwood Blvd., Suite 124  
Lake Mary, FL 32746  
jon.droor@ashtonwoods.com  
321-266-5162

To Whom It May Concern,

I am pleased to recommend Off Grid Lighting, a company with whom I have had consistently positive experiences over the course of our work together. Their team has demonstrated a rare combination of technical expertise, reliability, and genuine commitment to customer satisfaction.

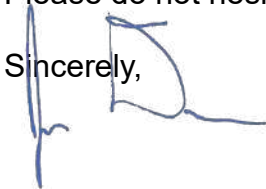
Throughout our projects, Off Grid Lighting delivered high-quality lighting solutions that performed exactly as promised; durable, energy-efficient, and well-engineered for long-term use. What stood out most was their responsiveness and professionalism. Communication was always clear, timelines were met without issue, and any questions or adjustments were handled quickly and thoughtfully.

Their ability to design and implement off-grid lighting systems that balance performance with sustainability has made a meaningful impact on our operations. I have full confidence in their capabilities and would not hesitate to work with them again.

I strongly recommend Off Grid Lighting to any organization seeking dependable, innovative lighting solutions backed by a team that truly cares about the outcome.

Please do not hesitate to contact me if you would like any additional information.

Sincerely,



**Jon Droor, P.E.**

Vice President, Land Acquisition & Entitlement  
Ashton Woods and Starlight Homes

Letter of Reference:

From: Alex Madison  
VP of Land Development  
Forestar Orlando  
Phone- (407) 457-0981

To Whom It May Concern,

The Forestar team recommends Off Grid Lighting Solutions to any organization considering solar street lighting. Since 2019, the Forestar / DR Horton team has contracted Off Grid Lighting to do street lighting on multiple DR Horton communities, including The Palms, Timberwalk, Harvest Landing, Magnolia Point, Ocala Preserve, Monterey Townhomes, Sandalwood, and Bradbury Estates.

We have found Off Grid Lighting to be a reliable partner who provides commendable customer service, and the highest quality lighting products.

Sincerely,  
Alex Madison



----- Forwarded message -----

From: **Gillian Miller** <[gillian.miller@mattamycorp.com](mailto:gillian.miller@mattamycorp.com)>

Date: Tue, Mar 24, 2026 at 11:26 AM

Subject: RE: [EXTERNAL] Off Grid Lighting Reference

To: Dustin McGlinchey <[dustin@offgridlighting.co](mailto:dustin@offgridlighting.co)>

I've used Off Grid Lighting in several communities around Central Florida. Their service is reliable and cutting edge. Off Grid has a wide range of products available to fit different needs. Communication throughout the project is always top tier. Off Grid Lighting also prioritizes repairs and replacements in a timely fashion. If you're looking for a solid solar lighting option, I'd 100% recommend Off Grid Lighting.



**Gillian Chung-Miller**

**Land Construction Manager – Orlando Division**

**C** (321) 278-7244

[Gillian.Miller@mattamycorp.com](mailto:Gillian.Miller@mattamycorp.com)

**Mattamy Homes USA**

Division Office: 2450 Maitland Center Pkwy, Suite 300, Maitland, FL 32751

Connect with us: 

Notice: This email is intended for use of the party to whom it is addressed and may contain confidential information. If you have received this email in error, please inform me and delete it. Thank you.

ORLANDO BUSINESS JOURNAL



**2025 BEST PLACES TO WORK**

|

Tab 2

## LIGHTING SERVICES AGREEMENT

This lighting services agreement (the **Agreement**) is entered into by and between Fonroche Lighting America Inc., a Delaware corporation, with offices located 2224 SE Loop 820, Campus Industrial Park Building C, Fort Worth, TX 76140 (**Provider**) and **Customer** as identified in an Order Form.

Provider and Customer are referred to herein individually as a **Party** and collectively as the **Parties**.

### RECITALS

**WHEREAS**, Provider is in the business of designing, supplying, installing, and maintaining autonomous solar-powered lighting solutions for public roads, pathways, and other areas;

**WHEREAS**, Customer desires to retain Provider to obtain public lighting services, including the supply of products, installation, commissioning, remote monitoring, and maintenance;

**NOW, THEREFORE**, in consideration of the mutual covenants and agreements set forth herein, and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Parties agree as follows:

### 1. Definitions

- 1.1 **Commissioning** means the completion of installation and successful activation of the Products at a Site, as confirmed in writing by Provider in a Commissioning Certificate.
- 1.2 **Commissioning Certificate** means the written confirmation issued by Provider upon successful Commissioning of the Products at a Site in the format determined by Provider from time to time.
- 1.3 **Cure Time** has the meaning set forth in the SLA.
- 1.4 **Initial Setup Fee** means the one-time fee payable by Customer upon execution of an Order Form, as specified therein.
- 1.5 **Monthly Service Fee** means the recurring fee payable by Customer for the Services, as specified in the applicable Order Form.
- 1.6 **Order Form** means an ordering document executed by both Parties substantially in the format set out in Schedule C that references this Agreement and specifies the Site, Products quantity, configuration and programming, project timeline, Lender if applicable, Initial Setup Fee, Monthly Service Fee, Security Deposit and other project-specific terms desired by Customer and agreed by the Parties.
- 1.7 **Products** means the autonomous solar-powered lighting equipment, including as the case may be poles, brackets, lantern, LED fixtures, solar panels, battery management system, remote controllers, frame and mounting kit and related components, supplied and installed by Provider at the Sites pursuant to an Order Form.

- 1.8 **Remote Monitoring Solution** means Provider's proprietary online platform for remote monitoring of Product status and performance.
- 1.9 **Response Time** has the meaning set forth in the SLA.
- 1.10 **Security Deposit** means the deposit equal to two (2) Monthly Service Fees payable by Customer upon execution of an Order Form, as specified therein.
- 1.11 **Service Term** means the Initial Term and, in case Customer elects to renew the Initial Term, the Initial Term together with the Renewal Term.
- 1.12 **Services** means the provision of public lighting, as further described in Schedule A.
- 1.13 **Site** means each location where Products are to be installed, as identified in an Order Form.
- 1.14 **SLA** (Service Level Agreement) means Provider's commitments to performance standards and remedies in relation to the provision of Services at a Site set out in Schedule B.

## 2. **Services**

- 2.1 **Scope**. Provider shall provide the Services to Customer at each Site in accordance with this Agreement, the applicable Order Form and the SLA.
- 2.2 **Order Forms**. Each Order Form executed by the Parties shall be governed by and incorporated into this Agreement. In the event of a conflict between this Agreement and an Order Form, the Order Form shall control with respect to the specific project covered thereby, unless the Order Form expressly states otherwise.
- 2.3 **Remote Monitoring Access**. Provider shall grant Customer access to the Remote Monitoring Solution for the purpose of viewing data regarding Product status and performance at Customer's Sites. Customer's access rights are non-exclusive, non-transferable limited to internal use and subject to separate terms of access. Provider may modify, update or replace the Remote Monitoring Solution at any time, provided that substantially equivalent functionality is maintained.
- 2.4 **Right to Modify**. Provider reserves the sole and exclusive right to modify, replace, update, upgrade or substitute any Products at any time during the Service Term, provided that such modifications do not materially diminish the lighting performance set forth in the SLA. Customer shall have no right to require specific products, components, or configurations except as expressly set forth in the applicable Order Form.

## 3. **Service Term and Renewal**

- 3.1 **Initial Term**. The **Initial Term** for each Site shall be the fixed period specified in the applicable Order Form, commencing upon issuance of the Commissioning Certificate for that Site.
- 3.2 **Renewal**. Not later than six (6) months prior to the expiration of the Initial Term for a Site, Customer may allow the Initial Term to expire or elect to renew the Services at that Site, in which case the Parties shall, by executing a new Order Form, renew the Initial Term for an identical duration (the **Renewal Term**) and provide for the replacement of the battery management system and other parts of the Products where necessary and agree on the Initial Setup Fee and Monthly Service Fee for the Renewal Term.

#### 4. Customer Responsibilities

- 4.1 Survey. Prior to installation, Customer shall, at Customer's sole cost and expense: (i) conduct or cause to be conducted a soil survey and geotechnical analysis of each Site sufficient to confirm suitability for installation of the Products; (ii) identify and mark the location of all existing underground facilities, utilities, conduits, pipes, cables, and other obstructions at or near each Site; and (iii) provide Provider with complete and accurate documentation of the foregoing.
- 4.2 Unforeseen Site Conditions. If, during excavation or installation, Provider encounters underground facilities, utilities, obstructions or soil conditions not identified by Customer that materially impede or delay installation, Customer shall be responsible for: (i) any additional time required for Commissioning and the Service Term commencement shall be extended accordingly; and (ii) all costs incurred by Provider to address, remove, relocate, or work around such conditions, which costs Customer shall reimburse within thirty (30) days of invoice.
- 4.3 Permits, Authorizations, and Rights of Way. Customer shall, at Customer's sole cost and expense, obtain and maintain during the Service Term all permits, licenses, authorizations, easements, rights of way and other approvals required for the installation, operation, and maintenance of the Products at the Sites. Customer shall provide evidence of such approvals to Provider upon request.
- 4.4 Custody and Risk of Loss. From and after Commissioning, Customer shall bear all risk of loss, damage, destruction, vandalism, theft or other harm to the Products, except to the extent caused by (i) Provider's gross negligence or willful misconduct; (ii) defects in the Products attributable to design, materials, or workmanship; or (iii) acts or omissions of Provider's employees, agents, or subcontractors. In the event of loss, damage, destruction, vandalism, theft or other harm to any Product for which Provider is not responsible, Customer shall promptly notify Provider and Customer shall permit Provider to repair or replace such Products at Customer's expense.
- 4.5 No Tampering. Customer shall not, and will not permit others to, disconnect, repair, alter, remove, relocate, affix or attach anything to or otherwise tamper or interfere with the Products.
- 4.6 Notification of Damage or Malfunction. Customer shall promptly notify Provider of any observed or suspected damage, malfunction, or Defect affecting any Product.
- 4.7 Access. Customer shall provide Provider and its authorized representatives and subcontractors with reasonable access to the Sites at all times for purposes of installation, Commissioning, monitoring, maintenance, repair, inspection and removal of the Products.

#### 5. Service Level Agreement

- 5.1 Performance Standards. Provider shall perform the Services in accordance with the SLA.
- 5.2 Defects; Duty to Cure. Provider's obligation to cure arises only in the event of: (i) failure of a Product to illuminate at the scheduled start time pursuant to its programming; or (ii) premature shutdown of a Product prior to the scheduled end time pursuant to its programming (a **Defect**). Provider shall respond to reported Defects within the Response Time and shall cure Defects within the Cure Time.

- 5.3 **Sole Remedy.** If Provider fails to meet the performance standards set forth in this Section 5, Customer's sole and exclusive remedy shall be the service credits specified in the SLA (**Service Credits**). Service Credits shall be applied against future Monthly Service Fees and shall not be redeemable for cash.
- 5.4 **Exclusions.** Provider shall not be liable for any failure to meet the performance standards set forth in this Section 5 and in the SLA, and no Service Credits shall be due, to the extent such failure results from: (i) Force Majeure Events (as defined in Section 12); (ii) loss, damage, destruction, vandalism, theft or other harm to the Products caused by Customer or third parties as described in Section 4.4; (iii) Customer or a third party disconnecting, repairing, altering, removing, relocating, affixing or attaching anything to or otherwise tampering or interfering with the Products as described in Section 4.5; (iv) Customer's failure to otherwise perform its obligations under Section 4; (v) any other exclusion specified in the SLA. In the event (a) Provider intervenes on site and/or repairs or replaces a Product following alleged damage, malfunction or Defect of such Product and (b) Provider's intervention reveals there is no damage, malfunction or Defect or (c) Provider is not liable for such damage, malfunction or Defect in accordance with the foregoing sentence, Customer shall reimburse Provider the documented costs incurred by Provider in connection with such repair or replacement within thirty (30) days of receipt of Provider's invoice.

## 6. **Fees and Payments**

- 6.1 **Fees.** Customer shall pay Provider the Initial Setup Fee and Monthly Service Fees as specified in the applicable Order Form.
- 6.2 **Initial Setup Fee.** The Initial Setup Fee is due and payable upon execution of the Order Form.
- 6.3 **Monthly Service Fees.** Monthly Service Fees shall be invoiced monthly in advance, commencing upon Commissioning. All invoices are due and payable the fifth day of each month.
- 6.4 **Security Deposit.** Upon execution of each Order Form, Customer shall pay to Provider a Security Deposit equal to two (2) Monthly Service Fees. The Security Deposit shall be held by Provider as security for Customer's performance and may be applied by Provider against any unpaid amounts due under this Agreement. The Security Deposit (less any amounts applied) shall be returned to Customer within sixty (60) days following expiration or termination of the Service Term, provided Customer has satisfied all payment obligations. If Provider applies any portion of the Security Deposit against unpaid amounts due under this Agreement, Customer shall, within fifteen (15) days of receipt of written notice from Provider specifying the amount applied, replenish the Security Deposit by paying to Provider an amount sufficient to restore the Security Deposit to an amount equal to two (2) Monthly Service Fees. Customer's obligation to replenish the Security Deposit shall continue throughout the Service Term, such that the Security Deposit maintained by Provider shall at all times equal two (2) Monthly Service Fees.
- 6.5 **Late Payment.** If Customer fails to pay any amount when due, Customer shall pay interest on the overdue amount at the rate of 1.5% per month (or the maximum rate permitted by law, if lower), calculated from the due date until paid. In addition, Customer shall pay a late payment fee of one percent (1%) of the overdue amount per invoice to cover Provider's administrative costs associated with collection. The Parties acknowledge that Provider's

actual administrative costs resulting from late payment are difficult to ascertain and that the foregoing late payment fee represents a reasonable estimate thereof.

- 6.6 Suspension for Non-Payment. If (i) any amount remains unpaid for more than seven (7) days after the due date; or (ii) Customer fails to replenish the Security Deposit in accordance with Section 6.4, Provider may, upon three (3) days' prior written notice to Customer, suspend the Services (including access to the access to the Remote Monitoring Solution) until all overdue amounts, including interest and penalties, are paid in full or until the Security Deposit is replenished. Suspension of Services shall not relieve Customer of its obligation to pay Monthly Service Fees during the suspension period. Provider's right to suspend the Services under this Section 6.6 is cumulative with, and not in lieu of, Provider's right to apply the Security Deposit against unpaid amounts pursuant to Section 6.4.
- 6.7 Taxes. All fees are exclusive of taxes. Customer shall be responsible for all sales, use, excise, value-added, and other taxes arising from this Agreement, excluding taxes based on Provider's net income.

## 7. Ownership and Title

- 7.1 Ownership. The Products are and shall remain the sole and exclusive property of Provider or, as the case may be, of **Lender** as identified in an Order Form, at all times during the Service Term. Customer acknowledges that this Agreement does not constitute a sale, lease, conditional sale, bailment or license of the Products, and Customer acquires no right, title or interest in the Products except the right to receive the Services during the Service Term and as expressly provided in Section 7.3. Customer shall not sell, assign, transfer, pledge, encumber or grant any security interest in the Products nor allow the creation of any encumbrance or security interest in the Products during the Service Term and undertakes to take all appropriate and necessary measures to protect Provider's or Lender's title to and rights in the Products.
- 7.2 Tax Treatment Disclaimer. The Parties intend that this Agreement shall be treated for tax purposes as a services agreement and not as a sale, lease or financing arrangement. Notwithstanding the foregoing, Provider makes no representation or warranty regarding the treatment of this Agreement by any tax authority, and Customer acknowledges that it has relied solely on its own tax advisors in entering into this Agreement.
- 7.3 Purchase or Removal Option. Upon expiration (but not early termination) of the Service Term, Customer shall have the option to either (i) purchase the Products at the applicable Site for a unit purchase price equal to one (1) dollar; or (ii) request Provider to remove all Products from the Site at Customer's expense, in which case Customer shall provide reasonable access for such removal. Customer must exercise its option by written notice to Provider and Lender not less than six (6) months prior to expiration of the Service Term. If Customer does not timely exercise the purchase option, ownership and title to the Products shall by default be transferred to Customer "as is" upon expiration of the Service Term and Provider shall be entitled to cease provision of the Services at the Site and access to the Remote Monitoring Solution with no duty, responsibility or liability for the Products or removal of the same from the Site.

## 8. Intellectual Property

- 8.1 Provider IP. As between the Parties, Provider owns all intellectual property rights in and to the Products, the Remote Monitoring Solution and all related technology, software, designs, and documentation. Nothing in this Agreement transfers or grants to Customer any ownership interest or license in Provider's intellectual property.
- 8.2 Limited Warranty. Provider represents and warrants that, to the best of Provider's knowledge, the Products as supplied by Provider do not infringe any valid United States patent, copyright, or trademark of any third party. This warranty does not extend to any infringement arising from: (i) modifications to the Products made by anyone other than Provider; (ii) combination of the Products with other products, systems, or materials not provided by Provider; or (iii) Customer's specifications or instructions.
- 8.3 Infringement Indemnity. Subject to the limitations in Section 10, Provider shall indemnify, defend, and hold harmless Customer from and against any third-party claim that the Products, as supplied by Provider and used in accordance with this Agreement, infringe a valid United States patent, copyright, or trademark, provided that: (i) Customer promptly notifies Provider in writing of the claim; (ii) Customer grants Provider sole control of the defense and settlement; and (iii) Customer provides reasonable cooperation at Provider's expense. If the Products are found to infringe or are the subject of an infringement claim, Provider may, at its option: (a) procure for Customer the right to continue using the Products; (b) modify or replace the Products to make them non-infringing; or (c) if neither (a) nor (b) is commercially practicable, terminate the affected Order Form and refund to Customer a pro rata portion of prepaid fees.
- 8.4 Sole Remedy. This Section 8 states Provider's entire liability and Customer's sole remedy with respect to intellectual property infringement.

## 9. Indemnification

- 9.1 Indemnification by Customer. Subject to the limitations set forth in Section 10, Customer shall indemnify, defend, and hold harmless Provider and its officers, directors, employees, affiliates, agents, and subcontractors from and against any and all claims, liabilities, damages, losses, costs, and expenses (including reasonable attorneys' fees) arising out of or relating to: (i) the installation, location or operation of the Products at the Sites, including claims by third parties for personal injury, property damage, or nuisance; (ii) damage, destruction, vandalism, theft or other damage to the Products; (iii) claims by third parties relating to electromagnetic fields, electromagnetic hypersensitivity or similar alleged health effects; (iv) claims by third parties arising from the lighting or illumination provided by the Products, including claims of inadequate lighting or light pollution; and (v) Customer's breach of this Agreement.
- 9.2 Indemnification by Provider. Subject to the limitations set forth in Section 5.3 and in Section 10, and without prejudice to Section 8.3, Provider shall indemnify, defend, and hold harmless Customer and its officers, directors, employees, affiliates and agents from and against any and all claims, liabilities, damages, losses, costs, and expenses (including reasonable attorneys' fees) arising out of or relating to (i) bodily injury (including death) or damage to real or tangible personal property caused by the negligent acts or omissions or willful misconduct of Provider or its employees, agents, or subcontractors in connection with the installation, maintenance, repair or removal of the Products; (ii) any defect in the design,

materials, or workmanship of the Products; and (iii) Provider's violation of applicable law in connection with its performance under this Agreement.

- 9.3 Indemnification Procedure. The indemnified Party shall: (i) promptly notify the indemnifying Party in writing of any claim; (ii) grant the indemnifying Party sole control of the defense and settlement, provided that any settlement that imposes liability or obligations on the indemnified Party requires the indemnified Party's prior written consent; and (iii) provide reasonable cooperation at the indemnifying Party's expense.

## **10. Limitation of Liability**

- 10.1 Exclusion of Certain Damages. IN NO EVENT SHALL EITHER PARTY BE LIABLE TO THE OTHER FOR ANY INDIRECT, INCIDENTAL, SPECIAL, CONSEQUENTIAL, PUNITIVE OR EXEMPLARY DAMAGES, INCLUDING DAMAGES FOR LOSS OF PROFITS, REVENUE, GOODWILL, DATA OR USE, ARISING OUT OF OR RELATING TO THIS AGREEMENT, REGARDLESS OF THE THEORY OF LIABILITY (CONTRACT, TORT, STRICT LIABILITY, OR OTHERWISE) AND EVEN IF SUCH PARTY HAS BEEN ADVISED OF THE POSSIBILITY OF SUCH DAMAGES.
- 10.2 Cap on Liability. EXCEPT FOR (I) CUSTOMER'S PAYMENT OBLIGATIONS; AND (II) LIABILITY ARISING FROM A PARTY'S GROSS NEGLIGENCE OR WILLFUL MISCONDUCT, EACH PARTY'S TOTAL CUMULATIVE LIABILITY ARISING OUT OF OR RELATING TO THIS AGREEMENT SHALL NOT EXCEED THE AGGREGATE AMOUNT OF FEES PAID OR PAYABLE BY CUSTOMER UNDER THE APPLICABLE ORDER FORM **DURING THE TWELVE (12) MONTHS PRECEDING THE EVENT GIVING RISE TO LIABILITY.**
- 10.3 Essential Basis. THE PARTIES ACKNOWLEDGE THAT THE LIMITATIONS OF LIABILITY IN THIS SECTION 10 REFLECT THE ALLOCATION OF RISK BETWEEN THE PARTIES AND ARE AN ESSENTIAL BASIS OF THE BARGAIN BETWEEN THEM.

## **11. Warranty Disclaimer**

EXCEPT AS EXPRESSLY SET FORTH IN THIS AGREEMENT, PROVIDER MAKES NO WARRANTIES, EXPRESS OR IMPLIED, WITH RESPECT TO THE PRODUCTS OR SERVICES, INCLUDING ANY IMPLIED WARRANTIES OF MERCHANTABILITY, FITNESS FOR A PARTICULAR PURPOSE, TITLE, OR NON-INFRINGEMENT. CUSTOMER'S SOLE REMEDY FOR ANY FAILURE OF THE SERVICES TO MEET THE PERFORMANCE STANDARDS IS THE SERVICE CREDITS SET FORTH IN SECTION 5.

## **12. Force Majeure**

- 12.1 Definition. **Force Majeure Event** means any event beyond a Party's reasonable control, including acts of God, natural disasters, war, terrorism, riots, civil unrest, labor disputes (other than those involving the affected Party's own employees), government actions, epidemics, pandemics, power outages and failures of third-party telecommunications or transportation.
- 12.2 Effect of Force Majeure. Neither Party shall be liable for any failure or delay in performing its obligations (other than payment obligations) under the Agreement, an Order Form or an SLA to the extent caused by a Force Majeure Event. The affected Party shall promptly notify the other Party of the Force Majeure Event and shall use commercially reasonable efforts to mitigate its effects and resume performance.

- 12.3 Extended Force Majeure. If a Force Majeure Event continues for more than 90 consecutive days, either Party may terminate the affected Order Form upon written notice to the other Party, without liability except for payment of fees accrued prior to termination.

### 13. Term and Termination

- 13.1 Term. This Agreement shall remain in effect from the Effective Date until the expiration or termination of the last outstanding Order Form, unless earlier terminated in accordance with this Section 13.
- 13.2 Termination for Cause. Either Party may terminate this Agreement or any Order Form upon written notice if the other Party materially breaches this Agreement and fails to cure such breach within thirty (30) days after receiving written notice specifying the breach.
- 13.3 Termination for Insolvency. Either Party may terminate this Agreement or any Order Form immediately upon written notice if the other Party: (i) becomes insolvent or admits its inability to pay its debts as they become due; (ii) files or has filed against it a petition in bankruptcy or for reorganization; (iii) makes an assignment for the benefit of creditors; or (iv) has a receiver, trustee, or similar official appointed for its business or assets.
- 13.4 Early Termination of an Order Form. Customer may terminate an Order Form prior to its scheduled expiration without cause by providing written notice to Provider not less than ninety (90) days in advance of the desired termination date. In the event of early termination under this Section 13.4, Customer shall pay to Provider, within thirty (30) days of the termination date, an early termination fee equal to the sum of: (i) all unpaid Monthly Service Fees that would have become due during the remainder of the Service Term, discounted to present value using a discount rate of [ ]% per annum; and (ii) Provider's reasonable costs of de-installation and removal of the Products.
- 13.5 Effect of Termination. Without prejudice to the provisions of Sections 7.3 and 13.4, upon termination or expiration of this Agreement or any Order Form: (i) Customer shall pay all fees accrued through the effective date of termination or expiry; (ii) Customer's access to the Remote Monitoring Solution shall cease; (iii) Provider shall be entitled to cease provision of the Services and remove all Products from the Site(s) at Provider's expense (except as provided in Sections 7.3 and 13.4) and Customer shall provide reasonable access for such removal; and (iv) the provisions of Sections 7, 8, 9, 10, 11, 14, and 15 shall survive. Without prejudice to the generality of the foregoing, in case of termination by Provider pursuant to Section 13.2, Customer shall pay to Provider, as liquidated damages and not as a penalty, an amount equal to all Monthly Service Fees that would have been payable by Customer from the effective date of such termination through the scheduled expiration date of the applicable Service Term (the **Liquidated Damages Amount**). The Parties acknowledge and agree that (a) Provider's actual damages in the event of Customer's material breach would be difficult or impossible to ascertain with reasonable certainty; (b) the Liquidated Damages Amount represents a reasonable estimate of Provider's anticipated damages resulting from such breach, taking into account Provider's capital investment in the Products, their installation and commissioning, lost revenue, and the difficulty of redeploying the Products upon removal; (c) the Liquidated Damages Amount is not intended as a penalty; (d) the provisions set forth in Section 10 shall in no way limit or affect the payment of the Liquidated Damages Amount; and (e) Customer has had the opportunity to negotiate the terms of this Section 13.5 and has agreed to pay the Liquidated Damages Amount in the event of termination resulting from Customer's material breach. The Liquidated Damages Amount

shall be due and payable within thirty (30) days of the effective date of termination. Provider's right to receive the Liquidated Damages Amount under this Section 13.5 shall be in addition to, and not in lieu of, (x) any amounts owed by Customer to Provider for Services rendered prior to the effective date of termination; (y) any accrued but unpaid Monthly Service Fees, late fees or interest; and (z) Provider's right to apply the Security Deposit against amounts owed pursuant to Section 6.4.

- 13.6 No Waiver of Rights. Termination shall not limit either Party's rights or remedies at law or in equity.

#### **14. Insurance**

- 14.1 Provider Insurance. Provider shall maintain: (i) commercial general liability insurance with limits of not less than \$1,000,000 per occurrence and \$2,000,000 in the aggregate; and (ii) workers' compensation insurance as required by law. Upon request, Provider shall furnish Customer with certificates of insurance evidencing such coverage.
- 14.2 Customer Insurance. Customer shall maintain: (i) property insurance covering the Products at full replacement value against all risks of physical loss or damage, including fire, theft, vandalism, and weather-related damage; and (ii) commercial general liability insurance. Customer's property insurance policy shall name Provider (and, if applicable, any Lender identified in the applicable Order Form) as loss payee with respect to the Products.

#### **15. Confidentiality**

- 15.1 All non-public, confidential or proprietary information, including, but not limited to, specifications, samples, patterns, designs, plans, drawings, documents, data, business operations, customer lists, pricing, discounts, or rebates (**Confidential Information**) disclosed by a Party (**Disclosing Party**) to the other Party (**Receiving Party**), whether disclosed orally or disclosed or accessed in written, electronic, or other form or media, and whether or not marked, designated, or otherwise identified as "confidential", in connection with this Agreement is confidential, solely for Receiving Party's use in performing this Agreement, and may not be disclosed or copied unless authorized by Disclosing Party in writing. Confidential Information does not include any information that: (i) is or becomes generally available to the public other than as a result of Receiving Party's breach of this Agreement; (ii) is obtained by Receiving Party on a non-confidential basis from a third-party that was not legally or contractually restricted from disclosing such information; (iii) Receiving Party establishes by documentary evidence, was in Receiving Party's possession prior to Disclosing Party's disclosure hereunder; or (iv) was or is independently developed by Receiving Party without using any Confidential Information. Upon Disclosing Party's request, Receiving Party shall promptly return all documents and other materials received from Disclosing Party. Disclosing Party shall be entitled to injunctive relief for any violation of this Section 15.

#### **16. General Provisions**

- 16.1 Entire Agreement. This Agreement, together with all Schedules, constitutes the entire agreement between the Parties with respect to the subject matter hereof and supersedes all prior and contemporaneous agreements, proposals, and communications, written or oral.

- 16.2 Counterparts. This Agreement may be executed in counterparts, each of which shall be deemed an original, provided that no Party will be bound to this Agreement unless and until all Parties have executed a counterpart.
- 16.3 Amendments. This Agreement may not be amended or modified except by a written instrument signed by both Parties.
- 16.4 Assignment. Customer may not assign or transfer the whole or any part of its rights and obligations under this Agreement or any Order Form nor any benefit or interest under the same to any third party, including by way of asset transfer or merger, without Provider's prior written consent. Provider may freely assign this Agreement to an affiliate or in connection with a merger, acquisition or sale of all or substantially all of its assets. Any attempted assignment in violation of this Section is void.
- 16.5 Subcontracting. Provider may subcontract any of its obligations under this Agreement to qualified third parties, provided that (i) Provider shall remain fully responsible for the performance of any subcontracted obligations; (ii) Provider shall ensure that all subcontractors comply with the terms and conditions of this Agreement; and (iii) Provider shall provide Customer with written notice of any subcontractors performing installation or maintenance work at Customer's Sites.
- 16.6 Independent Contractors. The Parties are independent contractors. Nothing in this Agreement creates a partnership, joint venture, agency, or employment relationship.
- 16.7 No Third-Party Beneficiaries. This Agreement benefits solely the Parties and their respective successors and permitted assigns, and nothing in this Agreement, express or implied, confers on any third party any legal or equitable right, benefit, or remedy of any nature whatsoever under or by reason of this Agreement.
- 16.8 Notices. All notices under this Agreement shall be in writing and shall be deemed given when delivered personally, sent by confirmed e-mail or sent by nationally recognized overnight courier to the addresses set forth in the Order Form or such other address as a Party may designate in writing.
- 16.9 Severability. Each provision of this Agreement is severable. If any provision is determined to be invalid, unenforceable or illegal, in whole or in part, under any existing or future law by a court or arbitrator of competent jurisdiction or by operation of any applicable law, this invalidity, unenforceability or illegality shall not impair the operation of, or affect, those portions of that provision and this Agreement that are valid, enforceable and legal and which shall continue in full force and effect.
- 16.10 Waiver. The waiver or delay or failure of any Party to enforce conformity, seek redress or pursue remedies for breach of, or to insist upon, the strict performance of any term or condition of this Agreement or obligation of the other Party shall not constitute a waiver of the same nor of the right to enforce conformity, seek redress or pursue remedies for any future breach. No waiver by a party of any of the provisions of this Agreement shall be effective unless in writing. No right or remedy conferred upon or reserved to a party under this Agreement is exclusive of any other right or remedy under this Agreement or any right or remedy provided or permitted by law.
- 16.11 Governing Law. This Agreement shall be governed by and construed in accordance with the laws of the State of [Click or tap here to enter text.](#), without regard to its conflict of laws principles.

16.12 Dispute Resolution. Any dispute, controversy or claim arising out of or relating to this Agreement, including the breach, termination, or validity thereof, shall be resolved by binding arbitration administered by the American Arbitration Association (AAA) in accordance with its Commercial Arbitration Rules then in effect, except as modified herein. The arbitration shall be conducted by a single arbitrator mutually agreed upon by the Parties within fifteen (15) days of the commencement of the arbitration. If the Parties are unable to agree on an arbitrator within such period, the arbitrator shall be appointed by the AAA in accordance with its rules. The arbitrator shall be a neutral attorney or retired judge with substantial experience in commercial disputes, preferably with experience in equipment services or infrastructure agreements. The arbitration shall be held in [Click or tap here to enter text.](#), unless the Parties mutually agree to an alternative location. The arbitrator's decision shall be final and binding upon the Parties and may be entered and enforced in any court of competent jurisdiction. The arbitrator shall have the authority to grant any remedy or relief that would be available in a court of competent jurisdiction, including injunctive relief and specific performance. Each Party shall bear its own attorneys' fees and costs incurred in connection with the arbitration and the Parties shall share equally the fees and expenses of the arbitrator and the AAA, provided, however, that the arbitrator may, in the arbitrator's discretion, award reasonable attorneys' fees and costs to the prevailing Party. The Parties agree that the arbitration proceedings and any award shall be kept confidential, except as may be required by law or to enforce the award. Notwithstanding the foregoing, either Party may seek interim or provisional relief from a court of competent jurisdiction, including temporary restraining orders or preliminary injunctions, to protect its rights pending the outcome of arbitration, without waiving its right to arbitration.

16.13 Waiver of Jury Trial. EACH PARTY ACKNOWLEDGES THAT ANY CONTROVERSY THAT MAY ARISE UNDER THIS AGREEMENT, INCLUDING EXHIBITS, SCHEDULES, ATTACHMENTS AND APPENDICES ATTACHED TO THIS AGREEMENT, IS LIKELY TO INVOLVE COMPLICATED AND DIFFICULT ISSUES AND, THEREFORE, EACH SUCH PARTY IRREVOCABLY AND UNCONDITIONALLY WAIVES ANY RIGHT IT MAY HAVE TO A TRIAL BY JURY IN RESPECT OF ANY LEGAL ACTION ARISING OUT OF OR RELATING TO THIS AGREEMENT, INCLUDING ANY EXHIBITS, SCHEDULES, ATTACHMENTS OR APPENDICES ATTACHED TO THIS AGREEMENT OR THE TRANSACTIONS CONTEMPLATED HEREBY.

**IN WITNESS WHEREOF, THE PARTIES HAVE EXECUTED THIS AGREEMENT AS OF [CLICK OR TAP TO ENTER A DATE](#). (THE EFFECTIVE DATE).**

PROVIDER	CUSTOMER
FONROCHE LIGHTING AMERICA, INC.	_____
By: _____	By: _____
Name: _____	Name: _____
Title: _____	Title: _____

## SCHEDULE A: STATEMENT OF WORK

### **1. Description of Services**

Provider shall furnish the following Services to Customer at each Site identified in an Order Form and as described in the photometric study attached as Appendix thereto:

**1.1 Supply of Products.** Provider shall supply all Products with the requisite programming for the applicable Site as specified in the Order Form and its Appendix.

**1.2 Installation and Commissioning.** Provider shall perform all installation work, including excavation, foundation work, erection, electrical connections and system configuration, subject to the Site being accessible to Provider and its equipment and personnel. Upon completion of installation, Provider shall test and commission the Products and issue a Commissioning Certificate.

**1.3 Remote Monitoring.** Provider shall monitor the status and performance of all Products via the Remote Monitoring Solution on a continuous basis (24 hours per day, 365 days per year). Monitoring includes, *inter alia*: (i) access to each Product's status (on/off, charging, battery level); (ii) illumination data; (iii) fault detection and alerts; (iv) historical performance reporting; and (v) access to certain commands and functionalities.

**1.4 Maintenance.** Provider shall perform all preventive and corrective maintenance it deems necessary to keep the Products in good working order, including: (i) periodic inspections; (ii) cleaning of solar panels; (iii) pruning of trees in the vicinity of Products upon Customer written request and authorization; (iv) repair or replacement of defective components; and (v) software and firmware updates. Upon commencement of a Renewal Term of Services at a Site, Provider shall replace the battery management system of each Product at that Site according to Section 3.2. All planned preventive and corrective maintenance shall be effected during business hours only, except in case of emergency as determined by Provider.

### **2. Customer-Provided Items**

Customer shall provide: (i) completed site surveys and underground utility identification as required by Section 4.1; (ii) all permits, authorizations, and rights of way as required by Section 4.3; and (iii) access to Sites as required by Section 4.7.

### **3. Project Timeline**

The project timeline, including milestones for Site preparation, installation and Commissioning, shall be set forth in each Order Form.

### **4. Acceptance**

Commissioning shall constitute acceptance of the installation. Customer shall have three (3) days following receipt of the Commissioning Certificate to notify Provider of any material deficiency in the installation. If Customer does not provide such notice, the installation shall be deemed accepted.

**SCHEDULE B: SERVICE LEVEL AGREEMENT**

This Service Level Agreement applies to all Services provided to Customer at each Site identified in an Order Form.

**1. Performance standards**

Metric	Standard	Measurement period
System availability	Products shall operate during scheduled hours 365 nights per year	Month-to-month

**2. Response Time and Cure Time**

Defect	Response Time	Cure Time
Complete failure of a Product to illuminate	Twenty-four (24) hours	Five (5) business days
Premature shutdown of a Product	Twenty-four (24) hours	Five (5) business days

**Response Time** means the time from Customer's notification of a Defect (or Provider's detection via the Remote Monitoring Solution) to Provider's acknowledgment and commencement of diagnosis.

**Cure Time** means the time from commencement of diagnosis to restoration of the Product to conformance with the applicable performance standard.

**3. Service Credits**

The following table sets forth the Services measured under this SLA and the Service Credits to which Customer will be entitled if Provider fails to meet the service levels during any measurement period.

SLA metric not met	Service Credit	
System availability (per Product, tranches not cumulative)	< 98%	0.5% of Monthly Service Fee attributable to that Product
	< 95%	1% of Monthly Service Fee attributable to that Product
	< 93%	2% of Monthly Service Fee attributable to that Product
	< 90 %	3% of Monthly Service Fee attributable to that Product
	< 85%	5% of Monthly Service Fee attributable to that Product

SLA metric not met	Service Credit
Response Time not met (per 6-hour period of delay)	0.5% of Monthly Service Fee for that month
Cure Time not met (per business day of delay)	1% of Monthly Service Fee for that month

#### 4. Service Credit Cap

Total Service Credits for any calendar month shall not exceed one hundred percent (100%) of the Monthly Service Fee for that month.

All Service Credits shall be applied to the next invoice following the measurement period in which the Service Level failure occurred.

#### 5. Sole Remedy

Service Credits are Customer's sole and exclusive remedy for Provider's failure to meet the SLA.

#### 6. Exclusions

No Service Credits shall be due for SLA failures resulting from the circumstances set forth in Section 5.4 of the Agreement or from the following:

- use of the Remote Monitoring Service in violation of the applicable general terms of service or user manual or otherwise giving rise to an exclusion of warranty disclaimer under such general terms of service;
- the occurrence of meteorological events, in particular winds whose force or effect on the Product exceeds the characteristics or limits set by European standards EN 1990 (Eurocode - Basis for structural design) and EN 1991-1-1-4:2005 (Eurocode 1: Actions on structures - Part 1-4: General actions - Wind actions), a significant lack of sunshine compared to the statistical data used to size the Products at the time of the Technical Study or order or a very cold spell;
- a significant change in the ambient and/or climatic conditions which could not reasonably have been foreseen and taken into account when sizing the Products at the time of the order;
- corrosion of the Products due to an environment whose corrosiveness is higher than category C3 of standard ISO 12944 for standard Products or higher than category C4 for Products with reinforced anti-corrosion treatment;
- deterioration of the Products due to local fungal, caustic and/or corrosive development resulting, for example, from chemical industrial facilities, highly humid environments saturated with fertilising products, gaseous emissions from decomposing organic matter or substances or compounds originating from the ground and/or flooring;
- damage to Products or wiring caused by animals or pests;
- the occurrence of overvoltages or undervoltages caused by non-compliant electrical installations in the vicinity of the Products or by natural events which are found to exceed the characteristics or limits generally observed in the area where the Products are installed;
- ground vibrations or tremors which are found to exceed the characteristics or limits generally observed in the area where the Products are installed;
- the occurrence of harmonic oscillation or resonance events associated with air movements around the Products;
- changes in the immediate environment of the Products likely to alter their performance (for example the appearance of sources of shading on the photovoltaic panels, artificial light sources hindering the

reception of solar energy or accurate detection of ambient luminosity, the occurrence of electromagnetic events, etc.) or reduce the sturdiness or resistance of the Products.

- inability of Provider to access the Site and operate for reasons not attributable to Provider, in particular (i) when the site is subject to access restrictions and/or located in a sensitive area and/or presenting risks for the safety of individuals; due (ii) to Customer; or (iii) a cluttered immediate environment preventing safe intervention, in particular from a bucket truck; (iv) the presence of electrical installations in the vicinity preventing safe intervention; (v) ground that has become unstable or the presence of aerial electrical or electronic communications networks that prevent safe lifting or work from a bucket truck.

## **7. Reporting**

Upon Customer request but no more than monthly, Provider shall furnish Customer with performance reports summarizing: (i) system availability; (ii) illumination performance; (iii) Defects reported and resolved; and (iv) Response Times and Cure Times achieved.

SAMPLE

**SCHEDULE C: MODEL ORDER FORM**

**LIGHTING SERVICES ORDER FORM NO. CLICK OR TAP HERE TO ENTER TEXT.**

This Order Form is entered into pursuant to the Lighting Services Agreement dated [Click or tap to enter a date.](#) between Provider and Customer. Capitalized terms have the meanings set forth therein.

<b>Customer Identification</b>	
Name	
Address	
County	
Mailing address if different	
Focal point name	
Focal point e-mail	
Focal point telephone	

<b>Project</b>	
Designation	
Site Address(es) / Location(s) (as further detailed in Appendix)	
Products Description (as further detailed in Appendix)	
Products Quantity	
Site preparation, surveys and permits by Customer no later than	
Planned Commissioning Date	

Initial Term / Renewal Term	10 years			
Initial Setup Fee	<input type="checkbox"/> Yes	<input type="checkbox"/> No	Amount	\$
Monthly Service Fee	\$			
Security Deposit	<input type="checkbox"/> Yes	<input type="checkbox"/> No	Amount	\$
<b>Lender Identification</b>				
Name				
Address				
County				

**Special Terms:**

--

PROVIDER	CUSTOMER
FONROCHE LIGHTING AMERICA, INC.	_____
By: _____	By: _____
Name: _____	Name: _____
Title: _____	Title: _____

APPENDIX TO ORDER FORM NO. CLICK OR TAP HERE TO ENTER TEXT.

SAMPLE



# Summer Woods Community Development District-Manatee County, FL

**Fonroche Lighting America**  
2224 SE Loop 820, Building C  
Fort Worth, TX 76140  
339-225-4530

# Cost Proposal

## Good, Better, and Best Options

In response to Summer Woods Community Development District's informal request for proposals, our team is pleased to submit this lighting upgrade concept for the residential street lighting system. As requested, we have developed three distinct alternatives—**Good, Better, and Best**—to provide the District with flexible options that address performance, aesthetics, and budget considerations.

The **Good** and **Better** options utilize a Mid Bloc & Intersection lighting design, which strategically focuses illumination on key conflict areas such as cul-de-sacs, roadway turns, mid-bloc segments, and intersections. This design approach ensures these critical locations are illuminated to 1.0 foot-candle (fc) while maintaining a cost-effective solution when compared to a continuous lighting layout.

The **Good** option features the Belle Epoque fixture (**90 lights**), while the **Better** option upgrades to the Helia fixture (**90 lights**).

The **Best** option employs the Belle Epoque fixture in a Continuous Lighting configuration, providing enhanced uniformity and coverage throughout the community with approximately **280 lights**.

All three options include a 5:1, 30% dimming lighting profile to optimize energy efficiency and long-term operational performance. Each proposal also encompasses the required remote monitoring components, direct burial installation, and mobilization, ensuring a comprehensive, turnkey solution for Summer Woods CDD.

**\$1 Early Buy Out provision after 10 years for all lease options.**

# Cost Proposal Cont.

## Fixture Options & Configuration

The optimized design delivers full light levels through precise, high-efficiency optics that target illumination where it is needed.

We are providing two fixture options:

- **Good: Belle Epoque -90 units- Mid Bloc & Intersection**
- **Better: Helia- 90 units- Mid Bloc & Intersection**
- **Best: Belle Epoque - 280 units (Continuous Lighting)**

Lease options reflect these quantities accordingly.

**\$1 Early Buy Out provision after 10 years for all lease options.**

## Residential Lighting Approach & Flexibility

The Mid Bloc & Intersection design for residential developments focuses on key areas, ensuring they are lit to 1.0 fc. The optimized layout supports this balance of performance, comfort, and visual appeal. All pricing includes installation and Fonroche Connect remote monitoring.

Should additional lighting be desired after installation, **units may be added at the same proposed monthly rate per fixture, with no additional fees.**

**\*our installation prices do NOT include permitting fees, if applicable**

# Cost Proposal Cont.

## Flexible Lease Term with No Upfront Cost

Regardless of the fixture selected, all options require **\$0 down**, allowing the project to move forward with no upfront capital investment while maintaining predictable, fixed monthly payments.

## Annual Escalation

- None – Pricing remains fixed for the first 10 years of the lease term, actually reducing in cost years 11-20.

## Good: Belle Epoque Total Monthly Investment

- 20 years (Product): \$5,220, per month
- Years 11-20 (Maintenance) : \$3,877 per month

## Better: Helia Total Monthly Investment

- 20 years (Product): \$5,940, per month
- Years 11-20 (Maintenance): \$3,877 per month

## Best: Belle Epoque-Continuous Lighting Total Monthly Investment

- 20 years (Product): \$16,240, per month
- Years 11-20 (Maintenance): \$3,877 per month

## Monthly Lease Pricing (Per Pole)

### Helia

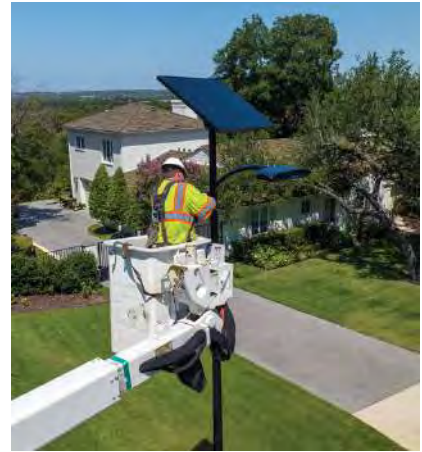
- **20 years:** \$66 per pole, per month  
Energy box system renewing + maintenance agreement

### Belle Epoque

- **20 years :** \$58 per pole, per month  
Energy box system renewing + maintenance agreement

## Delivery & Installation Schedule.

If there is an ability to provide lighting at “key” locations quickly, we’d appreciate any detail and timing on that.



## Schedule For Delivery: Belle Epoque and Helia

### WEEKS 1-2

Identify Local Contact

Commence production on lighting systems

Apply for permit(s) if required.

Verify the locations of existing underground utilities prior to commencing construction and shall report discrepancies to the engineer immediately (if applicable).

Review any possible hazards and obstructions within work locations. Set safety plans.

Coordinate facilities for storage of heavy equipment, and removal of debris.

The contractor shall schedule and notify the “Dig 811 Utility Locating Service” (telephone no. 811 48 hours before starting any construction activities.

Communicate Timeline and Milestones for accuracy with the local contacts.

### WEEKS 3-4+

Receive and Stage materials

Install materials as specified by CDD

Schedule inspection of work completed and ensure all work has met best practices.

Submit all documentation for local contact and receive approval of completion.

# Belle Epoque

## STREET LIGHT

### A traditional and modern design

The **BELLE EPOQUE** is a refined solution with a strong identity, combining tradition and modernity .

### Characteristics

- **Pole Height:** 20 ft
- **Luminaire Mounting Height:** 19.3 ft
- **Lumen Output:** 5600+ lumens
- **Battery Capacity:** 624Wh
- **Solar Panel Power Rating:** 190Wp
- **Material:** Galvanized Steel & Anodized Aluminum

### Latest high-performance LED lens technology



Paris



Concorde

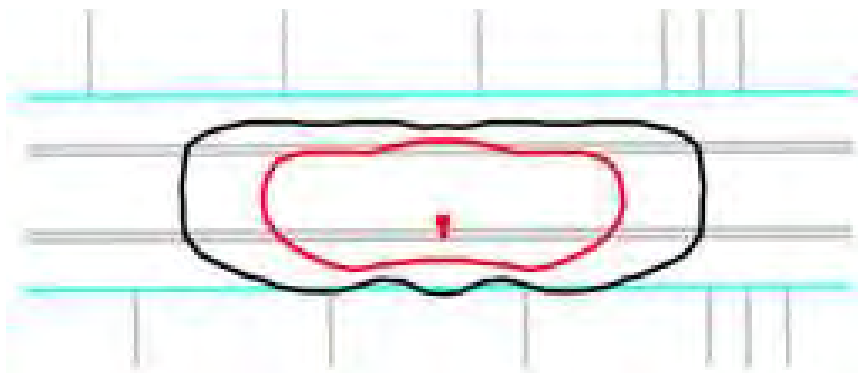


Lafayette



Mirabeau

3-4 month lead time



# HELIA SMARTLIGHT

## Unleash The Light

HELIA luminaires will be installed to enhance your space and **blend harmoniously into the landscape**, both day and night.

True concentrations of technology, Helia **combines sculptural design, advanced technology, and unprecedented installation freedom**. Where aesthetics and innovation meet, the rules of lighting change.

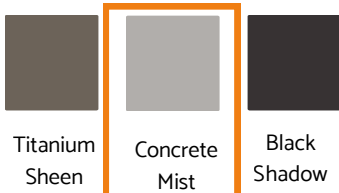
## Characteristics

- **Pole Height:** 20 ft
- **Lumen Output:** 6000+ lumens
- **Battery Capacity:** 936 Wh
- **Solar Panel Power Rating:** 150Wp
- **Material:** Galvanized Steel & Anodized Aluminum

## Applications

Roads, rural paths, parking lots, urban centers, housing estates

Available in 3 colors



# Statement of Qualifications: History and Experience

Fonroche Lighting America is proud to be part of Fonroche Lighting, the global leader in off-grid solar streetlighting. The deep resources and broader scope of an established market leader lets us take solar lighting even further, from Montevideo, MN to Albuquerque, NM.

We can invest in innovation, pushing efficiency and reliability even higher. We can provide field-tested expertise and responsive service to our customers. And we can take on projects of any size, from local to national. That's why so many municipalities, military and federal facilities, tribes, commercial properties, and developers trust us to deliver the full promise of solar lighting.

## Our presence worldwide

Fonroche Lighting was founded in 2011. Since then we have installed 175,000 solar street lights for projects ranging from 50,000 systems down to single units. With Fonroche Connect we monitor the energy generation, storage and performance of thousands of systems located across 5 continents.



# History and Experience

## Continued



### Calais Interchange

In 2018, Fonroche Lighting was selected for lighting the interchange near the border crossing. The systems are all supported with our Fonroche Connect Wireless Network system.

### Cartagena, Columbia

Fonroche with Fonroche Connect was selected for the bridge lighting project. The 5.4km- long Gran Manglar Gargantua is the 3rd longest bridge in Latin America.



### Carrefour Superstores

As part of its sustainability efforts, Carrefour superstores use SmartLights for their parking facilities.

### Paris Airport

The Groupe ADP has entrusted Fonroche Lighting with the installation of solar streetlights that will equip Paris-Orly, Paris-CDG and Paris-Le Bourget airports.



2011- Fonroche Lighting founded by Yan Maus

2015 - Launch of Power 356 with 365 nights of lighting guarantee

2016 - First Superstore project with Center E.lectri

2018 - Large scale highway projects in Cartagena Columbia & Calais France

2018-2022 - Senegal awards Fonroche tenders for 130,000 solar streetlights

2019 - Fonroche Lighting America is established with the acquisition of SolarOne Solutions .

2021 vFonroche Lighting America selected by Dalkia and the City of Albuquerque to provide 275 streetlights to upgrade the lighting & improve safety. vFirst DOT project with UDO

2022 vFonroche opens subsidiary in Latin America and reaches 2000 municipalities with SmartLight solution. vFonroche Lighting America-US Developers Taylor Morrison, Van Daele Homes and Metro Dev. launch major SmartLight projects - installing over 1250 SmartLights.

2023 City of Los Angeles endorses SmartLight standards for trail and street lighting Fonroche Lighting America reaches 500 Municipaliteis vMarana, AZ wins Project of the Year from APWA for roundabout employing

SmartLights vFonroche Lighting America wins Innovation Award FACNE vFonroche Lighting America establishes its new headquarters, manufacturing & distribution in Fort Worth, TX

# Leadership and Capabilities



Laurent Lubrano- CEO Fonroche Lighting

Passion and ambition are the two words that best describe Laurent Lubrano, Managing Director of Fonroche Worldwide. After training in sales, he began his career as Regional Director, Southwest France, for joinery firm Fermoba. His role included overseeing a network of sales offices reporting to profit centres and developing the company's strategic direction.

At the same time, he continued to pursue an exciting career in sport, playing for top-tier rugby union club SU Agen for ten years, including a tenure as captain. His passion and

commitment led to his appointment as Managing Director of the club in 2001. As well as serving on the board of directors, he was responsible for managing the club's entire operational structure. In 2008, he was appointed as a director on the French National Rugby League committee. His sports career involved a lot of international assignments to recruit players and negotiate partnerships. In 2010, Laurent joined Fonroche to develop its sales channels. He was behind the creation of Fonroche Lighting, the company's solar lighting business, which he has headed up as Managing Director since 2017. This role involves numerous international assignments for business development purposes, as well as recruitment and partnership negotiations. In a few short years – and on his own initially – Laurent has spearheaded the development of Fonroche Lighting thanks to a unique business model that has enabled it to revolutionize the global public lighting market. A string of major international contracts has positioned the firm as the global leader in its market. Fonroche Lighting today employs 200 in France and worldwide, with subsidiaries in Senegal, Benin, Latin America and the United States.





Hocine Benaoum- CEO  
Fonroche Lighting  
America

Hocine Benaoum comes to Fonroche from his role as Vice President – International Sales/General Manager of Figeac Aero USA Inc., a manufacturer specializing in machining, surface treatment and assembly for the aviation, aerospace and oil & gas industries. This included the creation of Figeac’s “ONE STOP SHOP” factory, creating new US manufacturing jobs in Wichita, KS. Prior to joining Figeac Aero in the United States, he held various leadership positions in Figeac Aero Europe, such as, Supply Chain and European Aerospace Business development. He attracted customers such as Boeing, Airbus, Rolls Royce, MHI, KHI & Collins Aerospace. Benaoum holds a B.S. degree in Economics from Valenciennes Polytechnique University in France. “Simplicity is my mantra,” says Benaoum, “Fonroche sets a great example of this with the SmartLight.”



Dale Curtis- Vice President of  
Sales  
Fonroche Lighting America

Dale Curtis has been helping municipalities and businesses make the transition to solar street lighting for over 12 years. He has a deep understanding of the his customer’s challenges and how they can overcome them. Dale began his career as a Landscape Architect for Jensen Belts and went on to work as a store planner for Albertson’s. These experiences make him a great resource when planning projects with lighting and design specifiers. He not only understands the process but also has demonstrated skills in the field. Curtis began his solar lighting journey in 2011, when he joined Inovus Lighting. Through a series of acquisitions, he took on increasing responsibilities with SolarOne Solutions and later, Fonroche Lighting America. Dale Curtis is a University of Idaho alum, where he earned his degree in Landscape Architecture, Architecture and Art History.



Cedric Gall- Director, Operations  
& Manufacturing  
Fonroche Lighring America

A 21 year vetran of the aerospace industry, Cedric Gall heads up operations and manufacturing at Fonroche Lighting America in Fort  
Prior to joining Fonroche, Gall was employed with Figeac Aero. Figeac is a world-class aerospace company specializing in the machining of structural parts, engine and precision parts in light alloys and hard metals. Figeac Aero is able to machine from small fittings to large panels up to 26 meters long. The Group also produces sub-assemblies. Cedric held various roles including process management, machining management and most recently, oversaw the establishment of Figeac’s new production facility in Saudi Arabia. Cedric Gall earned his BTS at Jean Moulin University.

# Research & Development/ Facilities

## Statement of Qualifications Continued

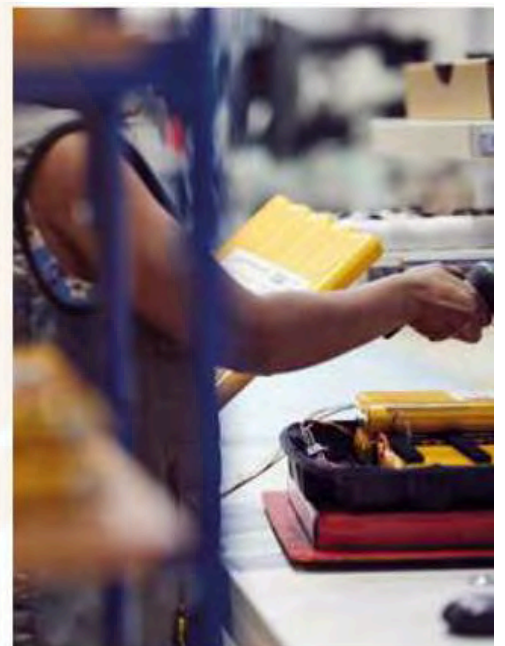
### La Street- International Headquarters

Inaugurated in July 2023, our new head office is called “La Street”, a reference to the building’s architectural identity and our core business: lighting the streets and roads of cities and villages around the world. More than just a head office, La Street brings together all Fonroche Lighting’s expertise and know-how in solar lighting: from research and development to maintenance, technical studies, battery and system testing, production, management and training. This makes it the largest center in the world dedicated exclusively to solar lighting technology. Focused entirely on innovation and intelligence, La Street is aimed at all lighting professionals, from contracting authorities and city technical departments to mayors and government representatives.

Over 100,000 sq<sup>2</sup> ft dedicated to solar lighting

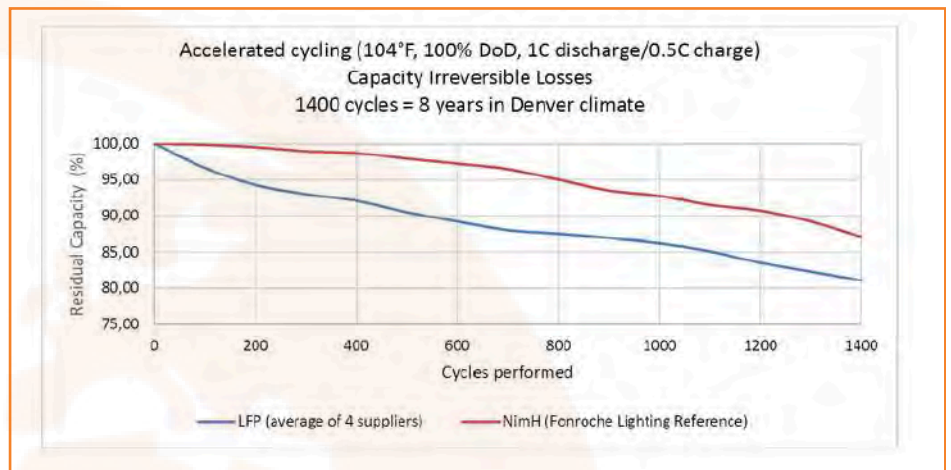
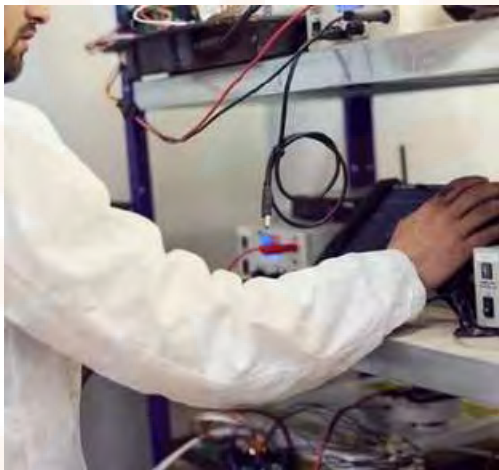
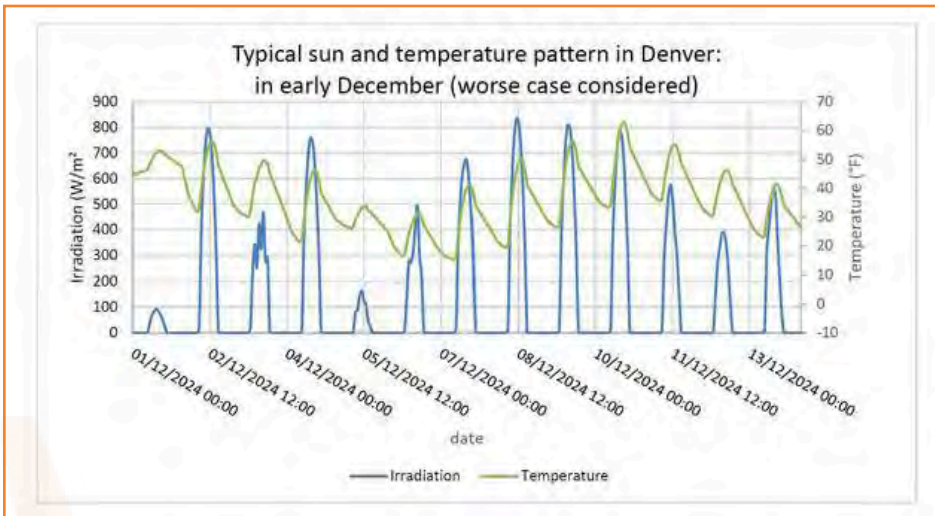


- R&D hub accommodating 50 engineers specializing in hardware, software, connectivity, batteries and artificial intelligence.
- Battery test center including a series of climatic chambers with the world’s largest test capacity dedicated to solar lighting, allowing climates from all over the world to be replicated
- A full-size photometric simulator - Lightroom to simulate solar lighting in a variety of applications (roads, parking lots, greenways, etc.).
- A control tower: Fonroche Tower Dedicated to the supervision and monitoring of our networks of street lights installed in over 50 countries. It receives up to 7 million messages a day.
- A training center QUALIOPi certified training center offers guaranteed quality and professionalism.



# Research & Development- In Action- Denver Example

Our research and development team performed simulations for the City of Denver to provide predictive data a guidance on your project. You can find the results of this in-depth study by [clicking here](#).



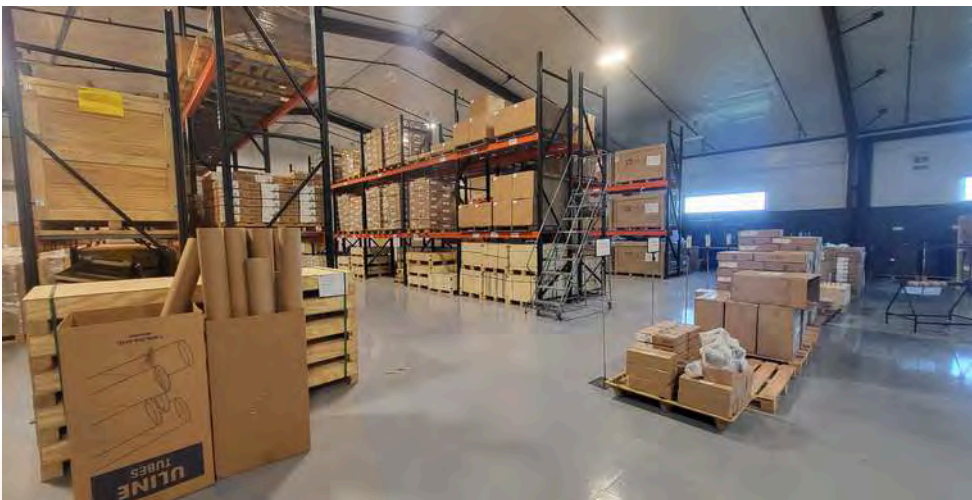
# Research & Development/ Facilities

## Manufacturing/Distribution Locations



## Fonroche Lighting America- Fort Worth, TX

Fonroche Lighting America is headquartered in Fort Worth, TX and operates a satellite sales office in Boise, Boston, Orlando and Phoenix. The manufacturing and distribution facility in Fort Worth is a 50,000 square foot facility with high bays, loading docks and outdoor storage. The capacity of this facility is 400 solar lighting per week.



# Quality

Fonroche is 100% focused on solar street lighting.

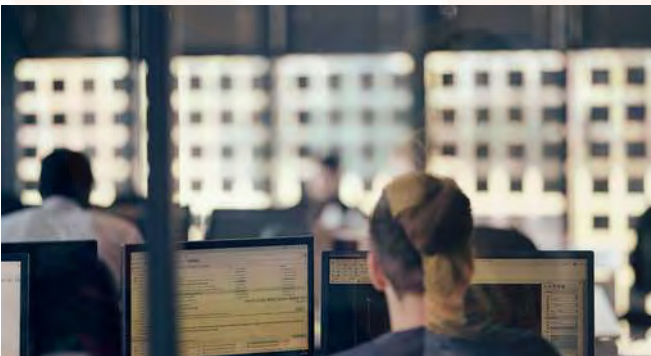
With 175,000 SmartLight system installed world- wide in all types of climates, reliability isn't an afterthought. Fonroche puts reliability first.

We keep our solutions simple with Smartlight—one proven, powerful solar light that meets a wide range of needs. Its unique black solar panel looks

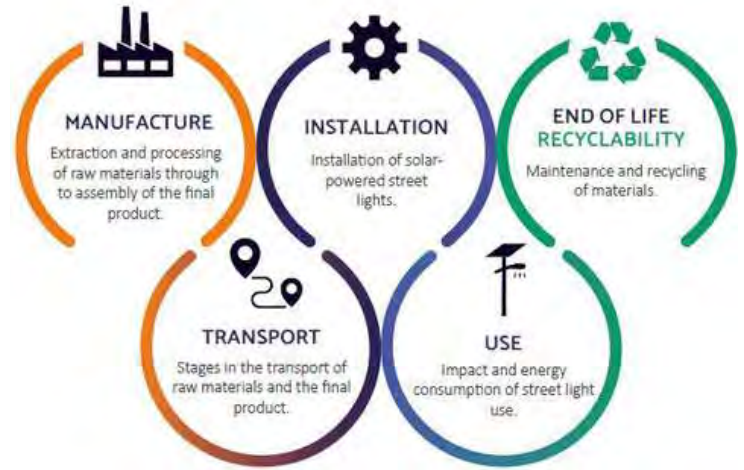
elegant, day or night. No hanging wires or bulky battery box. No solar panel that looks like a high school science project. We use powerful components and smart controls to provide all the energy you need in a sleek package, so you can count on all-night lighting all year around. Our R&D team includes members from the electric vehicle industry. They have evaluated a wide range of battery chemistries and formulations to come up with a solution that can safely provide the user maximum battery life and reliability. Once products are in production, our quality management program takes over. Our own manufacturing facility is ISO 9001 Certified.

Then we go one step further, using best in class supply chain management practices. We visit our suppliers in their facilities and establish inspection

and corrective action policies to ensure the integrity of our product. Finally, thousands of our systems are providing us with data from points across the globe. We not only use the data to identify faults but also to evaluate and validate our design practices.



# Sustainability



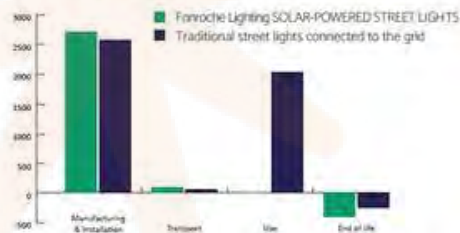
As part of its commitment to eco-design, Fonroche Lighting has carried out a full life cycle analysis of its range of Smartlight solar streetlights by assessing their environmental impact. This LCA process was carried out in accordance with the ISO 14040 and ISO 14044 standards. To provide a basis for comparison, our teams also carried out the same life cycle analysis on conventional streetlights connected to the electricity grid.

The aim of this method is to study the environmental impact of a product over its entire life cycle, from manufacture through to use and recycling.

The product's LCA was based on the carbon emissions generated per night over a lifespan of 40 years, which corresponds to the longest lifespan of each component

## CO2 EMISSIONS / A COMPARISON

Comparison of greenhouse gas emissions from Fonroche street lights vs. street lights connected to the grid in France in kgCO<sub>2</sub> eq.



Main calculation bases for the analysis of Fonroche Lighting street lights: 40-year service life with replacement of 2 batteries, 1 PV panel and 2 LED lanterns.

IN EUROPE  
**6 TIMES LESS CO<sub>2</sub>**  
**THAN A WIRED VERSION**

IN THE USA  
**10 TIMES LESS CO<sub>2</sub>**  
**THAN A WIRED VERSION**

Based on an average of 317 gCO<sub>2</sub>/kWh in Europe and 522 gCO<sub>2</sub>/kWh in the United States.



**What maintenance is required for the proposed lights? Who is responsible for that maintenance?**

**If a light is damaged at the site by a third party, or weather or other circumstance, how would this be addressed?**



## **Maintenance Requirements & Responsibility**

Fonroche systems are engineered for **10–12 years** of maintenance-free operation.

At end of service life, the Power 365 BMS module is quickly swapped by disconnecting two cables and replacing the unit, used modules can be recycled. Maintenance during the warranty period is covered under our 8-year parts and labor warranty.

## **Guaranteed Response Time**

- Emergency repairs (safety hazard): 24 hours after notification
- Non-emergency repairs: 24 hours after notification

Remote monitoring capability allows many diagnostics to be performed without a site visit, reducing response time and unnecessary field dispatch.

## **Nearest Service Facility**

- City: Orlando
- State: Florida
- Distance from Charlotte County project site: Approximately 164 miles

## **Damage Assessment & Response**

Fonroche provides a 24-hour response time after notification to assess damage.

- If the damage is covered under warranty, defective components will be replaced at no cost.
- If damage is caused by a third party (e.g., vehicle impact, vandalism, falling trees, etc.), replacement components can be supplied promptly, and repair services can be scheduled accordingly.

Any malfunction of the light, battery, or solar module covered under warranty will be replaced at no charge, except in cases of third-party or external damage.

# Warranty

8 Years with NO PRORATING

## LONGEST LIFE

### LONGER, STRONGER WARRANTY

Fonroche Lighting understands that reliability and low maintenance are critical for businesses and municipalities that need to manage their budgets now and into the future. That's why we have taken the lead in developing battery and battery management systems that will deliver the most reliable and longest service in the industry.

Starting with battery systems that are already best in-class, we've applied our 5382Ft.<sup>2</sup> battery research unit to making them better still. Dedicated chambers allow us to calibrate to any climate in the world and to fine-tune out systems for maximum performance. With evidence based service life expectations of over 10 years, Fonroche Lighting is lengthening and strengthening its warranty program as well.



NO EXCUSES INCLUDES LABOR

NON-PRORATED WARRANTY

NON-PRORATED COVERAGE

Our system warranty includes the entire system including the batteries.

Fonroche Lighting America covers the full replacement of your entire pre-wired Power 365 module.

ON-SITE WARRANTY ASSISTANCE

In addition to parts replacement, Fonroche Lighting America has a provision to provide field support too.

Identify the number of lights previously installed in Florida, or in a similarly situated hurricane-prone area.

Please list similar projects in Florida.

**120+ lights deployed**

throughout these four Florida projects, delivering reliable, off-grid performance.

**Nearly 21,000 lights deployed in the state of Florida!**



## Bay Memorial Park Disc Golf Course

Location: Panama City, FL

Client Point of Contact: Ed Turner

E-Mail: [ed.turner@panamacity.gov](mailto:ed.turner@panamacity.gov)

Phone: 850-771-5559

Installation of 56 solar lights enhances visibility and safety throughout the golf course while preserving the park's natural setting. Our Fonroche Lighting systems ensure reliable lighting during outages and severe weather, supporting long-term resiliency.

Identify the number of lights previously installed in Florida, or in a similarly situated hurricane-prone area.

Please list similar projects in Florida.



## Beasley Park Parking Lot

Location: Fort Walton Beach, FL  
(Okaloosa County)

Client Point of Contact: Laurie Welch

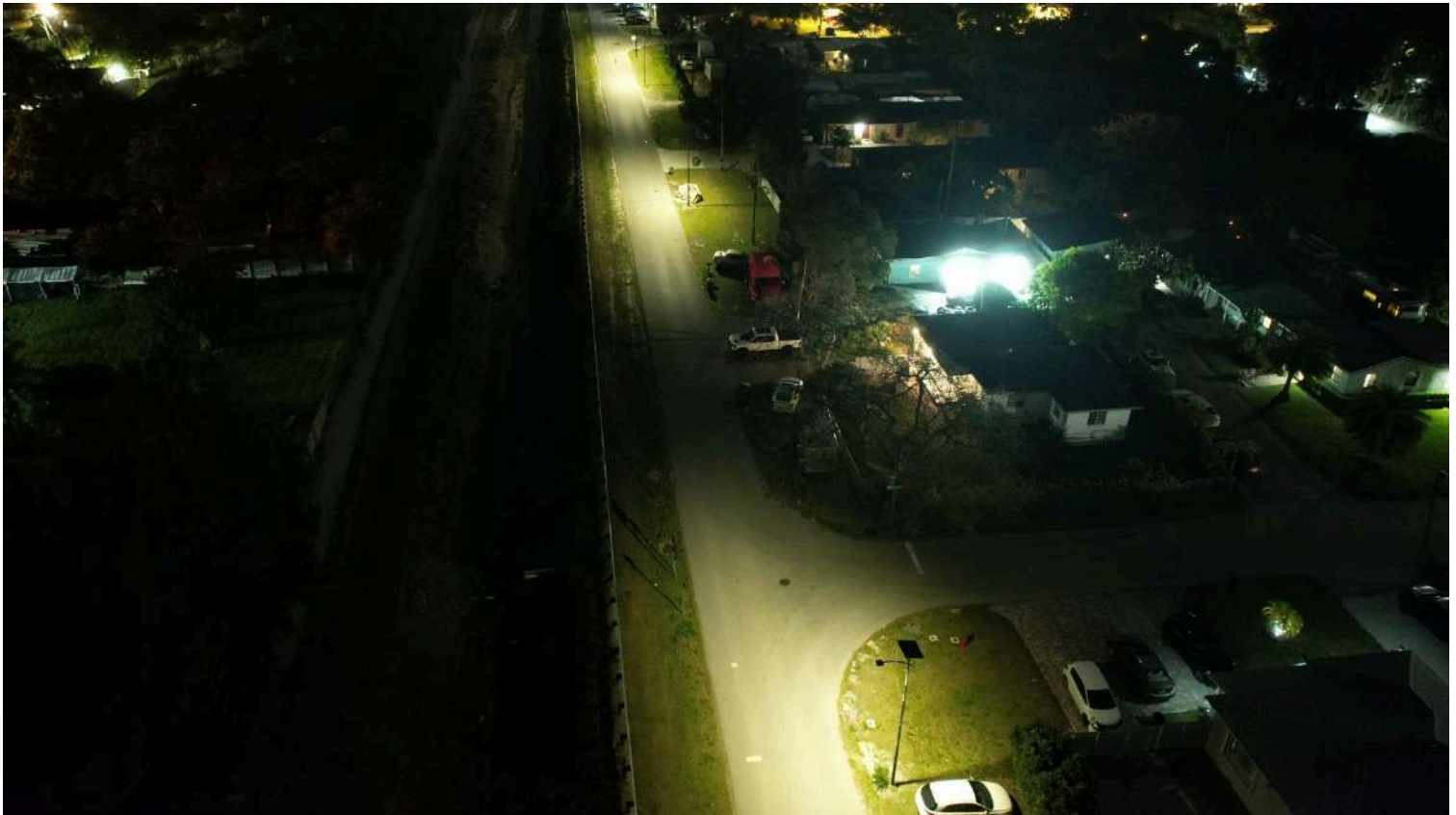
E-Mail: [lwelch@myokaloosa.com](mailto:lwelch@myokaloosa.com)

Phone: 850-689-5790

10 Fonroche Lighting systems at Beasley Park strengthens public safety with reliable nighttime visibility across parking and pedestrian areas. Designed for Florida's coastal conditions, the grid-independent system ensures lighting continuity during outages and severe weather.

Identify the number of lights previously installed in Florida, or in a similarly situated hurricane-prone area.

Please list similar projects in Florida.



## Lakewood & Canal Road

Location: Village of Palm Springs, FL

Client Point of Contact: Felipe

Lofanso

E-Mail: [flofanso@vpsfl.org](mailto:flofanso@vpsfl.org)

Phone: 531-352-5631

Installation of 32 solar roadway lights enhances nighttime visibility and driver safety along Lakewood & Canal Road. Fonroche Lighting America ensures continuous lighting during outages and severe weather, strengthening community resiliency.

Identify the number of lights previously installed in Florida, or in a similarly situated hurricane-prone area.

Please list similar projects in Florida.



### Commissioner Activation - Residential Street Lighting

Location: 1201-1299 Fillmore St  
Hollywood, FL 33019  
Client Point of Contact: Joseph Kroll  
E-Mail: [jkroll@hollywoodfl.org](mailto:jkroll@hollywoodfl.org)  
Phone: 954-967-4526

Installation of 21 solar lights improves safety and neighborhood visibility along this residential street. Fonroche Lighting America delivers consistent, maintenance-free lighting designed to enhance community security.

Please provide additional information about the vendor's financial capability, in terms of being able to supply the lights and provide for maintenance and/or repairs/replacements in the future.



## Financial Strength & Organizational Stability

Fonroche Lighting America is the U.S. subsidiary of Fonroche Lighting, a global leader in solar street lighting founded in 2011. With more than 250,000 systems deployed worldwide and annual revenues exceeding \$85 million, Fonroche maintains the financial capacity and operational scale to support large, multi-year infrastructure projects.

Our continued growth, global presence, and long-term public-sector contracts demonstrate sustained financial stability and long-term market commitment.

## Ability to Supply Product

Fonroche operates with vertically integrated engineering, manufacturing, and battery technology development, ensuring production control and supply chain reliability.

We maintain domestic inventory and multiple U.S. sales and service locations, allowing us to:

- Meet flexible deployment schedules
- Reduce lead times
- Support phased or large-scale rollouts

This infrastructure ensures dependable product availability throughout the life of the contract.

## Long-Term Maintenance, Repairs & Replacements

Fonroche provides an 8-year parts and labor warranty, with systems engineered for 10+ years of maintenance-free performance.

Our U.S.-based team delivers installation support and long-term service assistance.

As an established global manufacturer, Fonroche is committed to supporting each installation throughout its full lifecycle.



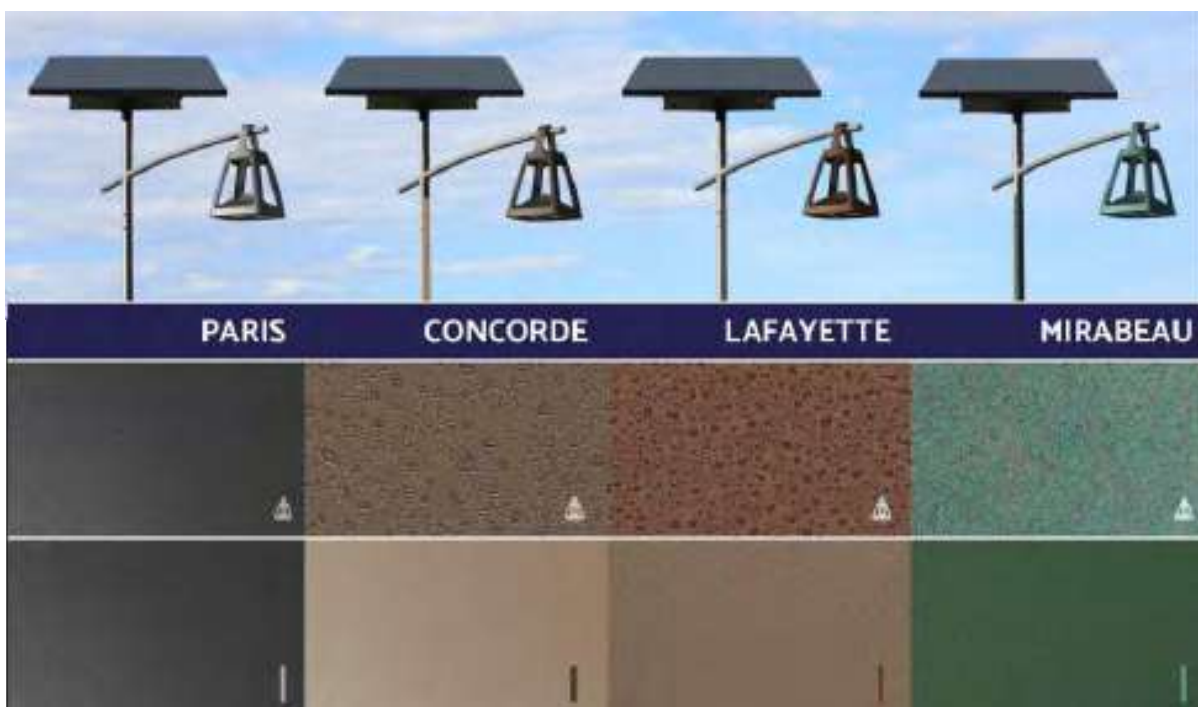
Autonomous Solar Street Light  
**SMARTLIGHT**  
**BELLE EPOQUE SINGLE**

**Project:** G11408 - Parrish FL - Summer Woods CDD

**Notes:** Belle Epoque 190wp 2P

[	Belle	-	3K	-	T3	]-[	P190F	-	2P	]-	HW-MC	-
	Fixture		Temp		Type		Solar		Power Center		Option	

20Ft. Round Tapered Pole-Direct Burial-1-3.6FT Arm	-	TBD	-	TBD	10
Pole		Color (Pole)		Color (Fixture)	Tilt Panel



# BELLE EPOQUE SINGLE SMARTLIGHT

Luminaire Product Code	Fixture Name	Col or T Emp	Distribution	Col or Schemes	Weight Lbs Ea.	EPA Ft2
[Belle	Belle Epoque	2700K, 3000K, 4000K, AMBER	T2,T3,T4,CW (Crosswalk)	4 Color Schemes - See Chart Page 1	21	1.61

Solar Assembly/ Product Code	Description	Dimensions Solar Module (Inches)	Module Back Sheet/Frame Finish
P190F	190W PolyCrystalline Solar Module with Steel Mount - No Slip Tilt Adjustment (10,45 Degree) Mount Galvanized and Powder Coated. IEC 61730-1:2019 and IEC 61215-2:2017	44.29 x 37.6 x 1.37	Black/Black Adonized Aluminum
P310F	310W PolyCrystalline Solar Module with Steel Mount - No Slip Tilt Adjustment (10,45 Degree) Mount Galvanized and Powder Coated. IEC 61730-1:2019 and IEC 61215-2:2018	64.76 x 37.6 x 1.37	Black/Black Adonized Aluminum
P410F	410W PolyCrystalline Solar Module with Steel Mount - No Slip Tilt Adjustment (10,45 Degree) Mount Galvanized and Powder Coated. IEC 61730-1:2019 and IEC 61215-2:2019	67.8 x 44.65 x 1.37	Black/Black Adonized Aluminum

Heavy Duty Mount Adder (Required with 45 degree tilt)	
HW-MC	Heavy Duty Mount Galvanized with Marine Powder Coat Upgrade

Power 365 Assembly Product Code / Description	Chemistry	Operating Temperature	Charging Temperature
2P Power 365 Power Center with 624 Wh Battery Capacity-IP65	Nickel Metal Hydride (NiMH)	-40°F to + 158°F (-40°C to +70°C)	-40°F to + 158°F (-40°C to +70°C)
3P Power 365 Power Center with 936 Wh Battery Capacity-IP65	Nickel Metal Hydride (NiMH)	-40°F to + 158°F (-40°C to +70°C)	-40°F to + 158°F (-40°C to +70°C)
4P Power 365 Power Center with 1248 Wh Battery Capacity-IP65	Nickel Metal Hydride (NiMH)	-40°F to + 158°F (-40°C to +70°C)	-40°F to + 158°F (-40°C to +70°C)
6P Power 365 Power Center with 1935 Wh Battery Capacity-IP65	Lithium Iron Phosphate (LFP)	14°F to + 140°F (-10°C to +60°C)	32°F to +113°F (-0°C to +45°C)

Controller
Battery Management System (BMS)   An-Black Out Control   3-Level Programmable Lighting Profiles

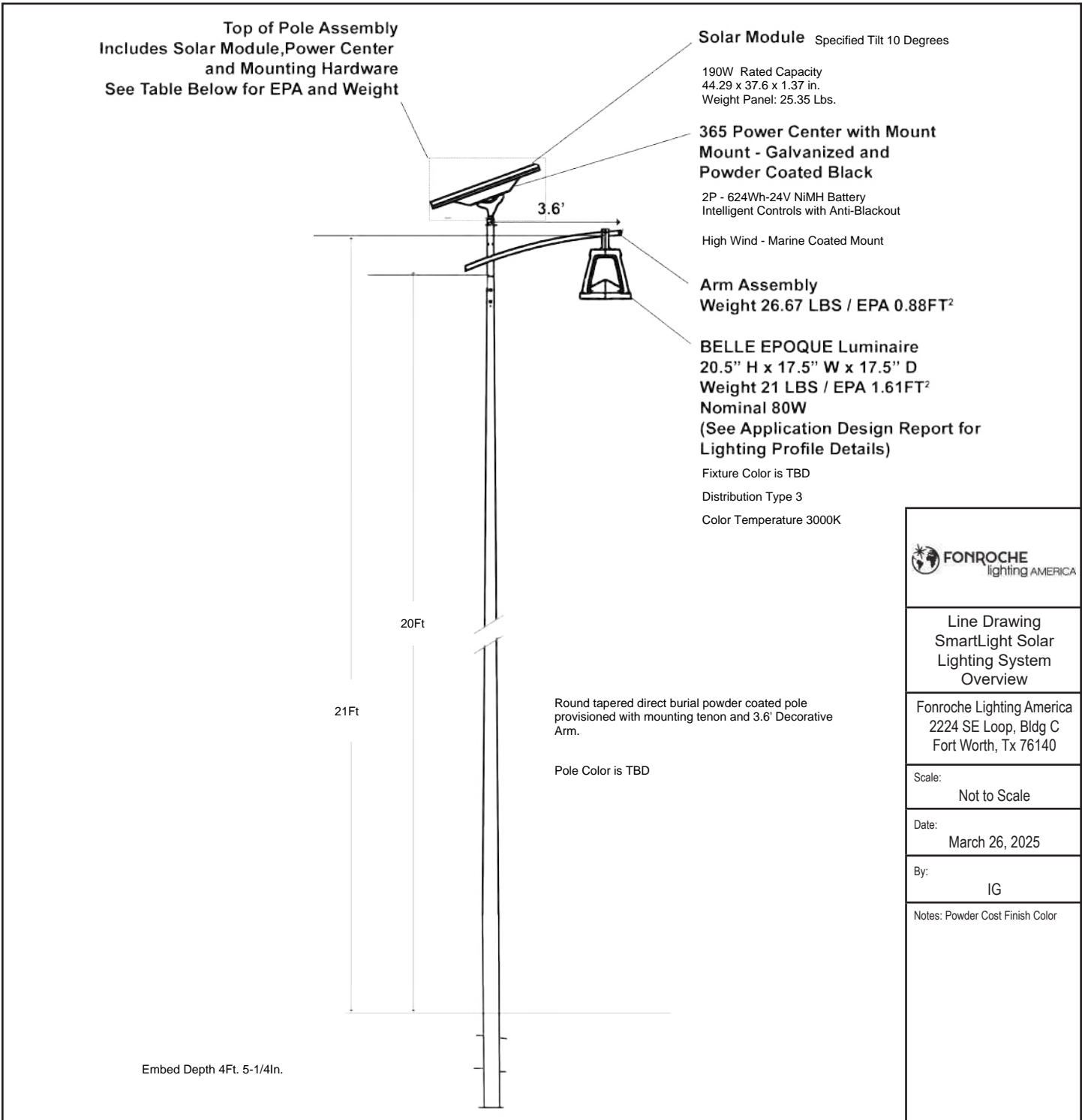
Full System Warranty	Solar Panel Performance Warranty	System Certification
8 Years Parts and Labor / No Pro-Rang	25 Years	CE

Pole Selected Based on Project Conditions		ARM		
Product Code / Description	Nominal Height A G/Mounting Height	ARM LENGTH/FINISH	Arm Weight	Arm EPA
14Ft. Round Tapered Pole-Anchor Base	14'/15'	3.6'/ Black Powder Coat	26.67 LBS	0.88
20Ft. Round Tapered Pole-Anchor Base	20'/21'	3.6'/ Black Powder Coat	26.67 LBS	0.88
25Ft. Round Tapered Pole-Anchor Base	25'/26'	3.6'/ Black Powder Coat	26.67 LBS	0.88
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30Ft. Round Tapered Pole-Direct Burial	30'/31'/Embed Depth Contact Rep.	3.6'/ Black Powder Coat	26.67 LBS	0.88

CST - Pole

[ Belle	-	3K	-	T3	]- [ P190F	-	2P	]-	HW-MC	-
Fixture		Temp		Type	Solar		Power Center		Opon	

20Ft. Round Tapered Pole-Direct Burial-1-3.6FT Arm	-	TBD	-	TBD	10
Pole		Color (Pole)		Color (Fixture)	Tilt Panel



Solar Assembly	Battery Assembly				EPA (Sq.Ft.)	
	2P	3P	4P	6P	10° Tilt	45° Tilt
P190F-HW-MC	113.76	124.34	134.93	130.52	2.82	9.32
P310F-HW-MC	131.40	141.98	152.57	148.16	3.98	14.19
P410F-HW-MC	136.25	146.83	157.42	153.00	4.88	17.13



[ Belle - 3K - T3 ] - [ P190F - 2P ] - HW-MC -

Fixture Temp Type Solar Power Center Opon

20Ft. Round Tapered Pole-Direct Burial-1-3.6FT Arm - TBD - TBD - 10

Pole Color (Pole) Color (Fixture) Tilt Panel



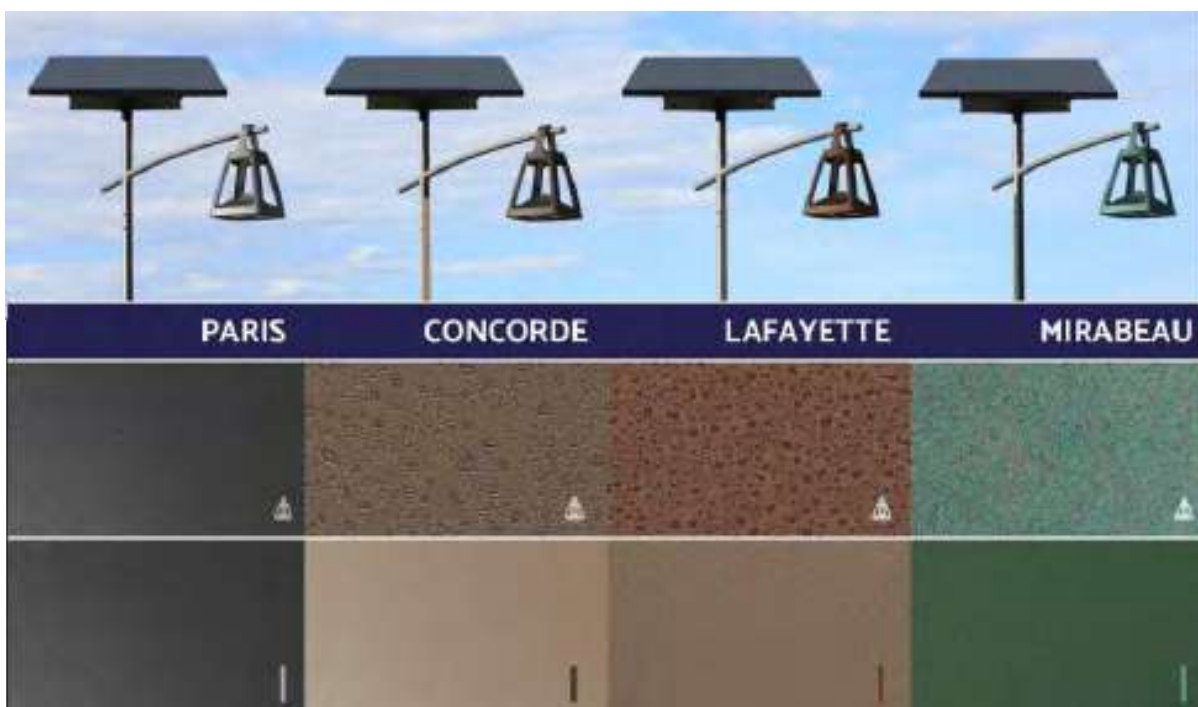
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**Project:** G11408 - Parrish FL - Summer Woods CDD

**Notes:** Belle Epoque 190wp 3P

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	Fixture		Temp		Type		Solar		Power Center		Option	

20Ft. Round Tapered Pole-Direct Burial-1-3.6FT Arm	-	TBD	-	TBD	10
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6P Power 365 Power Center with 1935 Wh Battery Capacity-IP65	Lithium Iron Phosphate (LFP)	14°F to +140°F (-10°C to +60°C)	32°F to +113°F (-0°C to +45°C)

Controller	
Battery Management System (BMS)   An-Black Out Control   3-Level Programmable Lighting Profiles	

Full System Warranty	Solar Panel Performance Warranty	System Certification
8 Years Parts and Labor / No Pro-Rang	25 Years	CE

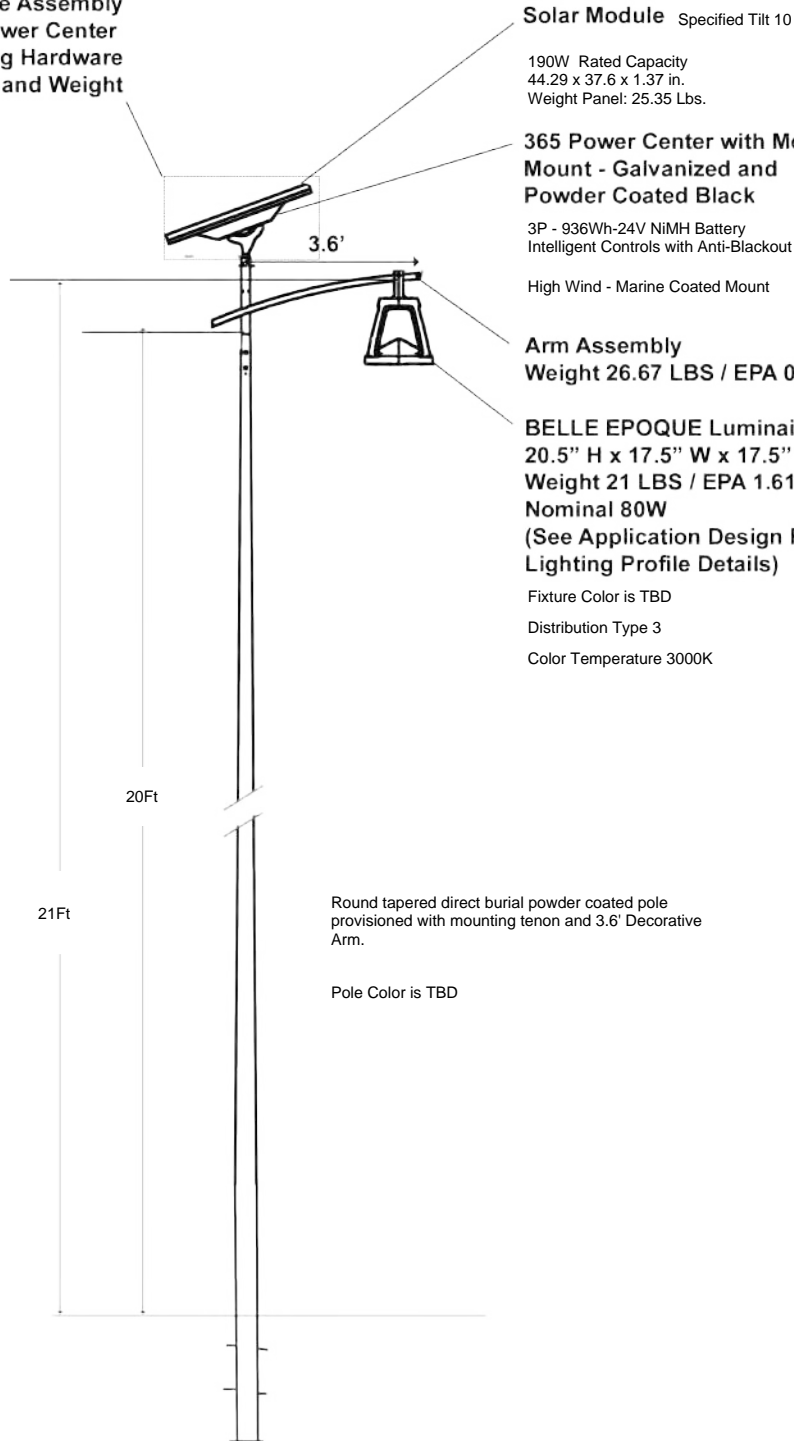
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CST - Pole

[ Belle	-	3K	-	T3	]- [ P190F	-	3P	]-	HW-MC	-
Fixture		Temp		Type	Solar		Power Center		Opon	

20Ft. Round Tapered Pole-Direct Burial-1-3.6FT Arm	-	TBD	-	TBD		10
Pole		Color (Pole)		Color (Fixture)		Tilt Panel

Top of Pole Assembly  
Includes Solar Module, Power Center  
and Mounting Hardware  
See Table Below for EPA and Weight



**Solar Module** Specified Tilt 10 Degrees

190W Rated Capacity  
44.29 x 37.6 x 1.37 in.  
Weight Panel: 25.35 Lbs.

**365 Power Center with Mount**  
Mount - Galvanized and  
Powder Coated Black

3P - 936Wh-24V NiMH Battery  
Intelligent Controls with Anti-Blackout

High Wind - Marine Coated Mount

**Arm Assembly**  
Weight 26.67 LBS / EPA 0.88FT<sup>2</sup>

**BELLE EPOQUE Luminaire**  
20.5" H x 17.5" W x 17.5" D  
Weight 21 LBS / EPA 1.61FT<sup>2</sup>  
Nominal 80W

(See Application Design Report for  
Lighting Profile Details)

Fixture Color is TBD

Distribution Type 3

Color Temperature 3000K

Round tapered direct burial powder coated pole  
provisioned with mounting tenon and 3.6' Decorative  
Arm.

Pole Color is TBD

Embed Depth 4Ft. 5-1/4In.



Line Drawing  
SmartLight Solar  
Lighting System  
Overview

Fonroche Lighting America  
2224 SE Loop, Bldg C  
Fort Worth, Tx 76140

Scale:  
Not to Scale

Date:  
March 26, 2025

By:  
IG

Notes: Powder Coat Finish Color

Solar Assembly	Battery Assembly				EPA (Sq.Ft.)	
	2P	3P	4P	6P	10° Tilt	45° Tilt
P190F-HW-MC	113.76	124.34	134.93	130.52	2.82	9.32
P310F-HW-MC	131.40	141.98	152.57	148.16	3.98	14.19
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[ Belle - 3K - T3 ] - [ P190F - 3P ] - HW-MC -  
Fixture Temp Type Solar Power Center Opon

20Ft. Round Tapered Pole-Direct Burial-1-3.6FT Arm - TBD - TBD - 10  
Pole Color (Pole) Color (Fixture) Tilt Panel



**FONROCHE**  
lighting AMERICA

Autonomous Solar  
Street Light

**HELIA**

# The Most Reliable Solar Lighting in the World

HELIA combines elegance and functionality through a sculptural, recognizable silhouette designed to enhance its surroundings. Cutting-edge technology, optimized for maximum performance, is seamlessly integrated into a sleek, airy form. Autonomous and easy to deploy, HELIA delivers light exactly where it is needed, without compromise. Where aesthetics and innovation meet, the rules of lighting change.



**No Cost**

No Trenching Cost,  
Zero Electric Bills, Zero  
Maintenance for 10 Years



**8 Years**

Parts & Labor Warranty  
Including Energy Box  
with No Pro Rating



**365**

Nights of lighting  
per year guaranteed



**200,000+**

SmartLight Systems  
Installed Worldwide



**RGB**

LED RGB Marking

**PHOTOVOLTAIC MODULE**

Power [Wp]	150 Wp
Cell technology	Monocrystalline
Types of Photovoltaic Module	Transparent Backsheet
Lifetime	> 25 years
Yield	> 20%
Certifications	IEC 61215 I & II IEC 61730

**BATTERY**

Chemistry	NiMH (Nickel Metal Hydride)
Nominal voltage [V]	24 V
Capacity [Ah]	26 Ah /39 Ah
Energy [Wh]	624Wh / 936 Wh
Lifetime	4000 cycles or 10 years
IP index	IP67
Location and Reparability	Under the photovoltaic module with access via the solar panel
Certifications	IEC 62133-1

**LED Fixture**

Nominal Power [W]	30 W Nominal
Color temperature [K]	2200K - 2700K - 3000K
Motion sensor	PIR integrated into the luminaire
Luminous Efficiency [lm/W]	> 200 lm/W
LED fixture tilt [°]	0° / 5° / 10°
IP index	IP66
IK Index	IK09
CRI	>70

**STRUCTURE**

Dimensions (inches)	39.29 × 39.29 × 4.21 in
Material Structure	Aluminum Foundry
Material Fixing System	Aluminum Foundry
Diameter of the fixing system	Via mechanical adaptation part
Weight (in lb)	88.18 lb
Maximum wind speed [mph]	140mph

**GENERAL INFORMATION**

Minimum autonomy	365 nights a year
Operating temperature	-4°F / +158°F
Remote management LoRA	Possible via LoRa Radio Frequency
Frequency Band	AU915 / US902 / EU868

**Project**

[Blank Project Name Field]

**Notes**

[Blank Notes Field]

Fixture Color

Color Temp

Optics Type

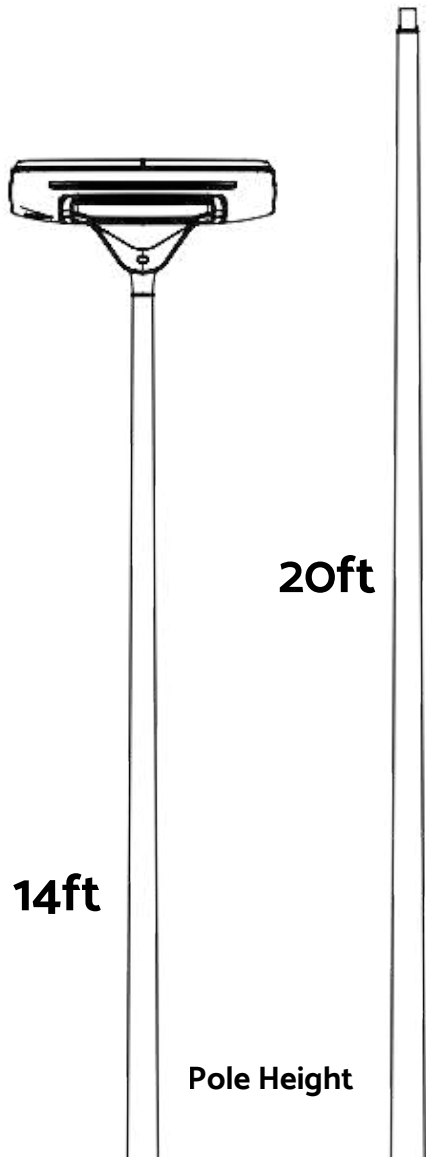
Fixture Tilt

Pole Length

Power Center

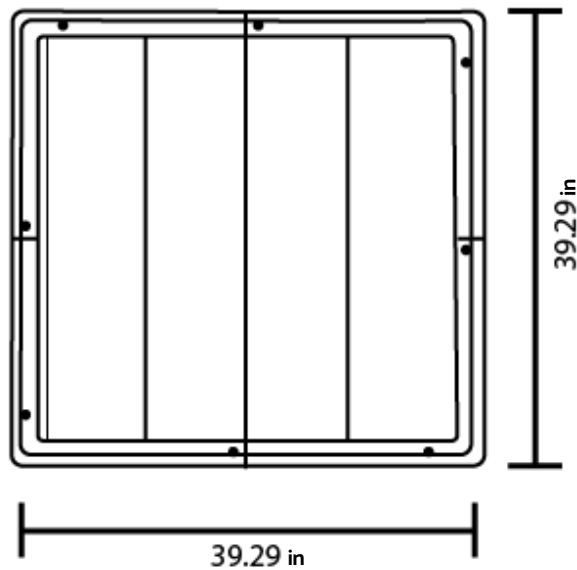
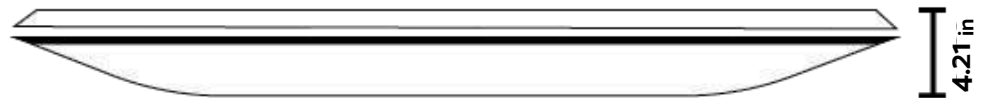
Panel Tilt

Solar

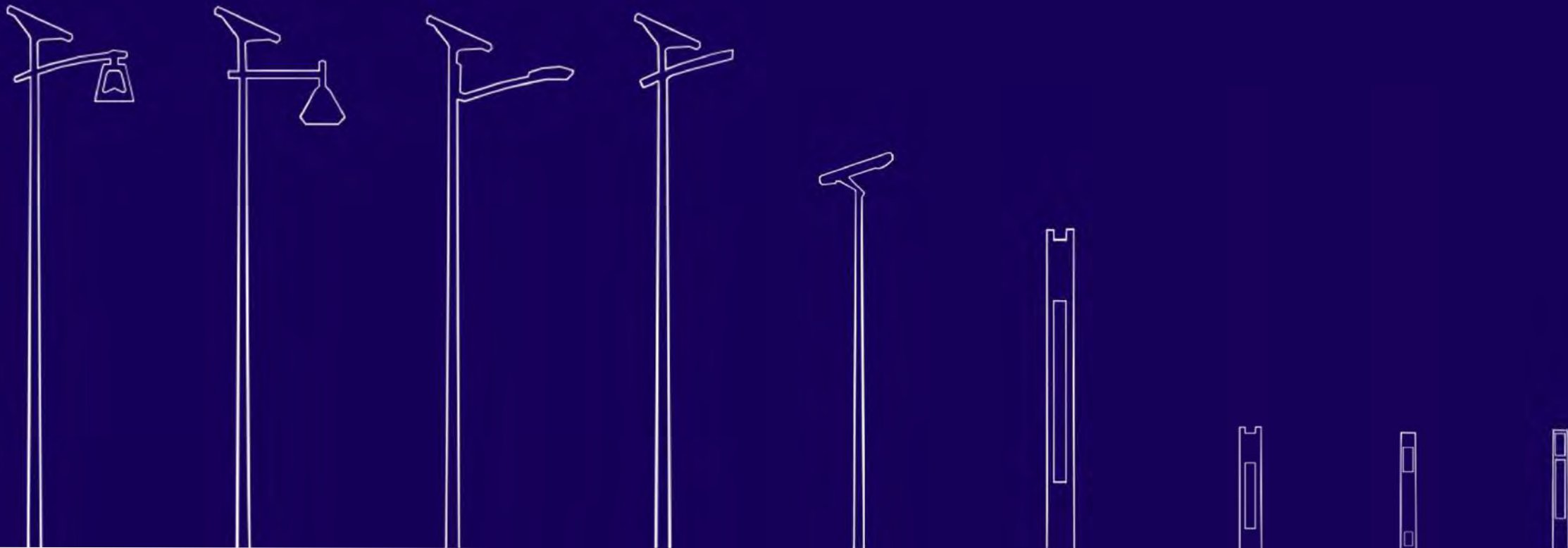


**Color Options**

- Titanium Sheen
- Concrete Mist
- Black Shadow



# Summer Woods CDD Belle Epoque Continuous Lighting





## Table of Contents

01 - Lighting Your Project

02 - Technical Specifications

03 - Projects



# LIGHTING YOUR PROJECT

---

01

# BELLE EPOQUE

## SmartLight

### Refined Authentic Urban

The **BELLE EPOQUE** is a **solar-powered street light** that blends **historic charm with modern technology**. Inspired by traditional street lamps, its **vintage-inspired fixture** is suspended upside-down, offering both aesthetic appeal and robust durability. Perfect for **historic town centers, heritage districts, and civic spaces**, the Belle Epoque maintains classic architecture while delivering modern lighting efficiency.

#### Characteristics

- Robust and solid appearance
- Refined, distinctive shape

#### Applications

Historic town centers, heritage districts, and civic spaces



Available in 4 combinations



# Summer Woods CDD

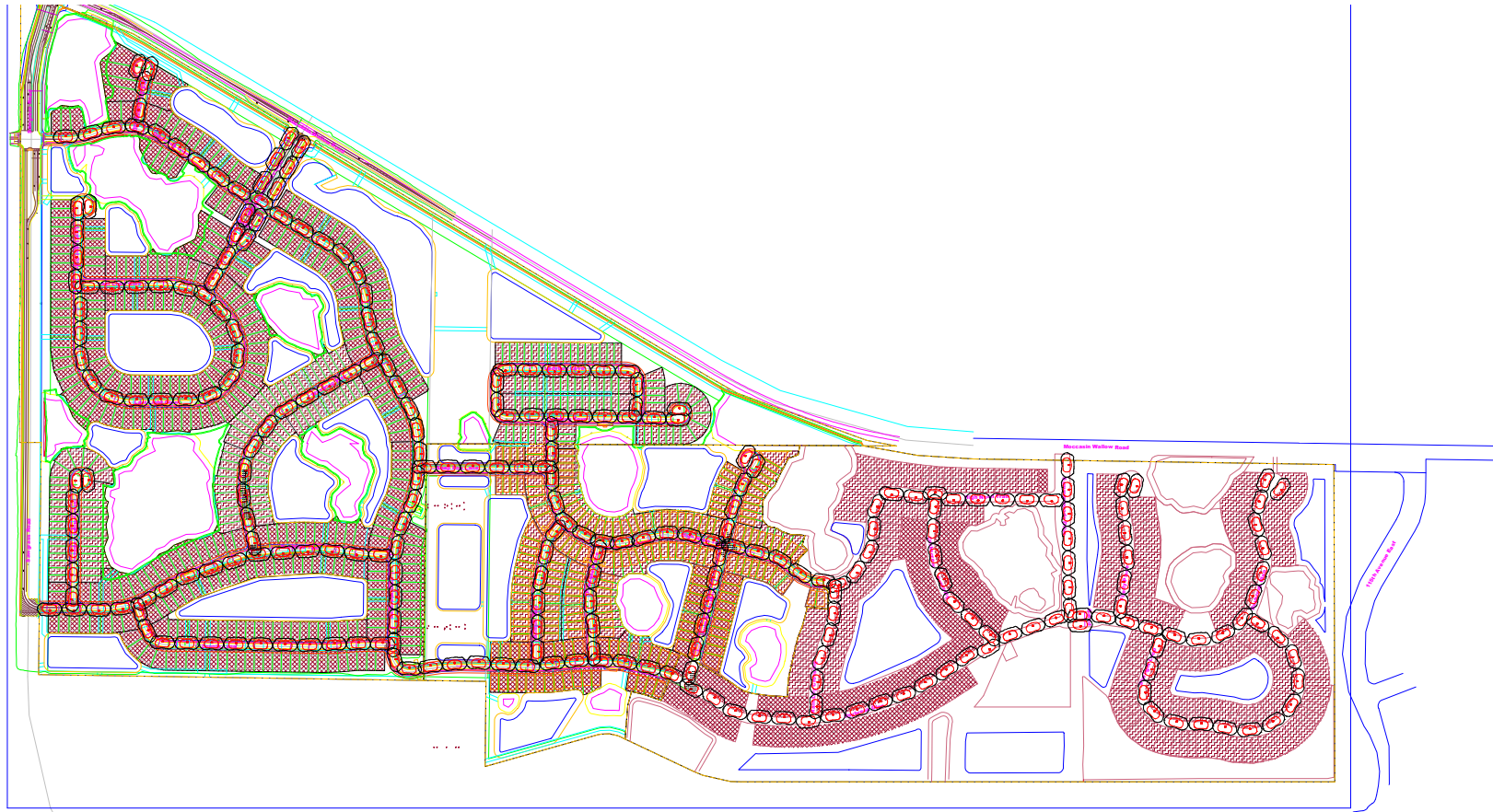


2224 SE Loop 820, Building C  
 Fort Worth, TX 76140  
 Phone Number: (339) 225 4530  
 www.fonrochesolarlighting.com

Lighting Plan Rev A

Project Number: G11408

By: Mateo Chevalier  
 mateo.chevalier@fonroche.us  
 Date:4/1/2026



Luminaire Schedule								
Symbol	Qty	Label	Arrangement	LLF	Luminaire Lumens	Luminaire Watts	Mounting Height	Arm
	280	BelleEpoque-T3-CK16B-3K-30W	SINGLE	0.900	6127	30	19.3	3.4

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Roadway	Illuminance	Fc	1.00	3.3	0.2	5.00	16.50
T-type Intersection	Illuminance	Fc	1.33	3.4	0.3	4.43	11.33
T-type Intersection (2 lights)	Illuminance	Fc	1.24	3.2	0.3	4.13	10.67
X-type Intersection	Illuminance	Fc	1.07	2.9	0.4	2.68	7.25

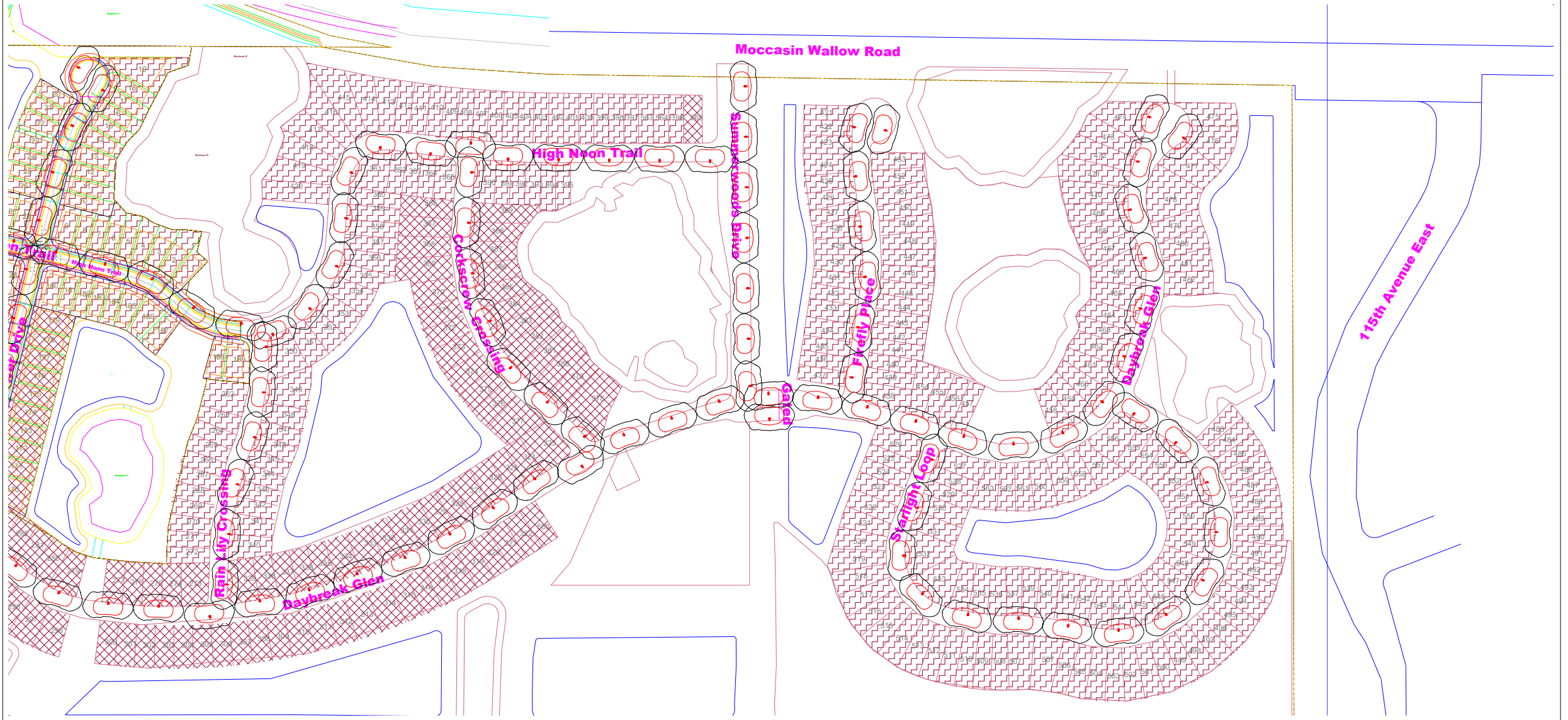
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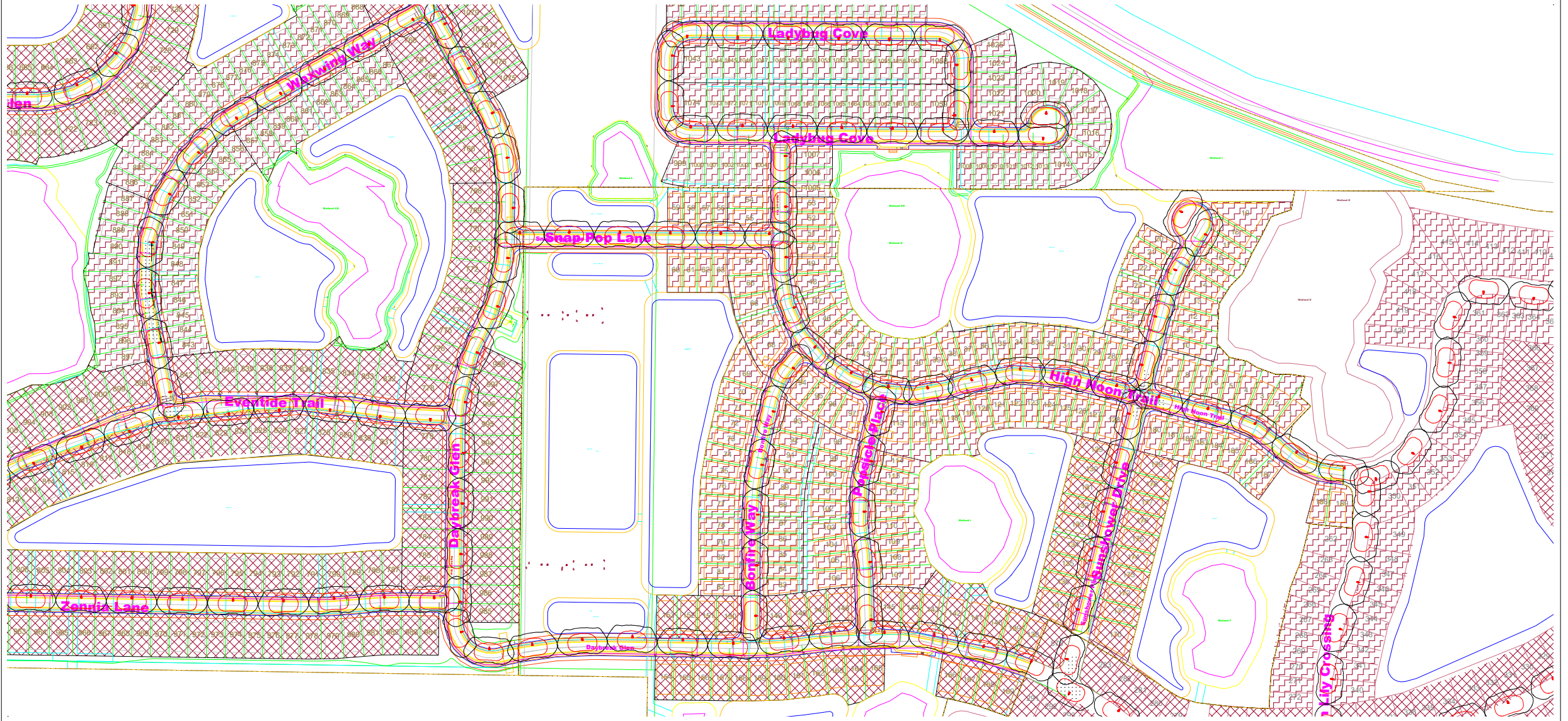
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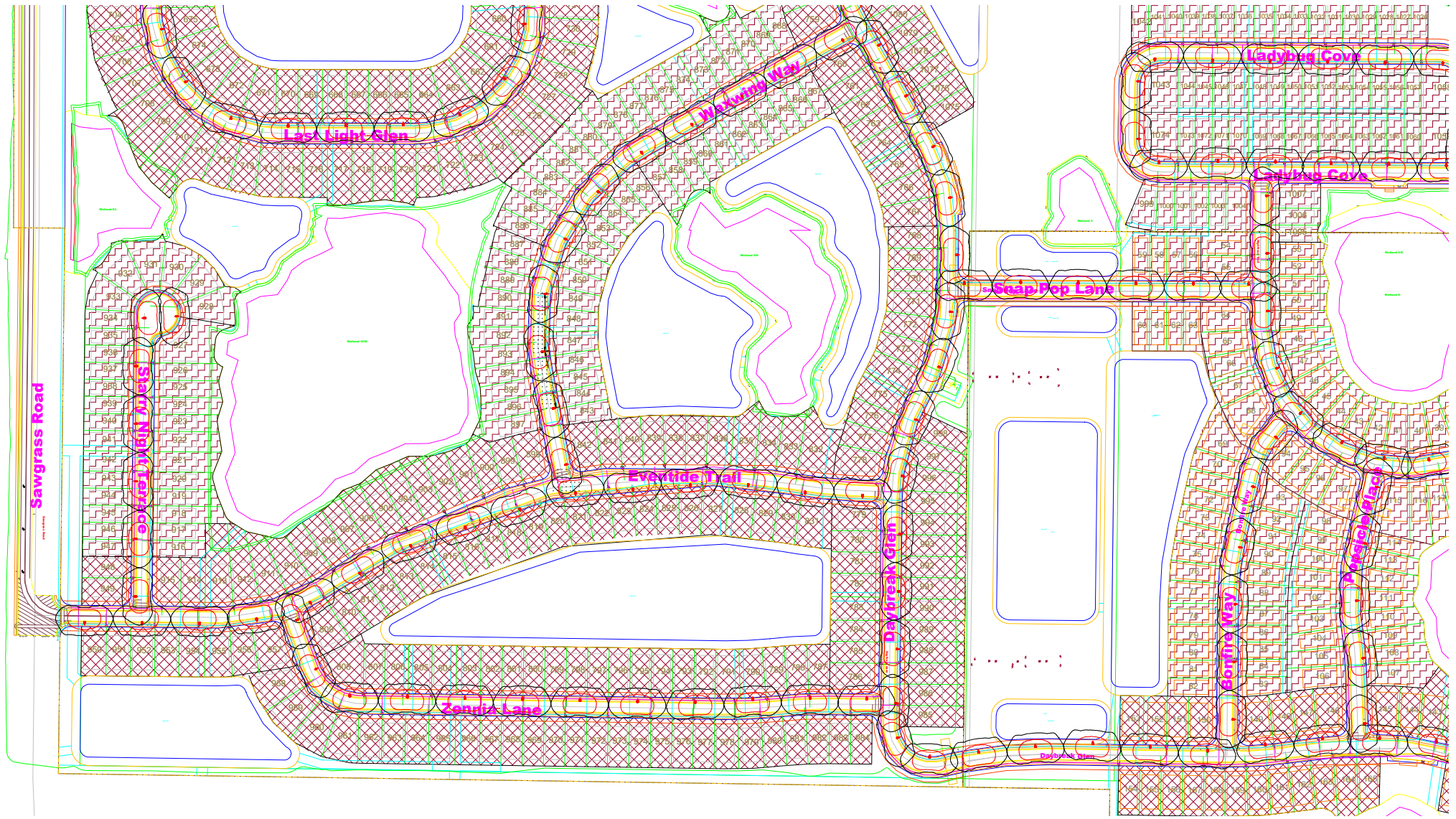
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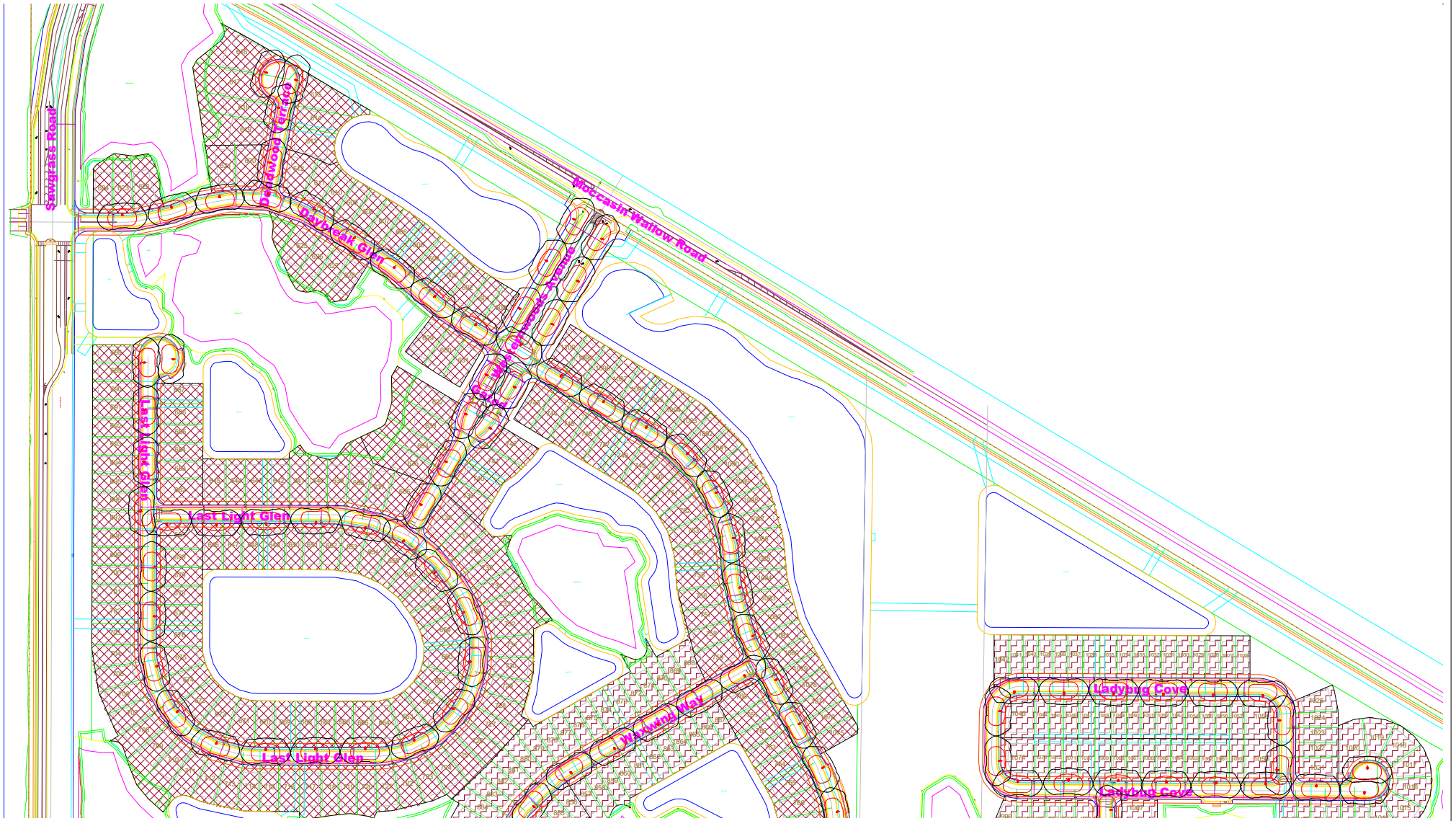
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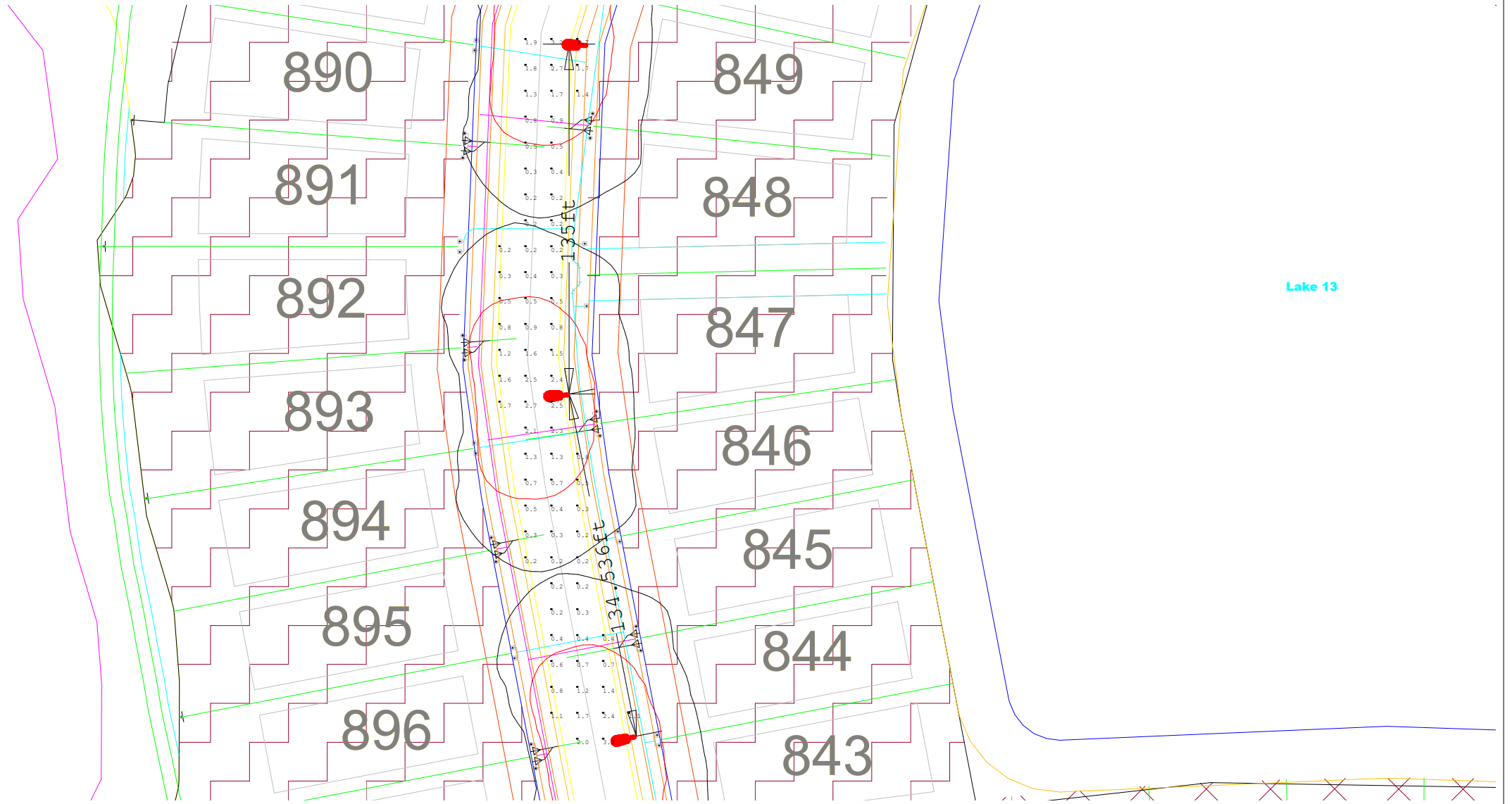
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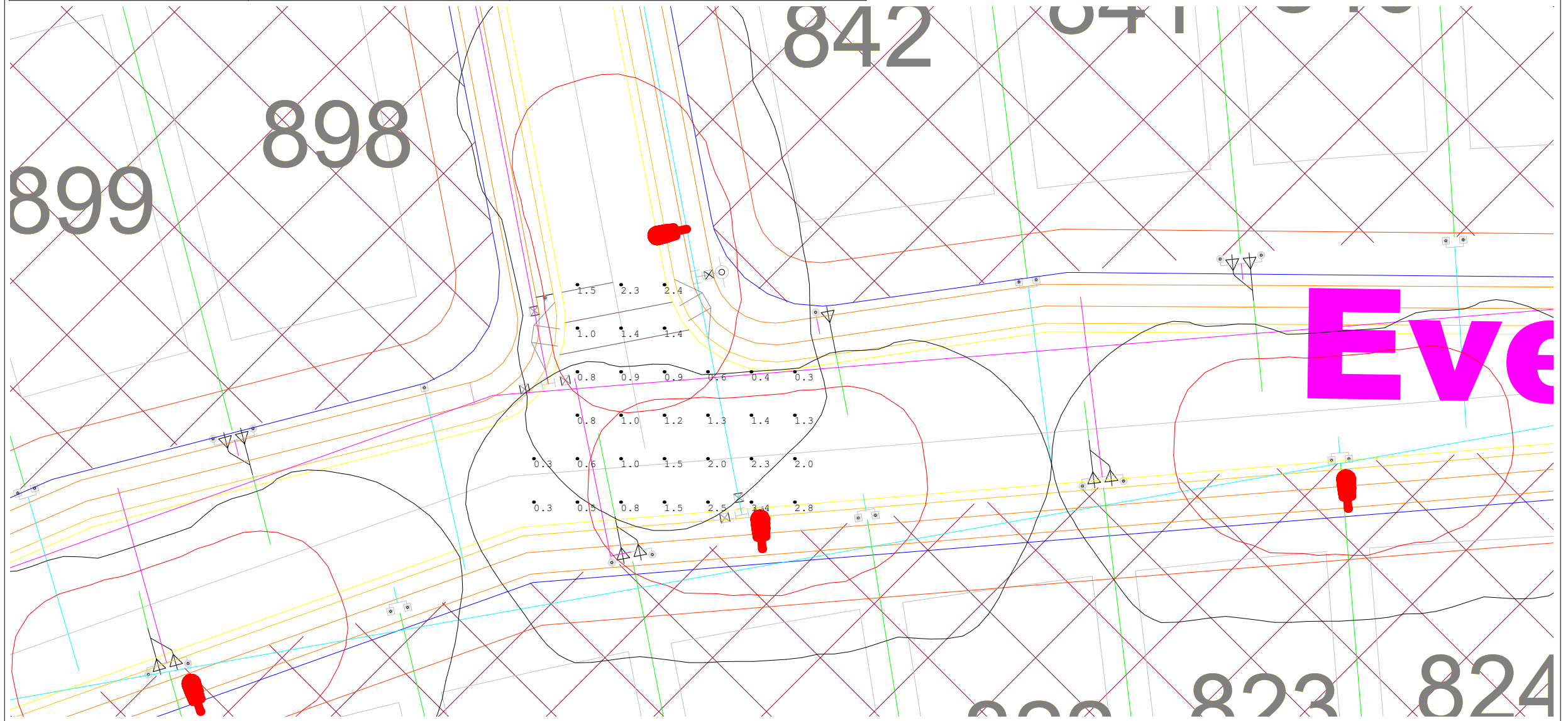
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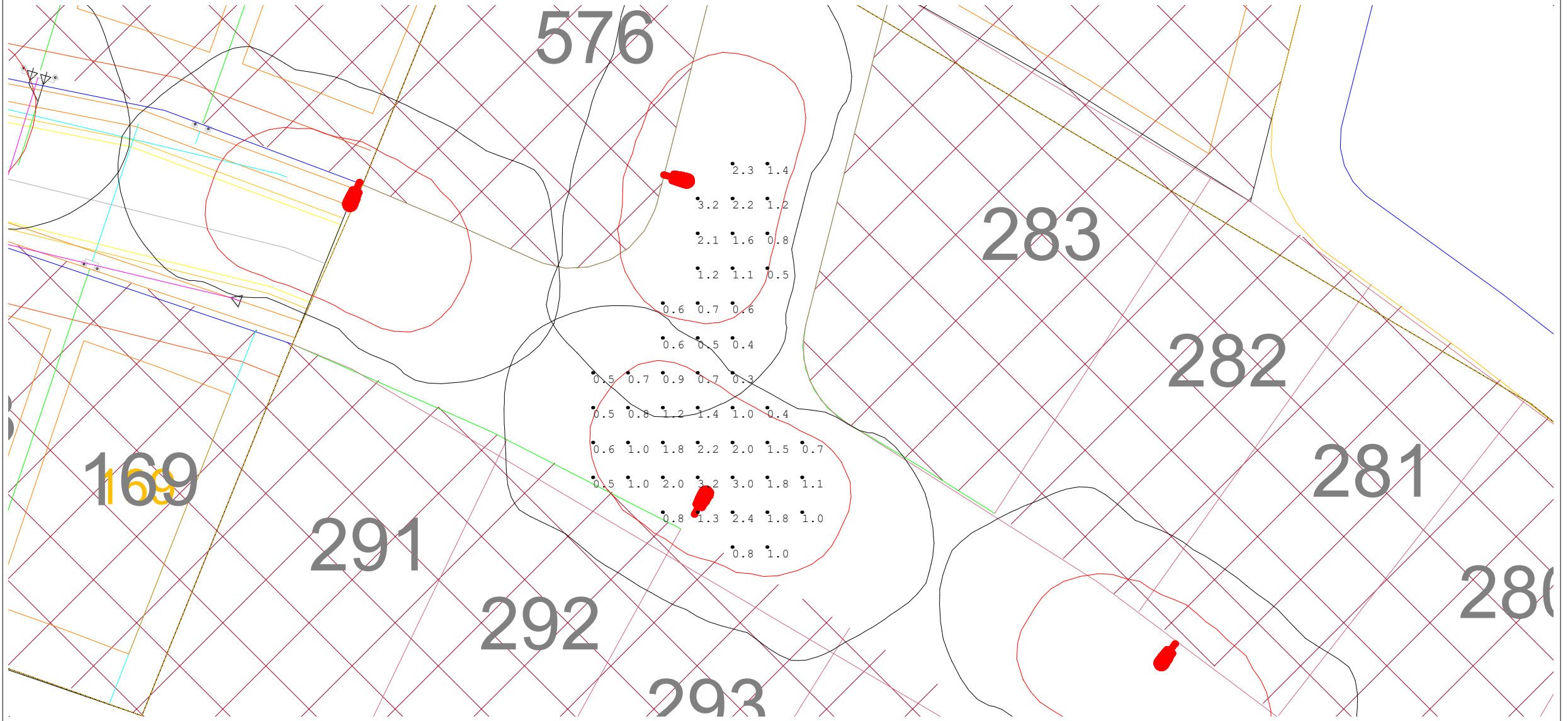
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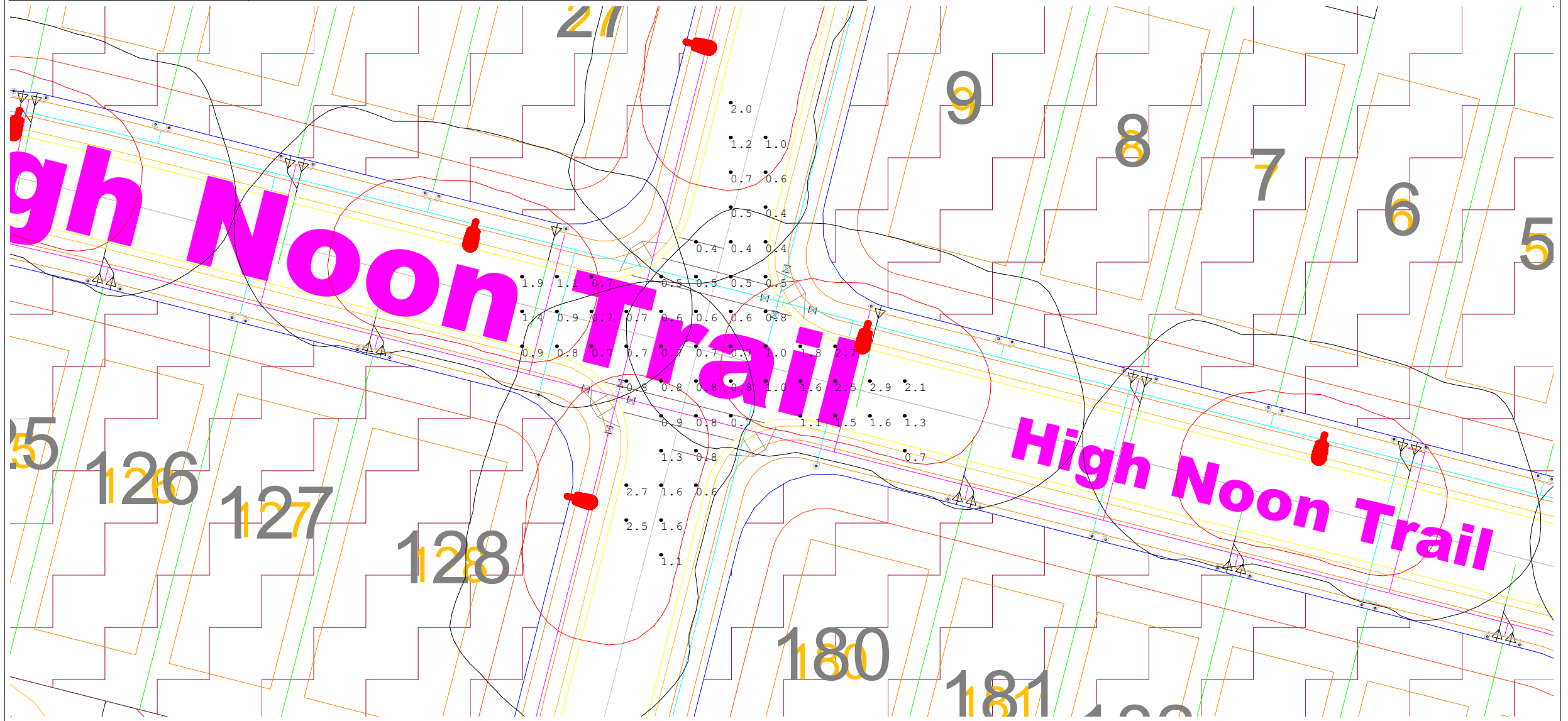
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# TECHNICAL SPECIFICATIONS

---

02

# Study Process

## For Lighting 365 Nights Per Year



### [1] Site Meteorological Data ANALYSIS

For your lighting project we have taken into account:  
 The conditions of use (orientation, panel tilt)  
 External parameters (shading, temperature, solar calendar)



### [3] SIZING to create a tailor-made project

- The key criteria to optimize your project:
- Average state of charge of the battery in the year
  - Minimum state of charge
  - Comparison of energy created / energy consumed
  - Worst case scenario (longest night; lowest solar radiation)

### [2] SIMULATION of products over a typical year

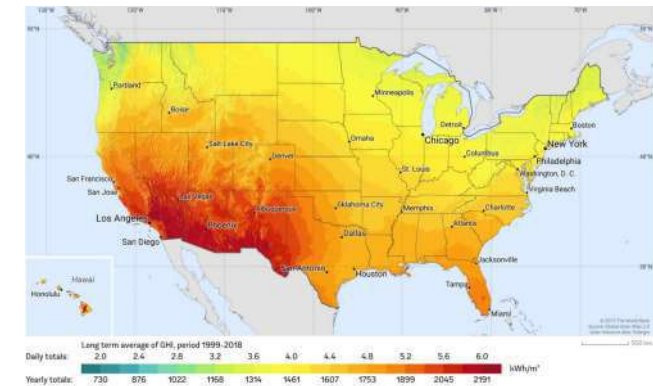
Our solar sizing software has made it possible to validate the lighting equipment for your needs.  
 The operation is simulated over a typical year, average of the last 10 years.



### [4] RESULTS

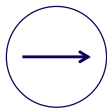
The solution we offer is the most optimized to fully fulfill lighting needs.

GPS Coordinates : 27.590550, -82.4484302



# Fonroche Connect

## Remote management of your solar streetlights



Developed by our teams, Fonroche Connect is an intuitive remote communication tool that allows you to monitor and control your solar lighting network remotely. Thanks to advanced technology, you can geolocate your streetlights, access real-time diagnostics, and optimize their performance.

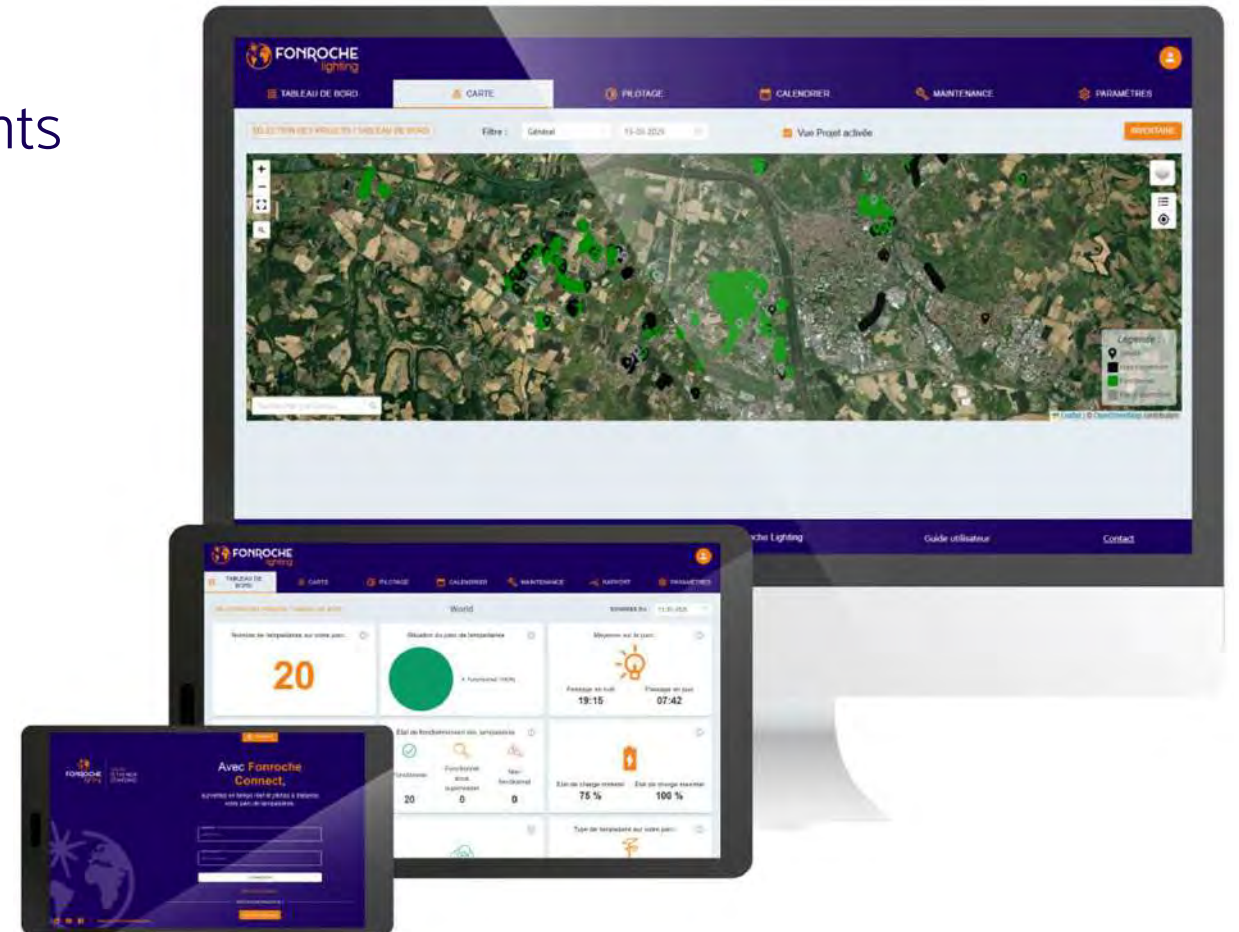
A gateway will be installed on one of the lampposts to collect and transmit data to the server.

Subject to the deployment of LoRa low-speed wireless radio communication and the availability of a 3G/4G network.





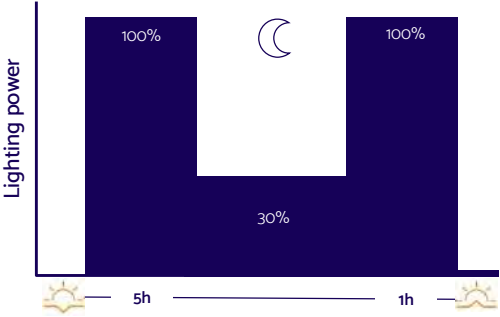


Gateway Configuration:





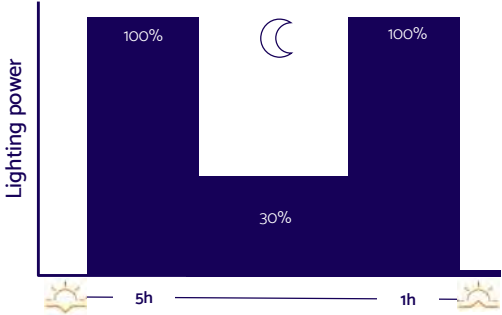
PV :	≥ 190 Wp
BATTERY :	≥ 936 Wh



# SMARTLIGHT Single – Quantity : 275

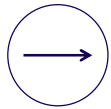
 <p><b>PHOTOVOLTAIC MODULE</b></p> <table border="0"> <tr> <td><b>Power</b></td> <td> </td> <td>190 Wp</td> </tr> <tr> <td><b>Tilt</b></td> <td> </td> <td>10°</td> </tr> </table>	<b>Power</b>		190 Wp	<b>Tilt</b>		10°	 <p><b>BATTERY</b></p> <table border="0"> <tr> <td><b>Capacity</b></td> <td> </td> <td>624 Wh</td> </tr> <tr> <td><b>Nominal voltage</b></td> <td> </td> <td>24 V</td> </tr> </table>	<b>Capacity</b>		624 Wh	<b>Nominal voltage</b>		24 V	 <p><b>LUMINAIRE</b></p> <table border="0"> <tr> <td><b>LED Module</b></td> <td> </td> <td>T3 - 187 lm/W</td> </tr> <tr> <td><b>Color temp</b></td> <td> </td> <td>3000 K</td> </tr> </table>	<b>LED Module</b>		T3 - 187 lm/W	<b>Color temp</b>		3000 K
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<b>Mounting height</b>		19.3'																		
<b>Arm length</b>		3.4'																		
<b>Base type</b>		Direct Burial																		

# SMARTLIGHT Single + Gateway – Quantity : 5

 <p><b>PHOTOVOLTAIC MODULE</b></p> <p><b>Power</b>   190 Wp</p> <p><b>Tilt</b>   10°</p>	 <p><b>BATTERY</b></p> <p><b>Capacity</b>   936 Wh</p> <p><b>Nominal voltage</b>   24 V</p>	 <p><b>LUMINAIRE</b></p> <p><b>LED Module</b>   T3 - 187 lm/W</p> <p><b>Color temp</b>   3000 K</p>
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# INSTALLATION SERVICES

Customer support is an integral part of every Fonroche Lighting America project and does not end once an order is placed. As the World's largest infrastructure grade solar lighting manufacturer, we have the expertise and resources to deliver turn-key installation to our customers.



## **Turnkey Project Delivery**

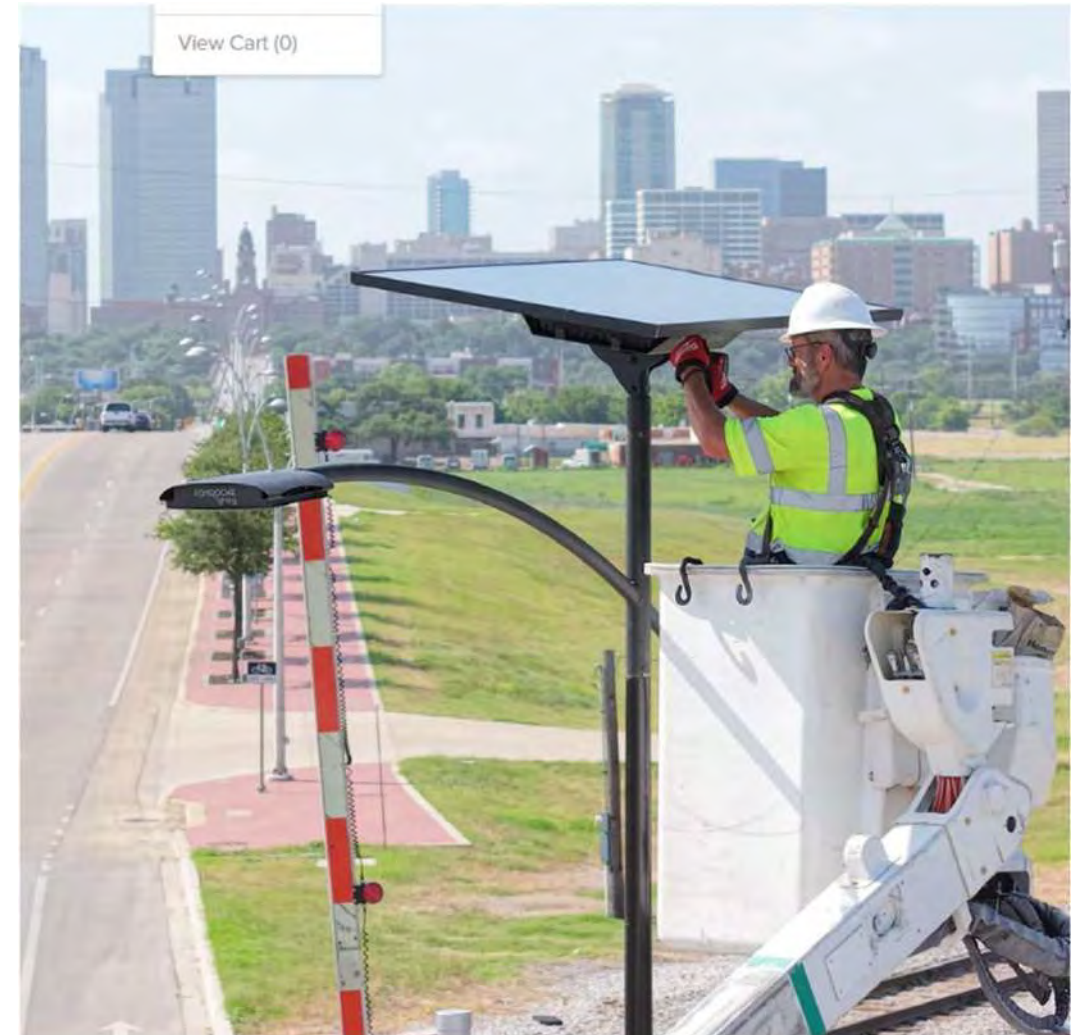
One stop shop to make your projects easy, smooth, and fast

## **Government Direct Purchasing and Installation Contracting**

Utilize one of our many purchasing coops to direct purchase without RFP

## **Single-Partner Accountability**

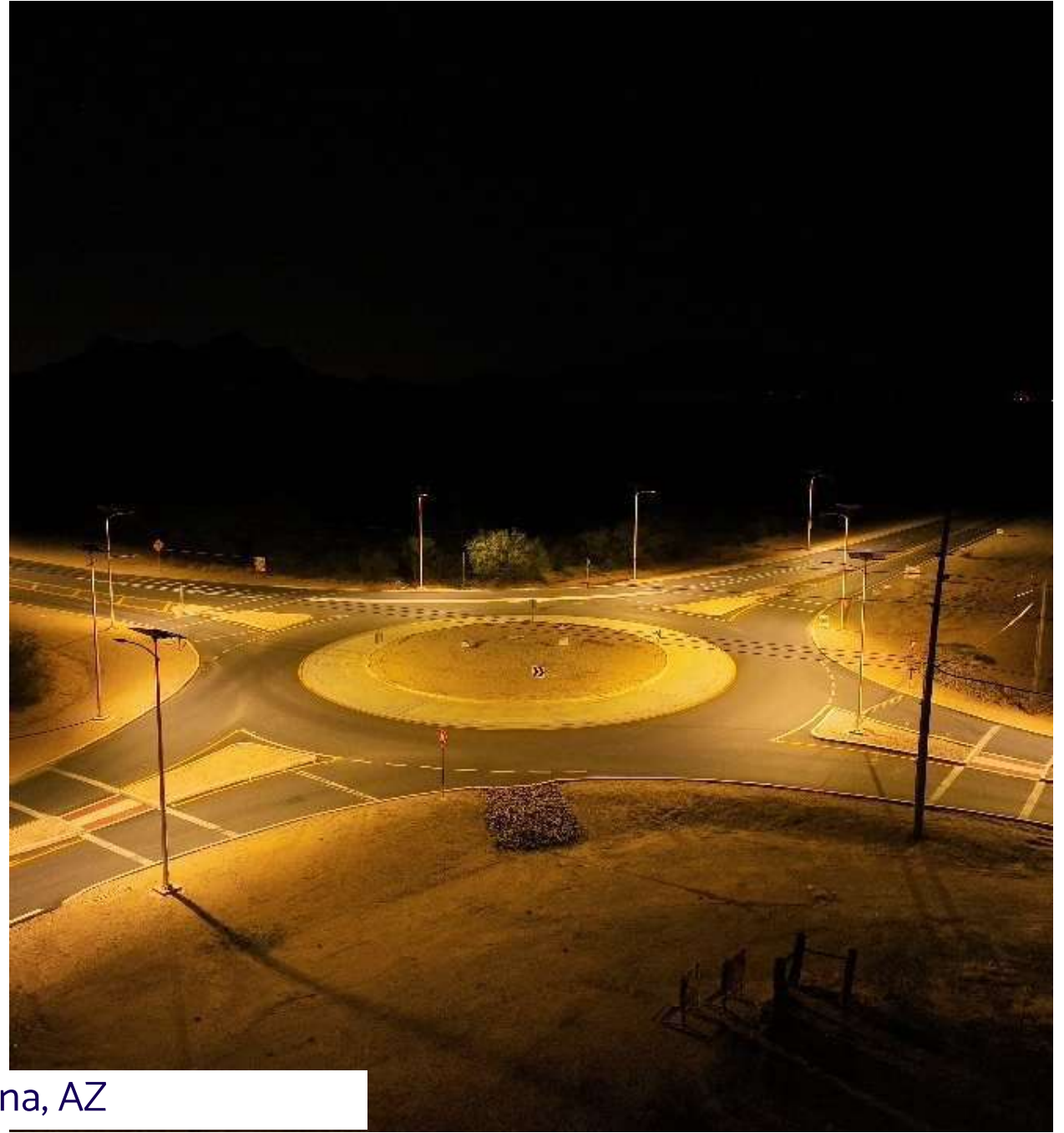
One manufacturer, one system, one point of support—before, during, and after installation.



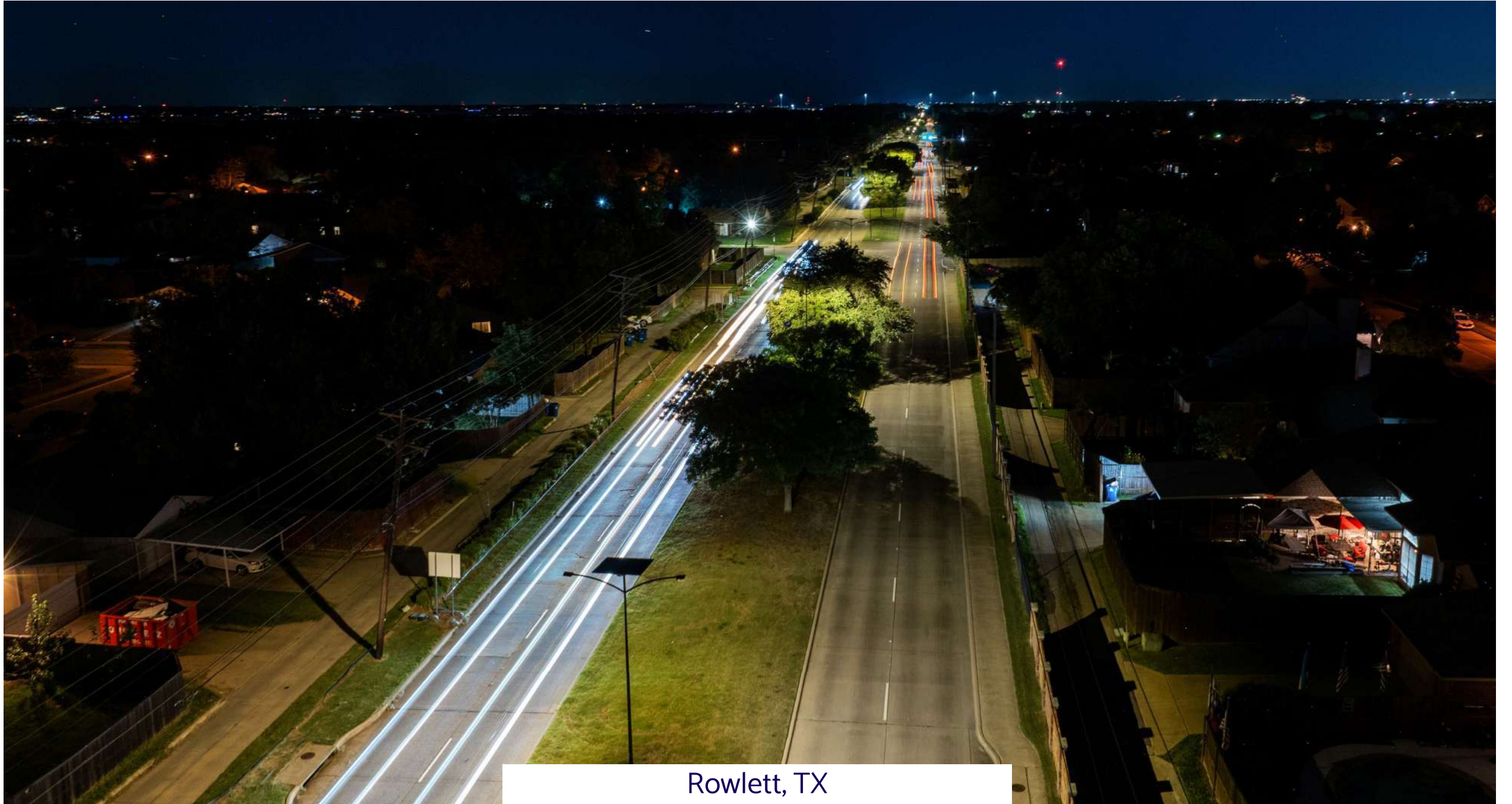
PROJECTS

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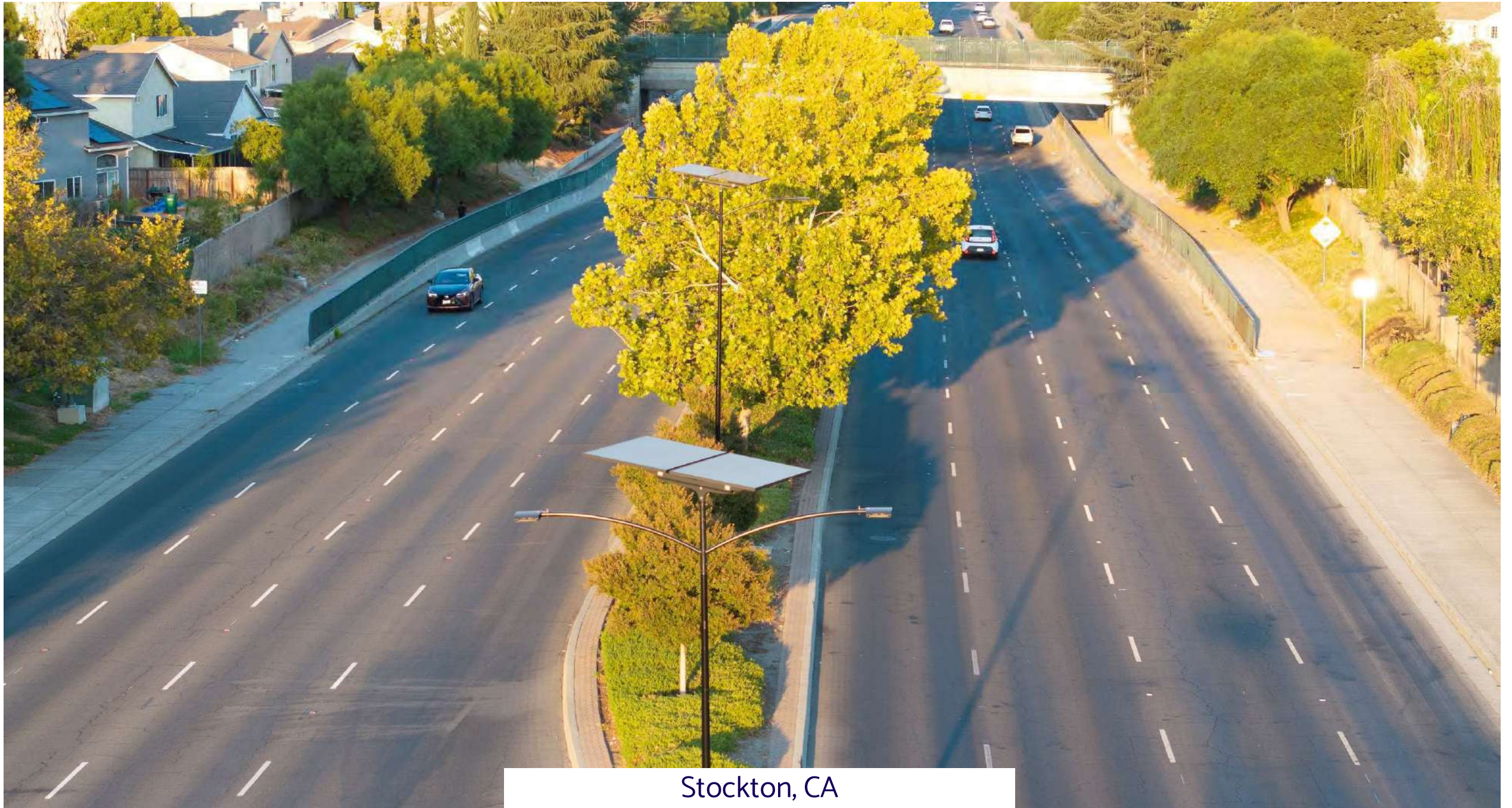
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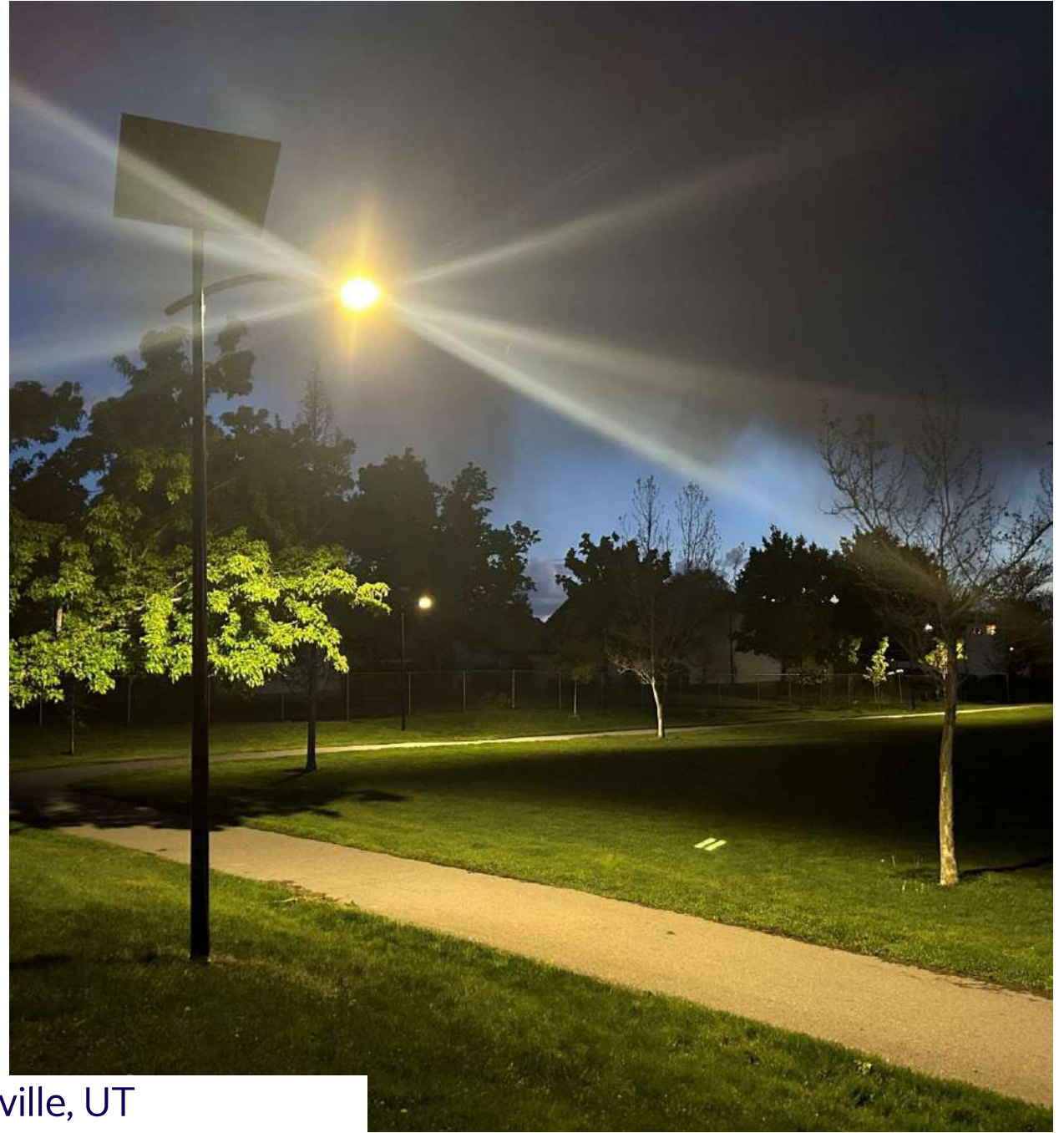
Marana, AZ



Rowlett, TX



Stockton, CA



Centerville, UT



SOLAR  
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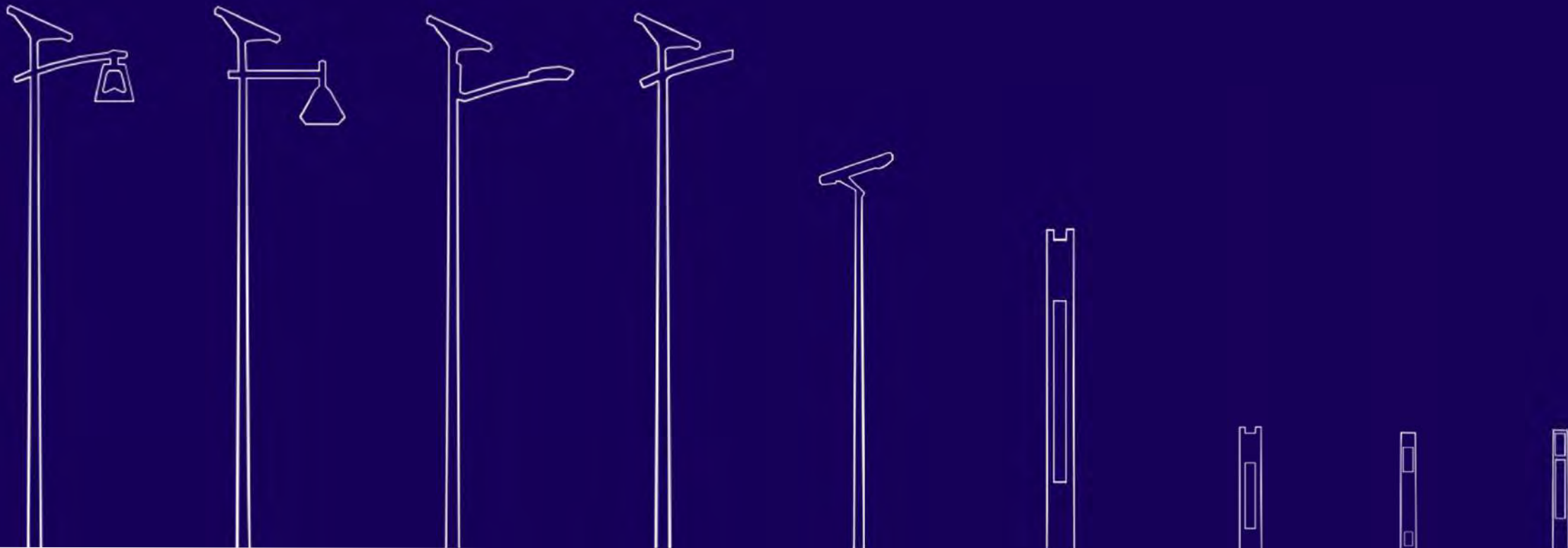
Prepared By: Mateo CHEVALIER

Sales Contact: Michael Montenaro - Michael.Montenaro @fonroche.us

Phone. : 339-225-4530  
Sales@Fonroche.US

FONROCHE LIGHTING | 2224 SE Loop 820 Building C, Fort Worth, TX 76140  
[www.FonrocheSolarLighting.com](http://www.FonrocheSolarLighting.com)

# Summer Woods CDD Belle Epoque Mid-Bloc & Intersection





## Table of Contents

01 - Lighting Your Project

02 - Technical Specifications

03 - Projects



# LIGHTING YOUR PROJECT

---

01

# BELLE EPOQUE

## SmartLight

### Refined Authentic Urban

The **BELLE EPOQUE** is a **solar-powered street light** that blends **historic charm with modern technology**. Inspired by traditional street lamps, its **vintage-inspired fixture** is suspended upside-down, offering both aesthetic appeal and robust durability. Perfect for **historic town centers, heritage districts, and civic spaces**, the Belle Epoque maintains classic architecture while delivering modern lighting efficiency.

#### Characteristics

- Robust and solid appearance
- Refined, distinctive shape

#### Applications

Historic town centers, heritage districts, and civic spaces



Available in 4 combinations



# Summer Woods CDD

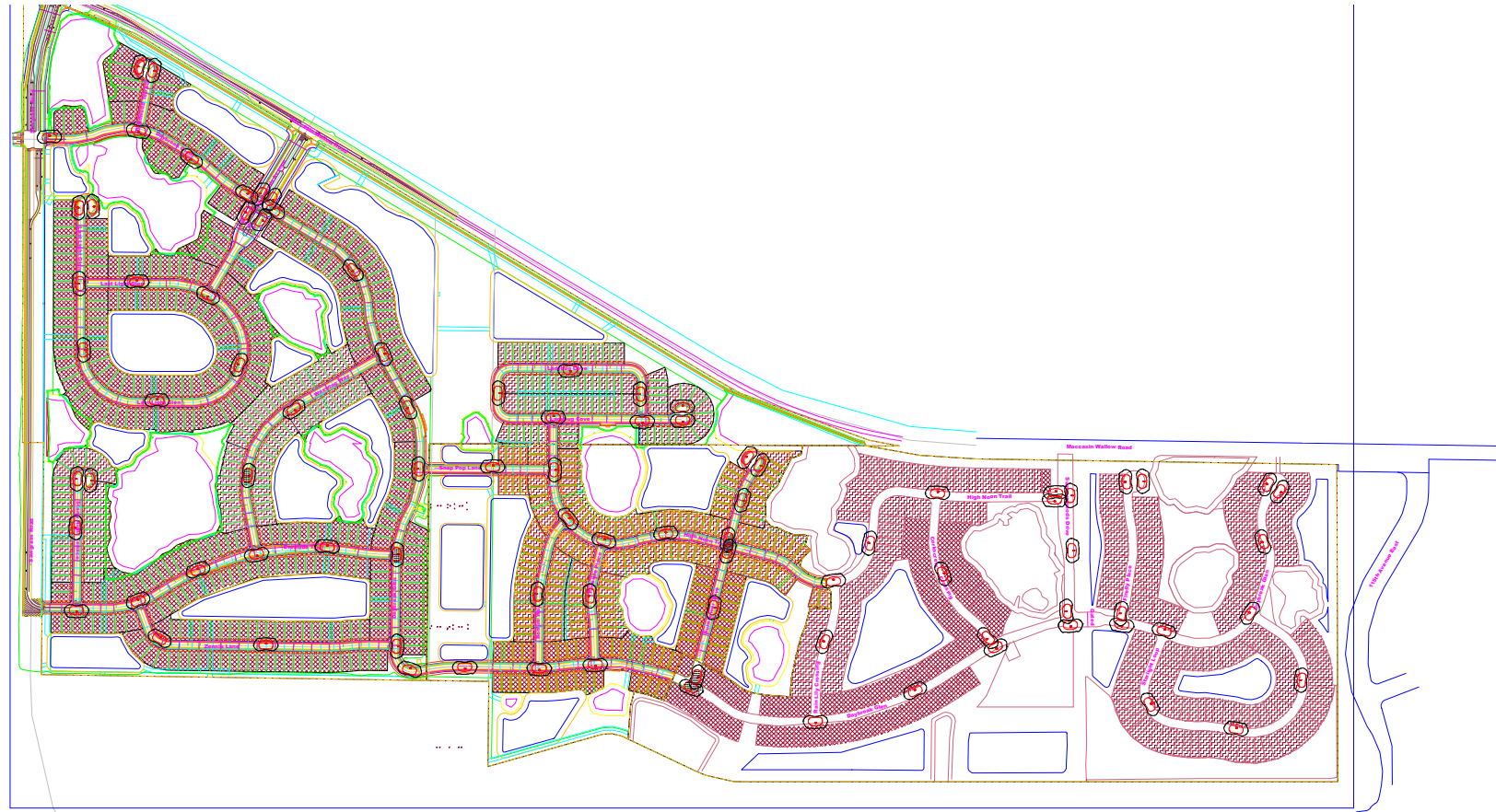


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 Fort Worth, TX 76140  
 Phone Number: (339) 225 4530  
 www.fonrochesolarlighting.com

Lighting Plan Rev A

Project Number: G11408

By: Mateo Chevalier  
 mateo.chevalier@fonroche.us  
 Date:4/1/2026



Luminaire Schedule								
Symbol	Qty	Label	Arrangement	LLF	Luminaire Lumens	Luminaire Watts	Mounting Height	Arm
	90	BelleEpoque-T3-CK16B-3K-30W	SINGLE	0.900	6127	30	19.3	3.4

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Mid Bloc	Illuminance	Fc	1.07	3.3	0.2	5.35	16.50
T-type Intersection	Illuminance	Fc	1.27	2.8	0.4	3.18	7.00
T-type Intersection (2 lights)	Illuminance	Fc	1.20	3.4	0.2	6.00	17.00
X-type Intersection	Illuminance	Fc	1.51	3.4	0.3	5.03	11.33

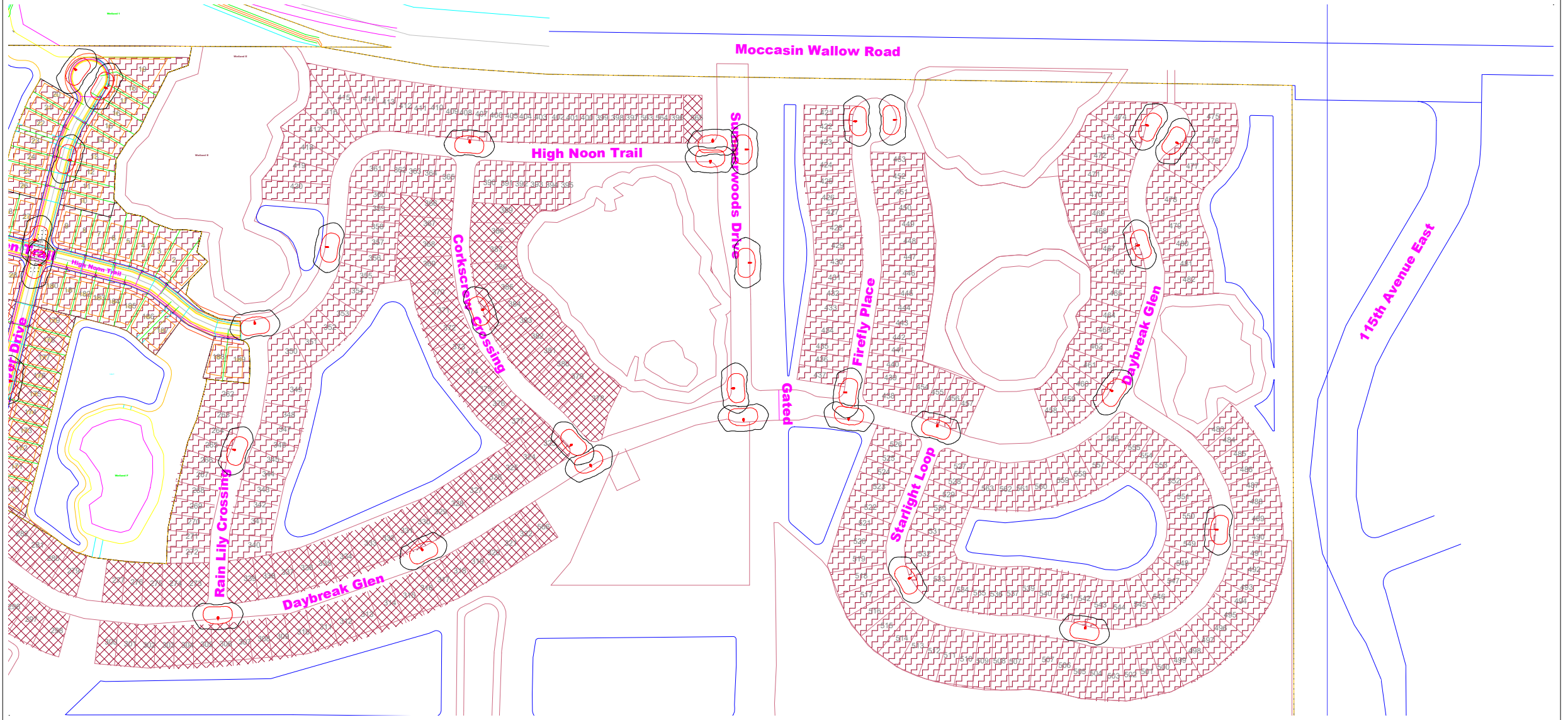
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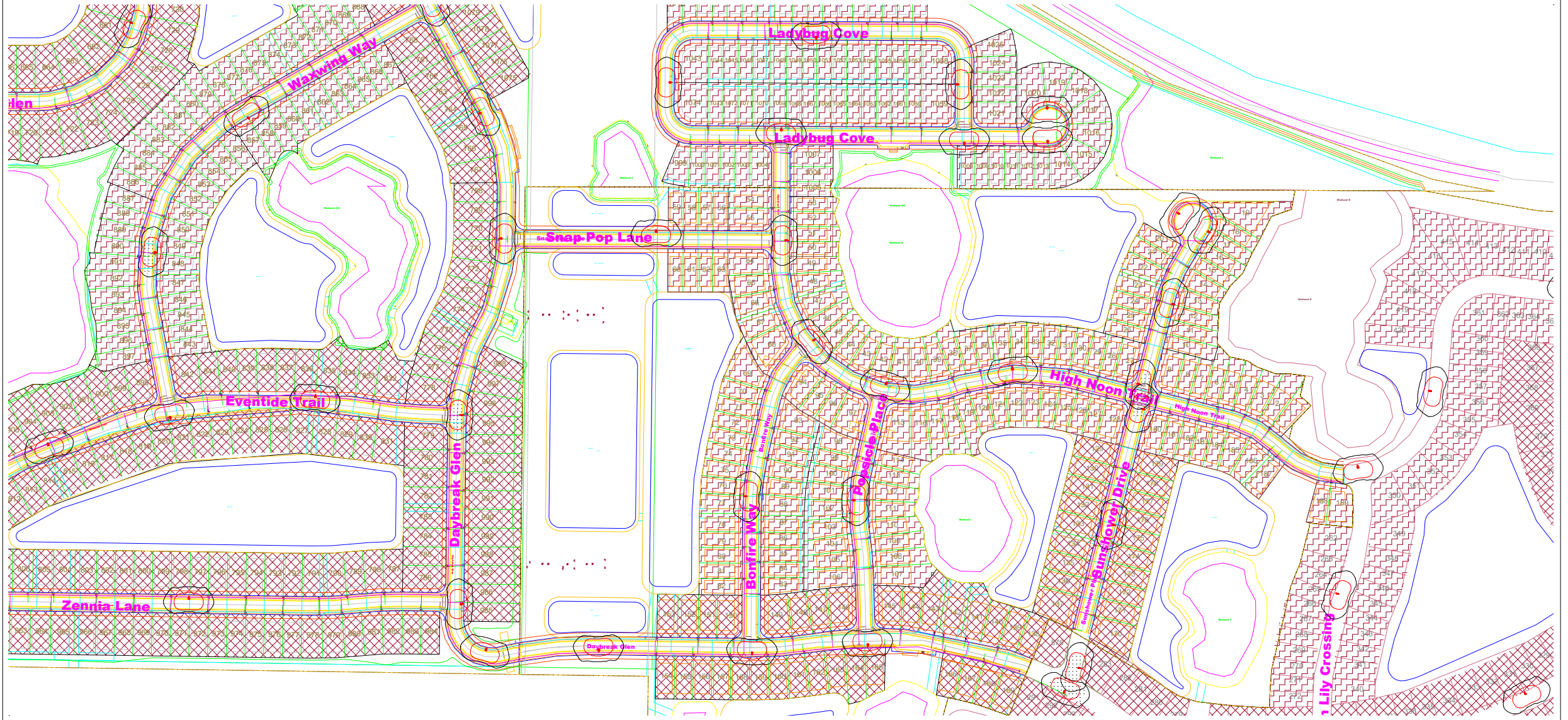
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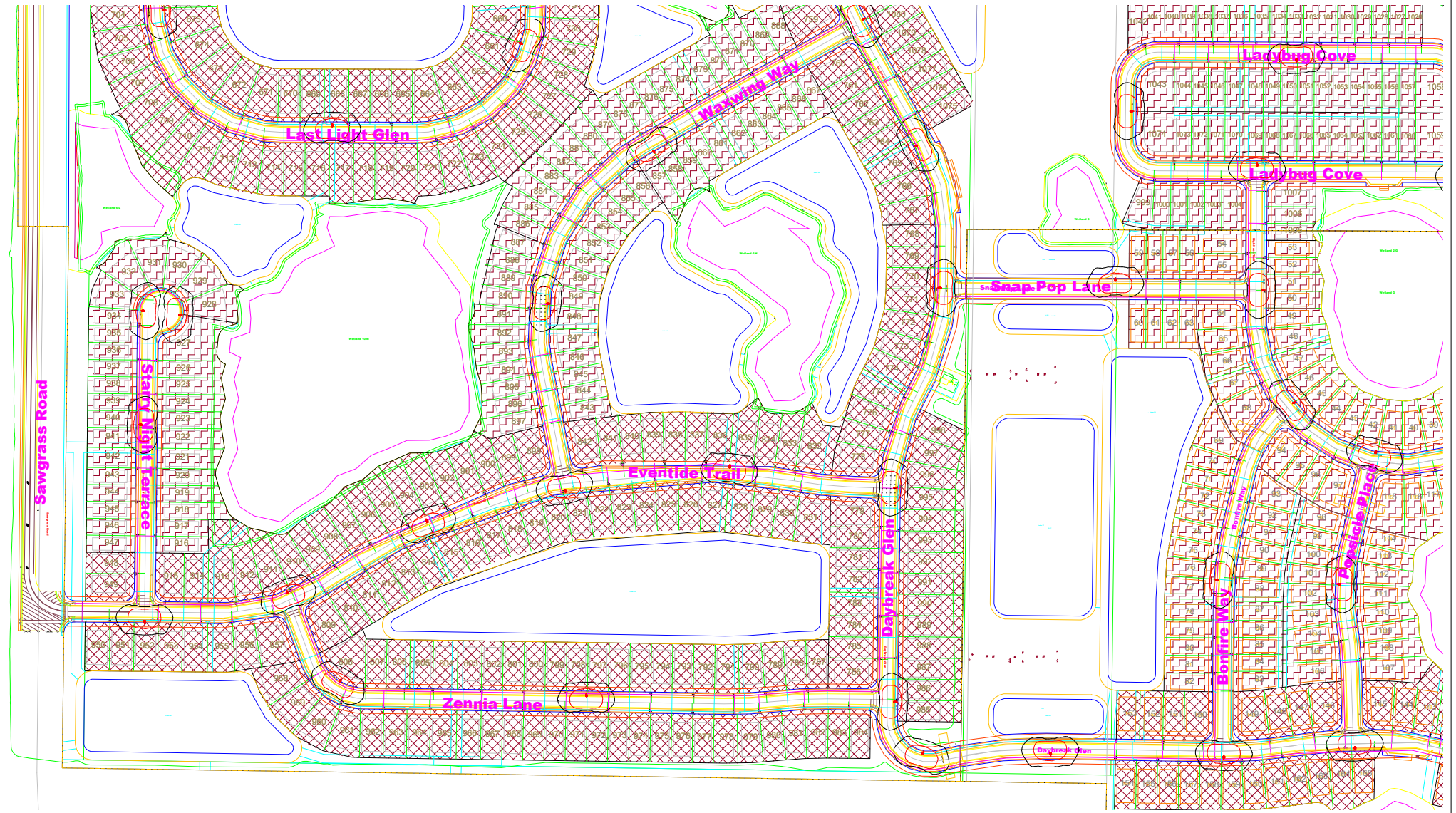
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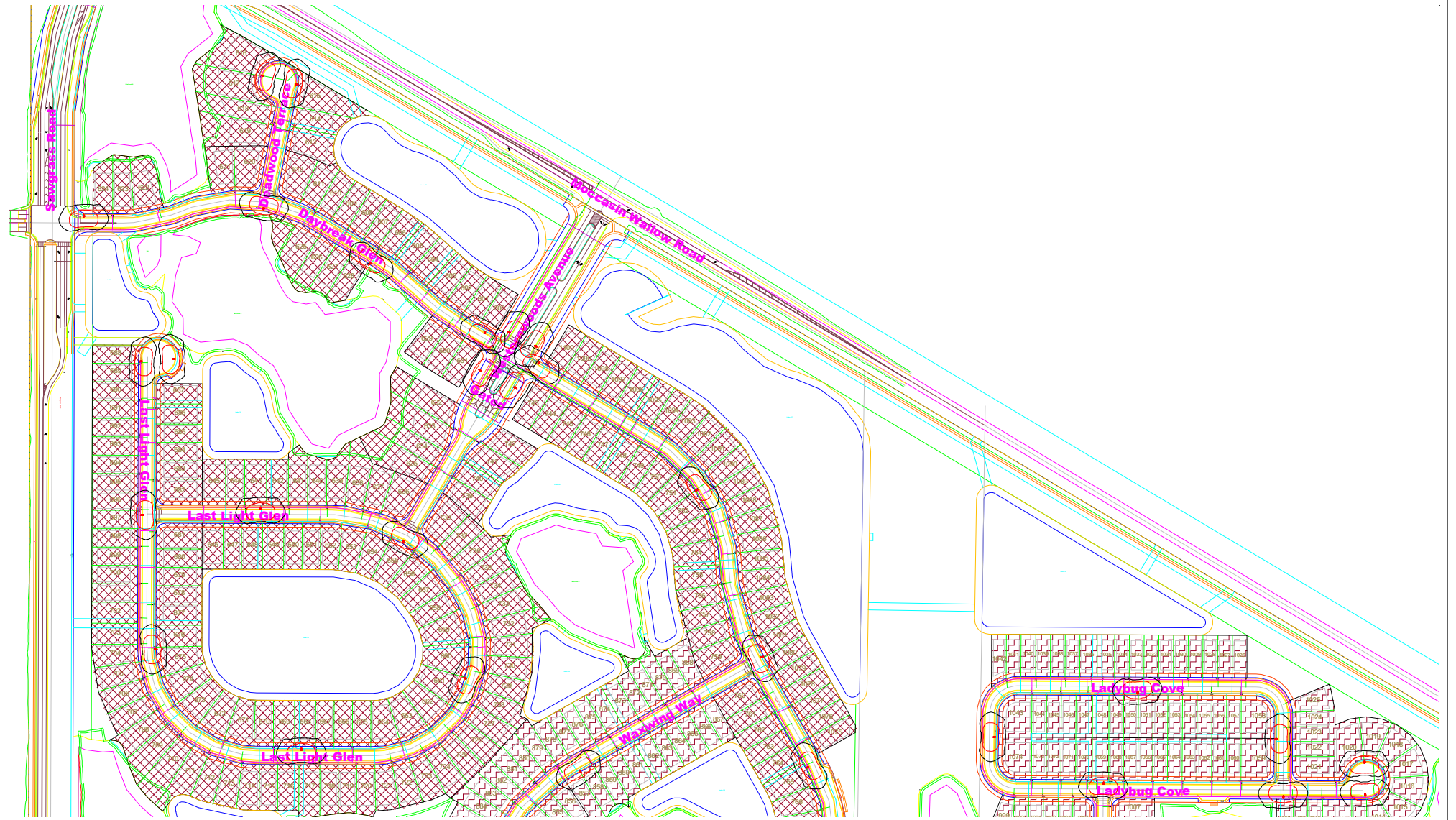
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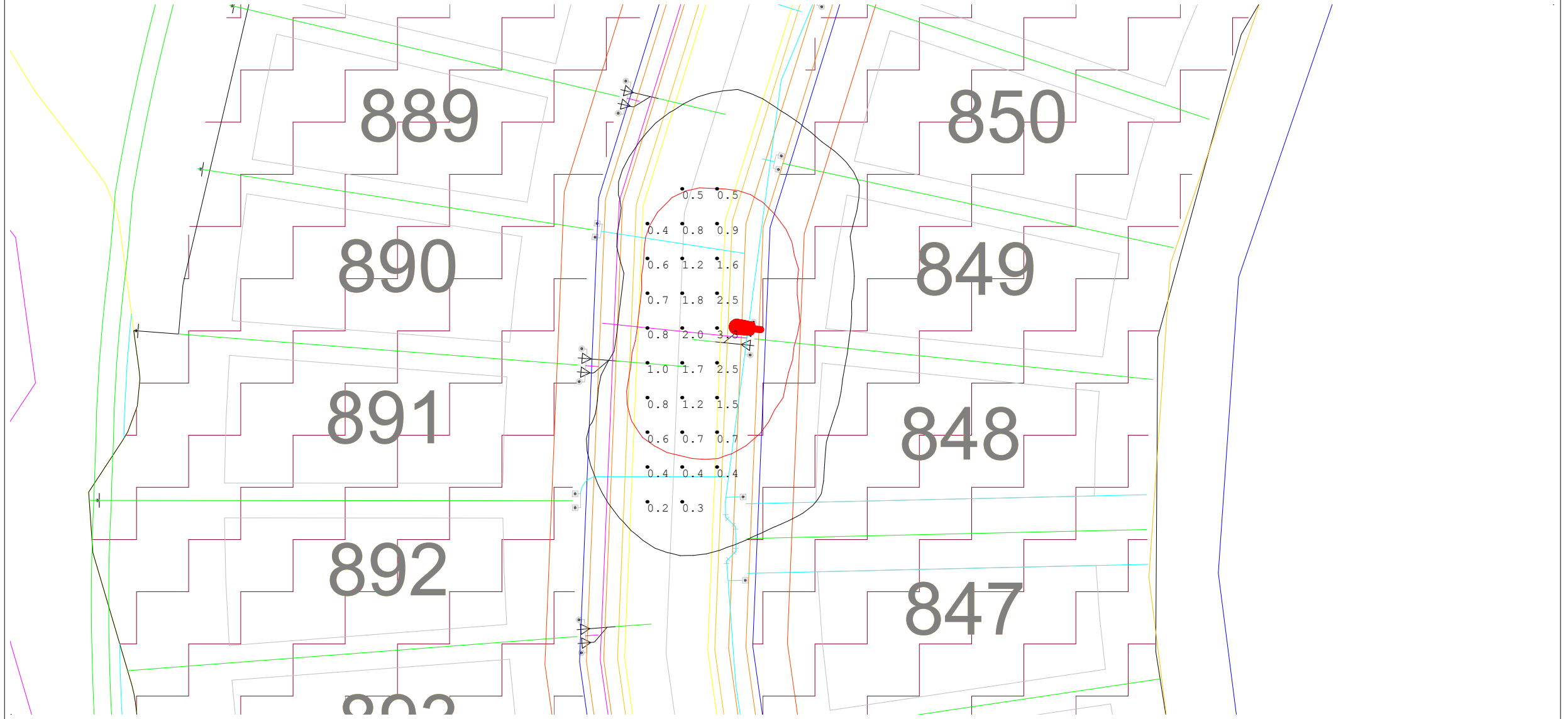
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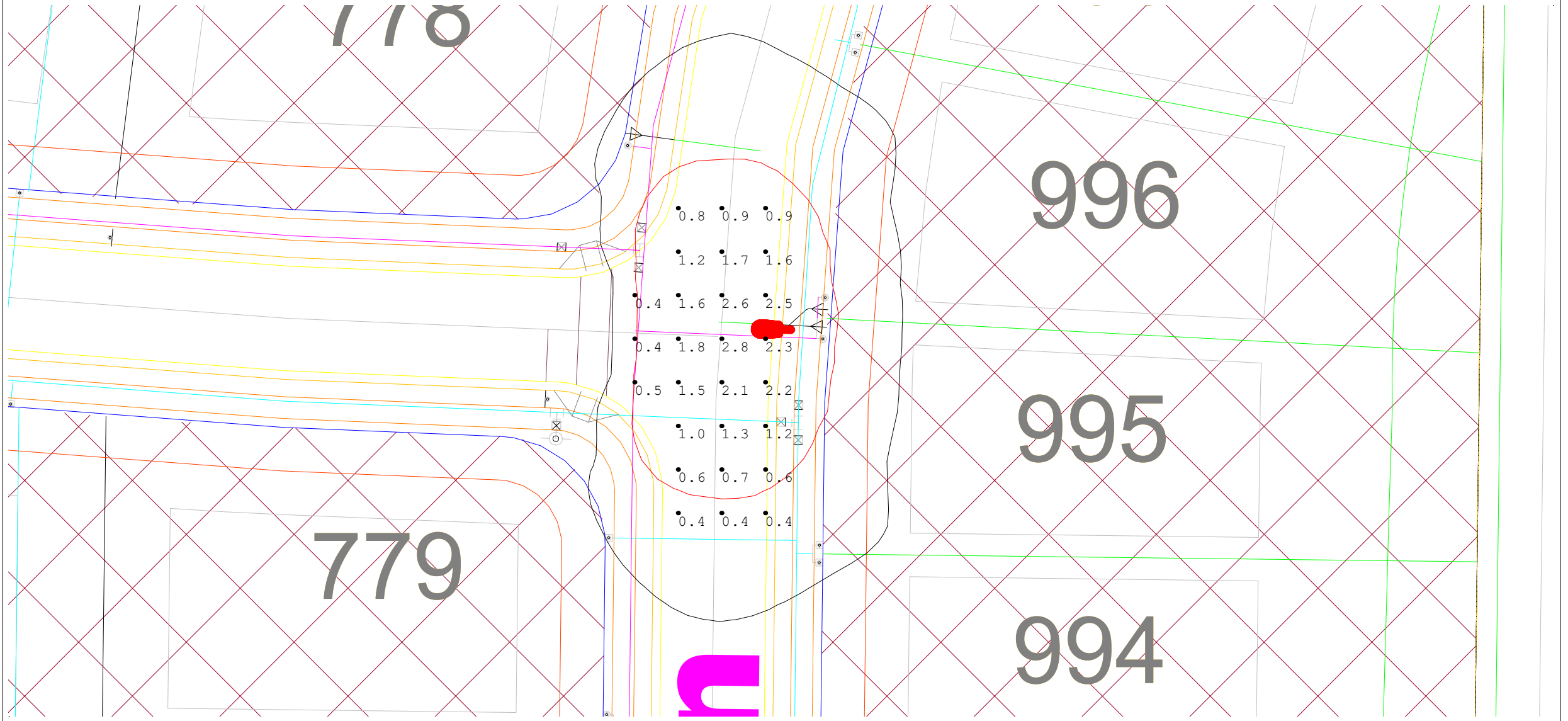
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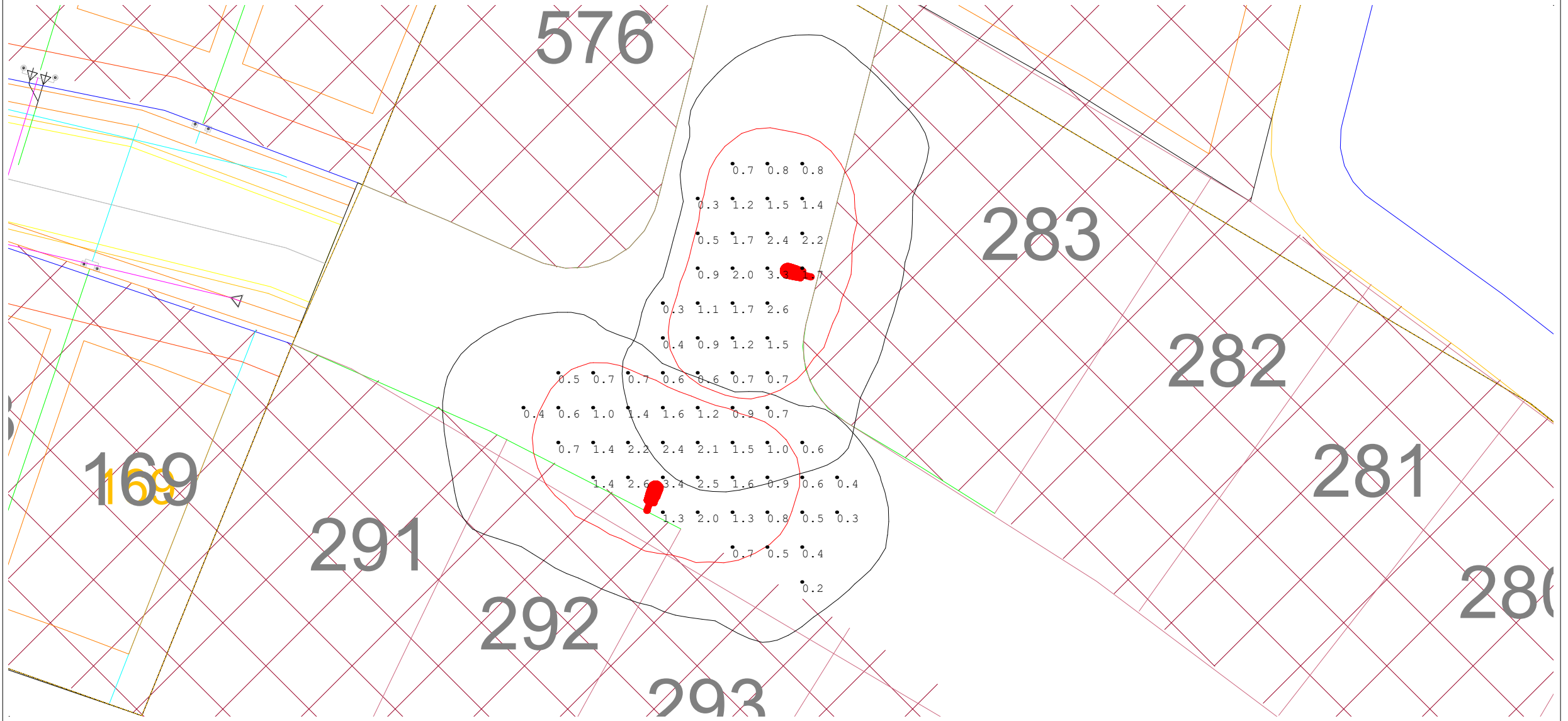
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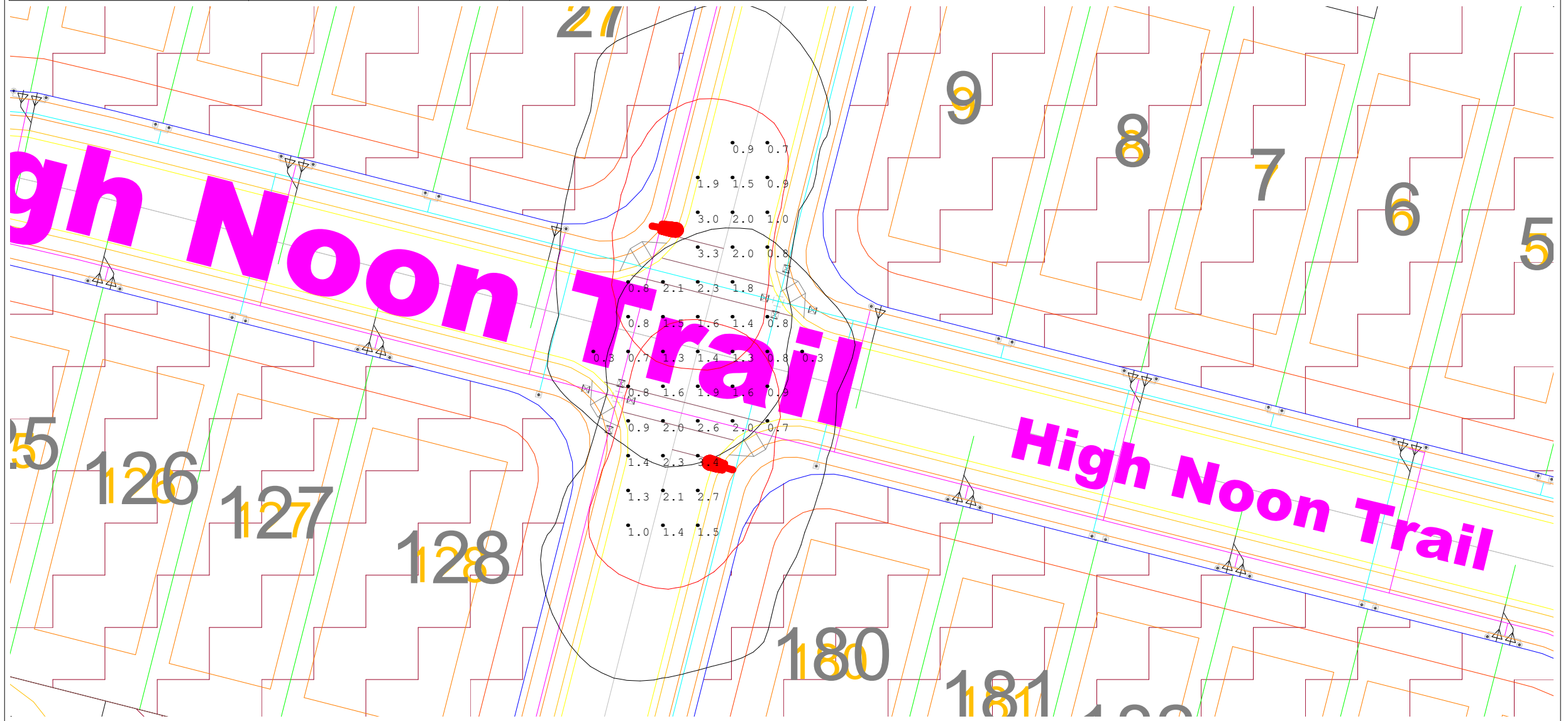
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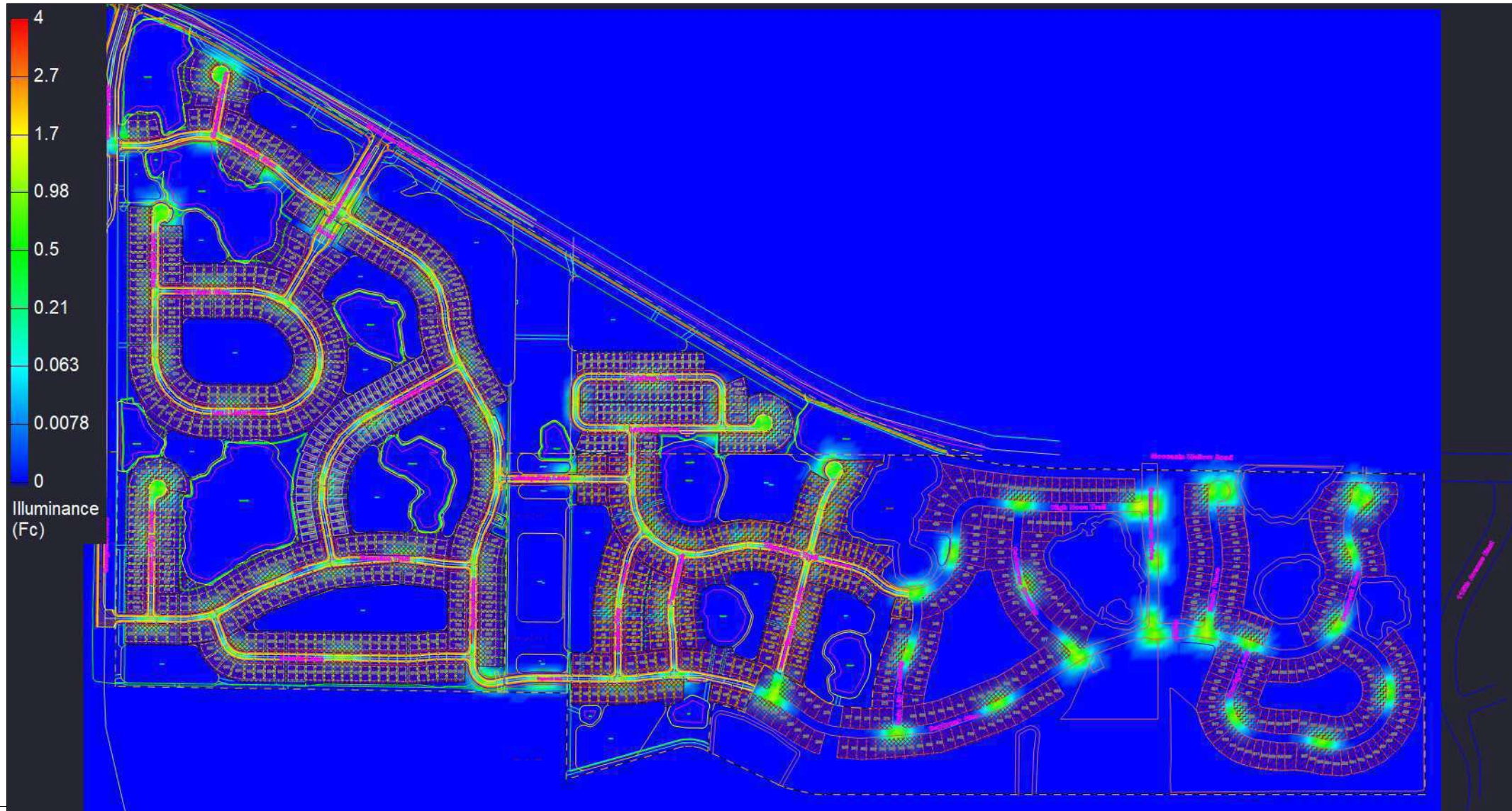


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# TECHNICAL SPECIFICATIONS

---

02

# Study Process

## For Lighting 365 Nights Per Year

### [1] Site Meteorological Data ANALYSIS

For your lighting project we have taken into account:  
 The conditions of use (orientation, panel tilt)  
 External parameters (shading, temperature, solar calendar)

### [2] SIMULATION of products over a typical year

Our solar sizing software has made it possible to validate the lighting equipment for your needs.  
 The operation is simulated over a typical year, average of the last 10 years.

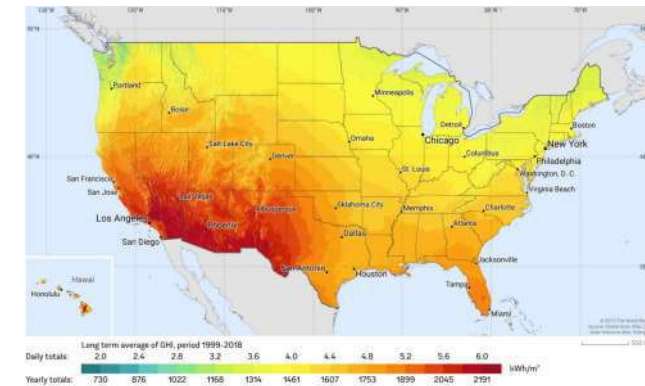
### [3] SIZING to create a tailor-made project

- The key criteria to optimize your project:
- Average state of charge of the battery in the year
  - Minimum state of charge
  - Comparison of energy created / energy consumed
  - Worst case scenario (longest night; lowest solar radiation)

### [4] RESULTS

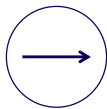
The solution we offer is the most optimized to fully fulfill lighting needs.

GPS Coordinates : 27.590566, -82.450631



# Fonroche Connect

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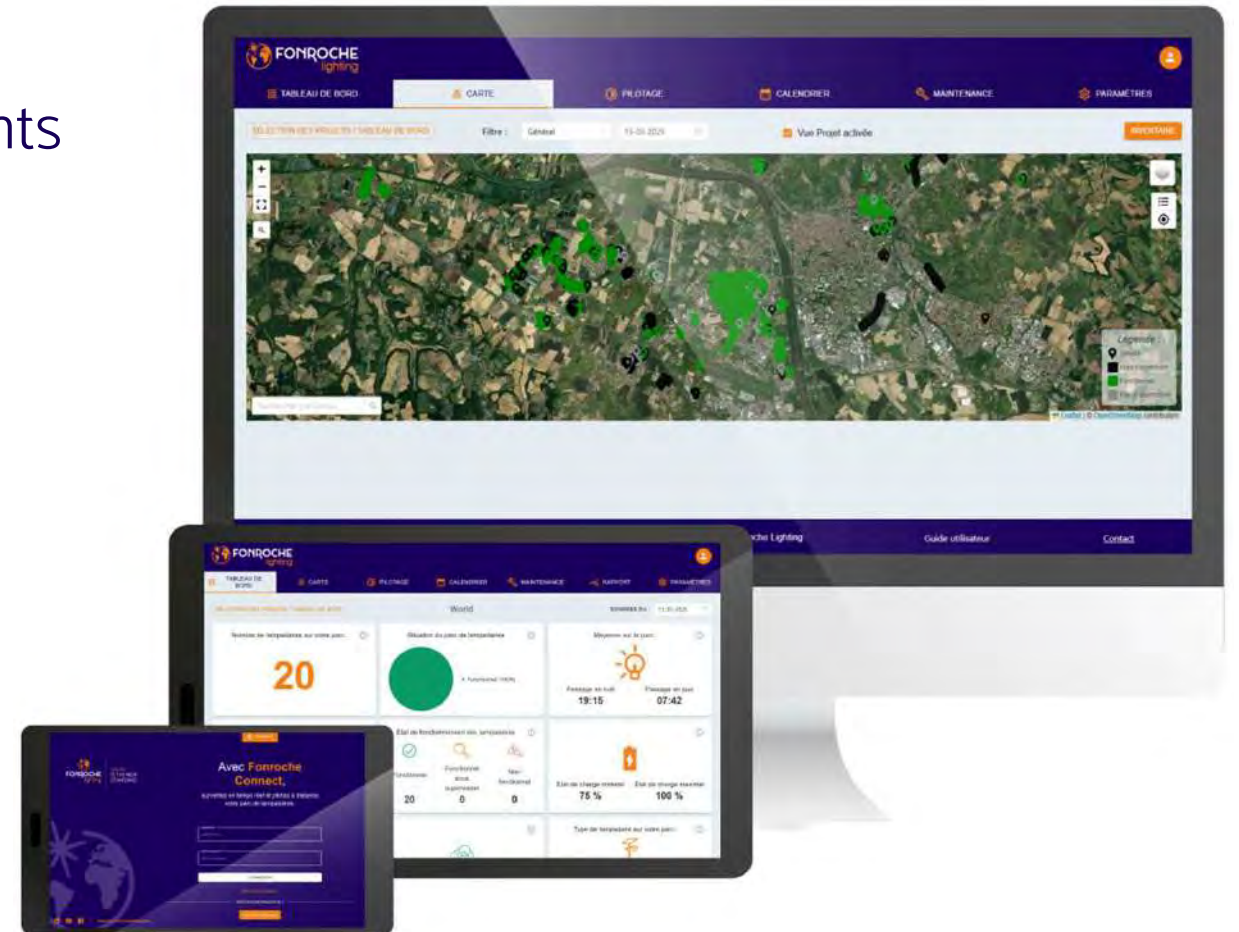
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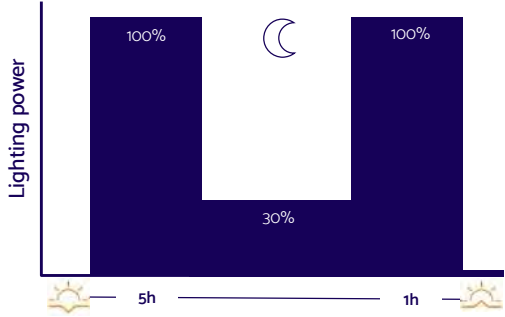


Gateway Configuration:





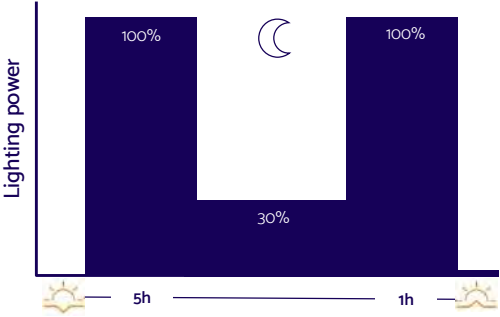
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BATTERY :	≥ 936 Wh



# SMARTLIGHT Single – Quantity : 87

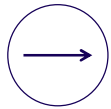
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 <p><b>STRUCTURE</b></p> <p><b>Mounting height</b>   19.3'</p> <p><b>Arm length</b>   3.4'</p> <p><b>Base type</b>   Direct Burial</p>	<p><b>LIGHTING PROFILE</b></p>  <p>The lighting profile shows a 5-hour period of 100% power (daytime, sun icon) and a 1-hour period of 100% power (nighttime, moon icon). The power level drops to 30% during the intermediate period.</p>	

# SMARTLIGHT Single + Gateway – Quantity : 3

 <p><b>PHOTOVOLTAIC MODULE</b></p> <p><b>Power</b>   190 Wp</p> <p><b>Tilt</b>   10°</p>	 <p><b>BATTERY</b></p> <p><b>Capacity</b>   936 Wh</p> <p><b>Nominal voltage</b>   24 V</p>	 <p><b>LUMINAIRE</b></p> <p><b>LED Module</b>   T3 - 187 lm/W</p> <p><b>Color temp</b>   3000 K</p>
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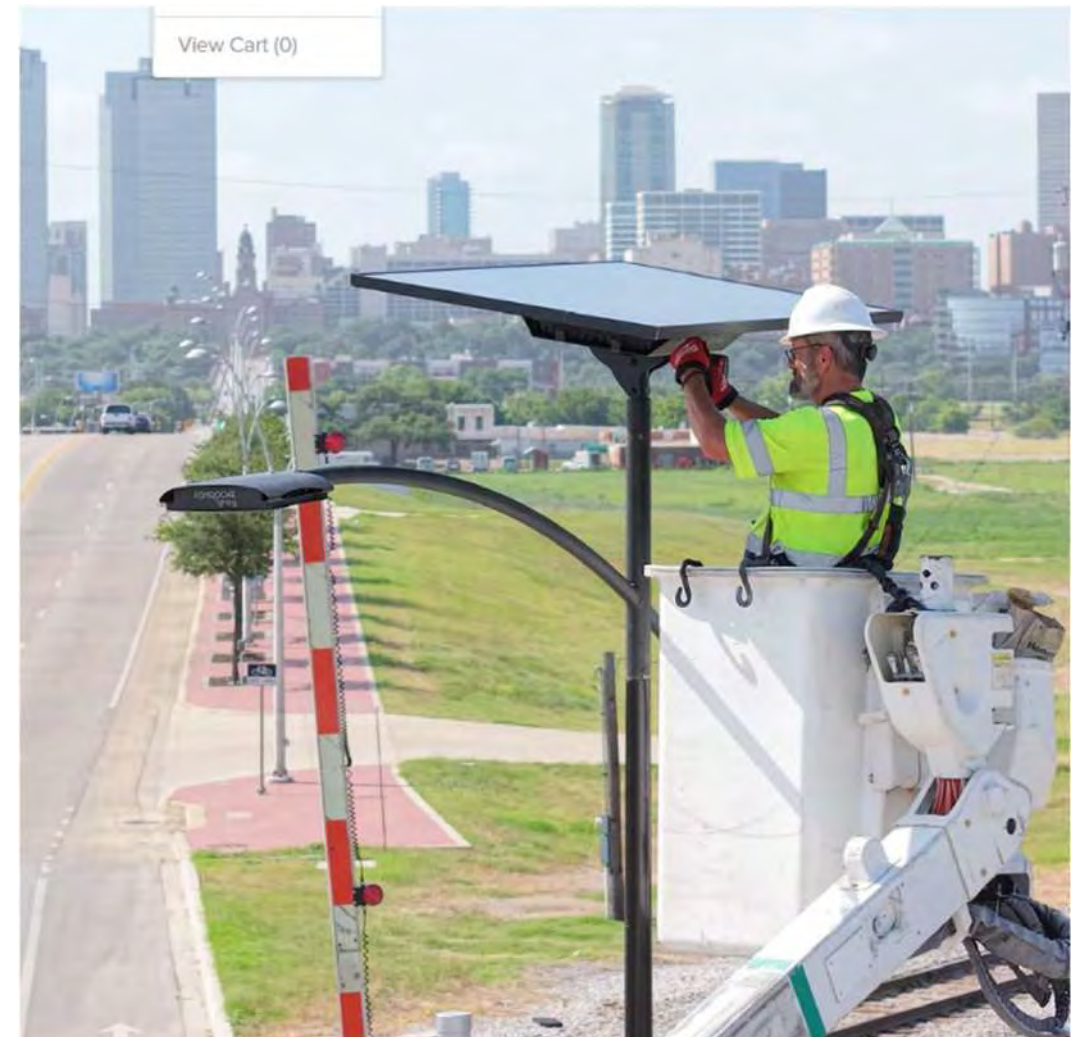
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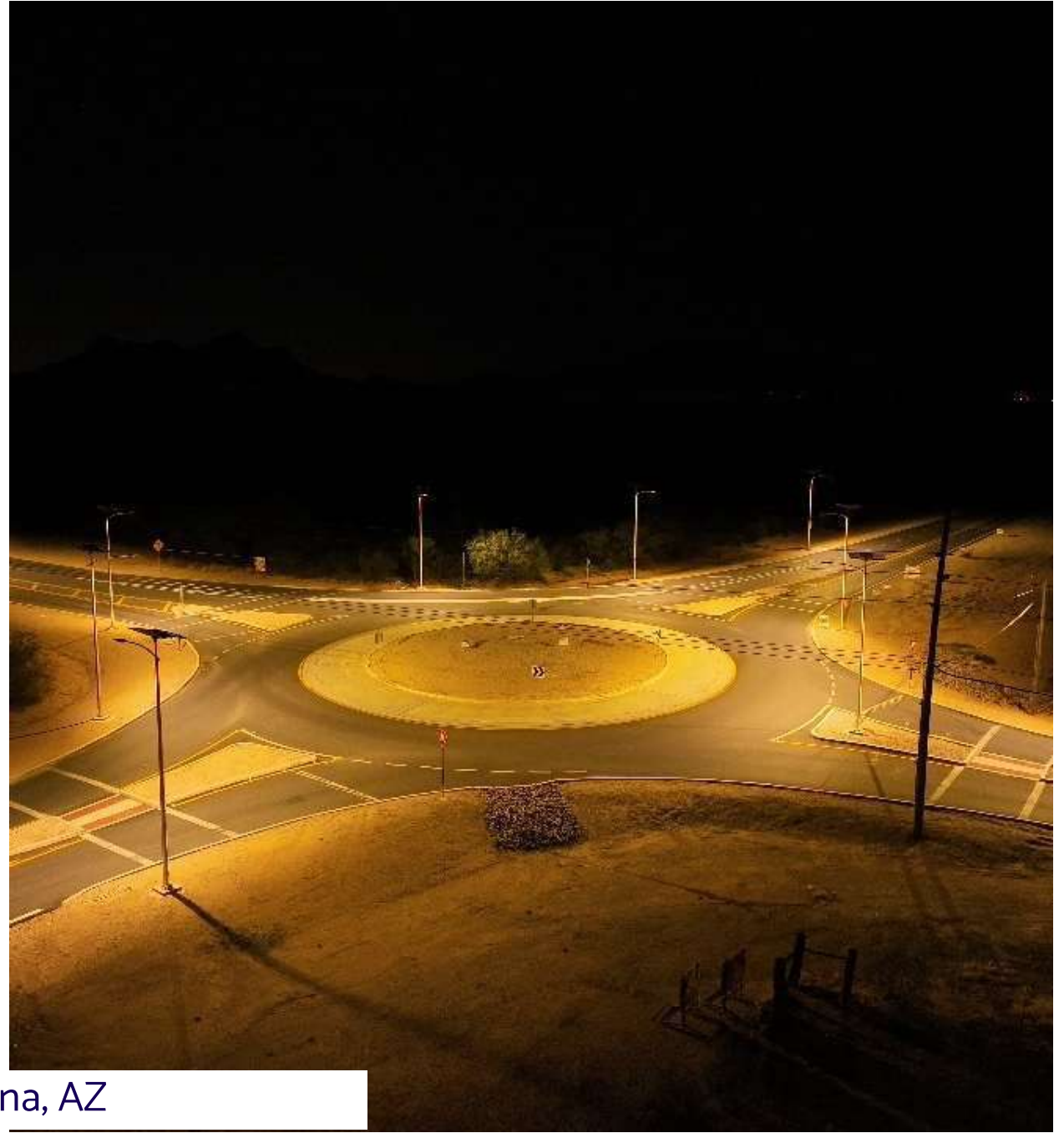
One manufacturer, one system, one point of support—before, during, and after installation.



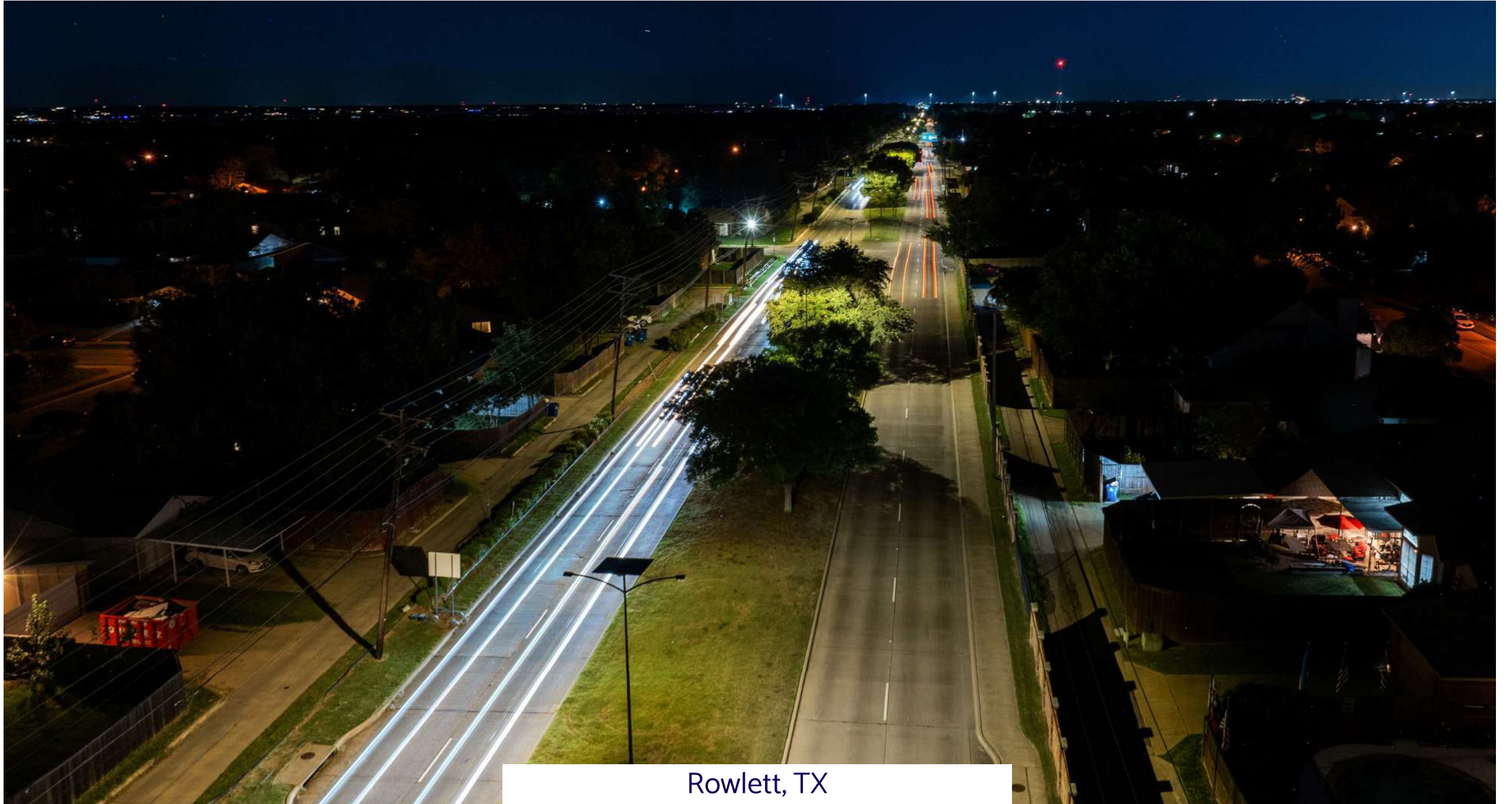
PROJECTS

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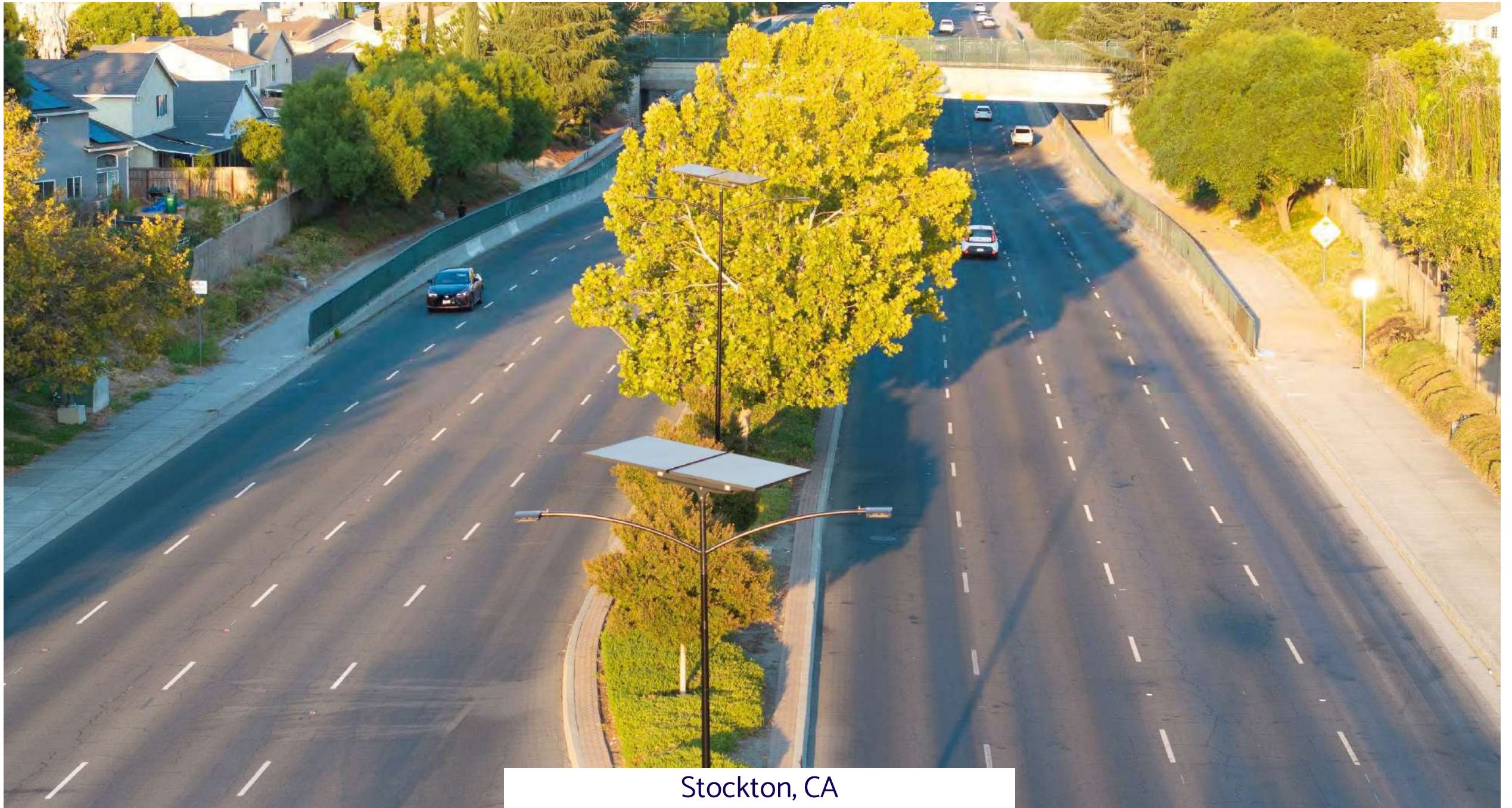
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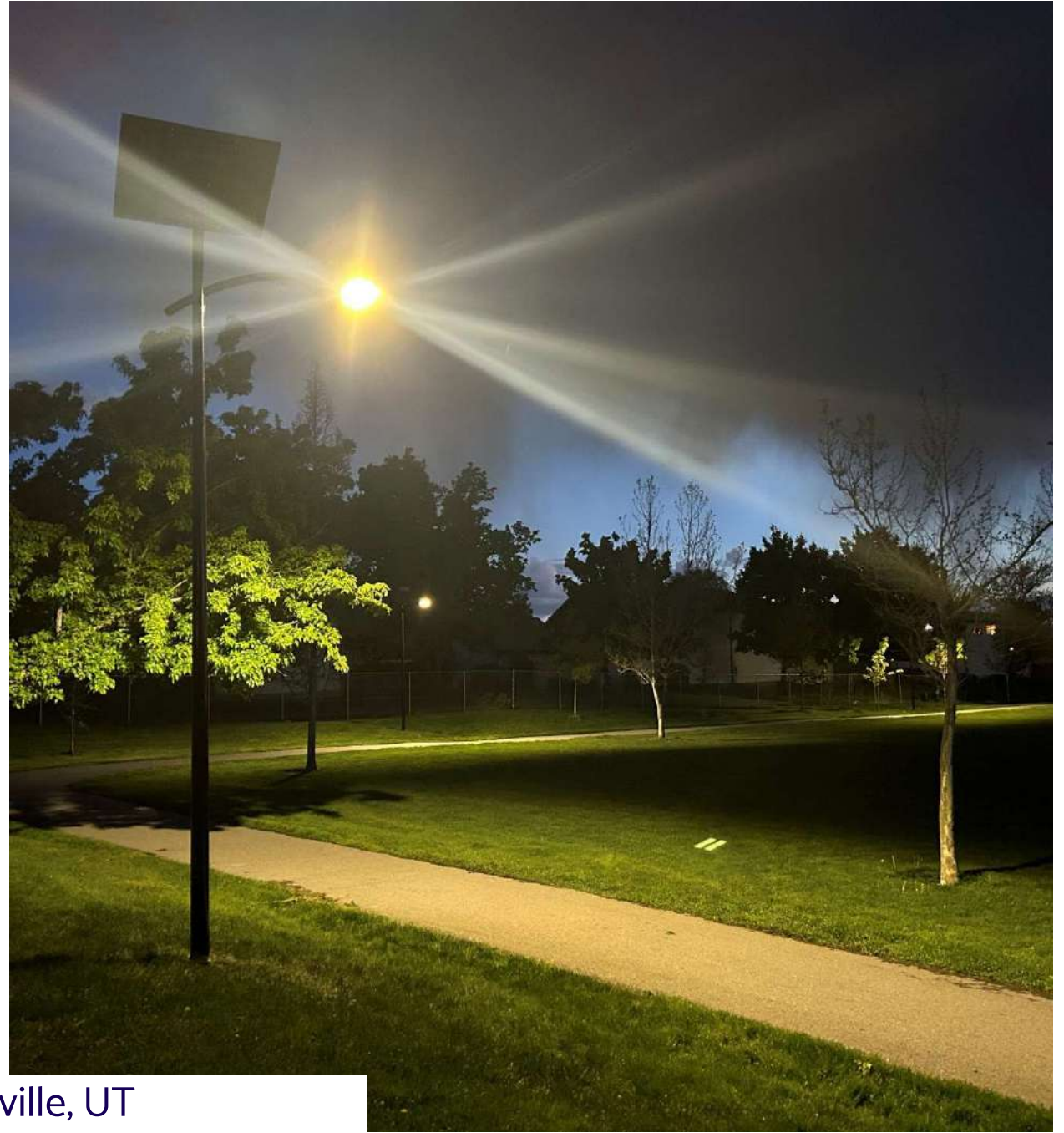
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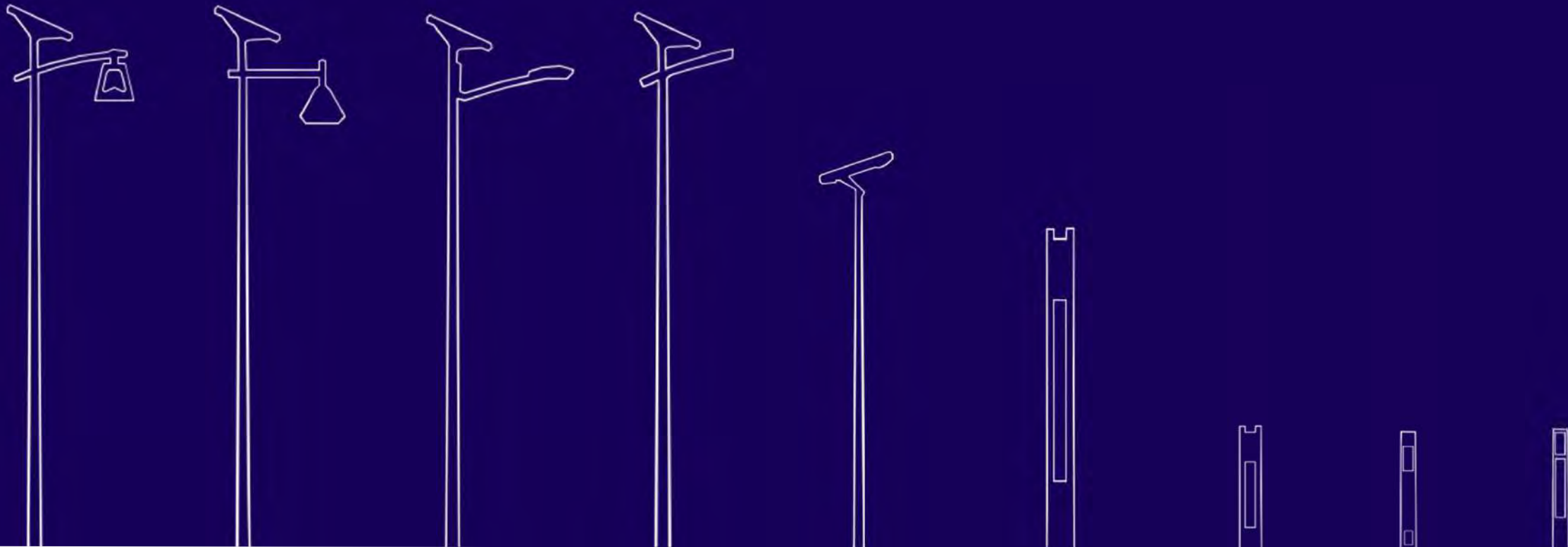
Prepared By: Mateo CHEVALIER

Sales Contact: Michael Montenaro - Michael.Montenaro @fonroche.us

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# Summer Woods CDD Helia Mid-Bloc & Intersection





## Table of Contents

- 01 - Lighting Your Project
- 02 - Technical Specifications
- 03 - Projects



# LIGHTING YOUR PROJECT

---

01

# HELIA SmartLight

## Refined Authentic Urban

HELIA luminaires will be installed to enhance your space and **blend harmoniously into the landscape**, both day and night. True concentrations of technology, Helia **combines sculptural design, advanced technology, and unprecedented installation freedom**. Where aesthetics and innovation meet, the rules of lighting change.

### Characteristics

- Ultra Thin, transparent square photovoltaic panel
- Dual function; Lighting and RGB LED marking

### Applications

Roads, rural paths, parking lots, urban centers, housing estates



Available in 3 colors



# Summer Woods CDD

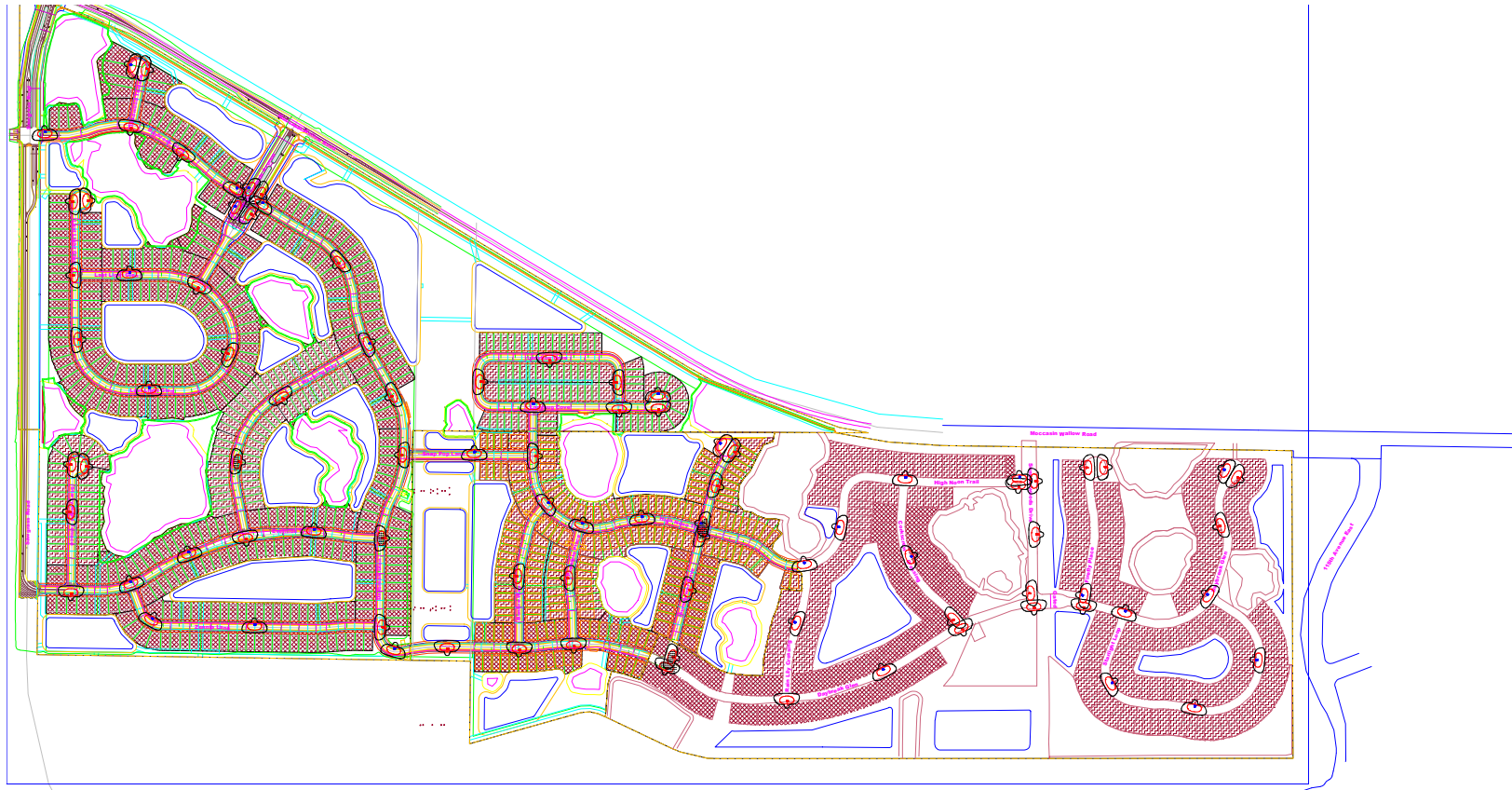


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By: Mateo Chevalier  
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 Date:4/1/2026



Luminaire Schedule								
Symbol	Qty	Label	Arrangement	LLF	Luminaire Lumens	Luminaire Watts	Mounting Height	Arm
	37	HELIA DOWN	Single	0.900	6050	30	20.9	1.25
	53	HELIA UP	Single	0.900	6050	30	21.5	1.25

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Mid Bloc	Illuminance	Fc	0.96	2.7	0.3	3.20	9.00
T-type Intersection	Illuminance	Fc	1.15	2.5	0.4	2.88	6.25
T-type Intersection (2 lights)	Illuminance	Fc	1.13	2.8	0.2	5.65	14.00
X-type Intersection	Illuminance	Fc	1.35	2.9	0.2	6.75	14.50

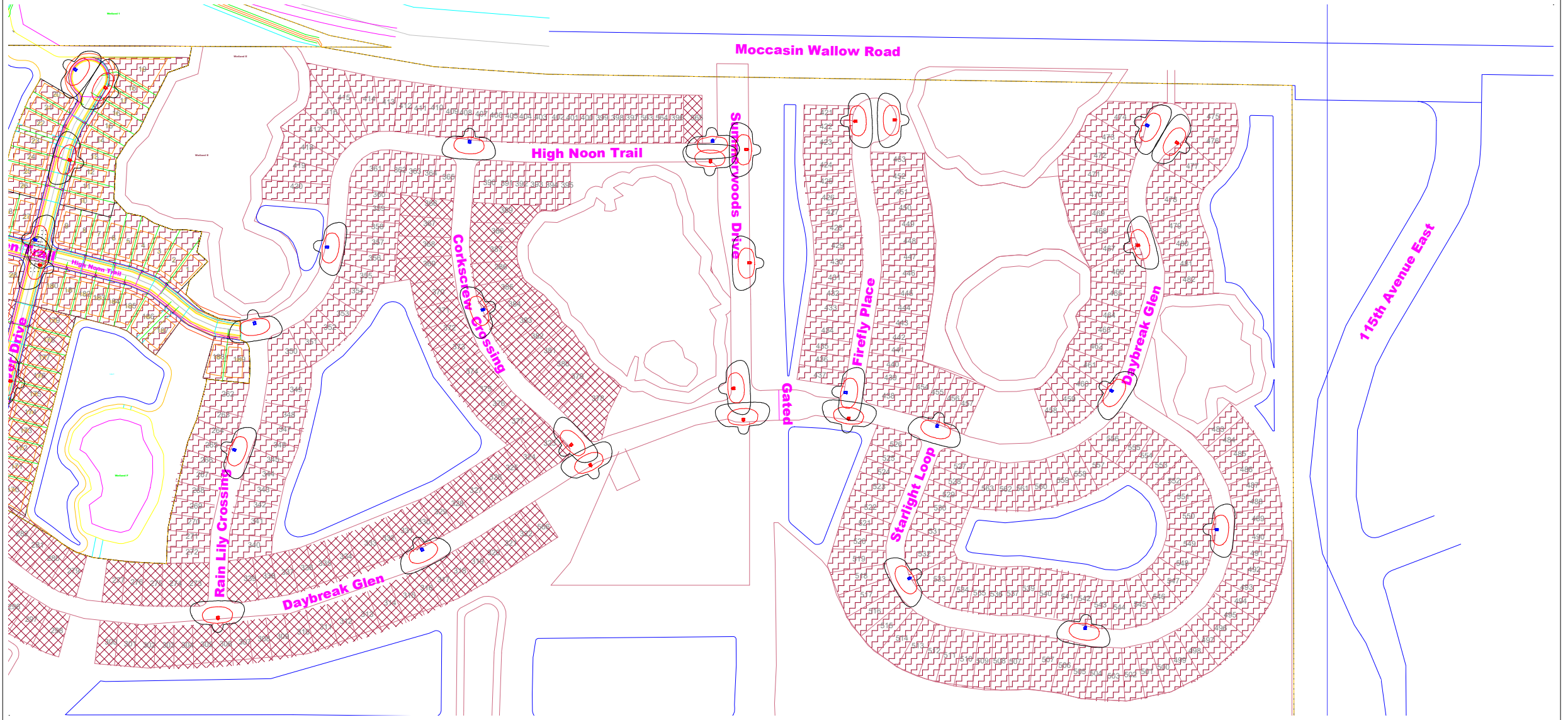
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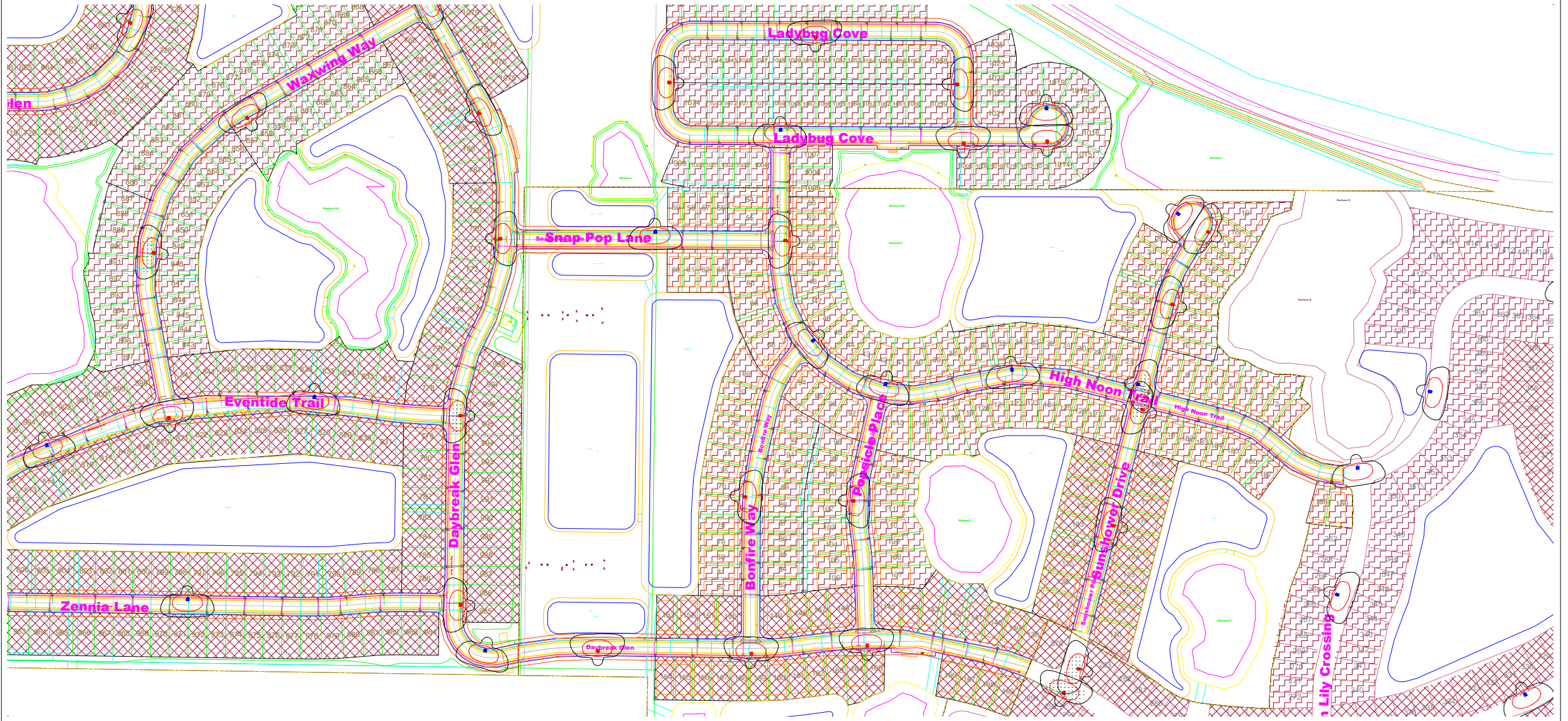
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www.fonrochesolarlighting.com

Lighting Plan Rev A  
Project Number: G11408

By: Mateo Chevalier  
mateo.chevalier@fonroche.us  
Date:4/1/2026



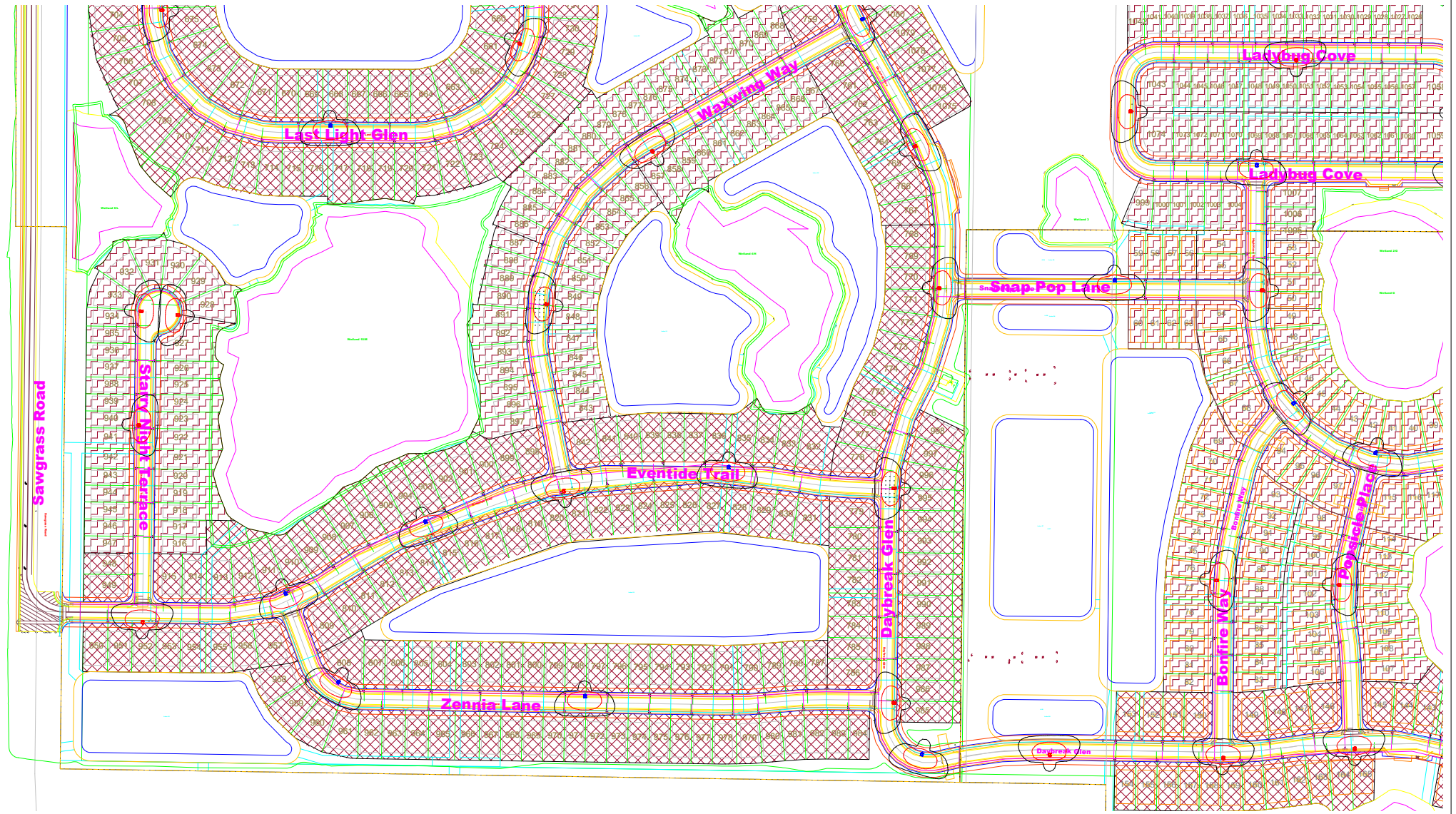
# Summer Woods CDD



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Fort Worth, TX 76140  
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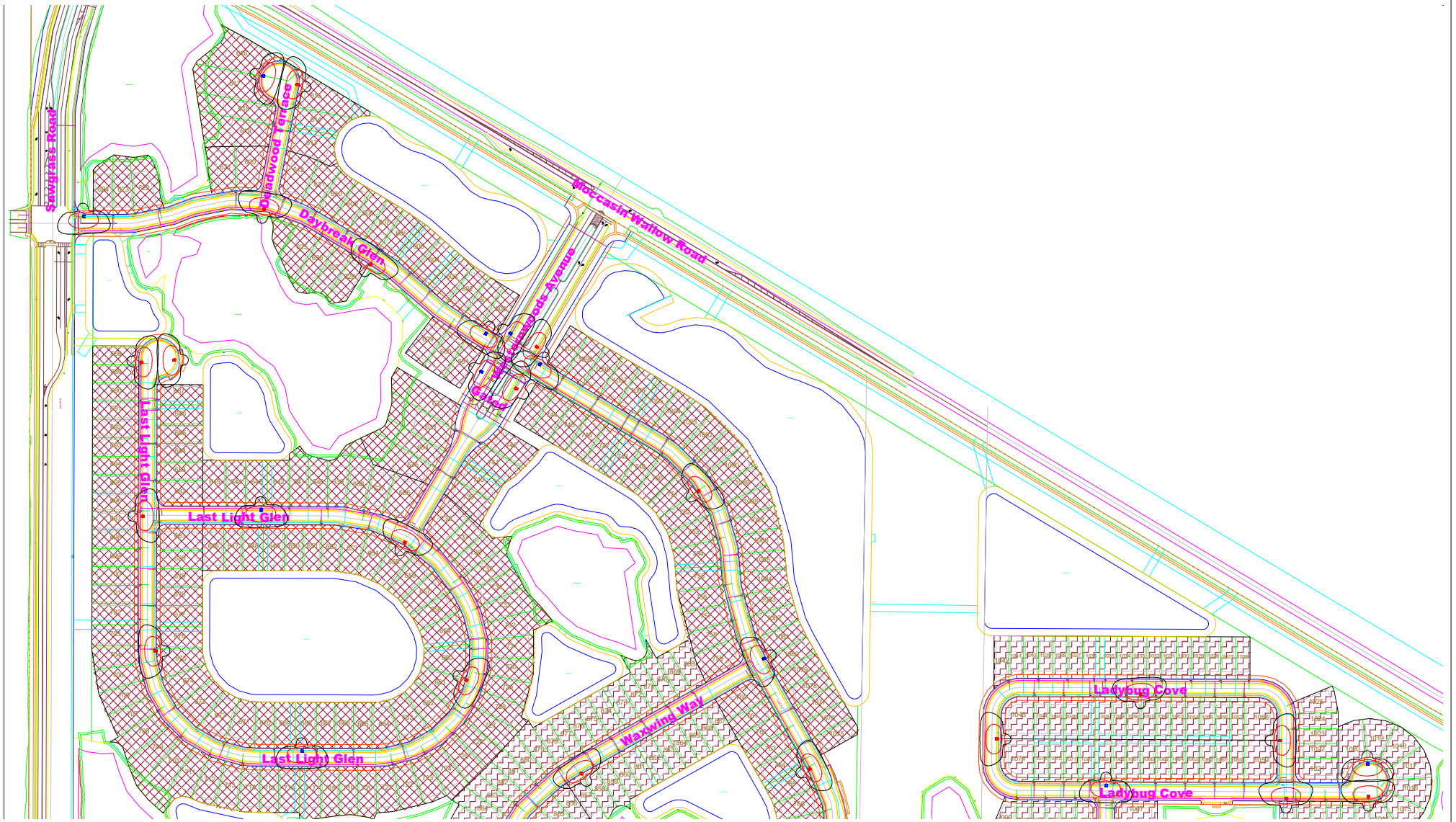
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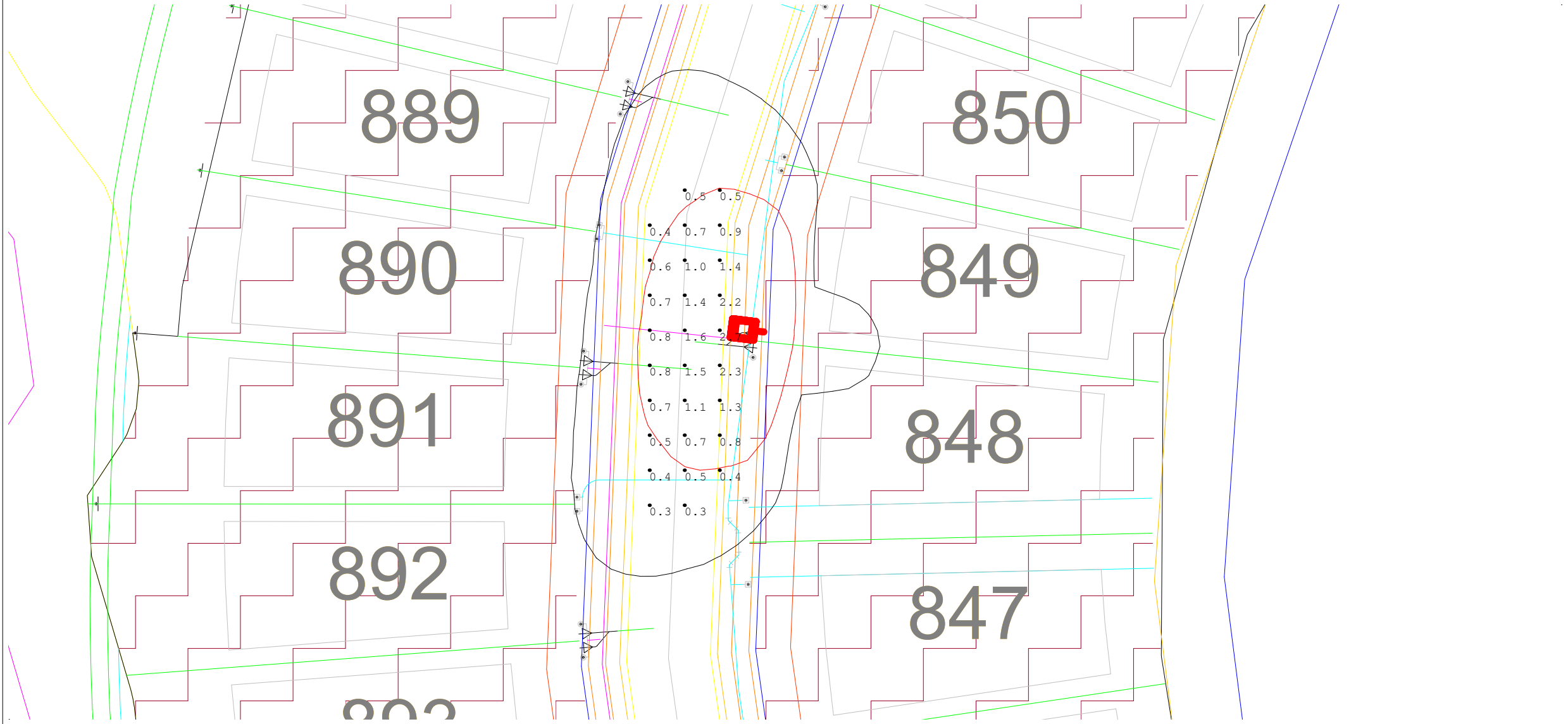
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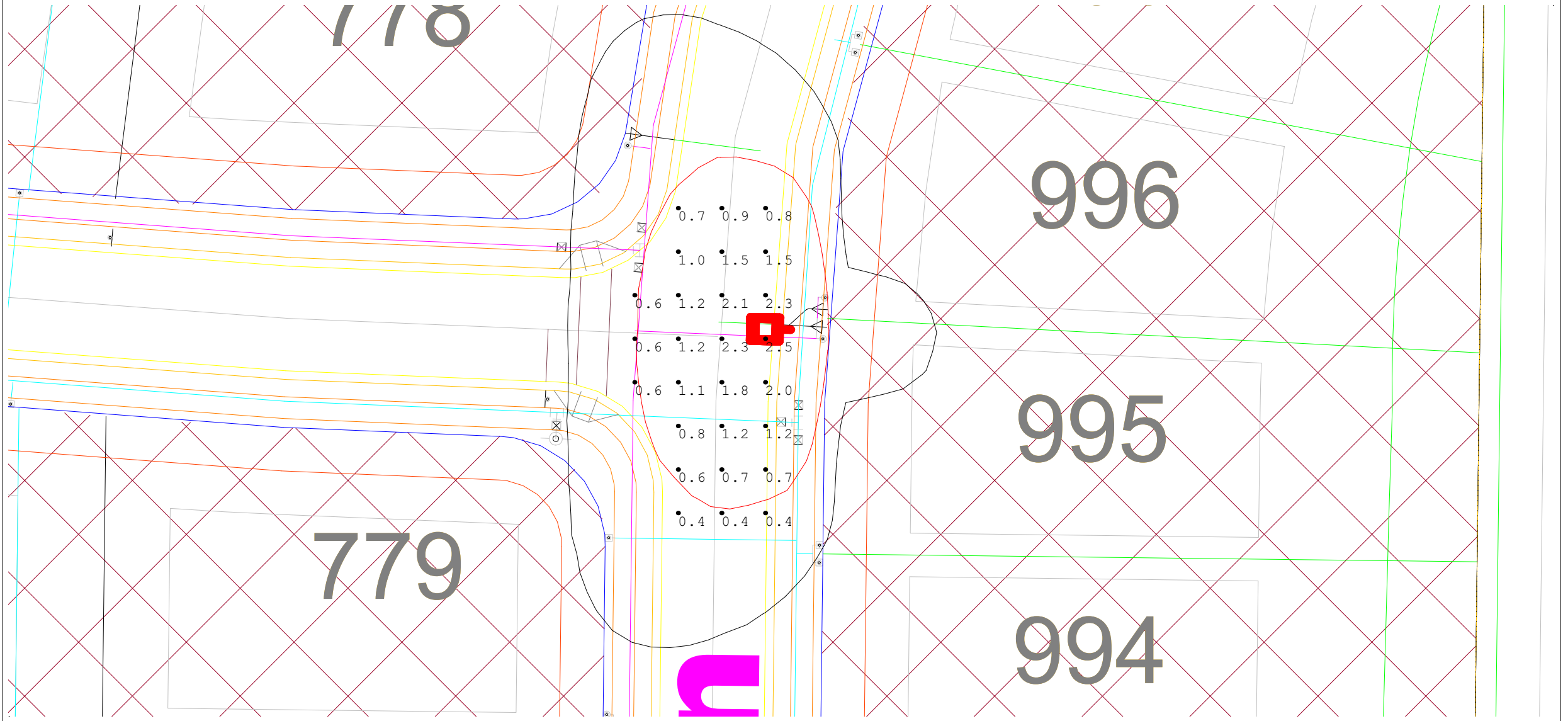
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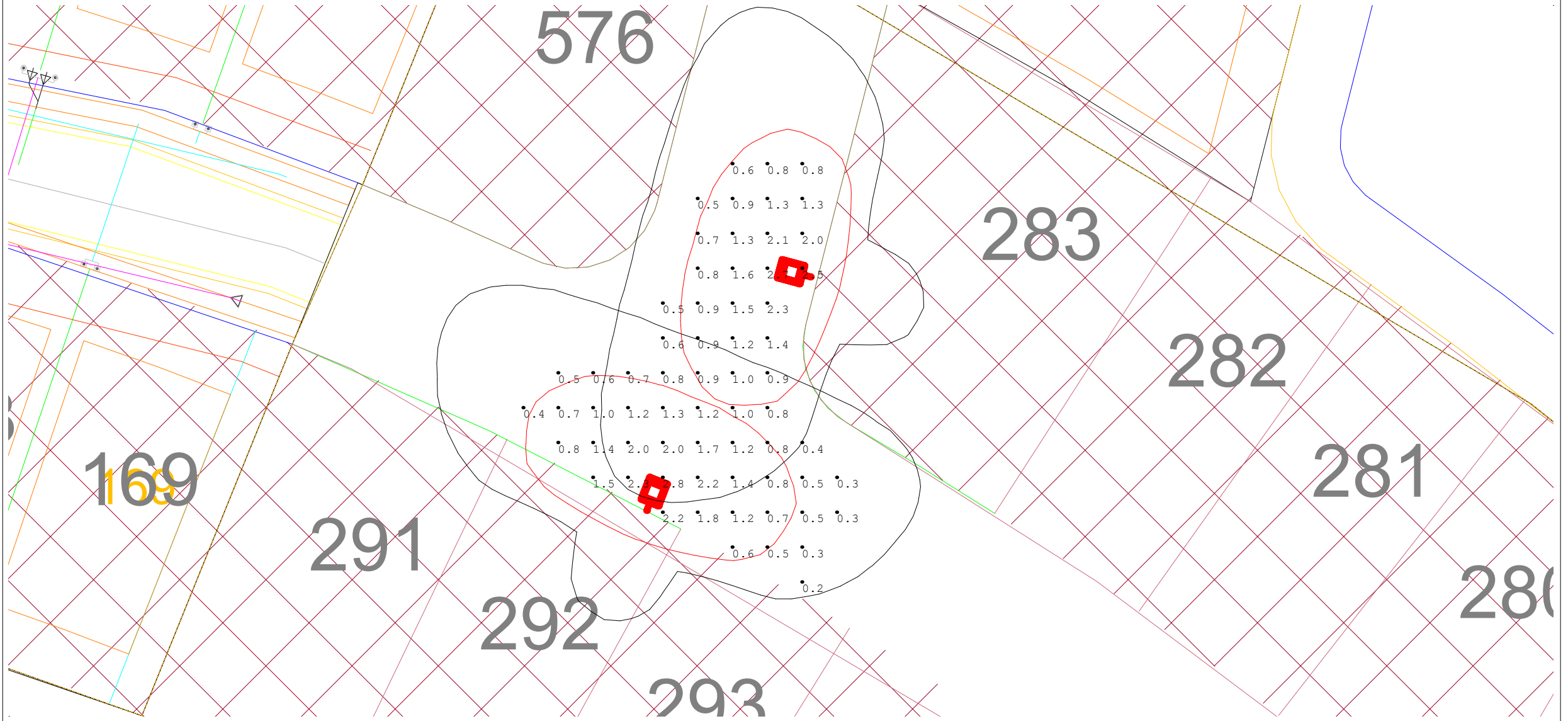
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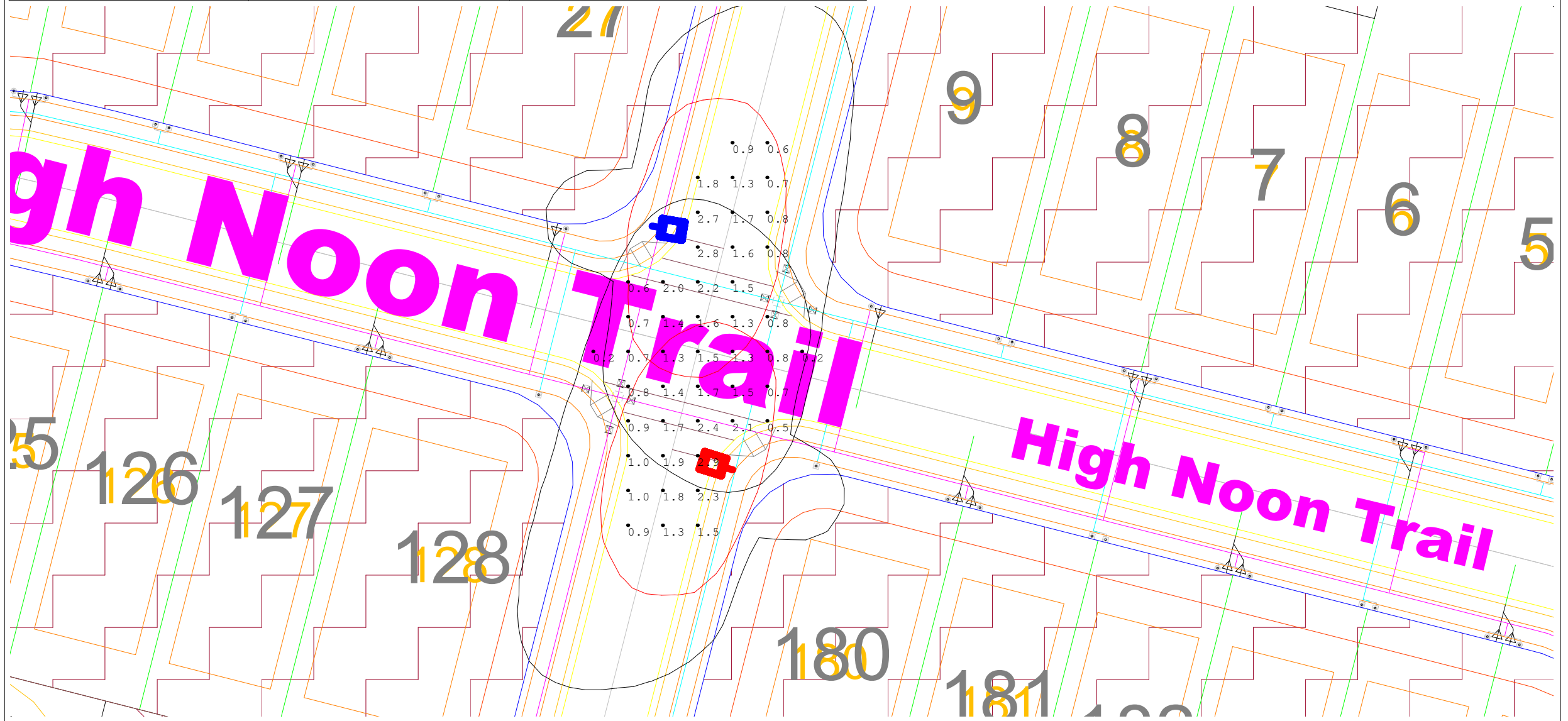
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# Summer Woods CDD

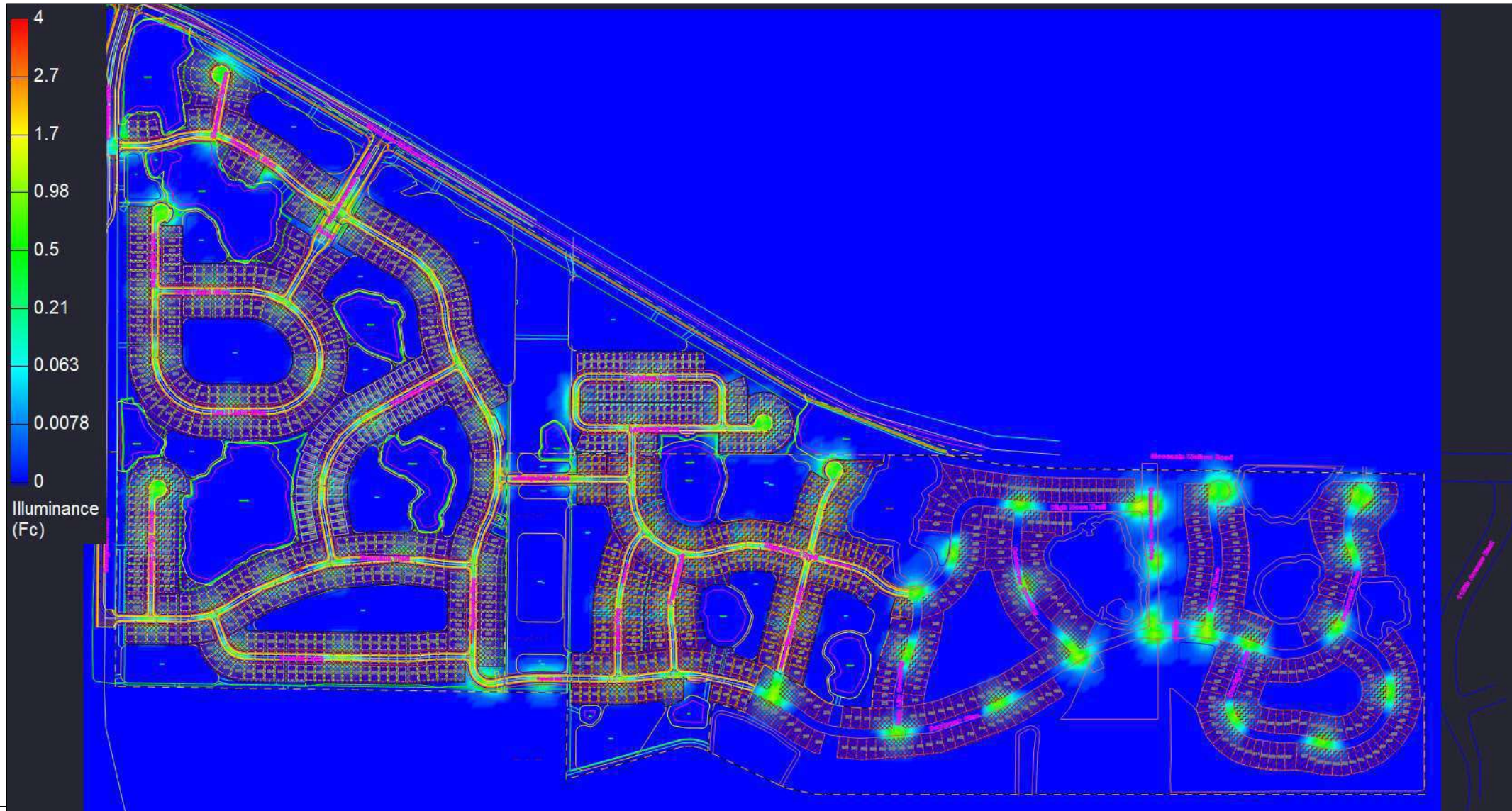


Lighting Plan Rev A

Project Number: G11408

By: Mateo Chevalier  
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Date: 4/1/2026

Fort Worth, TX 76140  
Phone Number: (339) 225 4530  
www.fonrochesolarlighting.com



# TECHNICAL SPECIFICATIONS

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02

# Study Process

## For Lighting 365 Nights Per Year



### [1] Site Meteorological Data ANALYSIS

For your lighting project we have taken into account:  
 The conditions of use (orientation, panel tilt)  
 External parameters (shading, temperature, solar calendar)



### [3] SIZING to create a tailor-made project

- The key criteria to optimize your project:
- Average state of charge of the battery in the year
  - Minimum state of charge
  - Comparison of energy created / energy consumed
  - Worst case scenario (longest night; lowest solar radiation)

### [2] SIMULATION of products over a typical year

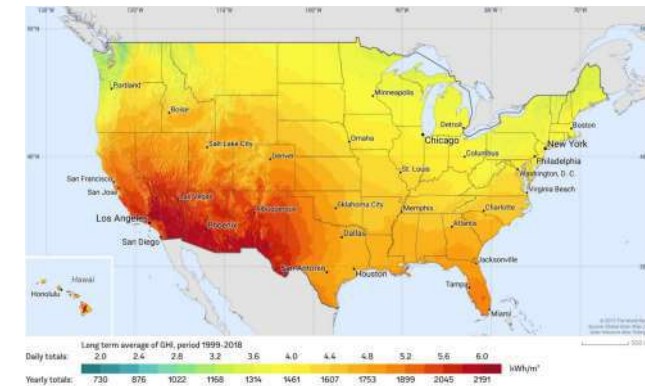
Our solar sizing software has made it possible to validate the lighting equipment for your needs.  
 The operation is simulated over a typical year, average of the last 10 years.



### [4] RESULTS

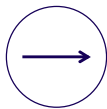
The solution we offer is the most optimized to fully fulfill lighting needs.

GPS Coordinates : 27.58984, -82.448213



# Fonroche Connect

## Remote management of your solar streetlights



Developed by our teams, Fonroche Connect is an intuitive remote communication tool that allows you to monitor and control your solar lighting network remotely. Thanks to advanced technology, you can geolocate your streetlights, access real-time diagnostics, and optimize their performance.

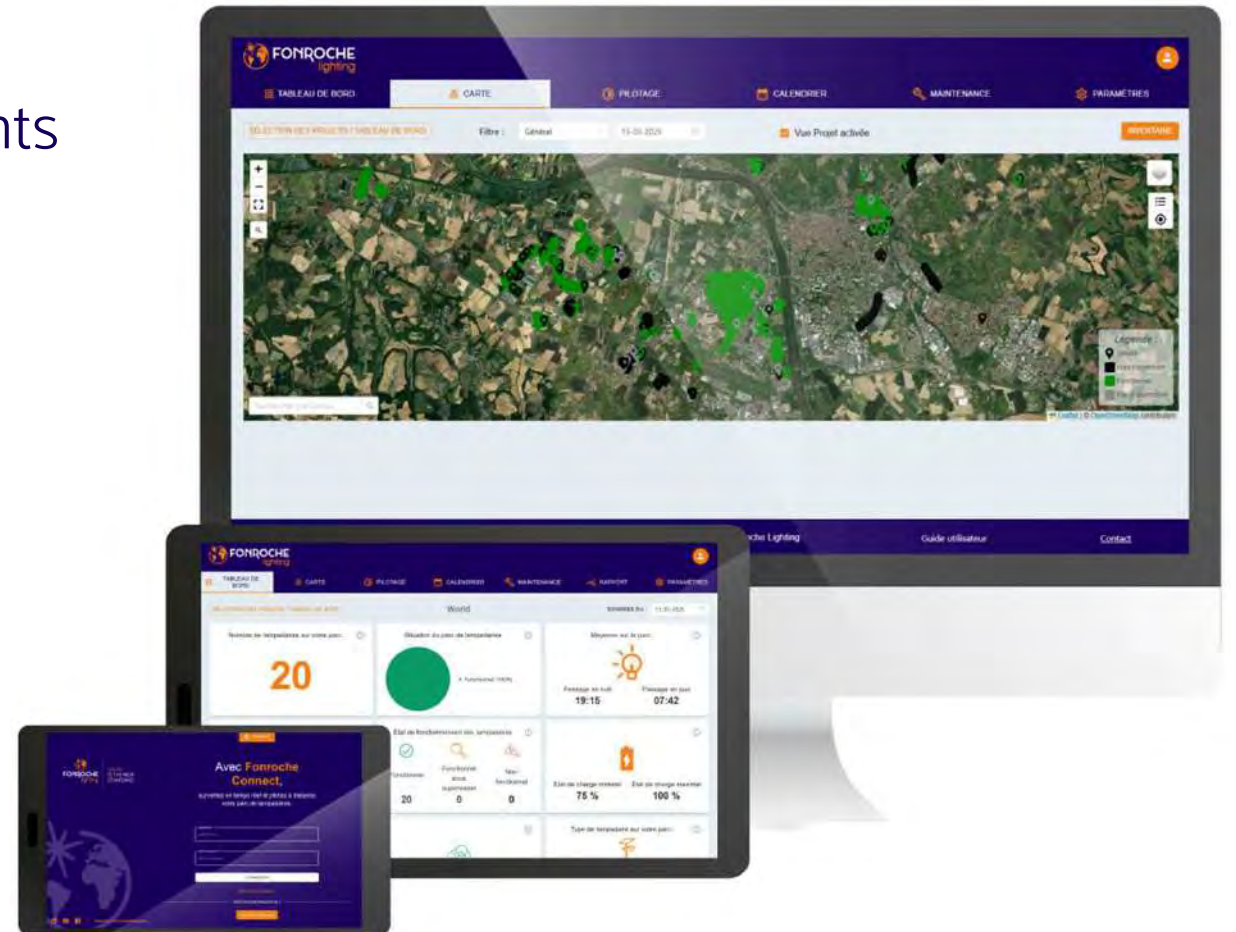
A gateway will be installed on one of the lampposts to collect and transmit data to the server.

Subject to the deployment of LoRa low-speed wireless radio communication and the availability of a 3G/4G network.



Gateway Configuration:

PV :	≥ 190 Wp
BATTERY :	≥ 936 Wh



# Helia - Down – Quantity : 37




**PHOTOVOLTAIC MODULE**

Power	150 Wp
Tilt	10°




**BATTERY STORAGE**

Battery	936 Wh
---------	--------



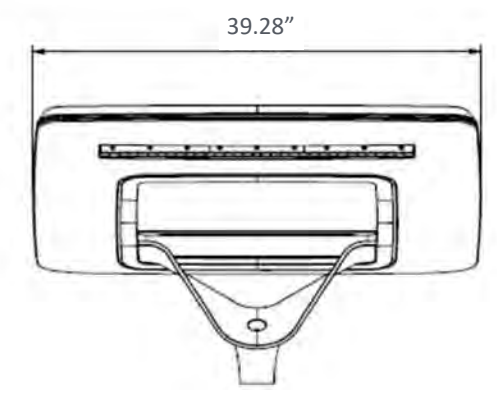
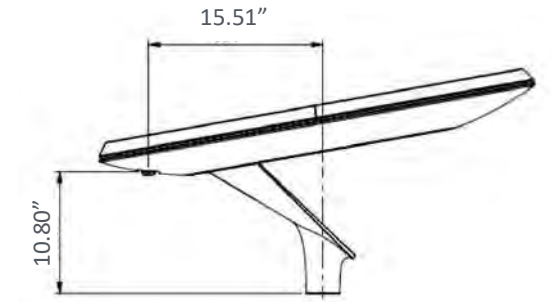
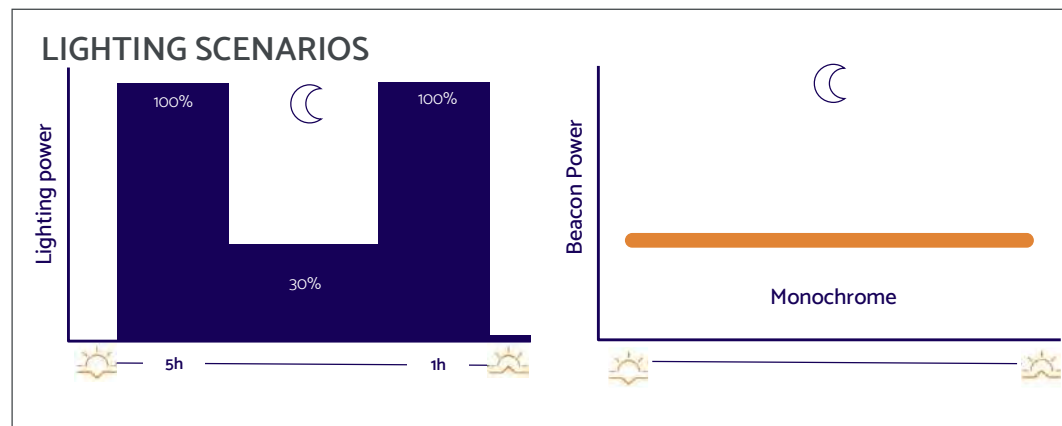
**LED LUMINAIRE**

Efficacy	200 lm/W
Color Temperature	3000 K
Tilt	10°



**STRUCTURE**

Mounting Height	20.9'
Color	Gray
Treatments	-



# Helia - Up – Quantity : 53




**PHOTOVOLTAIC MODULE**

Power	150 Wp
Tilt	10°




**BATTERY STORAGE**

Battery	936 Wh
---------	--------



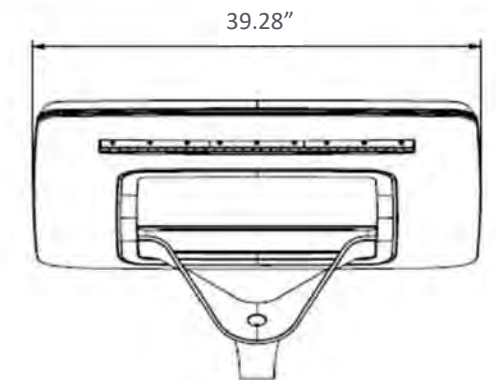
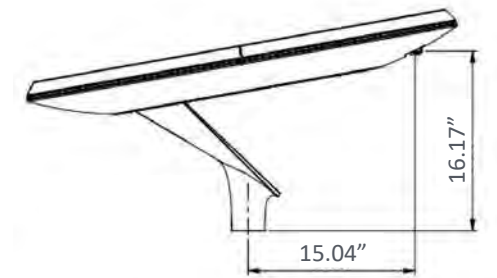
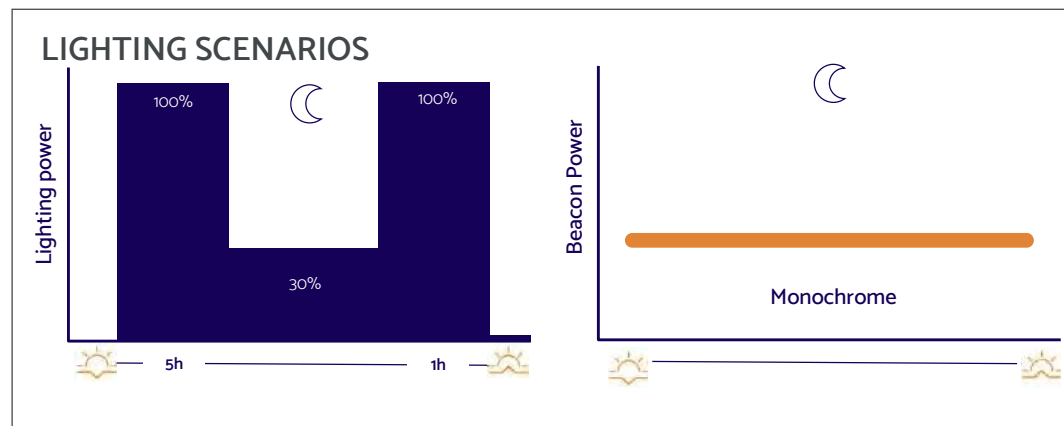
**LED LUMINAIRE**

Efficacy	200 lm/W
Color Temperature	3000 K
Tilt	10°



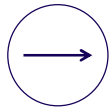
**STRUCTURE**

Mounting Height	21.5'
Color	Gray
Treatments	-



# INSTALLATION SERVICES

Customer support is an integral part of every Fonroche Lighting America project and does not end once an order is placed. As the World's largest infrastructure grade solar lighting manufacturer, we have the expertise and resources to deliver turn-key installation to our customers.



## **Turnkey Project Delivery**

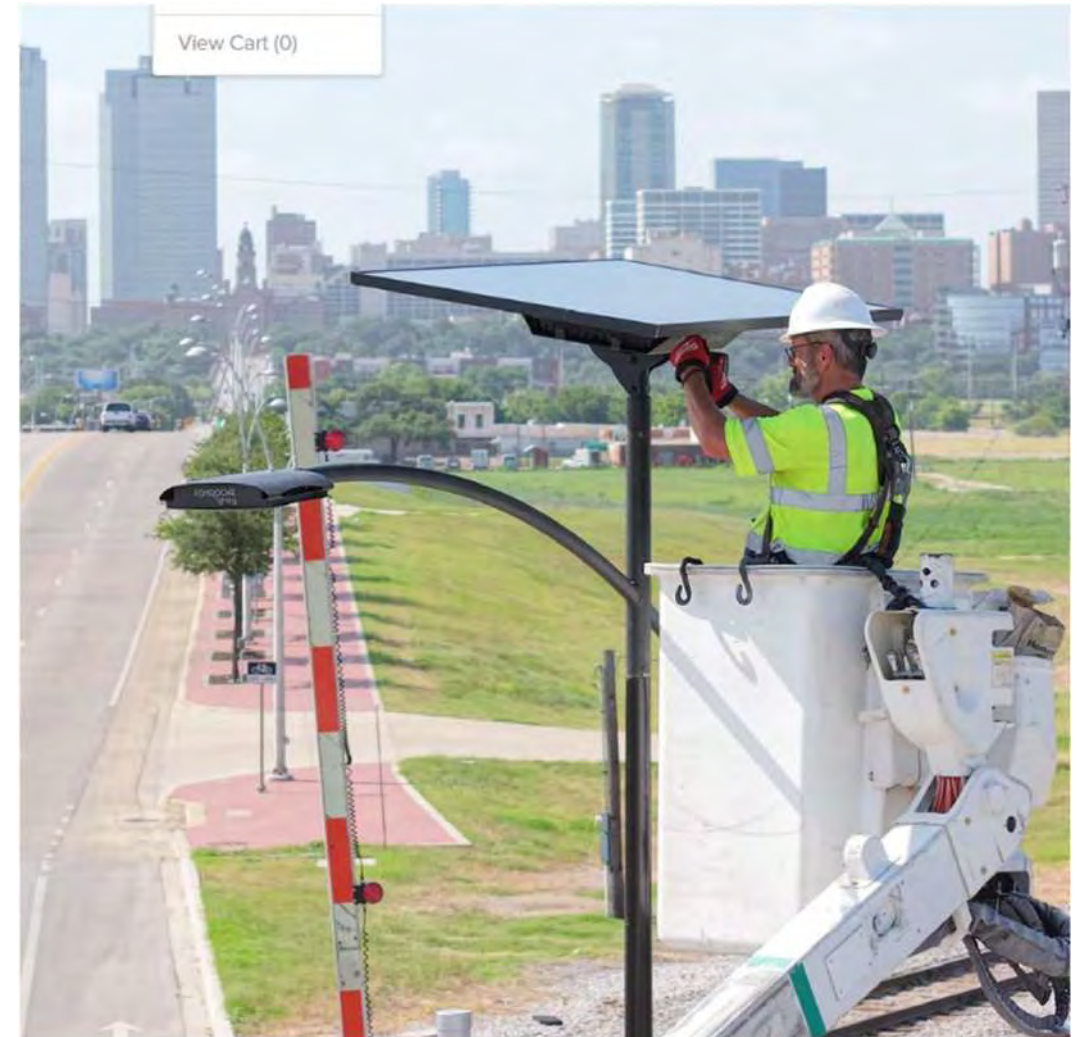
One stop shop to make your projects easy, smooth, and fast

## **Government Direct Purchasing and Installation Contracting**

Utilize one of our many purchasing coops to direct purchase without RFP

## **Single-Partner Accountability**

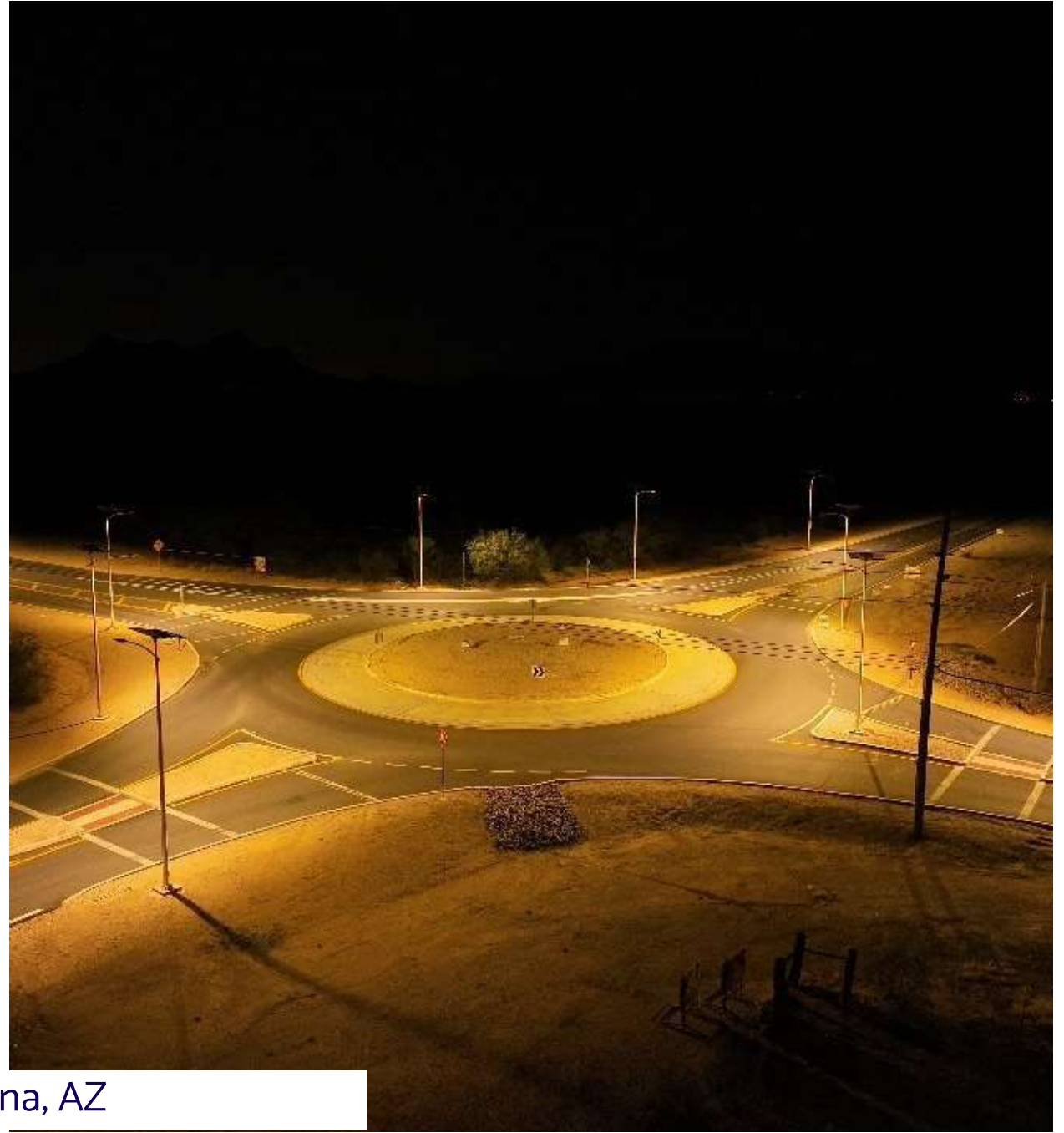
One manufacturer, one system, one point of support—before, during, and after installation.



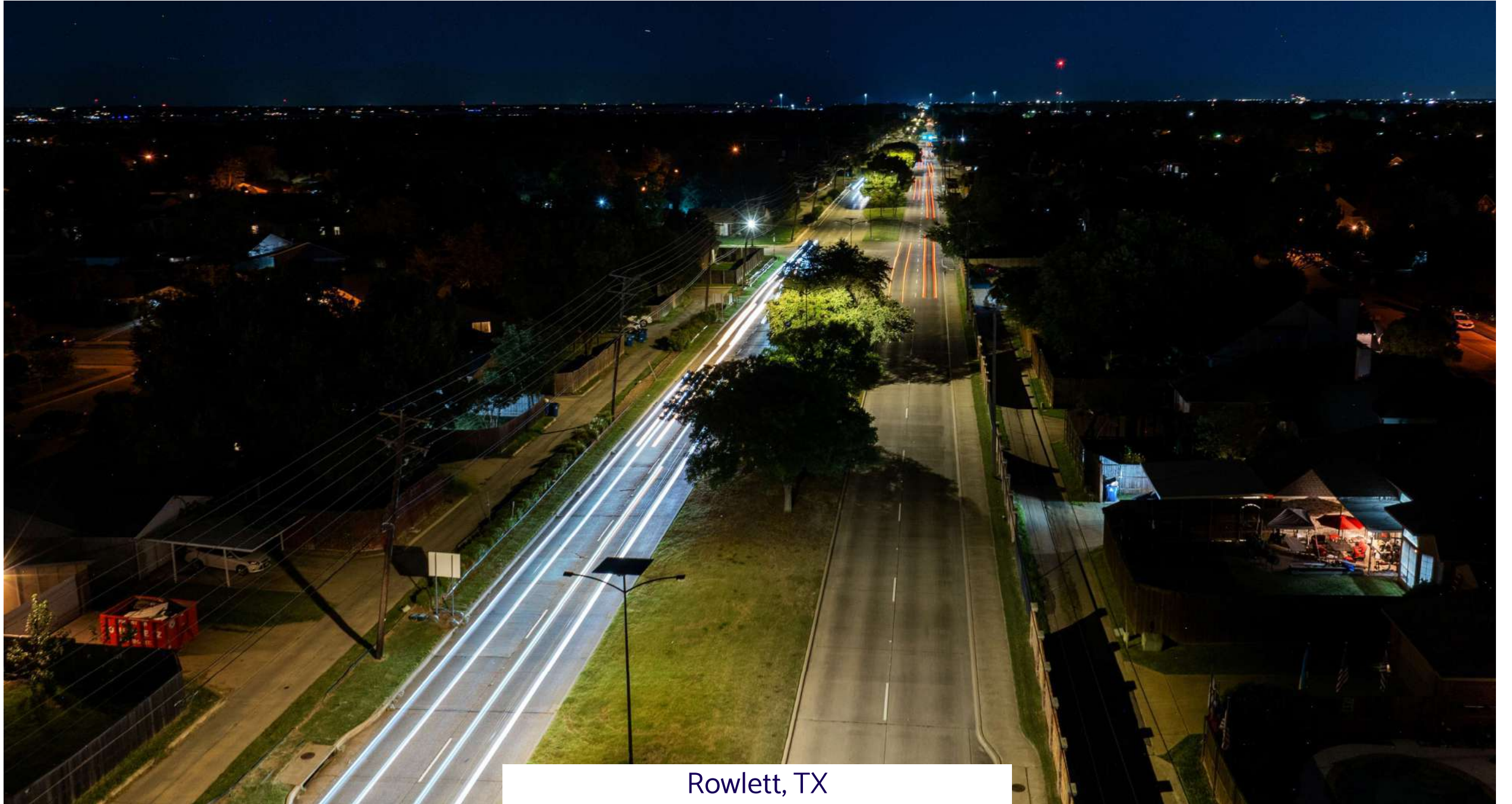
PROJECTS

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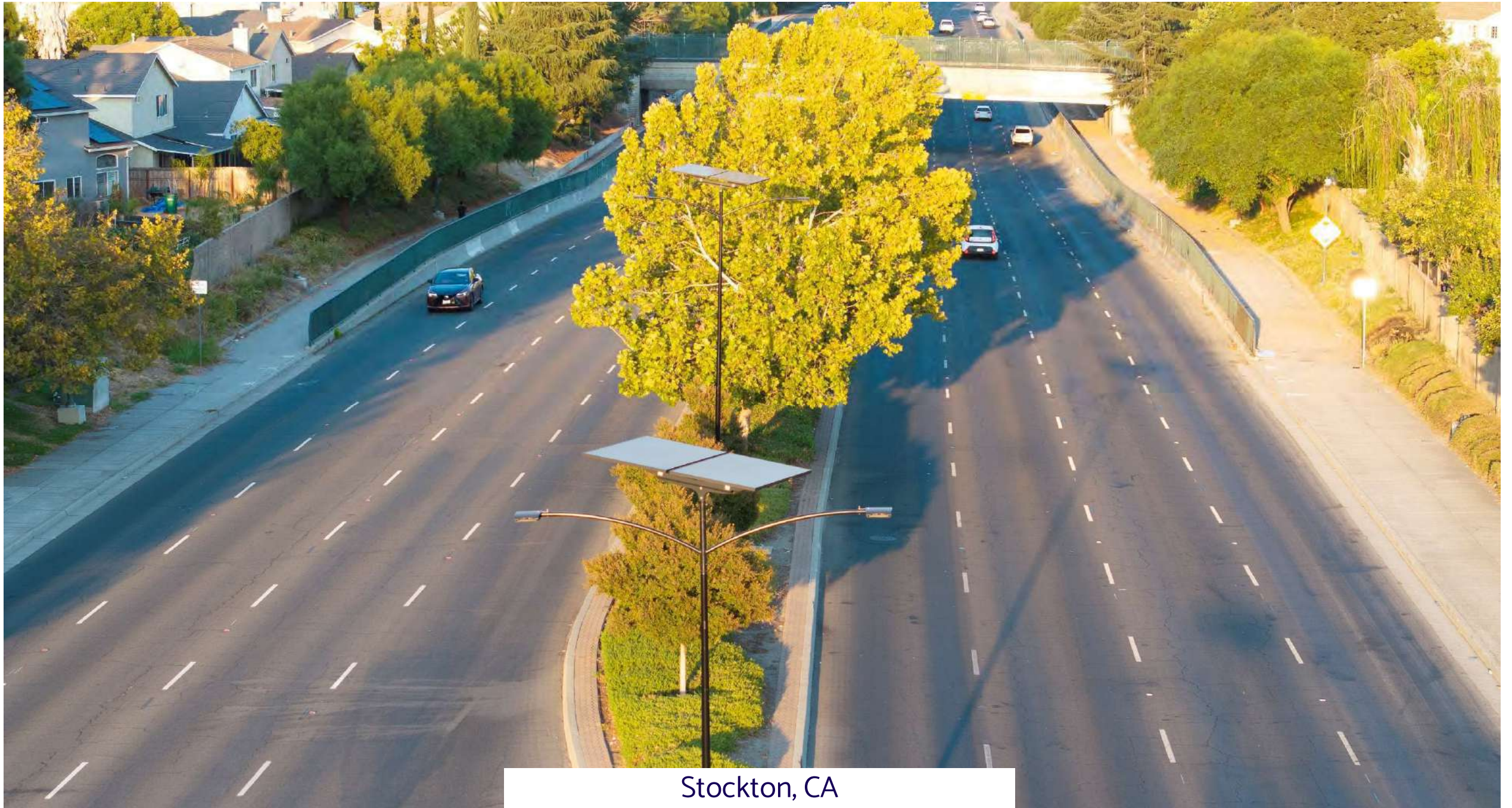
03



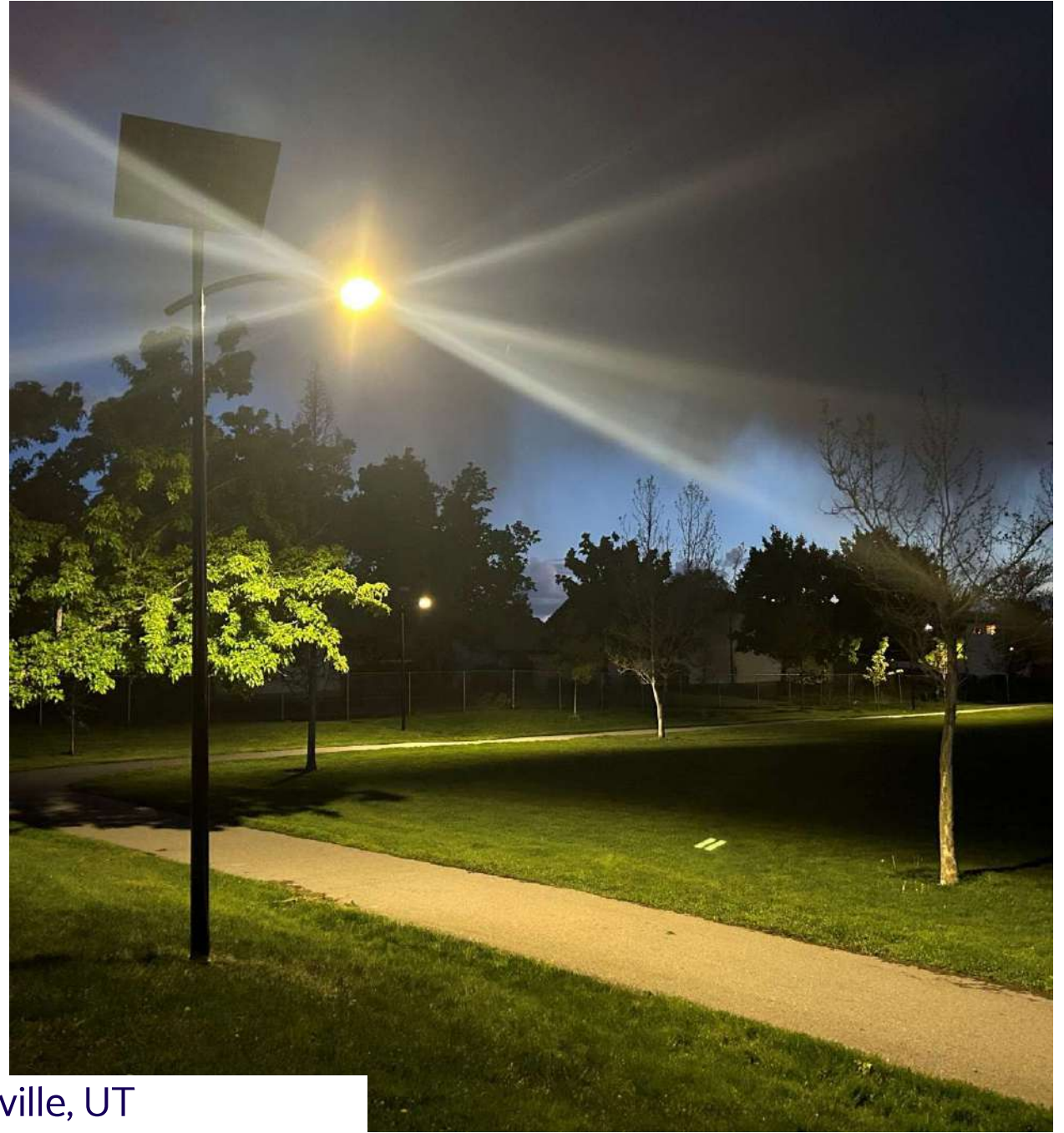
Marana, AZ



Rowlett, TX



Stockton, CA



Centerville, UT



SOLAR  
IS THE NEW  
STANDARD

Prepared By: Mateo CHEVALIER

Sales Contact: Michael Montenaro - Michael.Montenaro @fonroche.us

Phone. : 339-225-4530  
Sales@Fonroche.US

FONROCHE LIGHTING | 2224 SE Loop 820 Building C, Fort Worth, TX 76140  
[www.FonrocheSolarLighting.com](http://www.FonrocheSolarLighting.com)

**Summer Woods Community Development District**  
**Informal RFP for Street Lights**  
**Request for Information**

To: Street Lighting Vendors Interested in Submitting Proposals for the District’s Informal RFP for Street Lighting.

Re: Request for Information – Street Lights Project

Dear Street Lighting Proposers/Vendors:

In addition to the materials requested in connection with the District’s informal Request for Proposals for solar street lighting packages, we are requesting that all interested vendors provide responses to the following questions **no later than 12:00 p.m., April 13, 2026**. These responses, along with the other materials each vendor will submit, should be sent to the District Manager at [MONolan@rizzetta.com](mailto:MONolan@rizzetta.com) and District Counsel at [Bennett.Davenport@kutakrock.com](mailto:Bennett.Davenport@kutakrock.com). By submitting a proposal and response to this Request for Information (RFI), you agree that: (1) all of the information provided in your proposal is full and complete, and truthful and accurate; (2) you authorize the District or its authorized agents to contact any person, firm or corporation with any pertinent information deemed necessary to verify the statements made in the proposal, or regarding the ability, standing, integrity, quality of performance, efficiency, and general reputation of the proposer/vendor; (3) the proposer/vendor agrees through submission of the Proposal to honor all pricing information for sixty (60) days from the due date of the proposals; (4) the proposal is made in good faith and not pursuant to any agreement or discussion with, or inducement from, any firm or person to submit a complementary or other noncompetitive proposal; and (5) the proposer has read, understood, and accepted the RFP and this RFI.

**INFORMATION REQUESTED:**

<b>Long Term Lease Pricing.</b> The Summer Woods CDD Board is requesting proposals for a long-term lease, either 15 or 20 years. Please provide pricing for one or both options.
Lease Term ___ 15 years OR <input checked="" type="checkbox"/> 20 years
Pricing: Please refer to Page 2-4 of Submission Package \$ _____ per pole per month _____ increases per year (if any)
<b>Installation Schedule.</b> Please provide your installation schedule. If there is an ability to provide lighting at “key” locations quickly, we’d appreciate any detail and timing on that.
Please refer to Page 5 of Submission Package _____ _____ _____
<b>Ownership &amp; Insurance Responsibility &amp; Pricing.</b> The Board is requiring that each vendor insure the lights. The Board would like to receive details about the coverage that will be provided.
Please describe the coverage types and limits. Please refer to Lighting Service Agreement Sample _____ _____ _____

Please clarify which party bears the risk of loss due to: (a) vandalism, (b) weather events/acts of God, (c) vehicle accidents, and (d) ordinary wear and tear.

\_\_\_\_\_  
Please refer to Lighting Service Agreement Sample  
\_\_\_\_\_  
\_\_\_\_\_

**Maintenance.**

What maintenance is required for the proposed lights? Who will be providing the maintenance on the lights for the vendor? If maintenance services will be provided by a third-party, please provide the name and address of the firm along with a point of contact employed by said firm.

No maintenance for 10-12 years. When the system's scheduled maintenance date arrives, the Power 365 BMS module will simply be swapped. The module is unplugged, a vandal proof catch is released, then the module slides out. A new module slides in, two cables plugged back in, and the catch is secured. Used modules can be returned for recycling. Fonroche will handle maintenance for years 8-20, assuming full 20-year lease term is executed. Please refer to Lighting Service Agreement Sample for more details.

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

What is your guaranteed response time for repairs after notification of a light malfunction or damage?

- Emergency repairs (safety hazard): 24 hours/days
- Non-emergency repairs: 24 hours/days

Please confirm the location of your nearest service/repair facility to Manatee County, Florida:

- City: Orlando State: FL Distance from project site: 124 miles

If a light is damaged at the site by a third party, or weather or other circumstance, how would this be addressed? What is the time frame for such a response?

24 Hour response time after notification. If damaged by 3<sup>rd</sup> party, the customer will need to order components to replace. Any disfunction of the light, battery, or solar panel under warranty will be replaced at no fee, except if caused by 3<sup>rd</sup> party (falling tree, vandalism, etc.)

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

**Prior Experience.**

For the lights being proposed, please identify the number of lights previously installed in Florida, or in a similarly situated hurricane-prone area (if another area, please identify where): \_\_\_\_\_

120 lights installed over projects listed- Please reference page 19-22 of Submission Package for more details

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

Please list similar projects in Florida.

FIRST PROJECT:

Name of Project: Beasley Park Parking Lot

Location: Fort Walton Beach, FL (Okaloosa County)

Client Point of Contact: Laurie Welch

E-Mail Address: lwelch@myokaloosa.com

Phone Number: 850-689-5790

**SECOND PROJECT:**

Name of Project: Bay Memorial Park Disc Golf Course  
Location: Panama City, FL  
Client Point of Contact: Ed Turner  
E-Mail Address: ed.turner@panamaity.gov  
Phone Number: 850.771.5559

**THIRD PROJECT:**

Name of Project: Lakewood & Canal Road  
Location: Village of Palm Springs, FL  
Client Point of Contact: Felipe Lofanso  
E-Mail Address: fofanso@vpsfl.org  
Phone Number: 531.352.5631

**FOURTH PROJECT:**

Name of Project: Commissioner Activation- Residential Street Lighting  
Location: 1201-1299 Fillmore St Hollywood, FL 33019  
Client Point of Contact: Joseph Kroll  
E-Mail Address: jkroll@hollywoodfl.org  
Phone Number: 954.967.4526

Have any of the lights being proposed been through extreme weather conditions? If so, please describe how many lights were damaged and how this was addressed:

There have been no failed reports on the lights proposed so far

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Have any of the lights being proposed otherwise failed in any way? If so, please describe how many lights were failed and how this was addressed:

There have been no failed reports on the lights proposed so far

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**Financial Capability / Longevity.** Please provide additional information about the vendor's financial capability, in terms of being able to supply the lights and provide for maintenance and/or repairs/replacements in the future.

Fonroche Lighting America has been in operation since 2011 and has deployed approximately 300,000 streetlights across the globe. With annual revenue of over \$85 million, we have internal processes to ensure the quality and financial strength to back up our warranties, maintenance, repairs, and replacements. Please refer to page 17 & 23 of the Submission Package for more details.

Financial Stability also means that Fonroche can provide domestic inventory, meet flexible deployment schedules, and reduce delivery times. Through our Fonroche Lighting America headquarters, we also have the ability to hire, train, and share field support staff to assist with planning and installation.

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**Technical Specifications.**

While not a requirement, the District has a preference for wrap-around style solar lighting (solar panels that wrap around the pole rather than sitting on top).

- Does your company offer wrap-around solar lighting? Yes [ X ] No [ ]
- If yes, please provide: (a) product specifications, (b) any price differential compared to your original proposal, and (c) photos or renderings of the wrap-around style products.
- If no, please explain why you recommend your proposed configuration over wrap-around style.

A traditional wrap-around-style solar column is not the best option for this application because it will provide less light at a higher cost than the typical style pole. The Helia, proposed as the *Better* option in our Submission package, is our alternative to a traditional wrap around style solar light, as it has a panel integrated configuration. Please reference page 7 in our Submission Package for more details.

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Have the light poles been structurally designed to withstand the hurricane force winds required by the Florida Building Code, including all components, members, and connections? Can this analysis be presented/submitted in a readily reviewable format?

Yes, AASHTO-LTS6 standards are met per FBC Wind Standard, including hurricane strength wind calculations, and available in stamped calculations per request.

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Will the light poles be installed via direct burial or another method? **Direct Burial**

If direct burial:

- What is the burial depth? 4'-5 ¼ feet
- Describe any special reinforcement methods used (e.g., concrete footer, steel reinforcement cage, specific backfill requirements):

We use expanding foam (Polycrete) as reinforcement for our Direct Burial Poles

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If not direct burial: Please describe your installation method in detail, including any foundation or mounting requirements.

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**Additional Contract Considerations.**

Please provide a form lease agreement that addresses at least the following items. Have you submitted the form as part of your proposal? Yes [ X ] No [ ] If not, please explain why: \_\_\_\_\_

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The District requires that the vendor provide the following warranties:

“The Contractor hereby warrants that all street lights and related equipment, as well as all installation and maintenance services, are provided: (i) in a professional, safe, diligent, and workmanlike manner consistent with industry standards, (ii) free of material defects and errors, (iii) in compliance with all applicable laws, rules, permits, approvals, codes, regulations, and ordinances, and (iv) in such a way as to minimize unreasonable interference with the operation of the District’s site. The Contractor shall obtain all federal, state, local and municipal permits, licenses and approvals required in connection with any construction, installation, or maintenance work or otherwise required. Further, the Equipment provided by the Contractor shall be in good working order, free of material defects and errors, of merchantable quality. In addition to the foregoing, the Contractor agrees to assign all manufacturer’s warranties to the District.”

Is the vendor able to provide these warranties? Yes  No  If not, please identify what warranties are being provided:

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If the lights are damaged by a third party, or weather or other event, who is responsible for repairing/replacing the light, and at whose cost?

Please reference Page 17 of Submission Package

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Is the lease assignable to a third-party lighting provider or financing company? If so, how would the CDD ensure that any assignee would be capable of providing the same maintenance and support?

No, Fonroche will finance the lease. There is no 3<sup>rd</sup> party involved

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Is there an early buy-out provision? If so, when is the CDD eligible for buy-out, and what is the price?

\$1 buy out after 10 years to own your streetlights, with \$0 down payment on all lease options

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**Additional Legal Considerations.**

List and describe any and all litigation, arbitration or claims filed against the proposer or its principals within the last five (5) years. For each instance, please describe the nature of the litigation, arbitration or claim, identify the case number and tribunal, describe the proposer’s role in the matter, and describe the status and/or resolution of the litigation. (Attach additional sheets if necessary.)

\_\_\_\_\_ N/A \_\_\_\_\_

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List and describe any and all governmental enforcement actions (e.g., any action taken to impose fines, penalties, etc.) taken against the proposer or its principals in the last five (5) years. For each action, please describe the nature of the action, identify the case number and tribunal, describe the proposer’s role in the matter, and describe the status and/or resolution of the matter. (Attach additional sheets if necessary.)

\_\_\_\_\_ N/A \_\_\_\_\_

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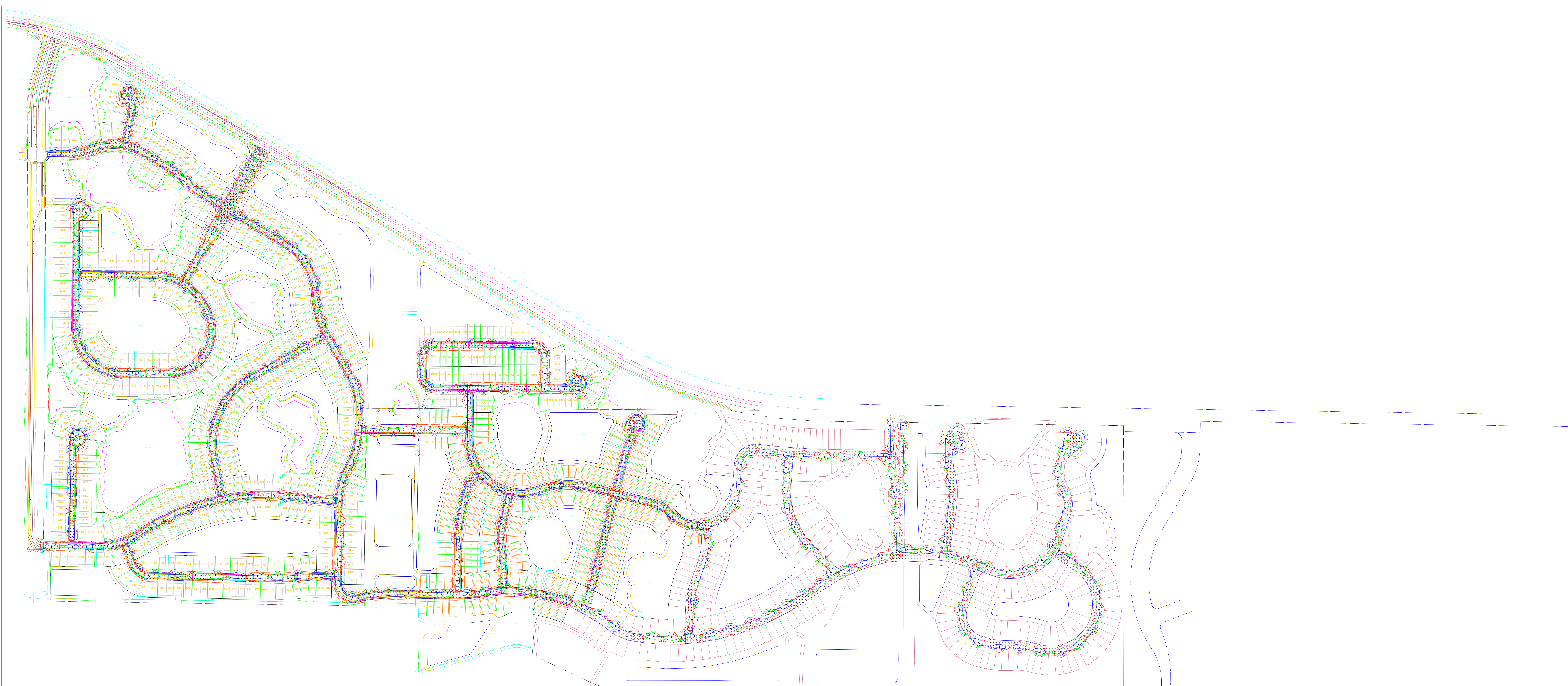
Has the proposer or any of its affiliates ever been either disqualified or denied qualification status by a governmental entity? Yes ( ) No ( ) If so, please identify the governmental entity and project, and discuss the circumstances surrounding such denial or disqualification as well as the date thereof. (Attach additional sheets if necessary.)

N/A

Please state whether or not your company or any of its affiliates are presently barred or suspended from bidding or contracting on any state, local, or federal-aid contracts in any state(s)? Yes ( ) No ( ) If so, please identify the governmental entity and project, and discuss the circumstances surrounding such bar/suspension as well as the date thereof. (Attach additional sheets if necessary.)

N/A

Tab 3



Luminaire Schedule					
Symbol	Qty	Label	Arrangement	LLF	Description
	260	SOL30II	Single	1.000	EL-TAST I-30-TypeII-M(65X155D)
	35	SOL30VS	Single	1.000	EL-TAST I-30-TypeVS(150D)H

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
BONFIRE WAY_Planar	Illuminance	Fc	1.02	8.0	0.1	10.20	80.00
CORKSCREW CROSSING_Planar	Illuminance	Fc	0.82	8.0	0.0	N.A.	N.A.
DAYBREAK GLEN FROM BONFIRE WAY TO RAIN LILY CROSSING_Planar	Illuminance	Fc	0.76	7.5	0.0	N.A.	N.A.
DAYBREAK GLEN FROM FIREFLY PLACE_Planar	Illuminance	Fc	0.74	7.3	0.0	N.A.	N.A.
DAYBREAK GLEN FROM RAIN LILY CROSSING TO FIREFLY PLACE_Planar	Illuminance	Fc	0.63	7.6	0.0	N.A.	N.A.
DAYBREAK GLEN FROM SNAP POP LANE TO BONFIRE WAY_Planar	Illuminance	Fc	1.16	7.7	0.1	11.60	77.00
DAYBREAK GLEN TO SNAP POP LANE_Planar	Illuminance	Fc	1.01	8.1	0.1	10.10	81.00
DAYBREAK GLEN TO WESTWOOD_Planar	Illuminance	Fc	1.04	8.0	0.1	10.40	80.00
DEADWOOD TERRACE_Planar	Illuminance	Fc	1.10	7.6	0.1	11.00	76.00
EVENTIDE TRAIL_Planar	Illuminance	Fc	1.12	8.1	0.1	11.20	81.00
FIREFLY PLACE_Planar	Illuminance	Fc	0.74	7.5	0.0	N.A.	N.A.
HIGH NOON TRAIL FROM RAIN LILY CROSSING TO SUMMERWOODS DRIVE_Planar	Illuminance	Fc	0.68	7.8	0.0	N.A.	N.A.
HIGH NOON TRAIL TO RAIN LILY CROSSING_Planar	Illuminance	Fc	1.05	8.1	0.0	N.A.	N.A.
LADYBUG COVE_Planar	Illuminance	Fc	1.18	8.0	0.1	11.80	80.00
LAST LIGHT GLEN_Planar	Illuminance	Fc	0.98	8.0	0.0	N.A.	N.A.
POPSICLE CROSSING_Planar	Illuminance	Fc	1.12	7.7	0.1	11.20	77.00
RAIN LILY CROSSING_Planar	Illuminance	Fc	0.75	7.9	0.0	N.A.	N.A.
SNAP POP LANE_Planar	Illuminance	Fc	1.24	7.5	0.1	12.40	75.00
STARLIGHT LOOP_Planar	Illuminance	Fc	0.70	8.1	0.0	N.A.	N.A.
STARRY NIGHT TERRACE_Planar	Illuminance	Fc	1.15	8.1	0.1	11.50	81.00
SUMMERWOODS DRIVE_Planar	Illuminance	Fc	0.74	7.9	0.0	N.A.	N.A.
SUNSHOWER PLACE FROM HIGH NOON TRAIL_Planar	Illuminance	Fc	1.04	7.1	0.1	10.40	71.00
SUNSHOWER PLACE_Planar	Illuminance	Fc	1.01	7.3	0.1	10.10	73.00
WAXWING WAY_Planar	Illuminance	Fc	1.03	8.0	0.1	10.30	80.00
WESTERNWOODS AVE TO LAST LIGHT GLEN_Planar	Illuminance	Fc	1.07	8.1	0.1	10.70	81.00
ZENNIA LANE_Planar	Illuminance	Fc	1.01	8.1	0.1	10.10	81.00

**SYNERGY LIGHTING SUPPLY**  
 Florida's #1 Provider of Wholesale Lighting  
 Synergy Lighting, Inc.  
 6015 28th Street East, Warehouse A  
 Bradenton, FL 34203  
 P: 941-756-4844 F: 941-756-4866  
 www.SynergyLightingUSA.com  
 FL License #EC13005554

#	Date	Comments

THESE LUMINAIRE SCHEDULE CALCULATIONS ARE TO BE USED FOR LUMINAIRE PURPOSES ONLY. THEY ARE NOT TO BE USED FOR ANY OTHER PURPOSES. THE USER OF THESE CALCULATIONS SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE DATA PROVIDED AND THE RESULTS THEREOF. THE USER SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE DATA PROVIDED AND THE RESULTS THEREOF. THE USER SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE DATA PROVIDED AND THE RESULTS THEREOF.

Drawn By: Richard Racey  
 Scale: Not To Scale  
 Date: 4/7/2026  
**FOR PLANNING PURPOSES ONLY**

**SUMMER WOODS COMITY**  
**STREET LIGHTING DESIGN**

**Summer Woods Community Development District  
 Informal RFP for Street Lights  
Request for Information**

To: Street Lighting Vendors Interested in Submitting Proposals for the District’s Informal RFP for Street Lighting.

Re: Request for Information – Street Lights Project

Dear Street Lighting Proposers/Vendors:

In addition to the materials requested in connection with the District’s informal Request for Proposals for solar street lighting packages, we are requesting that all interested vendors provide responses to the following questions **no later than 12:00 p.m., April 13, 2026**. These responses, along with the other materials each vendor will submit, should be sent to the District Manager at [MONolan@rizzetta.com](mailto:MONolan@rizzetta.com) and District Counsel at [Bennett.Davenport@kutakrock.com](mailto:Bennett.Davenport@kutakrock.com). By submitting a proposal and response to this Request for Information (RFI), you agree that: (1) all of the information provided in your proposal is full and complete, and truthful and accurate; (2) you authorize the District or its authorized agents to contact any person, firm or corporation with any pertinent information deemed necessary to verify the statements made in the proposal, or regarding the ability, standing, integrity, quality of performance, efficiency, and general reputation of the proposer/vendor; (3) the proposer/vendor agrees through submission of the Proposal to honor all pricing information for sixty (60) days from the due date of the proposals; (4) the proposal is made in good faith and not pursuant to any agreement or discussion with, or inducement from, any firm or person to submit a complementary or other noncompetitive proposal; and (5) the proposer has read, understood, and accepted the RFP and this RFI.

**INFORMATION REQUESTED:**

<p><b>Long Term Lease Pricing.</b> The Summer Woods CDD Board is requesting proposals for a long-term lease, either 15 or 20 years. Please provide pricing for one or both options.</p>
<p>Lease Term ___ 15 years OR ___ 20 years Any Lease would need to be subject to the CDD Credit Application. We will be glad to provide options for leasing upon submission of proper documentation.</p> <p>Pricing:        \$ _____ per pole per month        _____ increases per year (if any)</p>
<p><b>Installation Schedule.</b> Please provide your installation schedule. If there is an ability to provide lighting at “key” locations quickly, we’d appreciate any detail and timing on that.</p> <p>Material acquisition will take approximately 12 weeks after receipt of order, after which, installation of poles will Commence at a rate of approximately 12 per day, total time to install 295 poles is 5 weeks</p> <p>_____</p> <p>_____</p> <p>_____</p>
<p><b>Ownership &amp; Insurance Responsibility &amp; Pricing.</b> The Board is requiring that each vendor insure the lights. The Board would like to receive details about the coverage that will be provided.</p> <p>Please describe the coverage types and limits.        ___The CDD can provide insurance if they have one available to them _____</p> <p>_____</p> <p>_____</p> <p>Please clarify which party bears the risk of loss due to: (a) vandalism, (b) weather events/acts of God, (c) vehicle accidents, and (d) ordinary wear and tear.</p>

\_\_\_warranty issues are handled through vendor, all other is through HOA/CDD we will be glad to facilitate all repairs and replacements on your behalf \_\_\_\_\_

**Maintenance.**

What maintenance is required for the proposed lights? Who will be providing the maintenance on the lights for the vendor? If maintenance services will be provided by a third-party, please provide the name and address of the firm along with a point of contact employed by said firm.

Standard maintenance on batteries and equipment are outlined in the installation instructions and are minimal. Warranty of the fixture is 5 years, batteries have a 10 year warranty , an added iNet smart control system can be added to monitor features if requested at an additional cost of \$225.00 per fixture

What is your guaranteed response time for repairs after notification of a light malfunction or damage?

- Emergency repairs (safety hazard): 2 days\_ hours/days
- Non-emergency repairs: \_5days\_\_ hours/days

Please confirm the location of your nearest service/repair facility to Manatee County, Florida:

- City: \_\_\_bradenton\_\_\_\_\_ State: fl\_\_\_ Distance from project site: \_\_\_\_\_ miles

If a light is damaged at the site by a third party, or weather or other circumstance, how would this be addressed?

What is the time frame for such a response?

\_\_\_we handle all service calls and warranty issues within 48 hours of notification \_\_\_\_\_

**Prior Experience.**

For the lights being proposed, please identify the number of lights previously installed in Florida, or in a similarly situated hurricane-prone area (if another area, please identify where): \_\_\_\_\_

\_\_\_we have done thousands of fixture and pole installations in the southwest florida market

Please list similar projects in Florida.

FIRST PROJECT:

Name of Project: \_\_\_Corey’s Landing\_\_\_\_\_

Location: \_\_\_Longboat Key\_\_\_\_\_

Client Point of Contact: \_Rosemary Burgess\_\_\_\_

E-Mail Address: \_rosemary.burgess23@gmail.com\_\_\_\_\_

Phone Number: \_281-923-5200\_\_\_\_\_

SECOND PROJECT:

Name of Project: \_Bradenton Veterinary Hospital\_\_\_\_\_

Location: \_\_\_Bradenton, FL\_\_\_\_\_

Client Point of Contact: \_Holly Wilhoite\_

E-Mail Address: \_Holly.w@bradentonveterinary.com\_\_\_\_\_

Phone Number: \_941-746-2252\_\_\_\_\_

THIRD PROJECT:

Name of Project: \_State College of Florida\_\_\_\_\_

Location: \_\_\_\_\_

Client Point of Contact: \_Caitlyn Hausinger Willis Smith\_\_\_\_\_

E-Mail Address: \_chausinger@sillissmith.com  
Phone Number: \_941-366-3116

**FOURTH PROJECT:**

Name of Project: \_\_\_\_\_  
Location: \_\_\_\_\_  
Client Point of Contact: \_\_\_\_\_  
E-Mail Address: \_\_\_\_\_  
Phone Number: \_\_\_\_\_

Have any of the lights being proposed been through extreme weather conditions? If so, please describe how many lights were damaged and how this was addressed: \_\_\_\_\_yes, all of our projects are designed for south florida wind zones based on florida building code, I am unaware of any instance where a fixture/pole designed and installed has failed due to improper installation or design \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Have any of the lights being proposed otherwise failed in any way? If so, please describe how many lights were failed and how this was addressed:

\_\_\_\_\_all products are subject to normal wear and tear, and manufacturers do have warranty failures at times, all products are handled within warranty guidelines of each manufacturer and are replace or repaired subject to individual warranty guidelines. Synergy Electric & Lighting warranties our installation for 1 year and will provide warranty support for our customers with vendors, if new material or repair is provided by vendors, Synergy will provide labor based on our standard warranty terms and conditions, and bill for labor only when necessary.  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Financial Capability / Longevity.** Please provide additional information about the vendor's financial capability, in terms of being able to supply the lights and provide for maintenance and/or repairs/replacements in the future.

\_\_\_\_Synergy Electric has been in business for over 25 years, and supported the electrical and material needs for our area for that period of time, we are the contract holder for Manatee School Board, as well as Manatee County. We also provide material and services to most large developers and property managers in the area including Benderson Development, Neil Homes, Gettle Automotive Group, City of Palmetto, City of Sarasota, to name a few \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Technical Specifications.**

While not a requirement, the District has a preference for wrap-around style solar lighting (solar panels that wrap around the pole rather than sitting on top).

- Does your company offer wrap-around solar lighting? Yes [ ] No [ ]
- If yes, please provide: (a) product specifications, (b) any price differential compared to your original proposal, and (c) photos or renderings of the wrap-around style products.
- If no, please explain why you recommend your proposed configuration over wrap-around style.

\_\_\_a pole wrap product is not being offered at this time, one can be provided if desired, however since the project involves hurricane rating, a pole wrapped product would be subject to external damage due to hurricane winds and object hitting it, that would not be the same as a fixture mounted solar panel \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Have the light poles been structurally designed to withstand the hurricane force winds required by the Florida Building Code, including all components, members, and connections? Can this analysis be presented/submitted in a readily reviewable format?

\_\_\_yes, all windload data will be provided for fixture, pole and imbedment.  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Will the light poles be installed via direct burial or another method? \_\_\_\_\_

If direct burial:

- What is the burial depth? \_\_\_4\_\_\_ feet
- Describe any special reinforcement methods used (e.g., concrete footer, steel reinforcement cage, specific backfill requirements):

\_\_\_a 4 foot burial is sufficient and a 12" tube or bucket will be used to pour concrete into the base of the pole for added support. Due to the height of the pole this is adequate.  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

If not direct burial: Please describe your installation method in detail, including any foundation or mounting requirements.  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Additional Contract Considerations.**

Please provide a form lease agreement that addresses at least the following items. Have you submitted the form as part of your proposal? Yes [ ] No [x] If not, please explain why: \_\_\_\_\_

\_\_\_\_\_a lease proposal will require financial data to process on behalf of the Summer Woods CDD, we will be glad to provide at a later date as soon as that data is provided \_\_\_\_\_

The District requires that the vendor provide the following warranties:

"The Contractor hereby warrants that all street lights and related equipment, as well as all installation and maintenance services, are provided: (i) in a professional, safe, diligent, and workmanlike manner consistent with industry standards, (ii) free of material defects and errors, (iii) in compliance with all applicable laws, rules, permits, approvals, codes, regulations, and ordinances, and (iv) in such a way as to minimize unreasonable interference with the operation of the District's site. The Contractor shall obtain all federal, state, local and municipal permits, licenses and approvals required in connection with any construction, installation, or maintenance work or otherwise required. Further, the Equipment provided by the Contractor shall be in good

working order, free of material defects and errors, of merchantable quality. In addition to the foregoing, the Contractor agrees to assign all manufacturer's warranties to the District."

Is the vendor able to provide these warranties? Yes  No  If not, please identify what warranties are being provided:

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If the lights are damaged by a third party, or weather or other event, who is responsible for repairing/replacing the light, and at whose cost?

Any damage should be handled by the third party (assuming automotive that is handled through the third party automotive insurance. End of life instances, lightning strikes, and weather issues are would be handed by the CDD

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Is the lease assignable to a third-party lighting provider or financing company? If so, how would the CDD ensure that any assignee would be capable of providing the same maintenance and support?

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Is there an early buy-out provision? If so, when is the CDD eligible for buy-out, and what is the price?

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**Additional Legal Considerations.**

List and describe any and all litigation, arbitration or claims filed against the proposer or its principals within the last five (5) years. For each instance, please describe the nature of the litigation, arbitration or claim, identify the case number and tribunal, describe the proposer's role in the matter, and describe the status and/or resolution of the litigation. (Attach additional sheets if necessary.)

\_\_\_\_\_ none \_\_\_\_\_

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List and describe any and all governmental enforcement actions (e.g., any action taken to impose fines, penalties, etc.) taken against the proposer or its principals in the last five (5) years. For each action, please describe the nature of the action, identify the case number and tribunal, describe the proposer's role in the matter, and describe the status and/or resolution of the matter. (Attach additional sheets if necessary.)

\_\_\_\_\_ none \_\_\_\_\_

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Has the proposer or any of its affiliates ever been either disqualified or denied qualification status by a governmental entity? Yes ( ) No (x) If so, please identify the governmental entity and project, and discuss the circumstances surrounding such denial or disqualification as well as the date thereof. (Attach additional sheets if necessary.)

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Please state whether or not your company or any of its affiliates are presently barred or suspended from bidding or contracting on any state, local, or federal-aid contracts in any state(s)? Yes (  ) No (  ) If so, please identify the governmental entity and project, and discuss the circumstances surrounding such bar/suspension as well as the date thereof. (Attach additional sheets if necessary.)

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# TALOS™ I

## Integrated

## Solar

## Street Light

**E-LITE** semicon

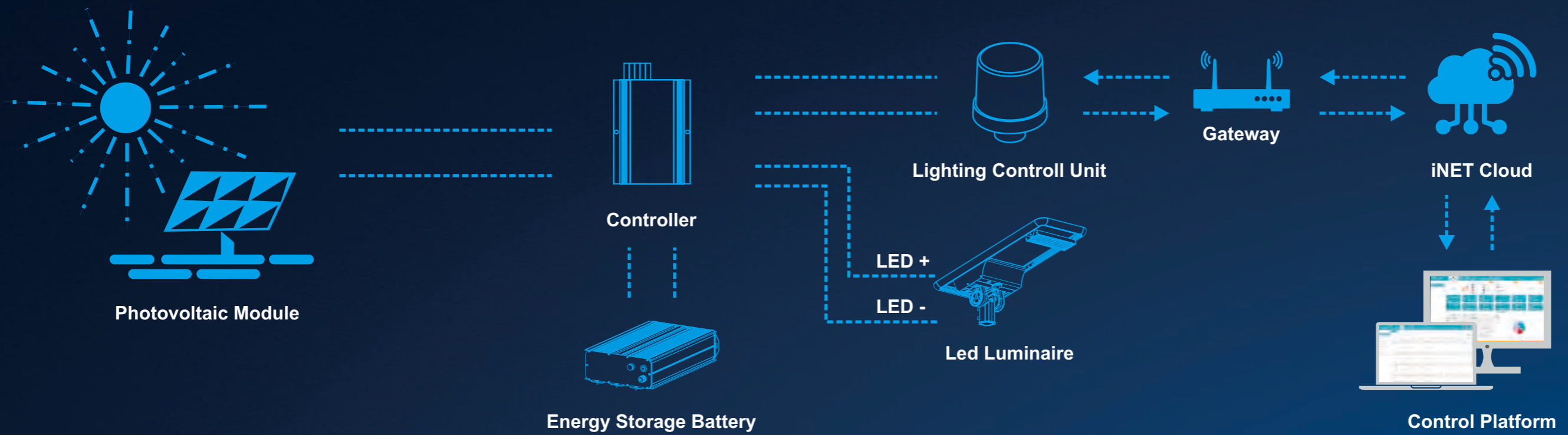


## THE COMBINATION OF SIMPLICITY ELEGANCE AND DURABILITY







Harnessing the power of the sun, the all-in-one Talos I solar luminaire delivers zero carbon illumination to brighten your streets, pathways, and public spaces. It stands apart with its originality and solid construction, seamlessly integrating solar panels and large battery to provide real and continuous high brightness output for long operation hours.

Embrace the future of sustainable lighting with Talos I , where style meets substance in a beautiful, efficient package.










## OUR FIXTURE CAN DO

-  The entire lighting system is guaranteed for 5 years and the 10 years guaranteed for battery maintenance
-  Premium-grade Integrated All-in-one Design, Easy to Install and Maintain.
-  Light On/off and Dimming Programmable Smart Lighting.
-  Zero carbon emission
-  No Trenching or Cabling Work Needed.
-  Using Grade A+ battery cell, the battery cycle life more than 4000 times
-  High Luminous Efficiency of 200~210lm/W to Maximize Battery Performance.
-  Pivoting LED Modules Deliver the Best Lighting Control.
-  IP66 Luminaire Ensures Long Lasting and Consistent High Performance.

## OUR SYSTEM CAN DO

-  7\*24 battery life monitoring, battery life cycle reminder, work report
-  Built-in GPS Tracking for Product Security
-  Remote Real-time Monitoring and Management
-  Powerful Data Collection and Analysis Functions
-  Precise Battery Monitoring
-  AI Enabled Pole/Light Tilt Alarm
-  Flexible and Adjustable Work Mode
-  Seamless Integration of Charge Controllers with IoT System



## APPLICATIONS

- Street Lighting
- Roadway Lighting
- Pathway Lighting
- Ramp Lighting
- Sidewalk Lighting
- Private Road Lighting
- Farm Lighting
- Wildlife Area Lighting
- Perimeter Security Lighting
- Park Lighting
- Railway Yard Lighting
- Fence Lighting
- Campus Lighting
- Ship Dock Lighting
- Remote Area Lighting
- Military Base Lighting
- Gate Lighting
- Jogging Path Lighting



## RELIABILITY

## UNEXPECTED VALUE



Only top quality mono - crystalline silicon solar panels with high efficiency and long lifetime are used.



Quality lithium batteries are used to store the energy, provide energy for immediate requirements, and enable a back-up for days when there is little or no sun.



High Lumen LED for maximum efficacy. Dedicated designed low-voltage solar controller technology with dimming capabilities for power-save management.  
Lifetime > 50,000 hrs and CRI nominal 70.



Microprocessor managed algorithms autonomously determine sunrise and sunset.

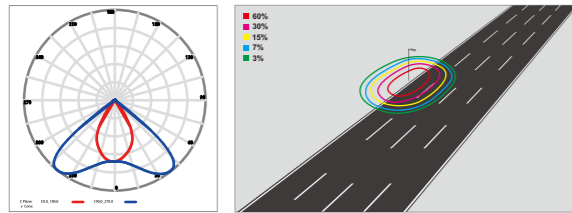


Easy to install without buying cables and rectifiers, directly on pole with an adjustable spigot 0°~90°.

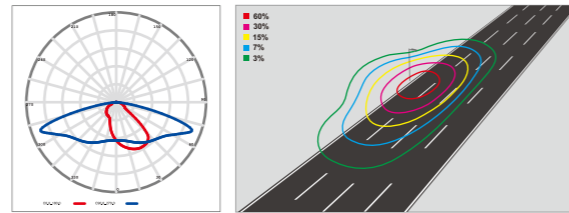


# PHOTOMETRICS

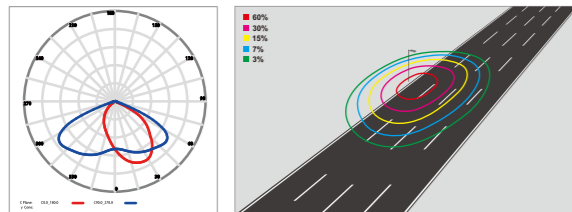
60×100° (TYPE I -VS)



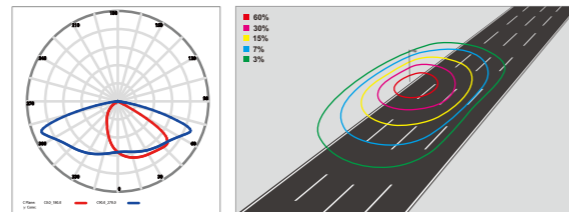
65×155° (Type II -M)



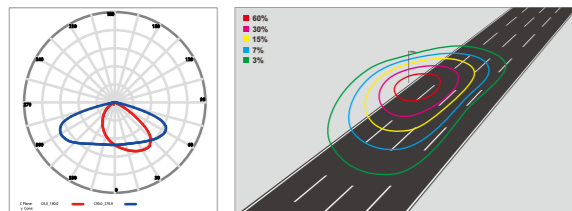
70×135° (TYPE II -S)



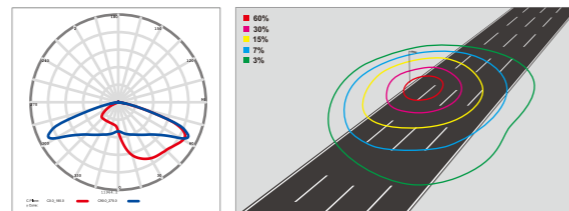
75×150° (TYPE III -M)



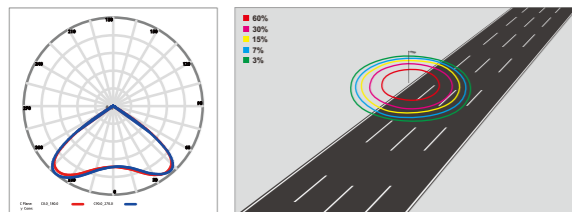
80×150° (TYPE III -S)



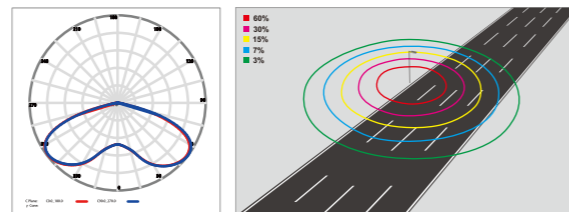
65×145° (Type IV -S)



110° (TYPE V -VS)



150° (TYPE V -VS)



Default setting: 6m high Installation, 100% brightness.



## PERFORMANCE



20W~90W



200~210lm/W



Philips Lumileds



PIR & Microwave & Timer Dimming



MPPT / PWM Controller



5000K ( 2500~6500K optional )



60×100° / 65×145° / 65×155° / 70×135° / 75×150° / 80×150° / 110° / 150°



IP66



IK08



Monocrystalline silicon photovoltaic panels



LiFeP04 battery



Slip fitter



Operating Temperature:-20°C to +60°C / -4°F to 140°F (Charge:0°C to 60°C / 32°F to 140°F & Discharge:-20°C to 60°C / -4°F to 140°F)  
Storing Temperature:-20°C to +60°C / -4°F to 140°F



## SPECIFICATIONS

Part#	Power	Modules	Efficacy	Solar Panel	Battery		Product Dimensions
					Premium	Standard	
EL-TAST I -20	20W	1	210 lm/W	55W/18V	12.8V/18AH	12.8V/12AH	958×370×287mm
EL-TAST I -30	30W	1	205 lm/W	55W/18V	12.8V/24AH	12.8V/18AH	958×370×287mm
EL-TAST I -40	40W	1	200 lm/W	55W/18V	12.8V/24AH	12.8V/18AH	958×370×287mm
EL-TAST I -50	50W	1	200 lm/W	75W/18V	12.8V/30AH	12.8V/24AH	1270×370×287mm
EL-TAST I -60	60W	2	205 lm/W	75W/18V	12.8V/30AH	12.8V/24AH	1270×370×287mm
EL-TAST I -80	80W	2	200 lm/W	105W/36V	25.6V/24AH	25.6V/18AH	1170×550×287mm
EL-TAST I -90	90W	2	200 lm/W	105W/36V	25.6V/24AH	25.6V/18AH	1170×550×287mm

The solar panel and battery configuration is based on 6 hours charging time.

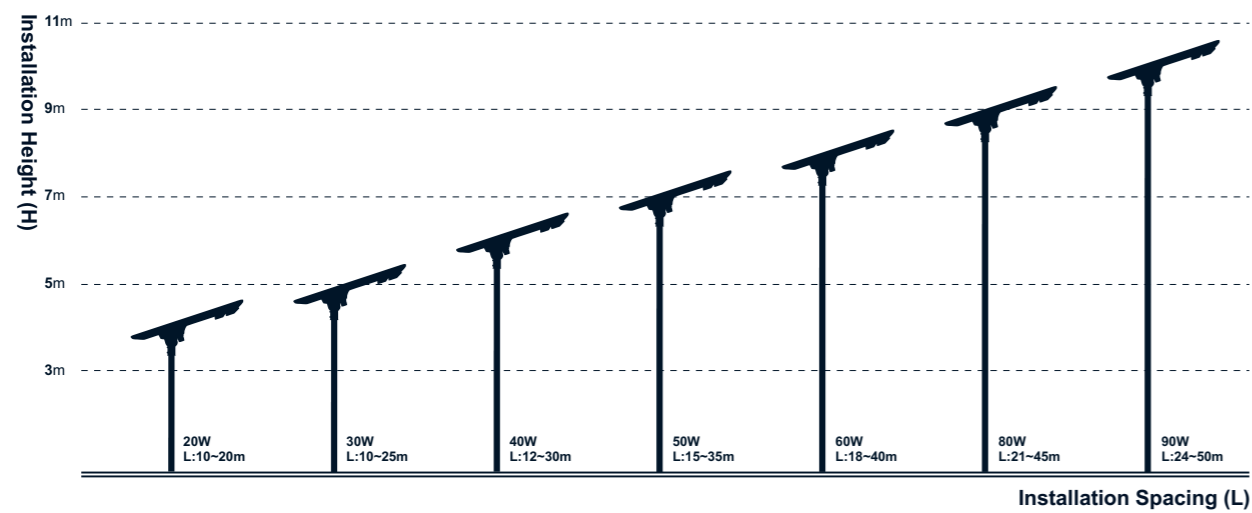
**E-LITE semicon** / [Hello@elitesemicon.com](mailto:Hello@elitesemicon.com) / [www.elitesemicon.com](http://www.elitesemicon.com)

## EPA VALUE

Part#	Power	Horizontal Angle Solar Panel (#°)	EPA (ft <sup>2</sup> )
EL-TAST I -20 EL-TAST I -30 EL-TAST I -40	20W 30W 40W	0	0.31
		5	0.33
		10	0.67
		15	0.99
		20	1.31
		25	1.62
		30	1.92
EL-TAST I -50 EL-TAST I -60	50W 60W	0	0.36
		5	0.44
		10	0.88
		15	1.31
		20	1.74
		25	2.14
		30	2.54
EL-TAST I -80 EL-TAST I -90	80W 90W	0	0.53
		5	0.61
		10	1.21
		15	1.80
		20	2.38
		25	2.94
		30	3.47



## INSTALLATION REFERENCE

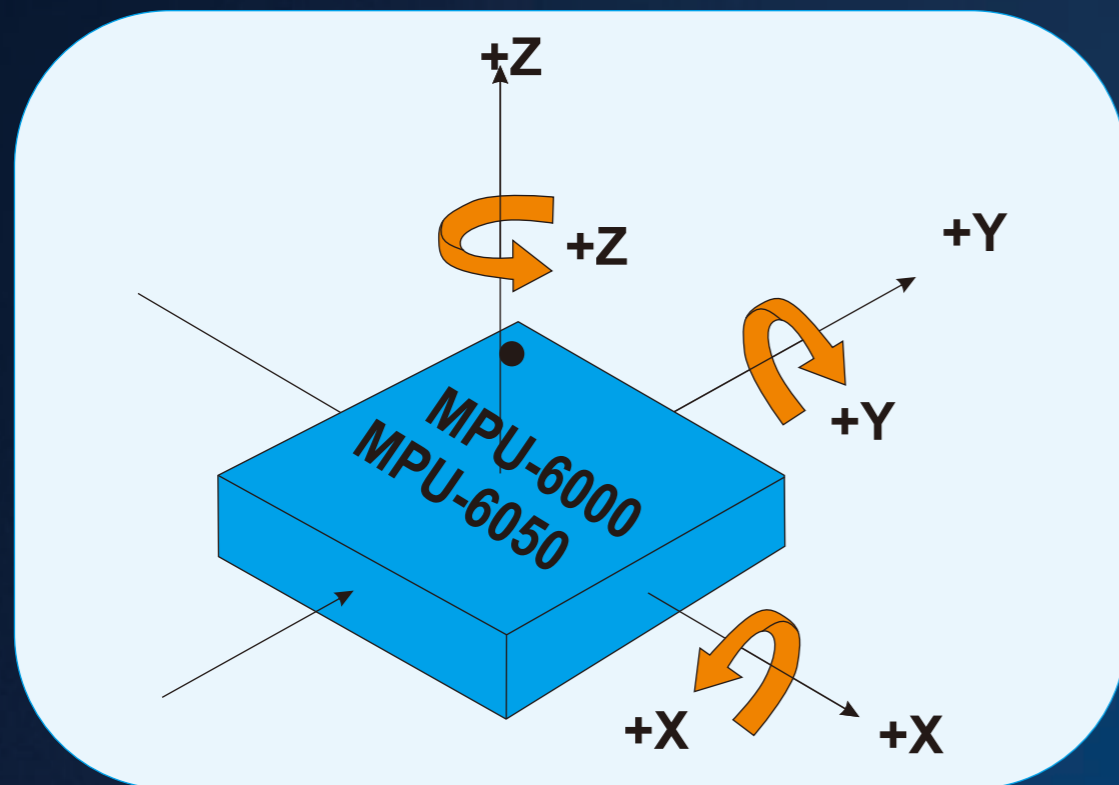




## SMART ANTI THEFT DESIGN

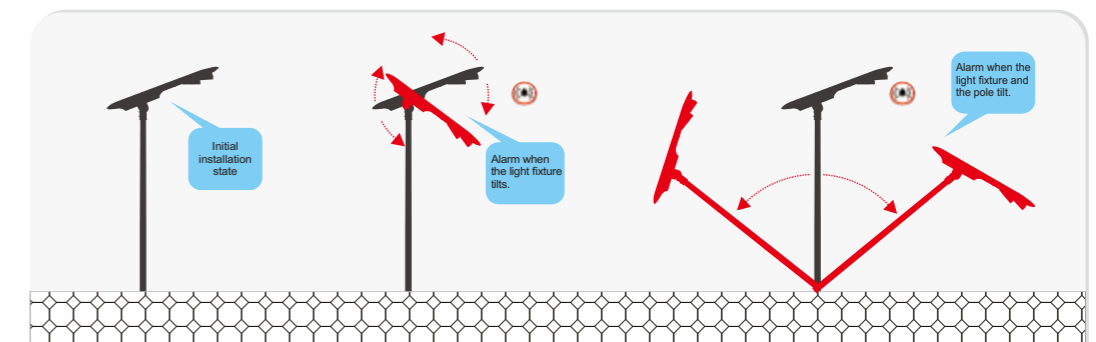
### Real-Time Geo Tracking

The real-time mini Geo anti theft tracking device is fitted in an un-accessible location of the solar street light fixture, which is permanently powered to enable security recovery teams to track and locate the solar lights anywhere via the live app to recover the product and arrest the thieves as long as the solar light battery has power.

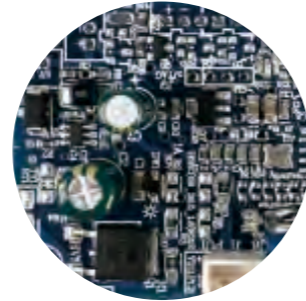


### AI Enabled Pole/Light Tilt Alarm

When the solar lights go on wireless IoT smart management system, sophisticated AI algorithm based on gyroscope and accelerometer data intelligently locks the lights' angle upon installation, any unauthorized attempt at theft or tampering will be detected, alarms will be activated at the Operation Center and alert text message will be instantly sent from Central Management Platform to the security teams.

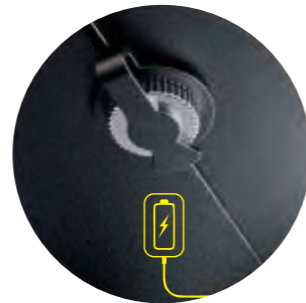


## PRECISE BATTERY STATUS MONITORING



The solar light features a high-precision coulometer, also known as a coulomb meter, which provides accurate readings on battery performance by measuring its current. It can detect and display, in real-time, the battery's voltage, current, power, actual capacity, remaining time, and other key parameters, ensuring you have an accurate understanding of the battery's status at all times.

## STAY POWERFUL THE DC CHARGE PORT



A DC charge port is offered as an option to be integrated into Talos I , ensuring the battery remains charged even during extended periods in the warehouse. No more worrying about flat batteries when you need them the most. Embrace the continuous and dependable lighting with our state-of-the-art Talos I solar street light.

**E-LITE** semicon / [Hello@elitesemicon.com](mailto>Hello@elitesemicon.com) / [www.elitesemicon.com](http://www.elitesemicon.com)





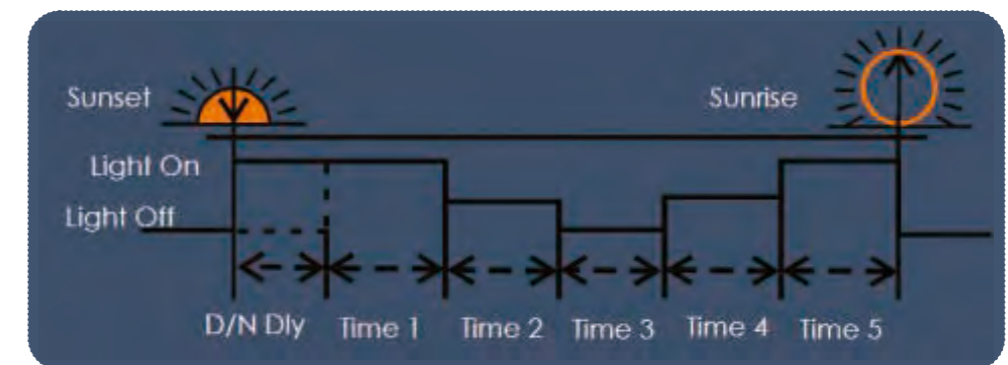
## SOLAR CONTROLLER - B

### Regular MPPT Controller



#### Five-Stage Mode

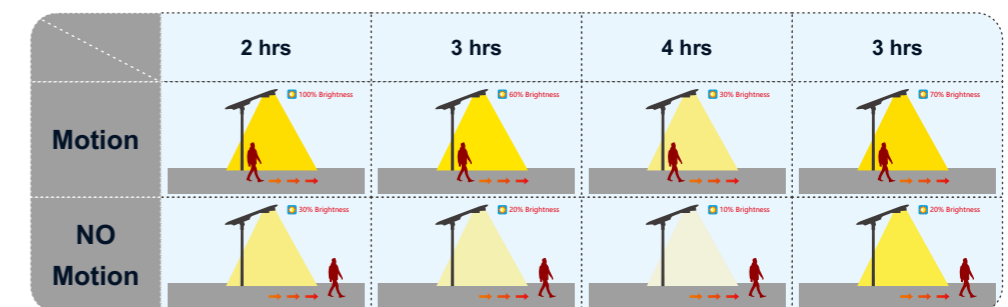
The lamps lighting divide into 5 stage, each stage time and dim can be setting according to demands. With diming setting, it is an efficient way to save energy, and keep the lamp working in best power and time.



#### Motion Sensor Mode

Motion: 2 hrs-100%; 3 hrs-60%; 4 hrs-30%; 3 hrs-70%;

Without Motion: 2 hrs-30%; 3 hrs-20%; 4 hrs-10%; 3 hrs-20%;



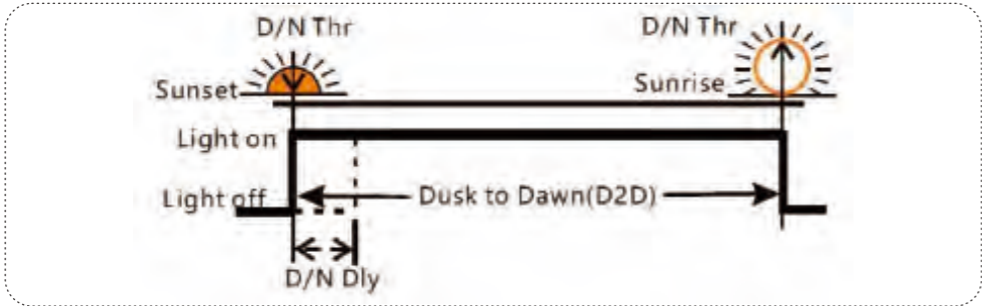
# SOLAR CONTROLLER - C

## Hybrid MPPT Controller



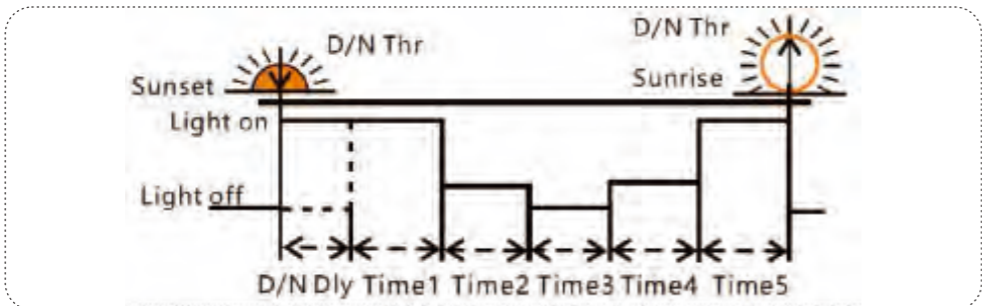
### Dusk to Dawn (D2D)

When fixture is set to D2D, it works in dusk to dawn mode. The fixture will turn on while the sun is down, as determined by the solar panel voltage.



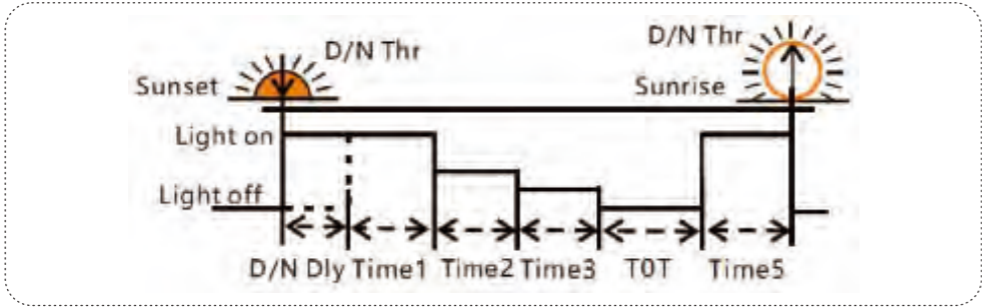
### Five-stage Night Mode

The lamps lighting divide into 5 stage, each stage time and dim can be setting according to demands. With dimming setting, it is an efficient way to save energy, and keep the lamp working in best power and time.



### TOT Mode (Can set the load on time before morning coming.)

When fixture is set to TOT then it will determine Time4 based on Time5 and previous data on the time of sunrise.





## MONO SOLAR PANEL



### Higher Durability

The multi-busbar design can decrease the risk of the cell micro-cracks and fingers broken.



### High Power Density

High conversion efficiency 23% and more power output persquare meter, by lower series resistance and improved light harvesting.



### PID Resistant

Tested in accordance to the standard IEC 62804, our PV modules have demonstrated resistancea gainst PID (Potential Induced Degradation), which translates to security for your investment.



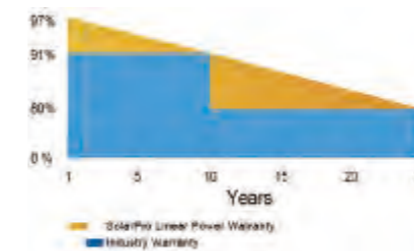
### Bigger Cells with better performance

A slight increase of the size of our cells, Boosts the performance of the newest modules by six percent on average.



### First-class Quality Assurance

- 10-year warranty for material and technology.
- 25-year linear power output warranty.



### Specifications

Maximum Power (Pmax/W)	55	75	105
Open Circuit Voltage(Voc/V)	22.8		43.2
Short Circuit Current(Isc/A)	3.25	4.31	3.15
Maximun Power Voltage(Vmp/V)	18V		36V
Maximum Power Current(Imp/A)	3.1	4.2	2.9
Module Efficiency(%)	24		
Output Tolerance(%)	±3		
Operating Temperature	40°C~+85°C		
Wind Load/Snow Load	2400pa/5400pa		
NOCT	45±2°C		
Temp Coefficient of Isc	+0.046%/°C		
Temp Coefficient of Voc	-0.275%/°C		
Temp Coefficient of Pmax	-0.350%/°C		

# HIGH PERFORMANCE BATTERY PACK GRADE A+ CELL

LiFePO4 batteries have a higher energy density they can store more energy in a smaller and lighter package.

This makes them ideal for applications where weight and space are a concern.

## Advantage of LiFePO4

- ◆ A Long Lifespan
- ◆ No Active Maintenance
- ◆ Lightweight Champion
- ◆ High Efficiency
- ◆ Safety
- ◆ High Discharge Rates
- ◆ Extreme Temperatures
- ◆ Rechargeable Multiple Times

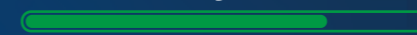
## Specifications

Capacity	12Ah	18Ah	24Ah	30Ah	18Ah	24Ah
Nominal Voltage	12.8V			25.6V		
Charging Voltage	14.6V			29.2V		
Load Voltage	≥12V			≥24V		
Standard charging method	5A(CC) charging to 14.6V; After CV(DC 14.6V) Charge until charging currents≤0.02C			5A(CC) charging to 29.2V; After CV(DC 29.2V) Charge until charging currents≤0.02C		
Max charging current	≤10A			≤20A		
Max discharge current	≤10A			≤20A		
Over current	≤10A			≤20A		
Cut off discharge Voltage	10V			20V		
Operating temperature range	Charge: 0°C~60°C Discharge: -20°C~60°C					
Storage	-20°C~60°C					
Battery category	LiFePO4					
Cycle life	≥4000					



## LiFePO4 Battery

**2000-5000 Cycles**



**5-10 Years life**



**2.5~12.8kg**



**Environmentally friendly**

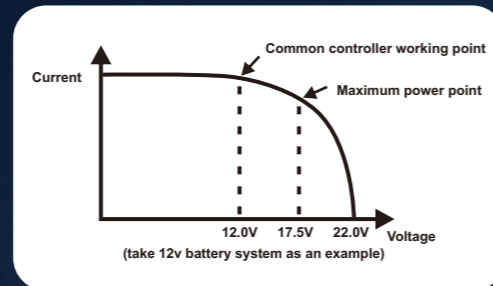


# MPPT CHARGE CONTROLLER



## Features

- Innovative Max Power Point Tracking(MPPT) technology,tracking efficiency >99.9%
- Full digital technology, high charge conversion efficiency up to 97.5%,discharge conversion efficiency up to 96.5%
- Can output constant current (output current can be set)
- 5 stages time and dimming can be adjusted
- Can read parameters and running status
- If battery voltage is low, it can be set to dimming
- Dimming start voltage and percentage can be set
- Day/Night threshold can adjust automatically
- AGM, Liquid, GEL and Lithium battery for selection
- 0°C Charging Protection(Lithium)
- When BMS power off because of LVD, it can activate the system automatically
- Four stages charge way: MPPT, boost, equalization, float
- IP67, Strong and durable aluminum caseFull automatic electronic protect function



## Indicator Functions

LED	Status	Function
Green LED	On	Solar panel is correctly connected,but not charged
	Fast flash(0.1s/0.1s)	Charging
	Flash(0.5s/0.5s)	Equal or Boost Charging
	Slow flash(0.5s/2s)	Float Charging, Lithium constant voltage charge
Yellow LED	Off	Over voltage protection
	On	Battery is normal
	Slow flash(0.5s/2s)	Battery voltage is low
	Fast flash(0.1s/0.1s)	Low voltage protection
Red LED	Off	Work normal (Standard version)
	On	The output power is 0
	Super slow(0.2s/5s)	Open circuit protection
	Flash(0.5s/0.5s)	Over temperature
	Fast flash(0.1s/0.1s)	Short circuit or Over current protection

## Specifications

Battery Parameters	System Voltage	12V	12V/24V	12V/24V	12V/24V
	Max Charging Current	8A	10A	15A	20A
	Battery Type	Lithium			
	Charging Volt. Target	10.0~17.0V (Programmable, default:12.6V)	10.0~32.0V(Programmable, default: 12.6V)		
	Charging Volt. Recovery	9.2~16.8V (Programmable, default:12.4V)	9.2~31.8V(Programmable, default: 12.4V)		
	Low voltage disconnect	9.0~15.0V (Programmable, default:9.0V)	9.0~30.0V(Programmable, default: 9.0V)		
	Low voltage reconnect	9.6~16.0V (Programmable, default:9.8V)	9.6~31.0V (Programmable, default: 9.8V)		
0°C Charging protection	Yes, Slow, No(Programmable)				
Panel Parameters	Max volt on PV terminal	60V		55V	55V
	Max input power	100W~120W	130W/260W	200W/400W	260W/520W
	Dusk/Dawn detect volt.	3.0~8.0V (Programmable)	3.0~20.0V (Programmable)		
	Day/Night delay time	0~30min (Programmable)	0~30min (Programmable)		
	MPPT tracking range	(Battery Voltage +1.0V) ~Voc×0.9			
Load Parameters	Output Power	1~60W	10~60W/20~120W	10~90W/20~180W	
	Output Voltage	20 ~ 55V	15~60V/35~60V	20~55V/30~55V	
	Current setting range	0.15~3.0A (Programmable)	0.15~4.0A (Programmable)	0.15~6.0A (Programmable)	
	Min current	100mA (Dimming)			
	Current precision	±2%			
	Dimming	0~100% (Programmable)			
	Voltage of start dimming	10.0~17.0V(Lithium)	10.0~32.0V(Lithium)		
Dimming percentage	1~20% (Programmable)				
System Parameters	Max tracking efficiency	>99.9%			
	Max charge conversion	97.50%			
	Max LED driver efficiency	96%			
	Communication mode	Infrared/2.4G/RS485			
	Induction mode	Infrared Human Sensing/Microwave Sensing			
	Self consumption	6~25mA			
	Ambient temperature	-35~+60°C			
	Ambient humidity	0~100%RH			
	Protection degree	IP67			
Max Altitude	4000m				

## INSTALLATION NOTES

1. Due to variations in longitude and latitude at the installation site, the angle at which the sun's rays illuminate differs. During installation, it is crucial for the solar panel to be oriented towards the sun precisely at 12:00 noon. However, often due to factors like road direction and light poles, achieving this alignment becomes challenging. The solar panel must still maintain a horizontal position even if it can't be ideally oriented towards the sun at noon due to road lighting requirements.

Several conditions can lead to suboptimal functioning of standard lamps. Prior to making a purchase, it's important to communicate these factors to the salesperson and consider increasing the solar panel's power capacity:

- a. Any deviation below the horizontal plane of the solar panel, relative to the solar irradiation angle, will result in a significant decline in the solar panel's power generation efficiency.
- b. When installing solar lamps and lanterns, it's essential to avoid any obstacles that might block sunlight, such as trees or buildings.
- c. Natural elements like rain, ice, snow, dust, clouds, and bird droppings can reduce the solar panel's power generation efficiency.

Ensuring that the solar panel remains unobstructed by barriers like trees and buildings, and accounting for factors such as the solar panel's angle and external elements, are vital for optimal performance.

2. Install lamps at a considerable distance from areas prone to strong electromagnetic interference, such as high-voltage cables and high-power wireless transmission towers. These sources could potentially disrupt the lamp control system, leading to malfunctions and improper operation.

3. When the temperature drops below 0°C, the efficiency of lithium iron phosphate batteries for charge and discharge decreases. To prevent damage and the battery protection triggered by over-discharge, it's advisable to explain this to the sales

staff and consider increasing battery capacity before making a purchase.

4. Any environmental impact can result in a decline in the efficiency of solar panel power generation. Repeated discharge of the lithium iron phosphate battery might easily activate the protection mechanism, causing the lamps to stop functioning normally. Most lithium batteries can be restored to operation by disconnecting and reconnecting the battery-light source connection and the solar panel connection.

5. Once the battery protection has been deactivated and reactivated, our focus should be on identifying and resolving any natural environmental factors that compromise the efficiency of solar panel power generation, as well as minimizing the power consumption of the light source.

6. Install the lamps on days abundant with sunshine. The lamps are initially set to 30% power upon leaving the factory. Prior to installation and usage, ensure that the lamps can receive effective sunlight charging for at least 4 hours after activation. Failure to do so may trigger battery startup stress protection due to excessive discharge, leading to abnormal lamp operation.

7. The self-discharge and stress protection features of the lithium iron phosphate battery necessitate that if the lamp remains unused and uninstalled for a period of 60 to 90 days from the factory departure, it must undergo a 4-hour effective sun charging upon activation.

Instances where lamp functionality is compromised due to the aforementioned circumstances are not included in the warranty coverage. However, we are committed to assisting customers in identifying and analyzing the underlying causes, and devising plans for enhancements. It's important to note that lamps unable to activate after battery protection will not be covered by the warranty.



# iNET SMART CONTROL SYSTEM

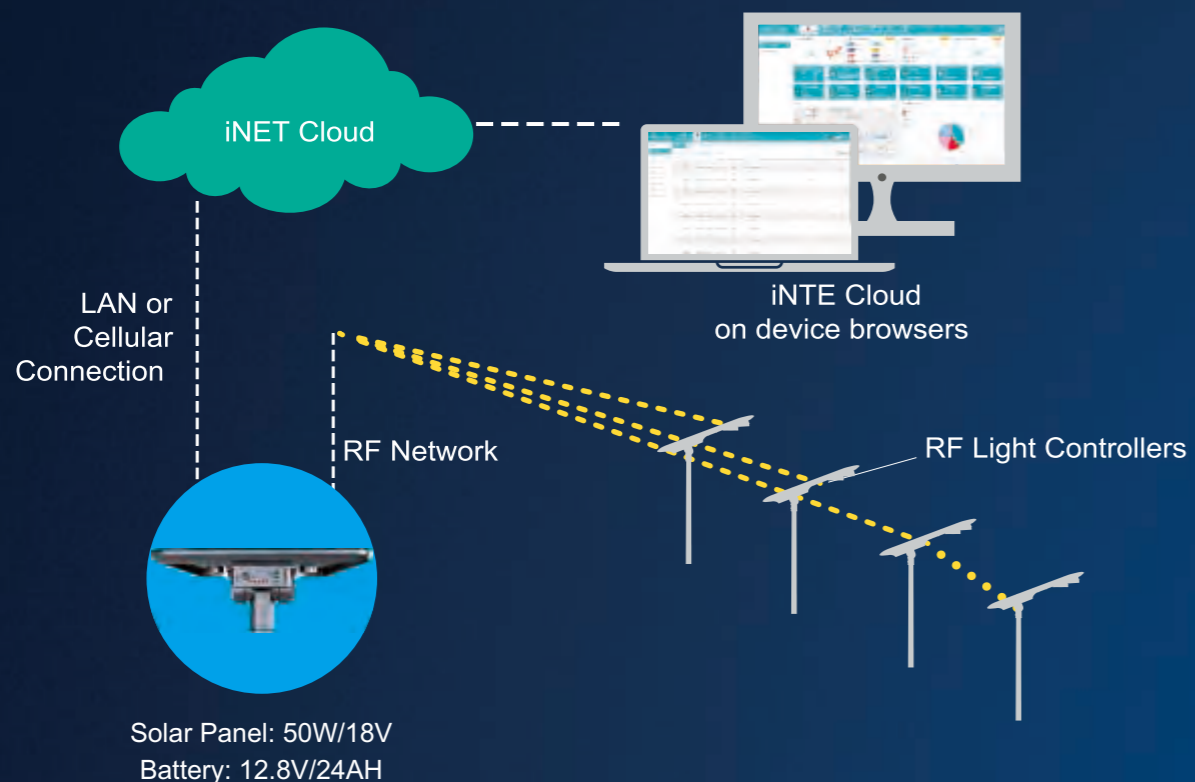


## Smart City

Smart controlling perfectly combines the solar street lighting fixture, internet of things with wireless communication technology, achieve monitoring and management of remote background data, real-time understand the normal working status of each component of solar energy (street lights, photovoltaic panels, batteries, controllers), allow you to know the product usage on the client terminal that is thousands of miles away without leaving home or to manage the opening and closing of street lights and the adjustment of bright.

- The solar street light management system can pre-set one or more lighting modes according to the different time of day and traffic flow, automatically turn on or off any light, and adjust the switching time and illumination according to environmental requirements to achieve the purpose of energy-saving and consumption reducing.

- The integrated system is mainly composed of a street light component a centralized controller, a single light controller, and a smart cloud platform. The centralized controller and the single light controller aggregate the data collected by the single light via the RF wireless communication network. The centralized controller uploads data to the system cloud platform through GPRS data flow, providing data dependence for mobile phone and computer terminal access.



## System & Hardwares



### Automatic Light On/Off & Dimming Control

- By time setting
- On/off or dimming with motion sensor detection
- On/off or dimming with photocell detection



### Accurate Operation & Fault Monitor

- Real-time monitor on each light working status
- Accurate report on fault detected
- Provide location of fault, no patrol required
- Collect each light operation data, such as voltage, current, power consumption



### Extra I/O Ports for Sensor Expandability

- Environment Monitor
- Traffic Monitor
- Security Surveillance
- Seismic Activities Monitor



### Reliable Mesh Network

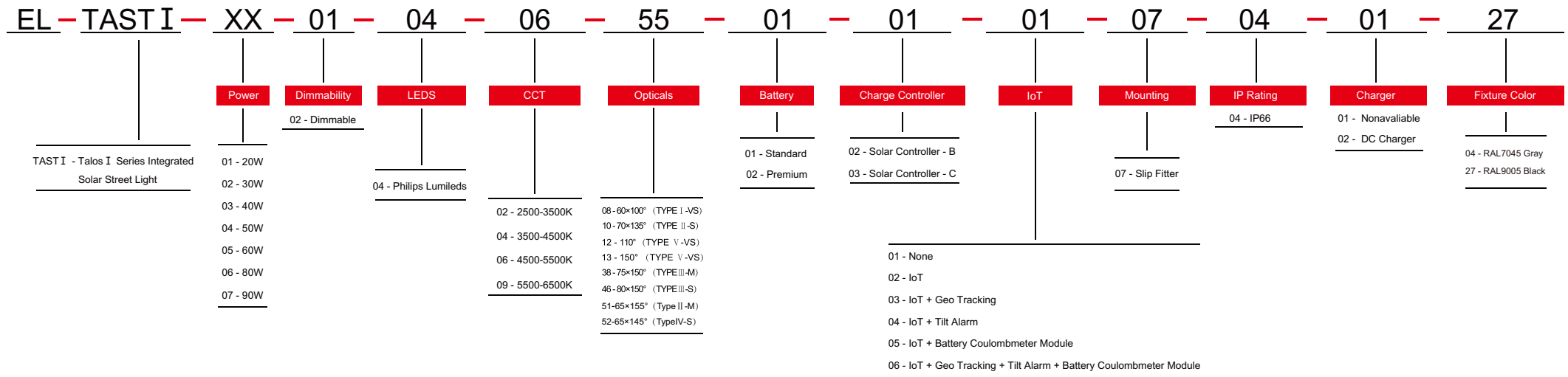
- Self proprietary wireless control node
- Reliable node to node, gateway to node communication
- Up to 1000 nodes per network
- Max. network diameter 2000m



### Easy-to-use Platform

- Easy monitor on each and all lights status
- Support lighting policy remote set-up
- Cloud server accessible from computer or hand held device

# ORDERING INFORMATION



E-Lite Semiconductor Co., Ltd.  
Headquarter & Factory  
Website: <http://www.elitesemicon.com>



# SYNERGY LIGHTING

LEADING THE WAY IN LED LIGHTING

Visit us online: [www.SynergyLightingUSA.com](http://www.SynergyLightingUSA.com) P: 941-756-4844

# Sales Quote

Date	4/7/2026	Quote #	31193
Florida State Recycling ID #FLR000176651 Florida State Electrical Lic #EC13005554			

<b>Bill To:</b>	<b>Customer Contact</b>	<b>Ship To</b>
SUMMER WOODS CDD		
	<b>Customer Phone</b>	

<b>P.O. No.</b>	<b>Terms</b>	<b>Deposit Req:</b>	<b>Shipping</b>	<b>Rep</b>	<b>Project</b>
	50% Down			RR1	

Line #	Product or Service Description	Quantity	Cost	Total
	LOT PRICE RFP FOR PROPOSED STREET LIGHTING PROJECT WITHIN SUMMER WOODS COMMUNITY STREETS AS PROPOSED PER DRAWING PROVIDED:	295	2,156.00	636,020.00T
	E-LITE TALOS 1 SOLAR STREETLIGHT 30W 6100 LUMENS 5K PREMIUM	295	0.00	0.00T
	WAVE 4598-BZ-HH 18' OAH 4" ALUMINUM DIRECT BURIAL POST 4' BURIAL DEPTH	295	0.00	0.00T
	JOURNEYMAN LABOR: INSTALL NEW POLE, 4' DIRECT BURIAL DEPTH, 12" SONOTUBE/BUCKET WITH CONCRETE (NOTE: Labor May Vary. Labor is based upon standard conditions and accessibility.)	295	0.00	0.00T

**LEGAL NOTICE FOR ACCEPTANCE OF CONTRACTS/QUOTATIONS:**

This shall be considered a binding contract of sale when accepted and signed by an Authorized Agent of the above listed Buyer. Paying by credit card, Buyer hereby authorizes Synergy Lighting to bill charges to the credit card provided below. Deposits payments if required must be received before product or work will commence. Payment is expected according to terms. Late payments will result in a \$29.95 per month fee, plus 1.5% (18% APR) interest per month until paid in full. In the event the buyer fails to pay as stipulated in this agreement and in the event it becomes necessary to have an attorney make demand for payment, the Buyer agrees to pay reasonable Attorney's Fees and other collection costs incurred by the Company (Seller) of their assigns. This agreement, and the rights and obligations of the parties thereto, shall be constructed under and in accordance with the laws of the State of Florida and the parties agree that proper venue shall be Manatee County, Florida.

<b>Subtotal</b>	\$636,020.00
<b>Sales Tax (7.0%)</b>	\$44,521.40
<b>Total</b>	\$680,541.40
<b>Deposit Req:</b>	

**Approval:** \_\_\_\_\_ **Title:** \_\_\_\_\_ **Date:** \_\_\_\_\_

Thank you for allowing us to provide you this quote. Quote Remains valid for 90 days from issue date.

Synergy Lighting, Inc. 6015 28th St. East Unit A Bradenton, FL 34203 941-756-4844 F:941-756-4866

## REFERENCES – FROM RECENT JOBS

### **City of Lakewood Ranch – Basketball Court – LED Lighting System**

Lakewood Ranch Blvd - Florida

- Synergy Lighting designed and engineered project.
- We provided Fixtures and Poles, city did install
- Community loves lighting



### **Gettel Toyota – Parking Lot Lighting – LED Lighting System**

14<sup>th</sup> Street – Bradenton, FL

- Synergy Lighting provided turn key project.
- CREE High Efficiency LED Lighting
- Everyone loves lighting
- \$48,000 per year energy savings.



### **SARASOTA INTERNATIONAL AIRPORT – Parking Lot Lighting**

SRQ Short and Long Term Lot

- Synergy Provided LED Lighting on Gov't. Public Bid
- Increased light levels 42% with good uniformity
- Saved 78% on SRQ Electrical Cost for Lighting
- CREE High Efficiency LED Lighting



### **Eye Associates - Outdoor LED Lighting – Specialty Job**

Bee Ridge Road – Sarasota, FL

- Customer wanted building illuminated in blue
- Provided turn-key project
- Customer loves and uses photos in advertising



## REFERENCES JOBS IN SARASOTA - BRADENTON

### Sunset Fiat –LED Auto Front Lot Lighting

System 7641 S. Tamiami Trail – Sarasota,

Florida Synergy Lighting specified and installed

- Increased overall Light levels from 400w to 1000w
- Reduced Energy by 50%
- Dealer Loves Lighting



### Venice Village Shops – Parking Lot Lighting – LED Lighting System

4115 Tamiami Trail S. – Venice, FL

- Synergy Lighting provided turn key project.
- CREE High Efficiency LED Lighting
- Everyone loves lighting
- Doubled Light On Property



### Alamo College - Natatorium Lighting with LED

NOT LOCAL But Significant – San Antonio Texas

- Synergy Provided LED Lighting on Gov't. Public Bid
- Increased light levels 25% with good uniformity
- Saved 65% on Electrical Cost for Lighting
- GE High Efficiency LED Lighting



### Firkins Nissan and Chrysler – **IN PROGRESS**

Bradenton, Florida

- Customer slowly converting to CREE as lights go out
- Purchased and Installed By Synergy Lighting
- Customer loves CREE LED Lights



## REFERENCES JOBS IN SARASOTA - BRADENTON

### **Wilde Honda** –LED Automotive Lighting System

7333 S. Tamiami Trail – Sarasota, Florida

- Synergy Lighting specified and installed
- Doubled Existing Light Levels with 90CRI
- Reduced Energy by 70%
- Increased Uniformity across lot
- Dealer Loves Lighting



### **Jaguar – Maserati of Sarasota** – LED Lighting System

4821 Clark Road – Sarasota, FL

- Synergy Lighting provided turnkey project.
- CREE High Efficiency LED Lighting
- Everyone loves lighting
- High Definition Lighting 90 CRI
- Auto Paint Really "POPS"



### **Food Land** - Interior Lighting with LED

Tuscaloosa, Alabama

- Synergy Provided LED Lighting for Prototype
- Increased light levels 25% with good uniformity
- Saved 65% on Electrical Cost for Lighting



**OVER 6000 SUCCESSFUL LIGHTING PROJECTS SINCE 2000**

**OVER 700 MILLION DOLLARS IN SAVED ELECTRICITY**

**CALL FOR MORE REFERENCES IF DESIRED**

## REFERENCES JOBS CONTINUED

### **Sunset Kia –LED Auto Front Lot Lighting System**

7649 S. Tamiami Trail – Sarasota, Florida

- Synergy Lighting specified and installed
- New Construction Project For Dealer
- 90+ CRI High Definition Lighting
- Dealer Loves Lighting



### **Suncoast Jeep Chrysler - LED Lighting System**

8755 Park Blvd – Seminole, FL

- Synergy Lighting provided turn key project.
- CREE High Efficiency LED Lighting
- 195 CREE LED Light Fixtures
- Doubled Light On Property



### **Alan Jay Ford - CREE Dimmable LED Retrofit**

Sebring, FL

- Synergy Provided LED Turn Key Project
- Increased light levels 40% with good uniformity
- Saved 65% on Electrical Cost for Lighting with Dimming
- 90+ CRI High Efficiency LED Lighting



### **Crown Audi – JUST COMPLETED**

Clearwater, Florida

- New Construction project – CREE LED Lighting
- Designed and Installed By Synergy Lighting
- Customer loves CREE LED Lights
- Dealership looks amazing at night





# ALAN JAY

Automotive Network

July 8, 2016

To Whom It May Concern,

After much research, Alan Jay Automotive Network decided to take a leap of faith with Synergy Lighting and their CREE Brand LED Light Fixtures for our Ford Dealership and our Toyota Service Department. The results were outstanding!

Synergy Lighting was excellent to deal with and although they ran into some technical difficulties with our projects, Synergy adapted, overcame and delivered a phenomenal lighting package that not only showcases our dealerships, but the light levels and quality of light are amazing.

We are in the process of evaluating the rest of our dealership, and feel we are in great hands with Synergy Lighting.

If you are considering LED Lighting for your Auto Dealership, we highly recommend you to look at Synergy Lighting as your lighting partner!

Sincerely,

James Lizotte  
Vice President of Operations  
[james.lizotte@alanjay.com](mailto:james.lizotte@alanjay.com)  
863-314-5324

**ALANJAY.COM**

# WILDE HONDA



Member of Wilde Automotive Group  
www.wildecars.com

Matthew Gregg  
Synergy Lighting, Inc.  
6015 28<sup>th</sup> St East  
Warehouse A  
Bradenton, FL 34203

November 6, 2014

Matt,

I just wanted to write a quick note and let you know that we love the new Cree lights. Wow what a difference they make on how our vehicles look! I had been told that the LED lighting system would make a dramatic difference, and now I am a believer. I also appreciate the timeliness of the install and the professional people that you have working for you. They did a great job and worked well with us regarding moving inventory and such to get the lights up ASAP.

As you know, we put this job out to bid and 4 companies had the opportunity to earn the business. You gave the best presentation of any company by far and gave us 3 options. The Cree option was the one we chose, but we all appreciated the depth and completeness of your proposal. Your pricing was the best and I actually had one of the other companies "bow out" when they heard Synergy Lighting was bidding! Now that's impressive.

We can't thank you and your team enough for the great job and the amazing difference that the LED's have made. Our sales staff is elated and your team completed the install just before the time change. If there is anyone who would like to see the lights in action and to hear about Synergy Lighting, please have them contact me at their convenience.

Sincerely,

A handwritten signature in black ink, appearing to read 'Skip', is written over the word 'Sincerely'.

Skip Strasburger  
General Manager



CHRYSLER DODGE  
Jeep™  RAM

---

1/09/17

Suncoast Chrysler Jeep Dodge RAM  
8755 Park Blvd N  
Seminole, FL 33777

Dear Matt/Ray,

I would like to take this opportunity to personally thank Synergy Lighting and the crew for the contribution made to our LED site lighting project. Synergy managed the project to fit our needs providing impeccable service from submittals to installation. Your commitment to quality and eagerness to complete the project correctly is greatly appreciated. I am happy to recommend Synergy's high quality services and value pricing.

Synergy's high degree of professionalism, and commitment to detail was clear during our project. Synergy takes pride, ownership and responsibility in the projects it constructs. Further, Synergy met the construction challenge (Osprey nest relocation) and helped design a strategy for a more durable installation that met the project demands.

The project was a great success. We were very pleased with the quality of workmanship.

If you have any questions, please do not hesitate to call me at the office.

Sincerely,



Wayne Schmidt

Owner

Tab 4

**Summer Woods Community Development District**  
**Informal RFP for Street Lights**  
**Request for Information**

To: Street Lighting Vendors Interested in Submitting Proposals for the District’s Informal RFP for Street Lighting.

Re: Request for Information – Street Lights Project

Dear Street Lighting Proposers/Vendors:

In addition to the materials requested in connection with the District’s informal Request for Proposals for solar street lighting packages, we are requesting that all interested vendors provide responses to the following questions **no later than 12:00 p.m., April 13, 2026**. These responses, along with the other materials each vendor will submit, should be sent to the District Manager at [MONolan@rizzetta.com](mailto:MONolan@rizzetta.com) and District Counsel at [Bennett.Davenport@kutakrock.com](mailto:Bennett.Davenport@kutakrock.com). By submitting a proposal and response to this Request for Information (RFI), you agree that: (1) all of the information provided in your proposal is full and complete, and truthful and accurate; (2) you authorize the District or its authorized agents to contact any person, firm or corporation with any pertinent information deemed necessary to verify the statements made in the proposal, or regarding the ability, standing, integrity, quality of performance, efficiency, and general reputation of the proposer/vendor; (3) the proposer/vendor agrees through submission of the Proposal to honor all pricing information for sixty (60) days from the due date of the proposals; (4) the proposal is made in good faith and not pursuant to any agreement or discussion with, or inducement from, any firm or person to submit a complementary or other noncompetitive proposal; and (5) the proposer has read, understood, and accepted the RFP and this RFI.

**INFORMATION REQUESTED:**

<p><b>Long Term Lease Pricing.</b> The Summer Woods CDD Board is requesting proposals for a long-term lease, either 15 or 20 years. Please provide pricing for one or both options.</p>
<p>Lease Term ___ 15 years OR <input checked="" type="checkbox"/> 20 years</p> <p>Pricing:          \$ ___\$50___ per pole per month          ___with CPI___ increases per year (if any)</p>
<p><b>Installation Schedule.</b> Please provide your installation schedule. If there is an ability to provide lighting at “key” locations quickly, we’d appreciate any detail and timing on that.</p>
<p><u>We can begin installation within one week of signing the contract. Our crew has the ability to install 120 lights per week, given there are no onsite delays caused by parties not affiliated with Streetleaf.</u></p>
<p><b>Ownership &amp; Insurance Responsibility &amp; Pricing.</b> The Board is requiring that each vendor insure the lights. The Board would like to receive details about the coverage that will be provided.</p>
<p>Please describe the coverage types and limits.</p> <p><u>Streetleaf carries property, general liability, excess liability, and workers compensation as well as additional insurance coverage outlined in the Certificate of Insurance provided within our proposal. We have a \$2M general liability policy that is extended to \$10M with our excess policy. We also have property insurance covering \$20M+ solar streetlights throughout Florida. This is included in our monthly price.</u></p>

Please clarify which party bears the risk of loss due to: (a) vandalism, (b) weather events/acts of God, (c) vehicle accidents, and (d) ordinary wear and tear.

- (a) Streetleaf covers
- (b) Streetleaf covers
- (c) See above o third party damage
- (d) Covered under Streetleaf's service program

**Maintenance.**

What maintenance is required for the proposed lights? Who will be providing the maintenance on the lights for the vendor? If maintenance services will be provided by a third-party, please provide the name and address of the firm along with a point of contact employed by said firm.

Streetleaf will handle all maintenance, including parts replacement. The community is only responsible for the cleaning of the solar panels as needed. Due to design and Florida rain fall, we have only seen a few lights that needed yearly cleaning within the last 6 years of installations.

What is your guaranteed response time for repairs after notification of a light malfunction or damage?

- Emergency repairs (safety hazard): within 24 hours hours/days
- Non-emergency repairs: 5 days hours/days

Please confirm the location of your nearest service/repair facility to Manatee County, Florida:

- City: Tampa State: Florida Distance from project site: 45 miles

If a light is damaged at the site by a third party, or weather or other circumstance, how would this be addressed? What is the time frame for such a response?

For 3<sup>rd</sup> party damage, where there is not a clear responsible party (i.e. hit and run) Streetleaf offers a \$20K annual cap for this type of damage. Alternatively, we can offer an additional \$2 per light, per month to cover these one-off items.

Response time would be 24 hours.

**Prior Experience.**

For the lights being proposed, please identify the number of lights previously installed in Florida, or in a similarly situated hurricane-prone area (if another area, please identify where):

Florida: 14,535  
Hawaii: 118  
Houston, Texas: 58  
South Carolina Coast: 68

Please list similar projects in Florida.

FIRST PROJECT:

Name of Project: Epperson Ranch

Location: Wesley Chapel, Florida

Client Point of Contact: Heath Beckett

E-Mail Address: hbeckett@vestapropertyservices.com

Phone Number:

SECOND PROJECT:

Name of Project: Light Up Manatee County  
Location: Manatee County (multiple)  
Client Point of Contact: Aaron Rawley  
E-Mail Address: aaron.rawley@mymanatee.org  
Phone Number: 941-705-1858

THIRD PROJECT:

Name of Project: Tampa Electric – Multiple  
Location: Hillsborough County  
Client Point of Contact: Donnie Shiflet  
E-Mail Address: dshiflet@tecoenergy.com  
Phone Number: \_\_\_\_\_

FOURTH PROJECT:

Name of Project: Babcock Ranch  
Location: Charlotte County  
Client Point of Contact: Keshav Goyal  
E-Mail Address: kgoyal@kitsonpartners.com  
Phone Number: 239-922-8957

Have any of the lights being proposed been through extreme weather conditions? If so, please describe how many lights were damaged and how this was addressed:

The model we are proposing has been through 6 major weather events including Hurricane Ian, Helene, and Milton. For the lights that were in the direct path of Hurricane Milton, the failure rate was 0.4% which was 5 out of 1,269 lights. We have a dedicated crew responsible for performing physical inspections following major weather events.

Have any of the lights being proposed otherwise failed in any way? If so, please describe how many lights were failed and how this was addressed:

The lights we are proposing are highly reliable with a 1.75% failure rate. We have never had a mass failure incident. In the event of a mass failure incident, we would direct our efforts to repair and/or replace the lights in a timely manner.

**Financial Capability / Longevity.** Please provide additional information about the vendor’s financial capability, in terms of being able to supply the lights and provide for maintenance and/or repairs/replacements in the future.

Streetleaf is backed by one of the largest development companies in the U.S. with over \$3B of assets under control. We also go through annual 3<sup>rd</sup> party audits that test for the financial viability of the company. A brief letter was included in our proposal by our audit firm confirming this.

**Technical Specifications.**

While not a requirement, the District has a preference for wrap-around style solar lighting (solar panels that wrap around the pole rather than sitting on top).

- Does your company offer wrap-around solar lighting? Yes [ ] No [X]
- If yes, please provide: (a) product specifications, (b) any price differential compared to your original proposal, and (c) photos or renderings of the wrap-around style products.

- If no, please explain why you recommend your proposed configuration over wrap-around style.
1. Performance and efficiency – tilt panels can charge from sunrise to sunset and are more efficient, giving our lights 5 days of battery.
  2. Maintenance and risk of damage – design allows for self-cleaning under most conditions, flying debris, cars, and landscape equipment.
  3. Environmental factor – above potential landscaping and building shadows.
  4. Cost – shipping, installation, and material costs are higher with pole wrap style solar panels.

Have the light poles been structurally designed to withstand the hurricane force winds required by the Florida Building Code, including all components, members, and connections? Can this analysis be presented/submitted in a readily reviewable format?

Yes – we have lights installed in 21 counties across Florida, including Miami-Dade County, which has wind load requirements of 180 mph.

Will the light poles be installed via direct burial or another method? Direct burial with fast setting foam embedment.

If direct burial:

- What is the burial depth? 6 feet
- Describe any special reinforcement methods used (e.g., concrete footer, steel reinforcement cage, specific backfill requirements):

None

If not direct burial: Please describe your installation method in detail, including any foundation or mounting requirements.

N/A

**Additional Contract Considerations.**

Please provide a form lease agreement that addresses at least the following items. Have you submitted the form as part of your proposal? Yes [X] No [ ] If not, please explain why: \_\_\_\_\_

The District requires that the vendor provide the following warranties:

“The Contractor hereby warrants that all street lights and related equipment, as well as all installation and maintenance services, are provided: (i) in a professional, safe, diligent, and workmanlike manner consistent with industry standards, (ii) free of material defects and errors, (iii) in compliance with all applicable laws, rules, permits, approvals, codes, regulations, and ordinances, and (iv) in such a way as to minimize unreasonable interference with the operation of the District’s site. The Contractor shall obtain all federal, state, local and municipal permits, licenses and approvals required in connection with any construction, installation, or maintenance work or otherwise required. Further, the Equipment provided by the Contractor shall be in good working order, free of material defects and errors, of merchantable quality. In addition to the foregoing, the Contractor agrees to assign all manufacturer’s warranties to the District.”

Is the vendor able to provide these warranties? Yes [X] No [ ] If not, please identify what warranties are being provided:

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If the lights are damaged by a third party, or weather or other event, who is responsible for repairing/replacing the light, and at whose cost?

Under Streetleaf's service contract, we will handle all repair and maintenance of the lights, even in the case of 3<sup>rd</sup> party damage, weather or emergency events.

Is the lease assignable to a third-party lighting provider or financing company? If so, how would the CDD ensure that any assignee would be capable of providing the same maintenance and support?

Streetleaf's service agreement is assignable to third parties at Streetleaf's initiative, however, we do not assign all our contracts. We currently work with regional banking institutions with over \$60B in total assets and they would still fall under the same obligations as Streetleaf in the agreement terms. It's worth noting that our agreement's maintenance and outage notice obligations make it clear that if timelines are not being met – either by Streetleaf or in the worst possible case an assignee – then the CDD would not be obligated to pay for any non-operational lights until corrected.

Is there an early buy-out provision? If so, when is the CDD eligible for buy-out, and what is the price?

Yes, the CDD can terminate the agreement after six years for a termination fee. See section 33 of the service agreement for the fee schedule.

**Additional Legal Considerations.**

List and describe any and all litigation, arbitration or claims filed against the proposer or its principals within the last five (5) years. For each instance, please describe the nature of the litigation, arbitration or claim, identify the case number and tribunal, describe the proposer's role in the matter, and describe the status and/or resolution of the litigation. (Attach additional sheets if necessary.)

None

List and describe any and all governmental enforcement actions (e.g., any action taken to impose fines, penalties, etc.) taken against the proposer or its principals in the last five (5) years. For each action, please describe the nature of the action, identify the case number and tribunal, describe the proposer's role in the matter, and describe the status and/or resolution of the matter. (Attach additional sheets if necessary.)

None

Has the proposer or any of its affiliates ever been either disqualified or denied qualification status by a governmental entity? Yes ( ) No ( ) If so, please identify the governmental entity and project, and discuss the circumstances surrounding such denial or disqualification as well as the date thereof. (Attach additional sheets if necessary.)

N/A

Please state whether or not your company or any of its affiliates are presently barred or suspended from bidding or contracting on any state, local, or federal-aid contracts in any state(s)? Yes ( ) No ( ) If so, please identify the governmental entity and project, and discuss the circumstances surrounding such bar/suspension as well as the date thereof. (Attach additional sheets if necessary.)

N/A

# Summer Woods CDD

Project Lighting Design

# PROPOSAL

April 10, 2026



Brooke Klovensky  
brooke@streetleaf.com  
813-822-4590

**streetleaf**<sup>®</sup>  
RELIABLE LIGHTS. RENEWABLE POWER.



## EXECUTIVE SUMMARY

Streetleaf operates the largest fleet of solar-powered streetlights in the state of Florida with over 13,000 installations. We have been serving local communities since 2019 during which time our lights have been in the direct path of 6 hurricanes and numerous tropical storms. Post hurricane reports have shown a less than 0.5% failure rate through these storms.

We would like to provide reliable and resilient lighting service to Summer Woods CDD at a fair price either through our service agreement where we ensure the lights are on every night for a monthly fee of \$50 per light or through our direct purchase option of \$5,175 per light where we include a warranty to ensure proper operations.

Our expert team located in Tampa, Florida can deploy the lights within one week from our local warehouse and install 100-120 per week, getting the job done quickly with minimal disruption to existing infrastructure, landscaping and most importantly residents.

We have been tested and are trusted by the largest home builders and utility companies in the U.S. with vendor agreements to provide an alternative, off-grid solution to their communities including D.R. Horton, Lennar, Tampa Electric Company, and Southern Company Utilities.

Our Service Agreement protects the CDD from payment when the lights are non-operational, and allows for an early exit from the contract. We understand that solar-powered streetlights are a departure from the norm and we believe that every community should have reliable, clean energy options. Therefore we are dedicated to providing the most efficient product, the highest quality service, and competitive terms for our customers.



## A. PRICING

### Service Agreement (Best Version)

	Per Light Price	Number of Lights	Cost per Month
Streetleaf AVE modern - Service	\$50.00 per month	169	\$8,450
		Security Deposit	\$16,900
		<b>Total Monthly Service Cost</b>	<b>\$8,450</b>

### Direct Purchase (Best Version)

	Per Light Price	Number of Lights	Total Cost
Streetleaf AVE modern - Purchase	\$5,175.00	169	\$874,575
		Shipping	\$200.00
		Installation	\$92,950.00
		<b>Total Purchase Cost with Shipping and Installation</b>	<b>\$967,725.00</b>

**Flexible hybrid (upfront payment + monthly fee) pricing options also available.**



## A. PRICING (CONT.)

### Service Agreement (Good Version)

	Per Light Price	Number of Lights	Cost per Month
Streetleaf AVE modern - Service	\$50.00 per month	24	\$1,200
		Security Deposit	\$2,400
		<b>Total Monthly Service Cost</b>	<b>\$3,600</b>

### Direct Purchase (Good Version)

	Per Light Price	Number of Lights	Total Cost
Streetleaf AVE modern - Purchase	\$5,175.00	24	\$124,200
		Shipping	\$200.00
		Installation	\$13,200.00
		<b>Total Purchase Cost with Shipping and Installation</b>	<b>\$137,6000</b>

**Flexible hybrid (upfront payment + monthly fee) pricing options also available.**



CE IP66 | IK08

# AVE modern

Streetleaf AVE is the next generation of solar technology with an extended battery for reliable performance, even during storms. It is programmable to conserve power during low-traffic hours and motion-activated to restore full brightness when needed.



HIGH EFFICIENCY CONTROLLER



LiFePO4 BATTERY



HIGH QUALITY LED



INFRARED MOTION SENSOR



IP66



WIRELESS



Certified by DarkSky.org

### PV Module Physical Parameters

Power of PV Module (watts) 150 W  
 Battery Capacity (watt/hours) 820 Wh  
 Net Weight of Product 58.42 lbs  
 Dimensions of 45.16 in L  
 Product Panel (inches) 28.39 in W  
 13.27 in H  
 Light Photosensitivity (lx) 60-90

### Environmental Requirements

Charge Temperature 32 to 124° F  
 Discharge Temperature 68 to 140° F  
 Storage Temperature (<3 months) 68 to 113° F

### Mounting

EPA (Effective Projected Area) 4.52 ft<sup>2</sup>  
 APA (Actual Projected Area) 3.77 ft<sup>2</sup>  
 Wind Load Range 150 mph

### LED Module Parameters

Light Output (watts) 30 W  
 Qty. of LED Chips and Type 40 Lumileds  
 Luxeon 5050s  
 Typical Luminous Flux (lumens) 5400 lm  
 Color Temperature (kelvin) 3000 K  
 PIR as part of a Dynamic  
 Motion Sensor Intelligent  
 Sensing System  
 Dimension of 25.6 in L  
 Product Light 7.1 in W  
 3.8 in H  
 Input Voltage (volts) 22 VDC  
 Net Weight of Product 8.8 lbs

### Wind Load & Mounting Recommendations

EPA (Effective Projected Area) 0.57 ft<sup>2</sup>  
 APA (Actual Projected Area) 0.47 ft<sup>2</sup>  
 Recommended Installation Height 6-26 ft  
 Recommended Installation Distance 100-180 ft

### APPLICATIONS

- Local Roads Single-
- Lane Roads
- Amenity Lighting
- Parks



Optional shielding accessory available by request.

\*The light source contained in this luminaire shall only be replaced by the manufacturer or his service agent or a similar qualified person.

\*The torque setting for any bolts or screws used to secure the luminaire to the bracket is 14 N/m.

\*For outdoor use only!

REV09302025

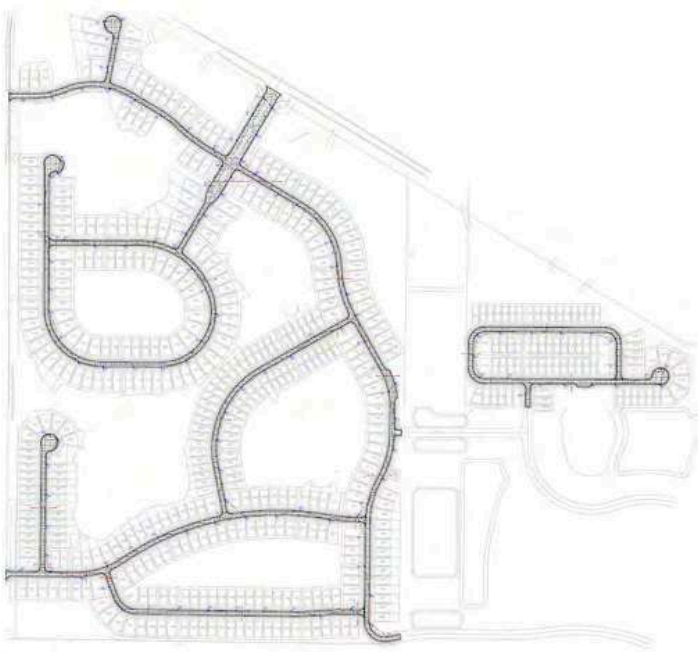


2502 N. Rocky Point Drive, Ste 1070, Tampa, FL 33607 | streetleaf.com | 813-800-LEAF(5323)


## B. PHOTOMETRIC DESIGN AND SUMMARY

### LIGHTING PLAN (BEST VERSION):


- Quantity needed: 169
- Light System to be installed: Streetleaf AVE
- Light System will be mounted on: Direct-bury Aluminum pole
- Fixture will be mounted at: 21' above the grade
- Light pole will be installed: 4ft Back of Curb
- Light pole clearance from any fire hydrant must be: 4 ft minimum
- Light pole clearance from any tree must be: 10ft minimum
- Poles to be installed directly behind sidewalk in cul-de sacs or other areas where adequate green space of min 4' BOC is not available.



#### LIGHTING PARAMETERS:

Luminaire Schedule								
Symbol	Label	Qty	Arrangement	LLF	Description	Arr. Watts	Arr. Lum. Lumens	Mounting Height
	A1	124	Single	0.900	AVE-T2-SL-30W-3000K	30,024	5161	21

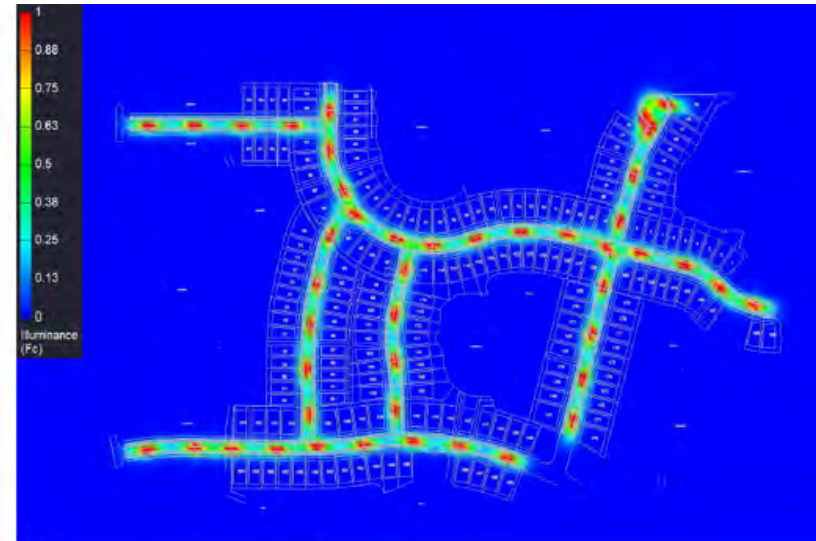
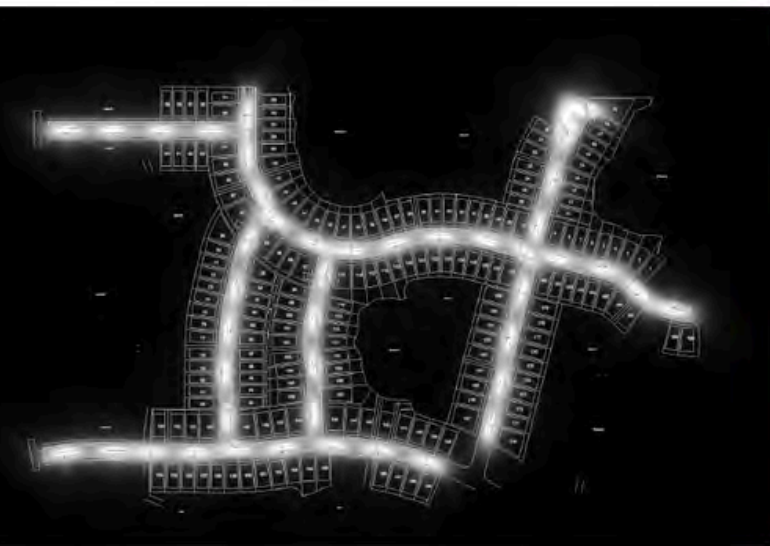
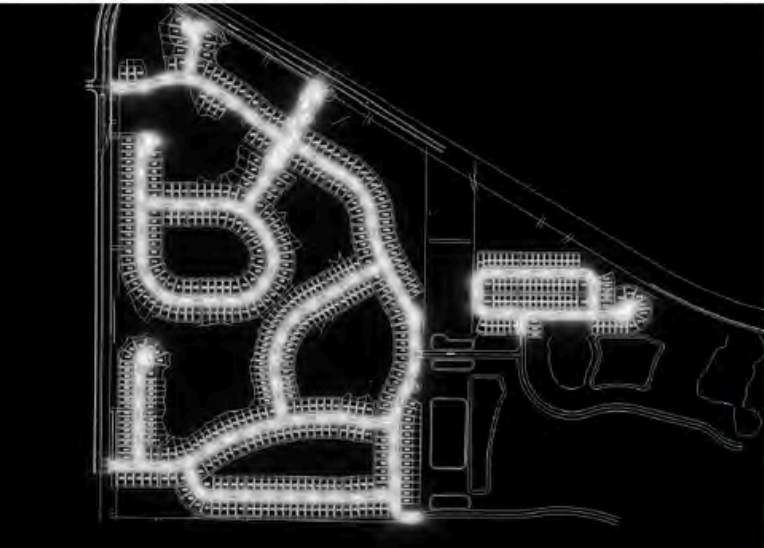
#### LIGHTING PARAMETERS:

Luminaire Schedule								
Symbol	Label	Qty	Arrangement	LLF	Description	Arr. Watts	Arr. Lum. Lumens	Mounting Height
	A1	45	Single	0.900	AVE-T2-SL-30W-3000K	30,024	5161	21

### TARGET REQUIREMENT:

Local (Low) : 0.4FC AVG & 6:1 AVG/MIN or better - Achieved

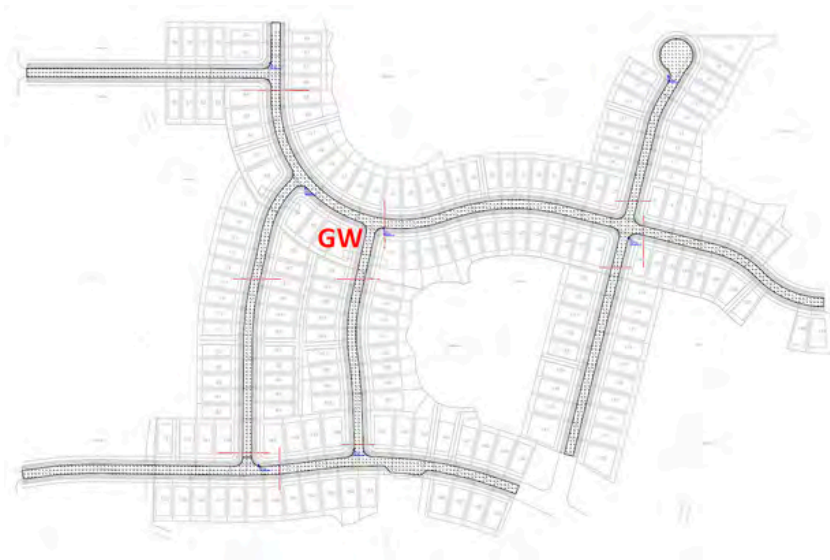
PHOTOMETRIC DESIGN RENDER VIEWS (BEST)



## B. PHOTOMETRIC DESIGN AND SUMMARY

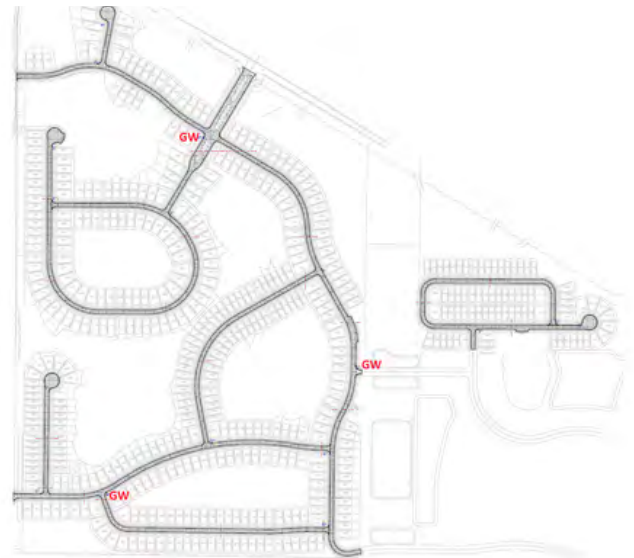
### LIGHTING PLAN (GOOD VERSION):

- Quantity needed: 24
- Light System to be installed: Streetleaf AVE
- Light System will be mounted on: Direct-bury Aluminum pole
- Fixture will be mounted at: 21' above the grade
- Light pole will be installed: 4ft Back of Curb
- Light pole clearance from any fire hydrant must be: 4 ft minimum
- Light pole clearance from any tree must be: 10ft minimum
- Poles to be installed directly behind sidewalk in cul-de sacs or other areas where adequate green space of min 4' BOC is not available.



#### LIGHTING PARAMETERS:

Luminaire Schedule								
Symbol	Label	Qty	Arrangement	SLF	Description	Arr. Watts	Arr. Lum. Lumens	Mounting Height
—GW	A1	7	Single	0.900	AVE-T2-SL-30W-3000K	30.034	5161	21



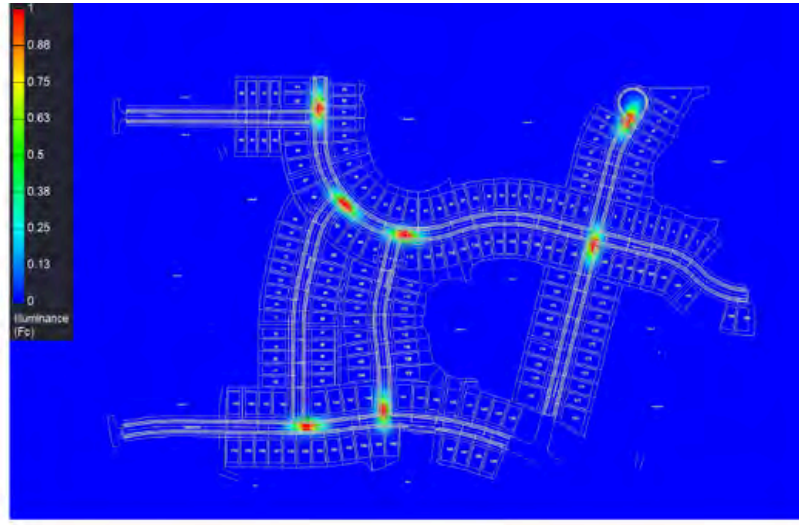
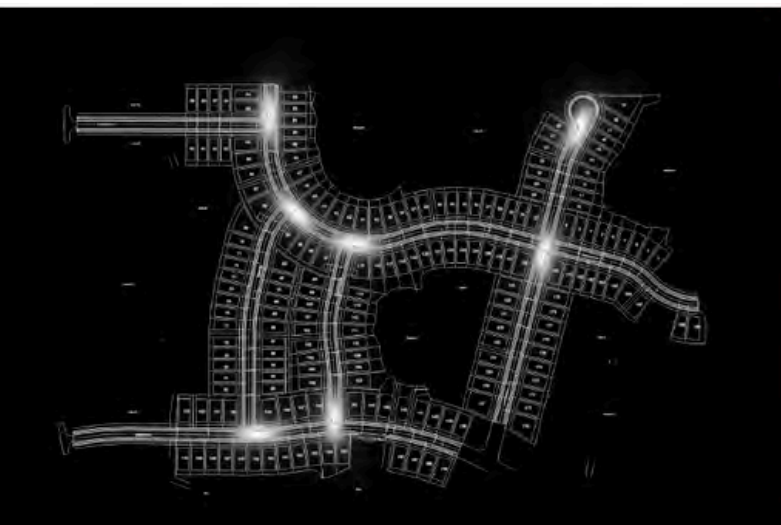
#### LIGHTING PARAMETERS:

Luminaire Schedule								
Symbol	Label	Qty	Arrangement	SLF	Description	Arr. Watts	Arr. Lum. Lumens	Mounting Height
—GW	A1	17	Single	0.900	AVE-T2-SL-30W-3000K	30.034	5161	21

### TARGET REQUIREMENT:

Local (Low) : 0.4FC AVG & 6:1 AVG/MIN or better - Achieved

PHOTOMETRIC DESIGN RENDER VIEWS (GOOD)



## C. INSTALLATION METHODOLOGY

Our installation is simple, as there is no trenching or conduit needed. Prior to the confirmed installation date, we will request that your team places stakes in each proposed location, as defined in our photometric design. Once staking is complete, our installation crew is able to begin the installation process.

Below is a guide with the standards and expectations that our installation crew adheres to:



## streetleaf AVE streetleaf BLVD Installation Guide

### PRE-INSTALLATION INSTRUCTIONS

- Inspect site thoroughly. Ensure location is clear.
- Verify stakes are in place.
- Confirm solar panel will not be shaded by trees.
- Keep poles at least 5 ft from fire hydrants and electrical transformers.



**LIGHT KIT ACCESSORIES INCLUDED**

- hardware
- level
- bird deterrent
- compass

**TOOLS REQUIRED FOR PROPER INSTALLATION**

- auger or hydro-vac
- bucket lift
- power drill
- iPad

**1 LOCATE STAKES**

- Use installed stakes to find hole location.
- If stake is missing, look for "LP" marking on ground.

**2 DIG HOLES**

Use a hydro-vac, auger, or hand dig a 24 in. W hole.

Depth by pole height:  
**18 ft. pole = 5.5 ft. deep**  
**21 ft. pole = 6 ft. deep**  
**26 ft. pole = 8 ft. deep**

**3 INSTALL SOLAR PANEL**

- Install 30° bracket first.
- Thread wires into pole.
- Mount panel.
- Must face 180° South.
- Drill through self-tapping screw.

**4 INSTALL LIGHT ARM**

- Thread wires through the light arm.
- Attach LED fixture to the light arm.
- Connect the two wires from fixture to panel.
- Bolt the arm to the pole. (Avoid pinching/crushing wires)

NOTE: The BLVD has 3 wires.

**5 CONNECT ACCESSORIES**

- Install antennas tightly.

NOTE: Antenna requires jacket on top to prevent corrosion.

NOTE: Gateway panels require an additional antenna connection.

- Install metal bird deterrent to prevent birds from perching or nesting.

**6 SET POLE**

- Insert pole. Set foam.
- Allow 15 mins to cure.**
- Backfill hole using excavated dirt.
- Use level to keep pole straight.

NOTE: Be aware, the poles are tapered.

**7 TEST LIGHTS**

**Test the mode:**  
Press the button quickly. (like turning on a flashlight)

**If it stays OFF:**  
It's in OFF mode.

**If it turns ON briefly, then OFF:**  
It's in TRAVEL mode.

**If it turns ON, and stays ON:**  
It's in ON mode.

**Set ON mode:**  
Press the button again to turn it off. Press and hold button for 7 seconds until light blinks.

The light will remain in ON mode for the next use.

**8 RECORD DATA**

Use iPad to input light data through Jotform. You will need pole#, light head serial#, panel serial#, and GPS coordinates. Hit SUBMIT.

**POST-INSTALLATION INSTRUCTIONS:**

- Apply the appropriate stickers to the poles using the provided stickers.
- Tidy up area and wipe down poles. Replace sod if applicable.

## D. DELIVERY AND PROJECT SCHEDULE

### DELIVERY MILESTONES

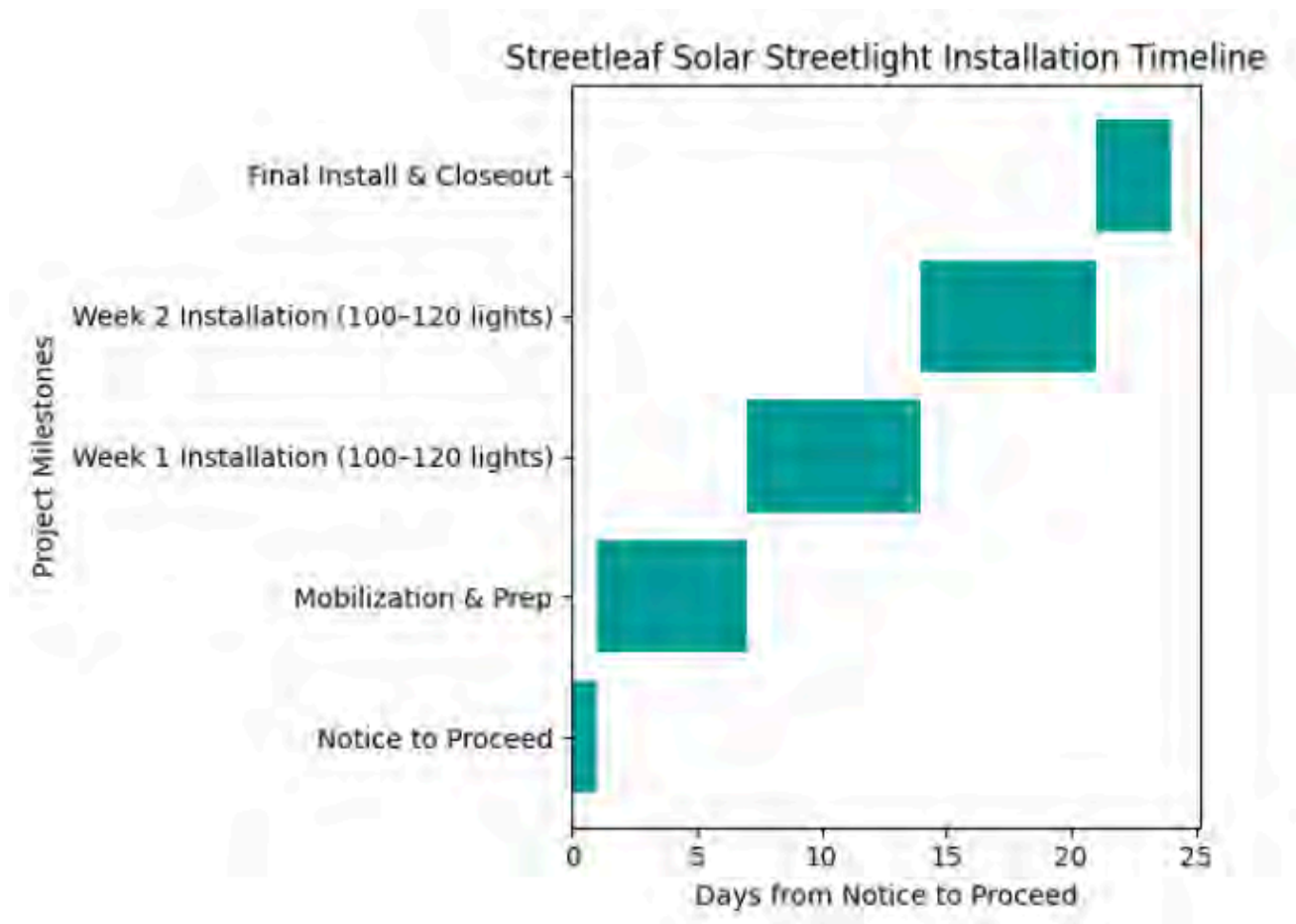
- If we are awarded the project, we can start installation a week (7 days) from notice.
- We have 169 modern style Streetleaf AVEs on hand and ready to deploy from our warehouse in Zephyrhills, Florida.

### INSTALLATION SEQUENCING

We have the capacity to install 100-120 solar streetlights per week.

### TOTAL ESTIMATED DURATION FROM NOTICE TO PROCEED\*

The installation would span over the course of 2-3 weeks total.



\*Typically 3 months, but expedited due to the urgency of this project



## E. PERSONNEL

### EXECUTIVE TEAM



**Kartik Goyani** | Founder [LinkedIn](#)

Kartik is a Principal at Metro Development Group. With over 20 years of experience in development, he is the visionary behind Streetleaf and Connected City—the first "Smart Gigabit Community" in the U.S.



**Liam Ryan** | CEO [LinkedIn](#)

After graduating from Cornell University, Liam joined Streetleaf in 2020. Over the past six years, Liam has grown Streetleaf from a local Tampa-based company to now serving communities across the U.S.



**John Vo** | CTO [LinkedIn](#)

John served as head of global manufacturing at Tesla and has held key leadership positions at Cypress Semiconductor, Honeywell Defense & Space Electronic, MiaSole, and Lordstown Motors.

### ENGINEERING & TECHNICAL TEAM

**Matt Gates** | Mechanical Engineer [LinkedIn](#)

**Tom Wilson** | Electrical Engineer

### OPERATIONS & MAINTENANCE TEAM

**Tawni Zamrock** | Deployment Manager [LinkedIn](#)

**Alyssa Koo** | Field Manager [LinkedIn](#)

**Giorgio Bazzigaluppi** | Head of Service [LinkedIn](#)

**Sarah Abdallah** | Service Engineer [LinkedIn](#)



## F. EXPERIENCE

Headquartered in Tampa, Florida, Streetleaf uses proprietary hardware, software, and service. Streetleaf is partnering with land developers, builders, municipalities, utilities, and HOAs to deliver high-quality, dependable solutions that create safer, greener communities.

With DarkSky-approved fixtures, each Streetleaf installation reduces light pollution, offsets carbon emissions, and supports reforestation efforts—planting one tree for every light installed.



Shine on Florida by Streetleaf recognizes businesses, communities, and leaders who share a vision of a more resilient Florida! To learn more about Shine on Florida and Streetleaf communities who have survived hurricanes visit [www.streetleaf.com/shine-on-florida](http://www.streetleaf.com/shine-on-florida), and view the Hurricane Milton Technical Report in the Appendix.

## Over 13,000 lights across 226 projects in Florida

### NATIONAL AGREEMENTS



### UTILITY PARTNERSHIPS



### OLDEST PROJECT

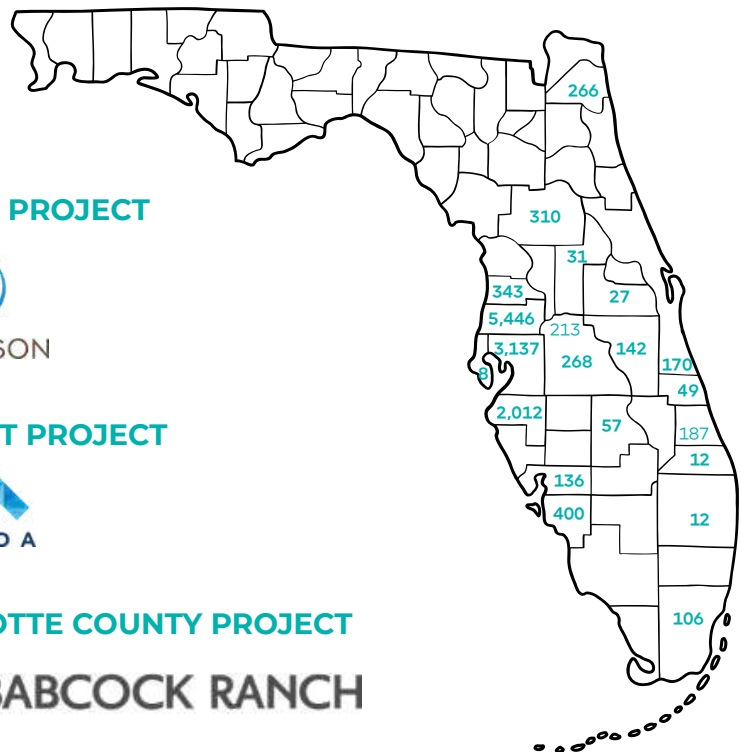


EPPERSON

### LARGEST PROJECT



### CHARLOTTE COUNTY PROJECT





## REFERENCES

Project	Developer	Location	# of Streetleaf Lights	Reference	Contact
Tampa Electric Company	Multiple	Throughout FL	2,372	Donnie Shiflet	dshiflet@tecoenergy.com
Light Up Manatee County		Manatee County, FL	146	Aaron Rawley	aaron.rawley@mymanatee.org
Epperson Ranch CDD	Metro Development Group	Wesley Chapel, FL	1,138	Heath Beckett	hbeckett@vestapropertyservices.com
Mirada CDD	Metro Development Group	San Antonio, FL	991	Maria Elia	maria@hikai.com
Marion Ranch CDD	Armstrong Homes	Marion County, FL	210	Alec Morris	alec.morris@armstronghomes.net
Babcock Ranch	Kitson & Partners	Charlotte County, FL	136	Keshav Goyal	kgoyal@kitsonpartners.com
Preserve at Savannah Lakes CDD	Kolter	St. Lucie County, FL	111	John Seifel	jseifel@kolter.com



## G. FINANCIAL CAPABILITY

see next page



CBIZ Advisors, LLC

201 East Kennedy Boulevard  
Suite 1500  
Tampa, FL 33602

P: 813.397.4800

April 9, 2026

Summer Woods Community Development District

District Manager

My firm is the independent audit firm for GigFiber, LLC dba – Streetleaf and I am the Managing Director in charge of the audit. We are in the process of auditing the Company's financial statements as of and for the year ended December 31 2025 and have been their auditor for the previous two years.

I can confirm that based on the unaudited financial information of the Company at December 31, 2025, Streetleaf is well capitalized and has adequate working capital.

If I can be of further assistance, please do not hesitate to contact me.

Sincerely,

A handwritten signature in black ink, appearing to read "Daniel E. Dowell".

Daniel E. Dowell, CPA

Managing Director



## H. SERVICE AGREEMENT SUMMARY

This is a long-term lighting-as-a-service contract between the Community Development District (CDD) and Streetleaf. Streetleaf installs, owns, and maintains the solar streetlights, and the CDD pays a monthly service fee.

### WHAT STREETLEAF IS PROVIDING

- Residential solar LED streetlights - poles, panels, batteries, controls, fixtures
- Design, permitting, installation, operation, and maintenance
- Replacement of parts as needed
- Lights must be brand-new, code-compliant, and meet wind-load requirements

### LENGTH OF THE AGREEMENT

- 20-year base term

### WHAT THE CDD PAYS

Monthly service fee

- \$50 per light per month
- Only charged for lights that are installed and working
- Paid monthly, in advance

Annual increases

- Fees can increase once per year, based on inflation (CPI)

Late payments

- Governed by Florida's Local Government Prompt Payment Act
- Interest and late charges only to the extent allowed by law

### OWNERSHIP & ENVIRONMENTAL BENEFITS

- The CDD gets lighting service only, not ownership or credits

### MAINTENANCE & RESPONSIBILITIES

CDD responsibilities

- Regular cleaning of solar panels
- Tree trimming and vegetation control to ensure sunlight
- Repairs caused by: Vandalism, Accidents, Storms (capped at \$25,000 per incident)

Streetleaf responsibilities

- All other maintenance and repairs
- Normal wear and tear
- Any repair costs above \$25,000 per incident
- Any damage caused by Streetleaf's negligence



## H. SERVICE AGREEMENT SUMMARY - 2

### OUTAGES & PERFORMANCE PROTECTIONS

- Streetleaf monitors lights and the CDD can also reports outages
- Streetleaf has 30 days to fix a non-working light
- If not fixed after 30 days:
  - The CDD does not pay for that light until it's operational again

### Chronic outage protection

The CDD can escalate if:

- 20%+ of lights are out for more than 60 days, or
- The same light fails 3+ times in 6 months

If not fixed within 90 days after notice:

- CDD can stop paying for affected lights
- Continued failure becomes a default, allowing termination

### DAMAGE & INSURANCE

- Both parties carry insurance
- Streetleaf carries full replacement insurance for the lights
- Flood and storm surge are excluded unless otherwise agreed
- Liability is shared based on fault (comparative negligence)

### DEFAULTS & TERMINATION

For cause

Either party can terminate if the other:

- Fails to pay
- Violates major obligations and doesn't cure
- Becomes insolvent or bankrupt

Early termination

- No termination for convenience for the first 6 years
- After 6 years, the CDD can terminate for any reason
- Requires:
  - 10 days written notice
  - A termination fee

### END OF THE AGREEMENT

- Streetleaf must remove the lights within 120 days
- Streetleaf restores the site after removal

# APPENDIX



## Streetleaf Warranty Overview (5-Year Limited Warranty)

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1. **Warranty Coverage** - Streetleaf offers a 5-year manufacturer's warranty on the Streetleaf AVE and Streetleaf BLVD solar-powered streetlights, which covers defects in materials and workmanship under normal use and service conditions.
2. **Warranty Period** - The warranty period begins on the date of shipment from Streetleaf or the date of installation (whichever occurs first). This warranty is valid for a period of 5 years from this date.
3. **Limitation of Liability** - Streetleaf's liability under this warranty is limited to the repair or replacement of defective products, and does not cover indirect, incidental, or consequential damages such as loss of income, labor costs, or installation costs.

Streetleaf shall not be liable for a breach of any warranty for any claims arising from:

- Misuse or modification of the product.
  - Failure to follow Streetleaf's oral or written instructions as to the storage, installation, commissioning, use, or maintenance of the product.
  - Alteration or repair of the product without Streetleaf's prior written consent.
4. **Warranty Claims Process** - If you believe there is a defect covered under the warranty, as a condition of the foregoing warranty, please comply with the process outlined below:
    - Notify Streetleaf in writing of the defect within 10 days of discovering the defect. The notice must include a detailed description of the issue. Use of the product after giving notice will void the warranty.
    - Provide documentation that shows proof of purchase and installation.
    - Allow a reasonable opportunity for Streetleaf to inspect the defective product. This may include returning the product to Streetleaf's facility for inspection (at no cost to you, if the warranty applies).
    - If the warranty claim is valid, Streetleaf will repair or replace the defective product.
  5. **How to Contact Us** - If you need to make a warranty claim or have any questions about our warranty policy, please contact our customer service team:

(813) 800-5323

[info@streetleaf.com](mailto:info@streetleaf.com)

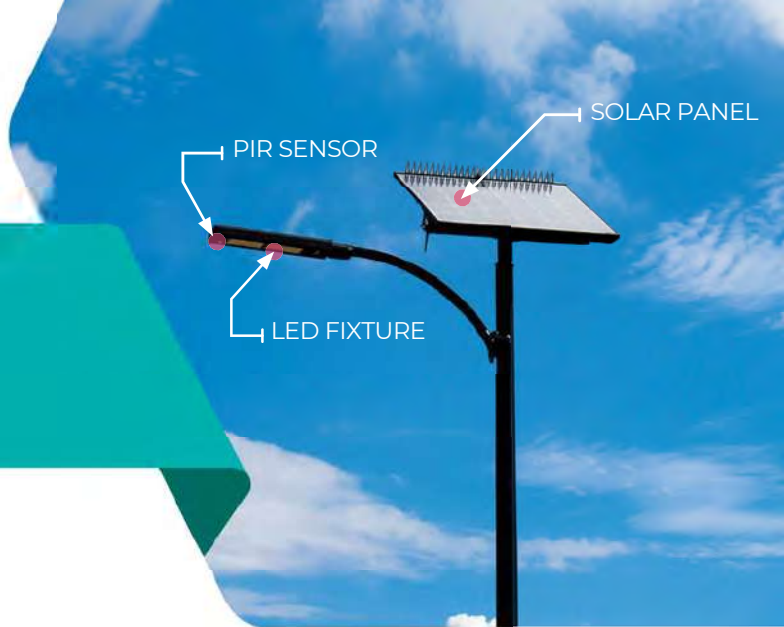
[www.streetleaf.com](http://www.streetleaf.com)

EXCEPT FOR THE ABOVE MANUFACTURER'S WARRANTY, STREETLEAF MAKES NO WARRANTY WHATSOEVER WITH RESPECT TO THE STREETLIGHTS, INCLUDING ANY WARRANTY OF MERCHANTABILITY, WARRANTY OF FITNESS FOR A PARTICULAR PURPOSE, WHETHER EXPRESS OR IMPLIED BY LAW, COURSE OF DEALING, COURSE OF PERFORMANCE, USAGE OF TRADE, OR OTHERWISE.



# AVE modern BLVD modern

## CLEANING GUIDE



Streetleaf solar streetlights are built for long-term reliability with minimal cleaning needs. Routine upkeep helps ensure optimal performance and maximum light output.

### 1. SOLAR PANEL

**Purpose:** Converts sunlight into electricity.

**Cleaning:** Once per year, clean the solar panel surface using distilled water and a microfiber cloth. If the panel is accessible without a bucket truck, a telescopic cleaning arm may be used.

**Inspection:** Check that the solar panel is free from dust, dirt, or debris that could block sunlight and reduce efficiency.

**Landscaping:** Each year, trim back nearby trees or branches that could shade the solar panel and reduce energy collection.

**⚠ Warning:** Do not use a pressure washer. High-pressure water can damage the solar cells or compromise the panel seals.

### 2. LED FIXTURE AND PIR SENSOR

**Purpose:** Provides illumination and motion detection.

**Cleaning:** Clean the LED lens and PIR sensor if debris, bugs, or dirt accumulate.

**Inspection:** Check and clean during your annual solar panel maintenance or as needed to ensure optimal performance.

**⚠ Warning:** Do not use a pressure washer. High-pressure water can damage the LEDs or compromise the PIR sensor.

### 3. OTHER COMPONENTS

Regular cleaning is not required for other components such as the controller, battery, or housing.

RELIABLE LIGHT.  
RENEWABLE POWER.



2502 N. Rocky Point Drive, Ste 1070, Tampa, FL 33607  
streetleaf.com | 813-800-LEAF(5323)



# Performance Report HURRICANE MILTON



## SUMMARY

Of the 1,269 Streetleaf BLVD lights installed in the affected area, only 52 issues were reported during the storm. Only 5 were critical failures (lights not operational).

**Landfall:** October 9, 2024

**Location:** Near Sarasota, FL

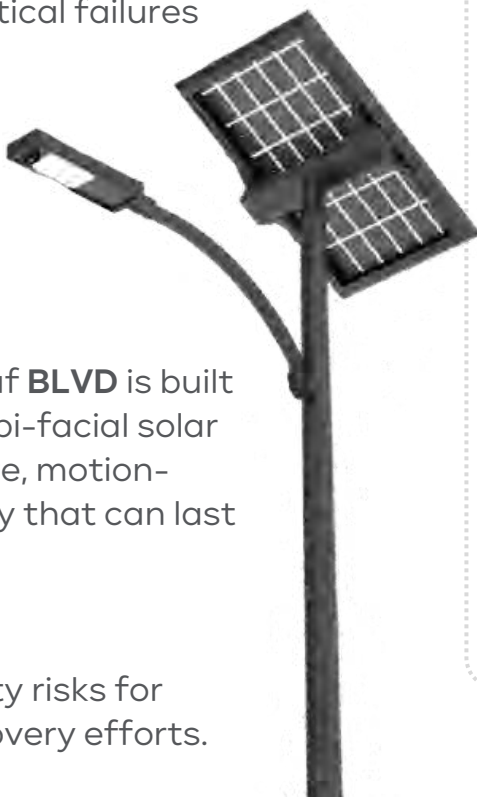
**Strength:** Category 3

## SMART DESIGN

Introduced in 2024, the Streetleaf **BLVD** is built for collector roads. It features a bi-facial solar panel for efficient energy capture, motion-activated dimming, and a battery that can last over 5 days without recharging.

## 3 MILLION WITHOUT POWER

A lack of lighting heightens safety risks for residents and delays critical recovery efforts.



## PERFORMANCE METRICS

### Streetleaf BLVD

#### ISSUES

**4.1%**  
issue rate

1,269 52

#### FAILURES

**0.39%**  
failure rate

1,269 5

Issues: requires a truck to repair  
Failures: the light is out

## PEDESTRIAN INJURIES ↑

Pedestrian injury accidents are **2x more likely** at poorly lit intersections



## CAR ACCIDENTS ↑

Lack of proper lighting at intersections leads to about a **35% rise** in vehicle collisions



## CRIME RATES ↑

Crime rates **climb 2.6%** following power outages lasting 10 hours or more





**DarkSky**

# DarkSky Approved Luminaire

COMMERCIAL PRODUCT FAMILY

## Streetleaf AVE modern

Thank you for being a valued part of the DarkSky Approved Luminaires program—providing quality lighting that protects dark skies and preserves the nighttime environment. These efforts safeguard a shared cultural heritage and keep our stars shining bright.

**Ruskin K. Hartley**  
Executive Director



**DarkSky**  
Approved

Commercial  
Luminaire

**James Brigagliano**  
Lighting Program Manager

Issued: 2025-09-16  
ID#: DS-LUM-10091625

VERSION 3.0

# Terrestrial Restoration



OUR COLLECTIVE IMPACT

## Revival of Longleaf Pine Ecosystems in Florida



**Location**  
Florida, USA



**Planting window**  
December – March

Longleaf pine forests, iconic across the southern U.S., are vital to Florida's ecological health and resilience. At Withlacoochee State Forest, this project restores a fire-tolerant, drought-tolerant ecosystem vital for biodiversity and water quality. Restoring these resilient pines enhances carbon storage, safeguards the Withlacoochee River watershed, a key water source for eight counties, and provides critical habitat for endangered species.

### Community impact

The Withlacoochee State Forest is home to one of Florida's most important watersheds, spanning more than 2,100 square miles. This watershed feeds into the Withlacoochee River, designated an Outstanding Florida Waters, underscoring the site's significance for both people and nature.

### We're addressing the drivers of environmental degradation:

- Supporting watershed health over time by implementing sustainable water management practices.
- Engaging local communities in maintaining healthy forest cover.

### Explore more content

- Read blog: [Why is Biodiversity Important to Ecosystems?](#)
- Watch video: [veritree - A Higher Standard of Impact](#)
- [View more images](#)



### Local wildlife



Gopher Tortoise



Sherman Fox Squirrel

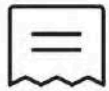


Red-cockaded Woodpecker\*



Northern Bobwhite

## Planting work in progress3



1,037

Ordered



79

Pending



0

Site assessment



0

Nursery & site prep



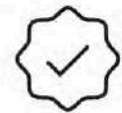
958

Planting



0

Verifying



0

Verified

0.58 ha

That's roughly

22

Tennis courts

Estimated CO<sub>2</sub> Sequestration (at maturity)<sup>2</sup>

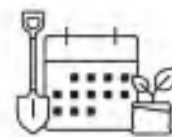
443t

That's roughly

96

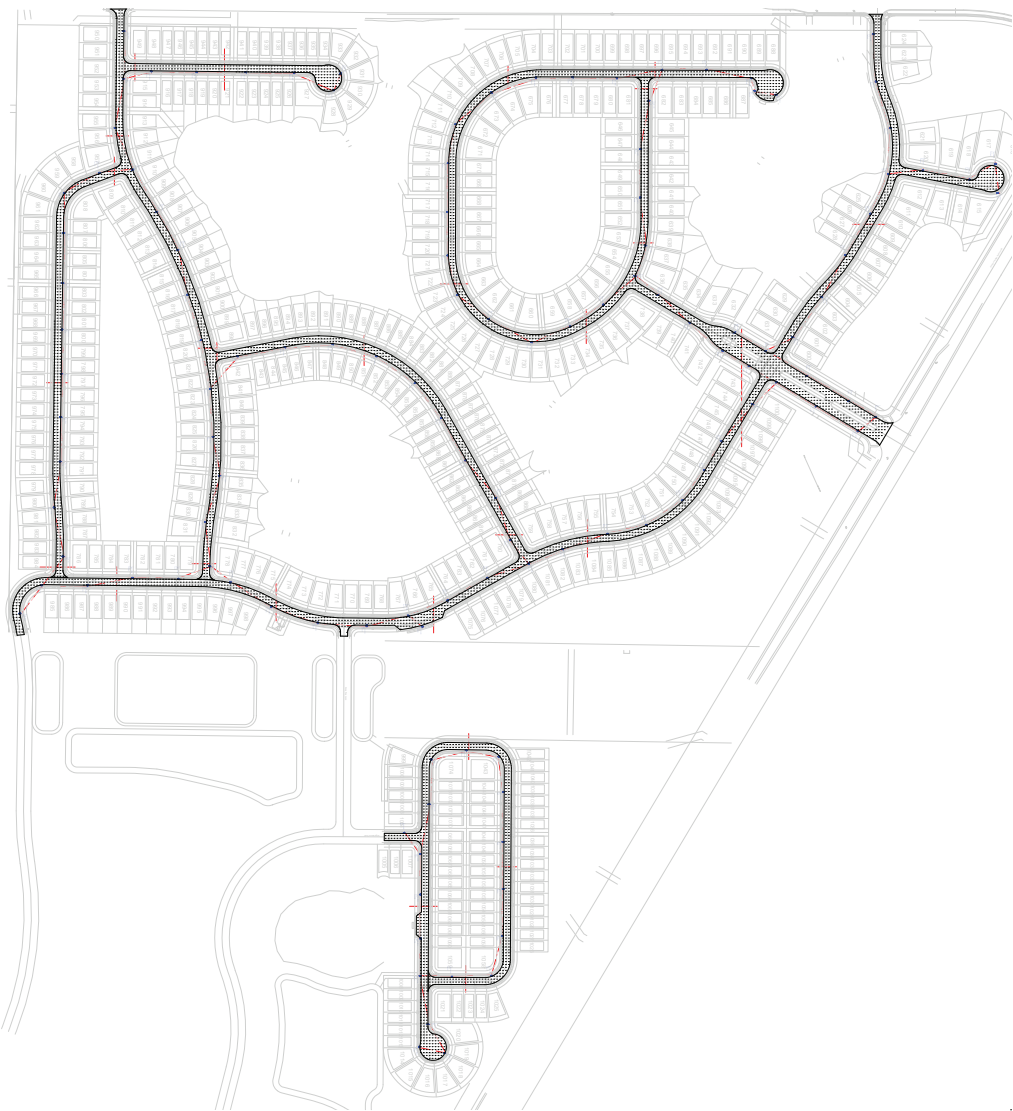
Passenger cars  
off the road for 1 year

Work days



4

Estimated work days provided  
That's ~0.01 years



Scale: 1 Inch= 200 Ft.

**LIGHTING PARAMETERS:**

Luminaire Schedule		Qty	Arrangement	LUF	Description	Avg. Watts	Avg. Lum. Lumens	Mounting Height
Symbol	Label	174	Single	0.500	AVE-T2S-30W-3000K	30034	5161	21

Calculation Summary		Units	Avg	Max	Min	Avg/Min	Max/Min	Grid Z	P1Spcl	P1Spctb
Phase-A	FC	0.72	2.7	0.2	3.60	13.50	0	10	10	10
Phase-B	FC	0.75	2.7	0.2	3.75	13.50	0	10	10	10

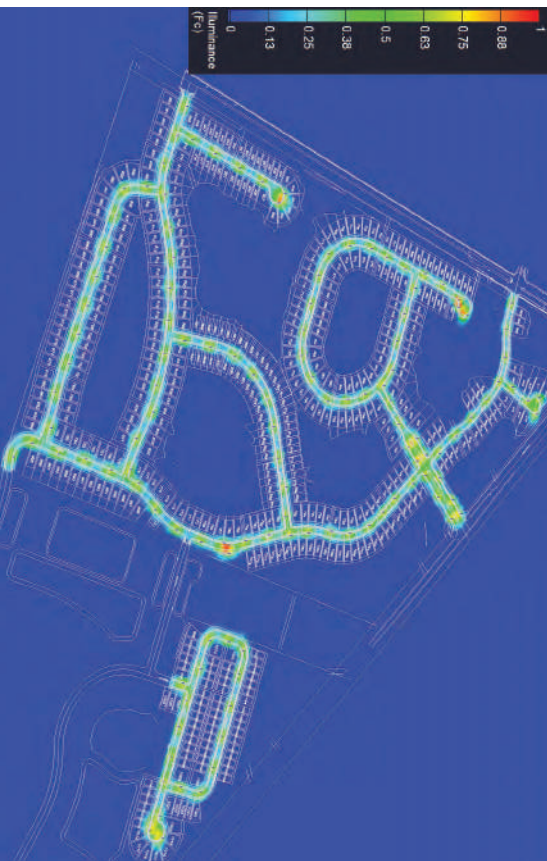
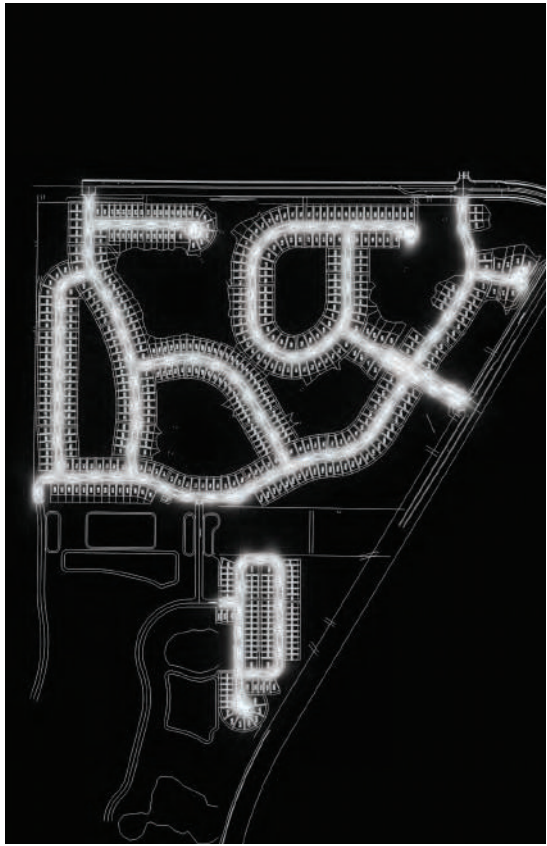
Lighting Plan Notes & Staking Requirements:  
 Light System to be installed: AVE-T2  
 Light System will be mounted on:  
 Direct-bury Aluminum pole  
 Fixture will be mounted at: 21' above the grade  
 Light pole will be installed: 4ft Back of Curb  
 Light pole clearance from any  
 fire hydrant must be: 4 ft minimum  
 Light pole clearance from any  
 tree must be: 10ft minimum  
 Poles to be installed directly behind  
 sidewalk in cul-de sacs or other  
 areas where adequate green space of  
 min 4' BOC is not available.  
 -The customer is responsible for  
 staking each light pole location.  
 The customer signature on this  
 photometric design is recognized  
 as the acceptance of the design:  
 Signature: \_\_\_\_\_  
 Date: \_\_\_\_\_

**Target Requirement:**  
 Local (Low) : 0.4FC AVG & 6:1 AVG/MIN or better - Achieved



**Summer Woods CDD - SW3**

**RENDER VIEWS**







Scale: 1 inch = 25 Ft.

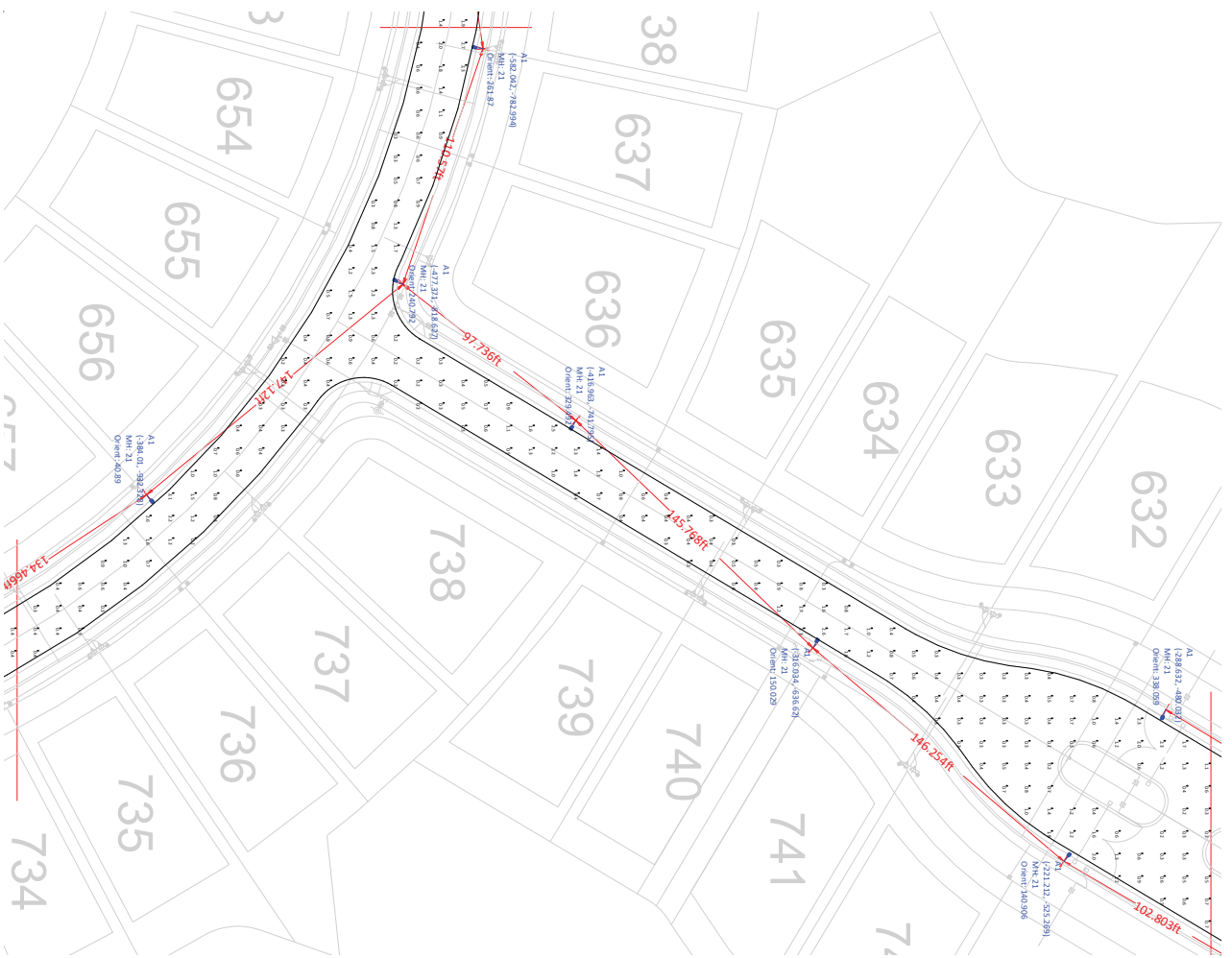


# Summer Woods CDD - SW3

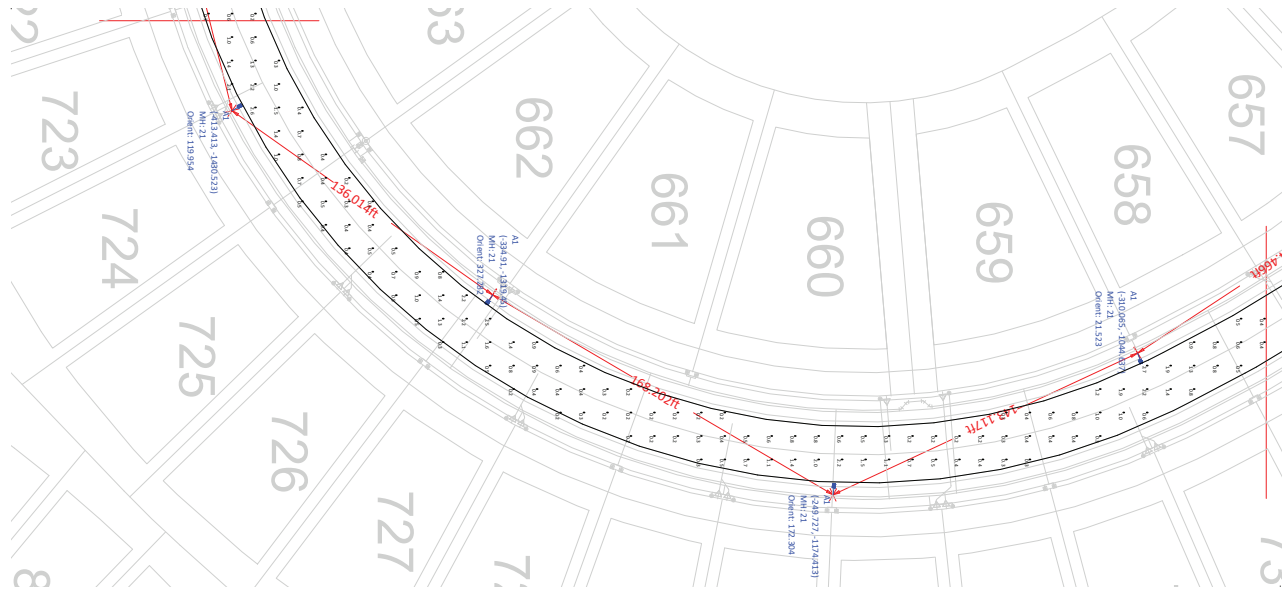
Drawn By: IED

Date: 03-19-2026

Rev: 0



Scale: 1 inch = 25 Ft.



Scale: 1 inch = 25 Ft.



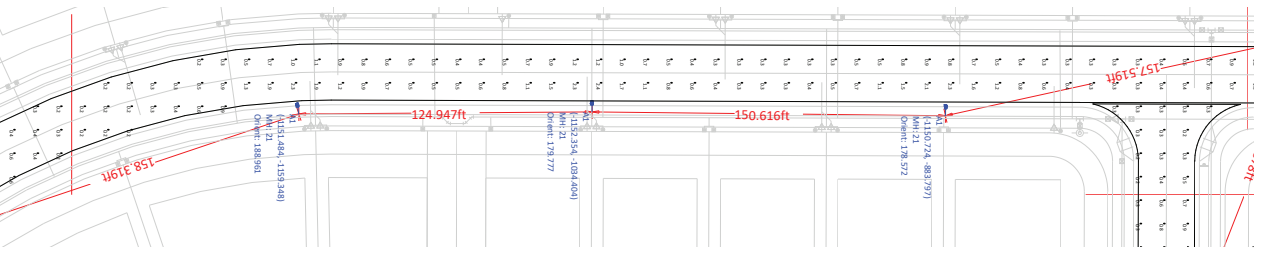
# Summer Woods CDD - SW3

Drawn By: IED

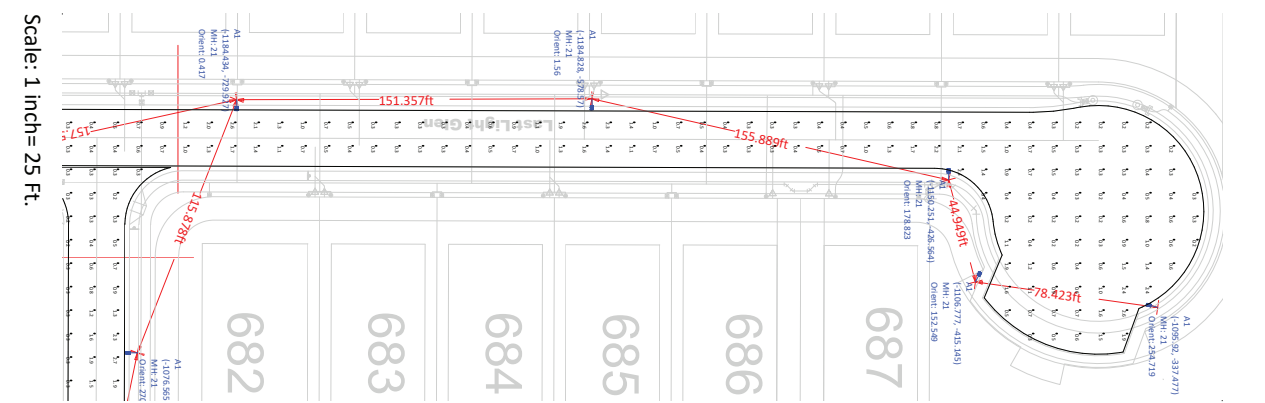
Date: 03-19-2026

Rev: 0

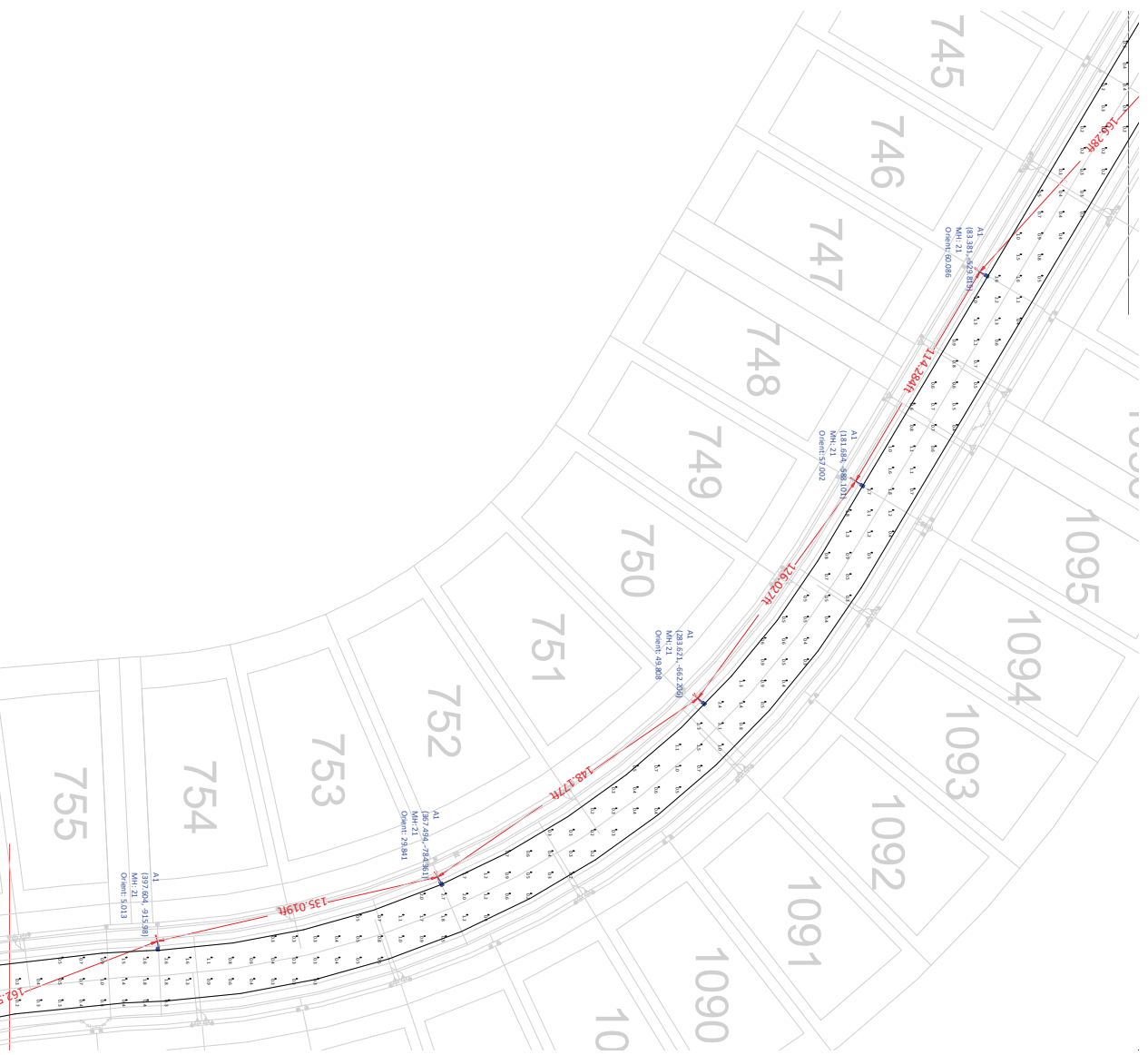




Scale: 1 inch = 25 Ft.



Scale: 1 inch = 25 Ft.



Scale: 1 inch = 25 Ft.



# Summer Woods CDD - SW3

Drawn By: IED

Date: 10-31-2026

Rev: 0

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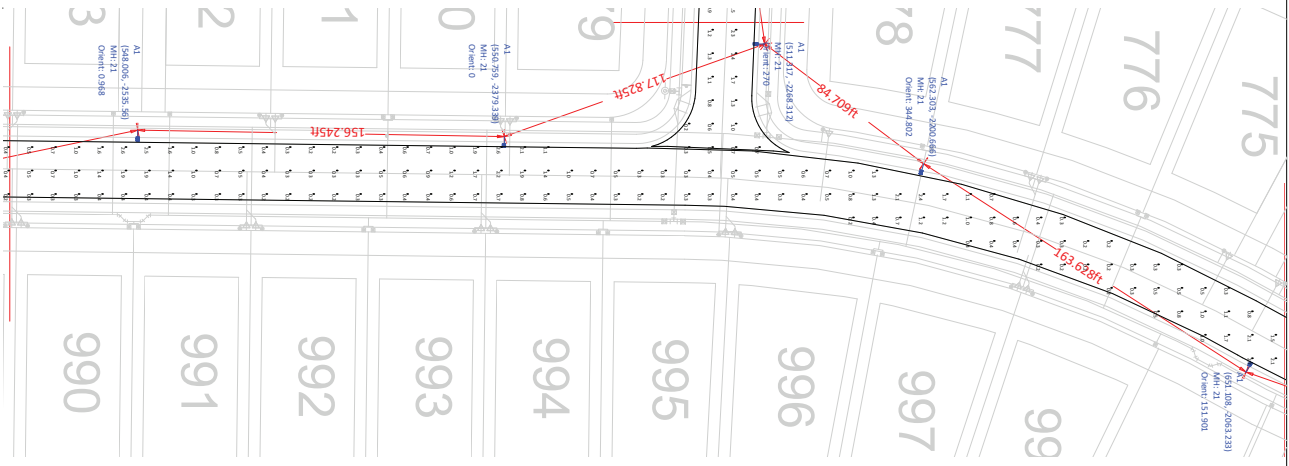
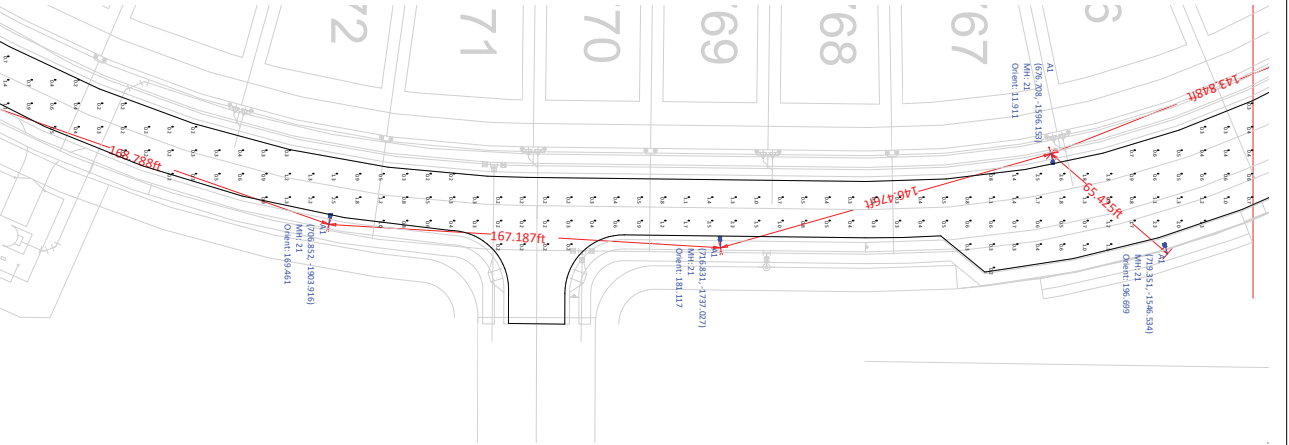
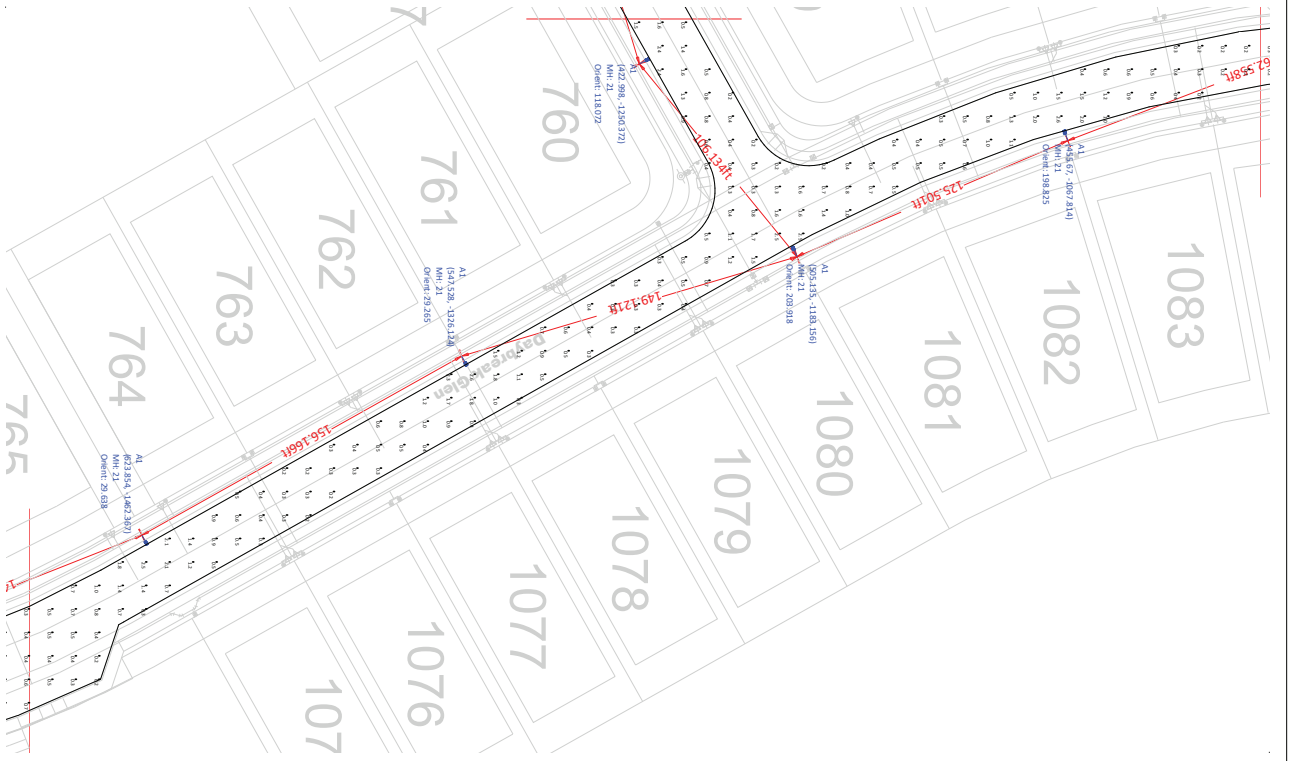
# Summer Woods CDD - SW3

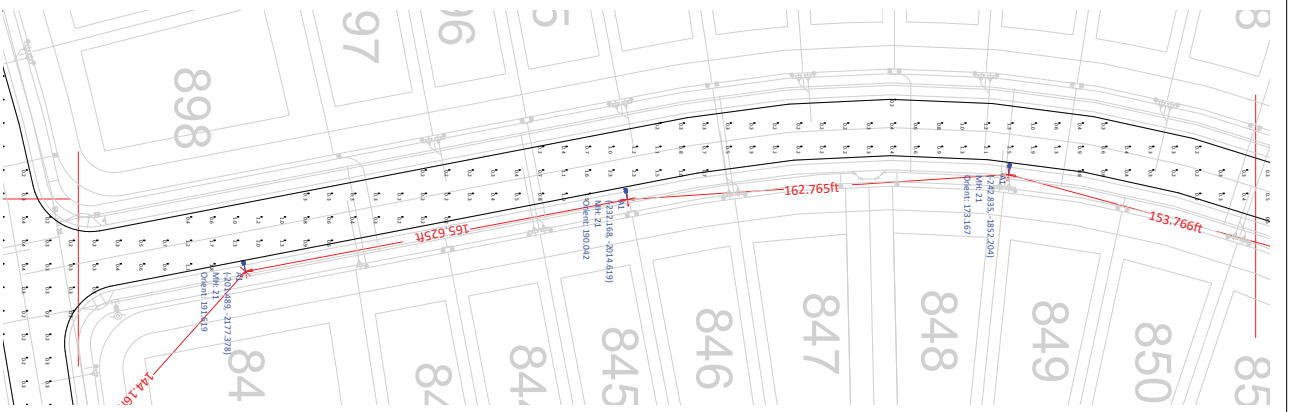
Drawn By: IED

Date: 10-19-2026

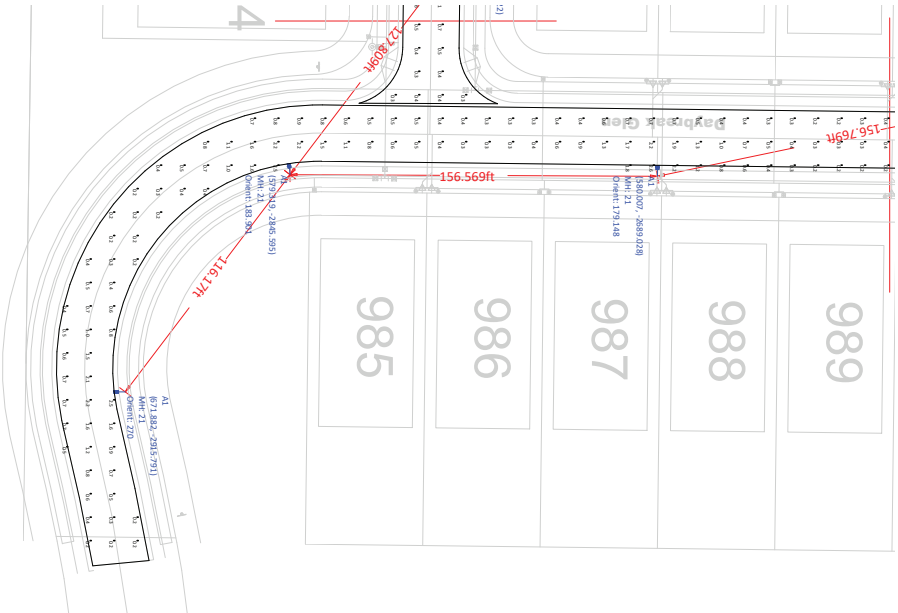
Rev: 0

Page 8 of 14





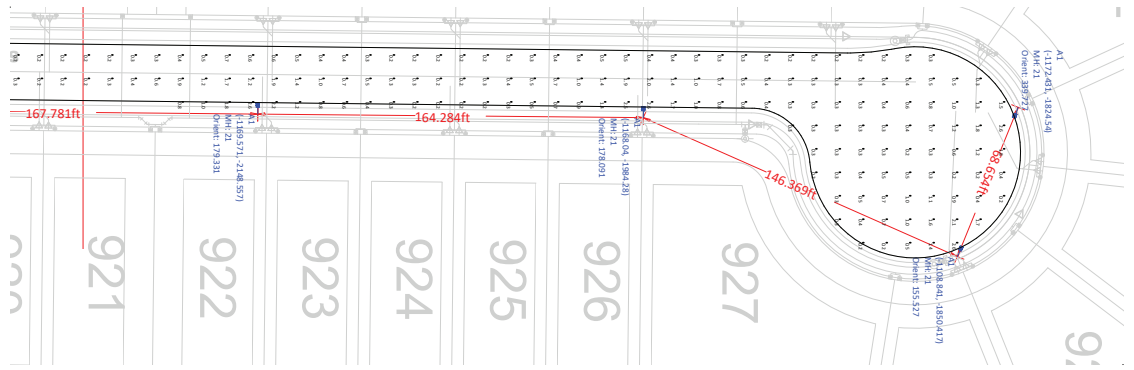
Scale: 1 inch = 25 Ft.



Scale: 1 inch = 25 Ft.



Scale: 1 inch = 25 Ft.



Scale: 1 inch = 25 Ft.

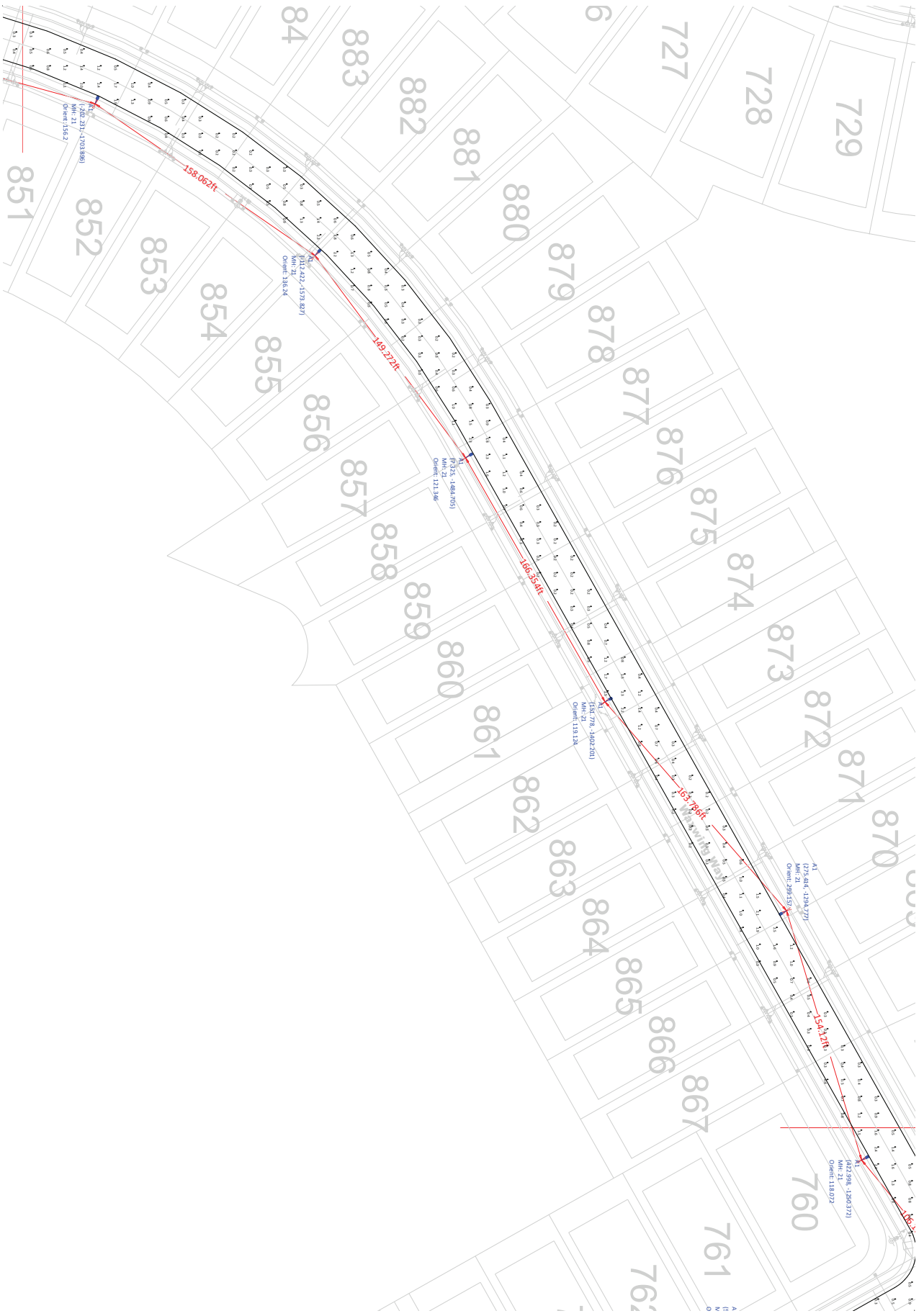
# Summer Woods CDD - SW3



Drawn By: IED

Date: 10-31-2026

Rev: 0



Scale: 1 inch= 25 Ft.

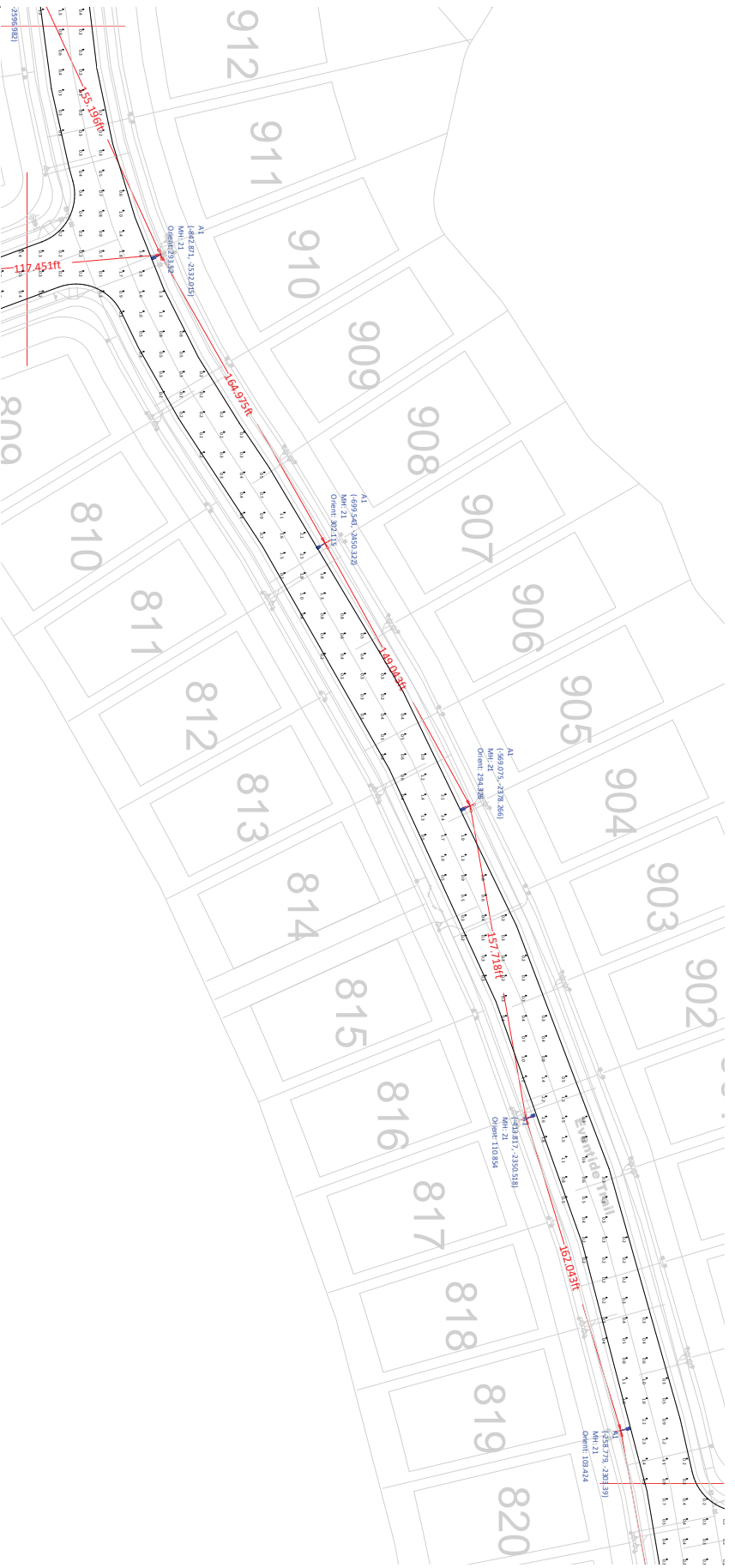


# Summer Woods CDD - SW3

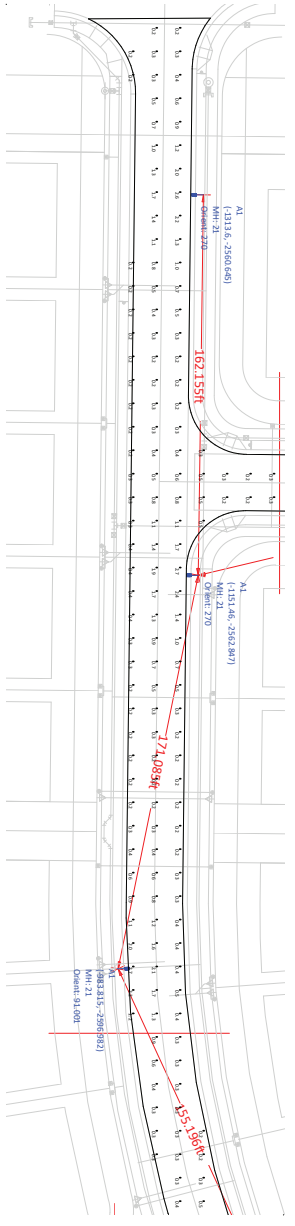
Drawn By: IED

Date: 03-19-2026

Rev: 0



Scale: 1 Inch = 25 Ft.



Scale: 1 inch = 25 Ft.

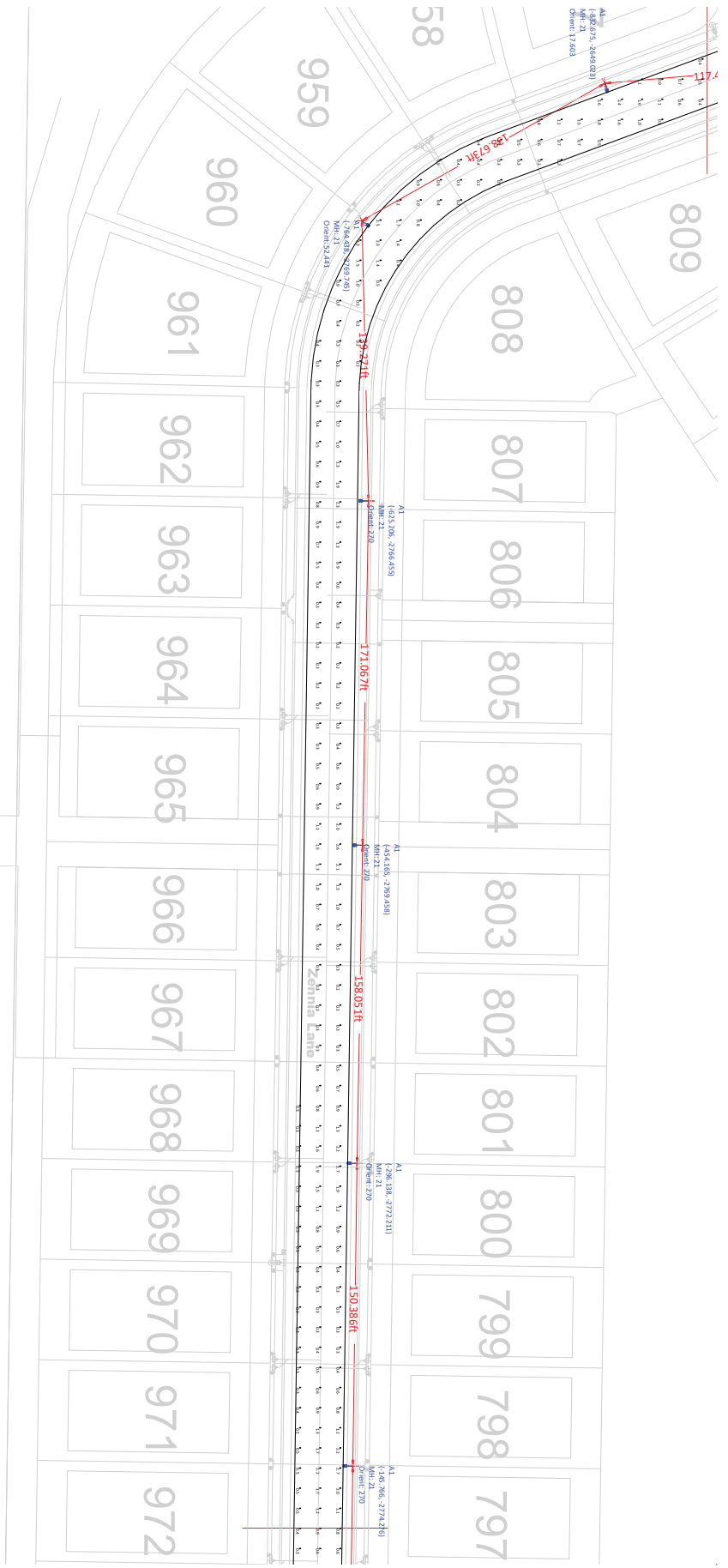


# Summer Woods CDD - SW3

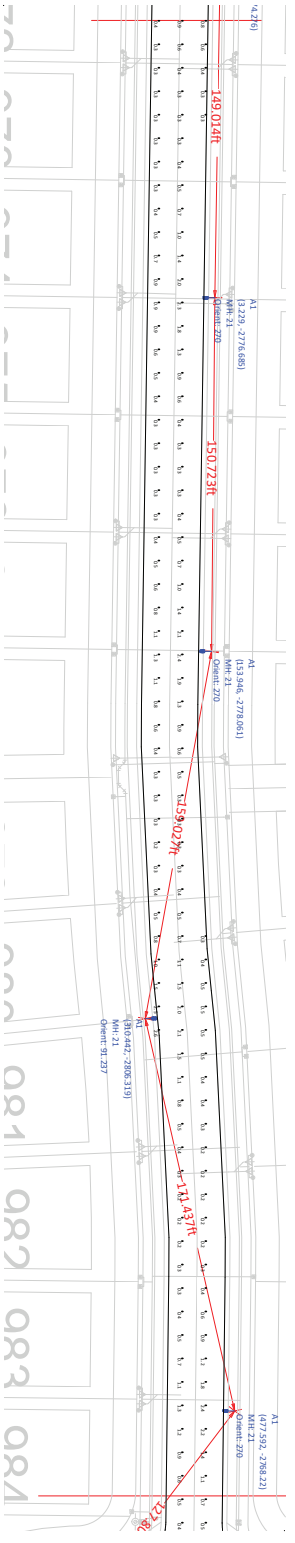
Drawn By: IED

Date: 03-19-2026

Rev: 0

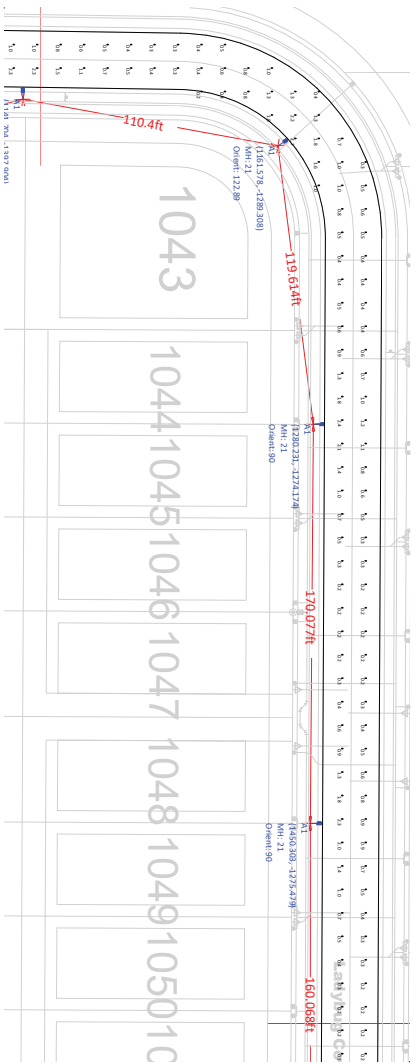


Scale: 1 Inch= 25 Ft.

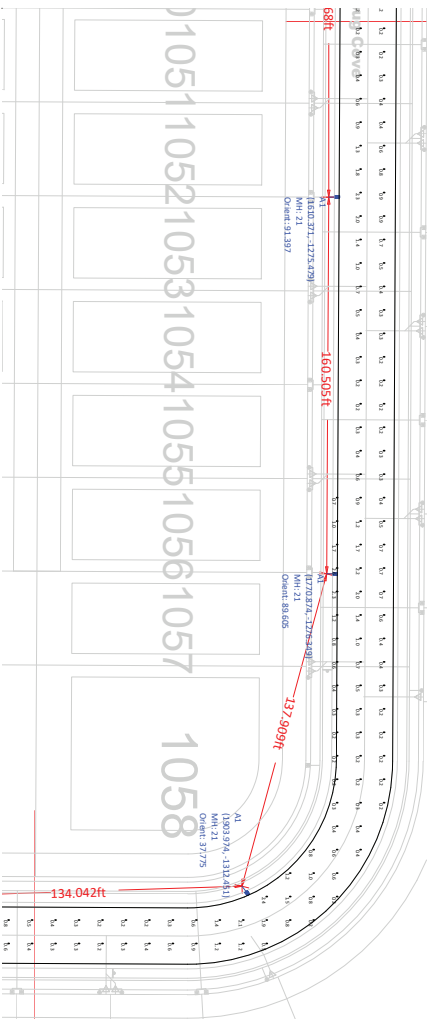


Scale: 1 inch= 25 Ft.

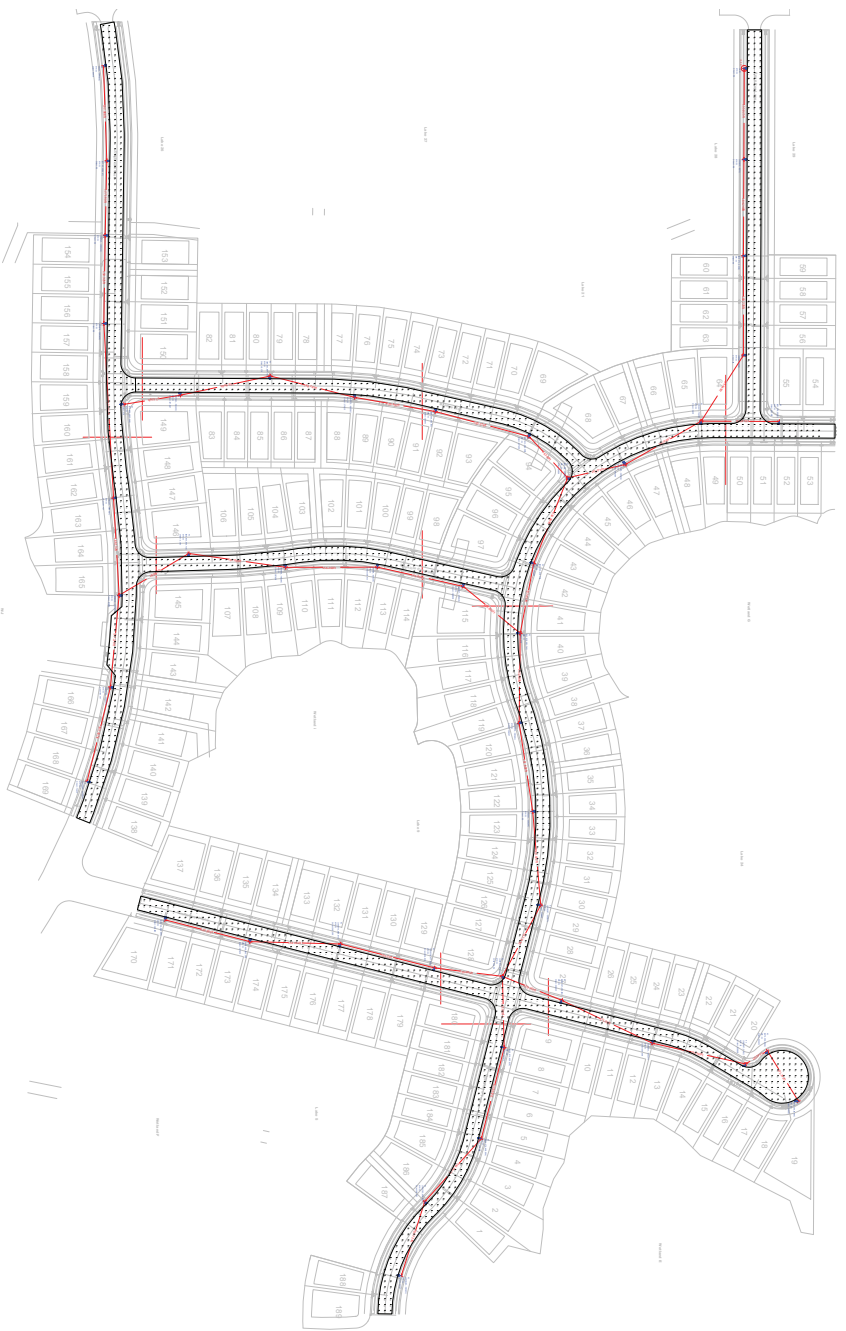




Scale: 1 inch = 25 Ft.



Scale: 1 inch = 25 Ft.



Scale: 1 inch = 100 Ft.

**LIGHTING PARAMETERS:**

Luminaire Schedule	Label	Qty	Arrangement	LF	Description	Avg. Watts	Avg. Lum. Lumens	Mounting Height
AT	AT	45	Single	0.300	AVE-T2-S1-30W-3000K	30034	5161	21

Calculation Summary	Label	Units	Avg	Max	Min	Avg/Min	Max/Min	Grid Z	P1Spcl	P1Spctb
Summer Woods CDD	Summer Woods CDD	Fc	0.73	2.7	0.2	3.65	13.50	0	10	10

**Target Requirement:**

Local (Low) : 0.4Fc AVG & 6:1 AVG/MIN or better - Achieved

Lighting Plan Notes & Staking Requirements:  
 Light System to be installed: AVE-T2  
 Light System will be mounted on:  
 Direct-bury Aluminum pole  
 Fixture will be mounted at: 21' above the grade  
 Light pole will be installed: 4ft Back of Curb  
 Light pole clearance from any  
 fire hydrant must be: 4 ft minimum  
 Light pole clearance from any  
 tree must be: 10ft minimum  
 Poles to be installed directly behind  
 sidewalk in cul-de sacs or other  
 areas where adequate green space of  
 min 4' BOC is not available.  
 -The customer is responsible for  
 staking each light pole location.  
 The customer signature on this  
 photometric design is recognized  
 as the acceptance of the design:  
 Signature: \_\_\_\_\_  
 Date: \_\_\_\_\_



**Summer Woods CDD - SW2**

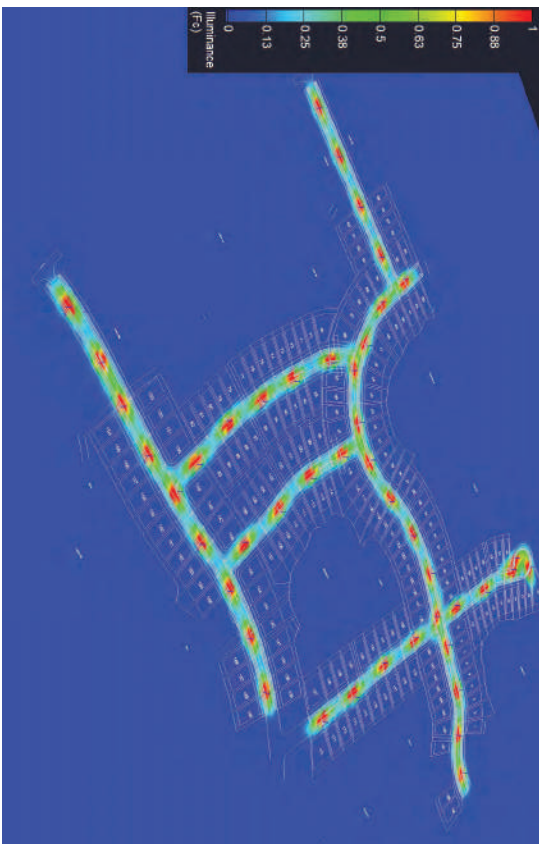
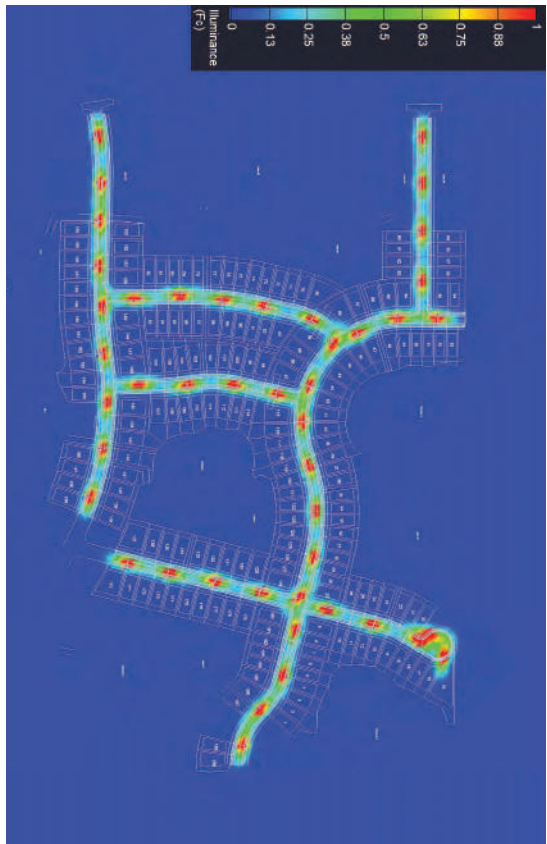
Drawn By: IED

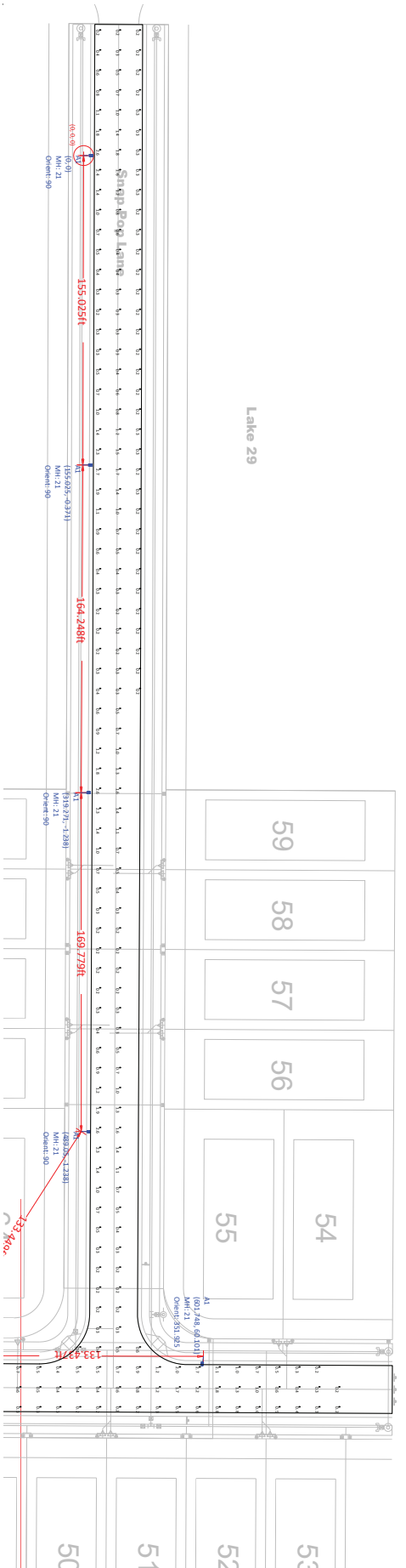
Date: 10-19-2026

Rev: 0

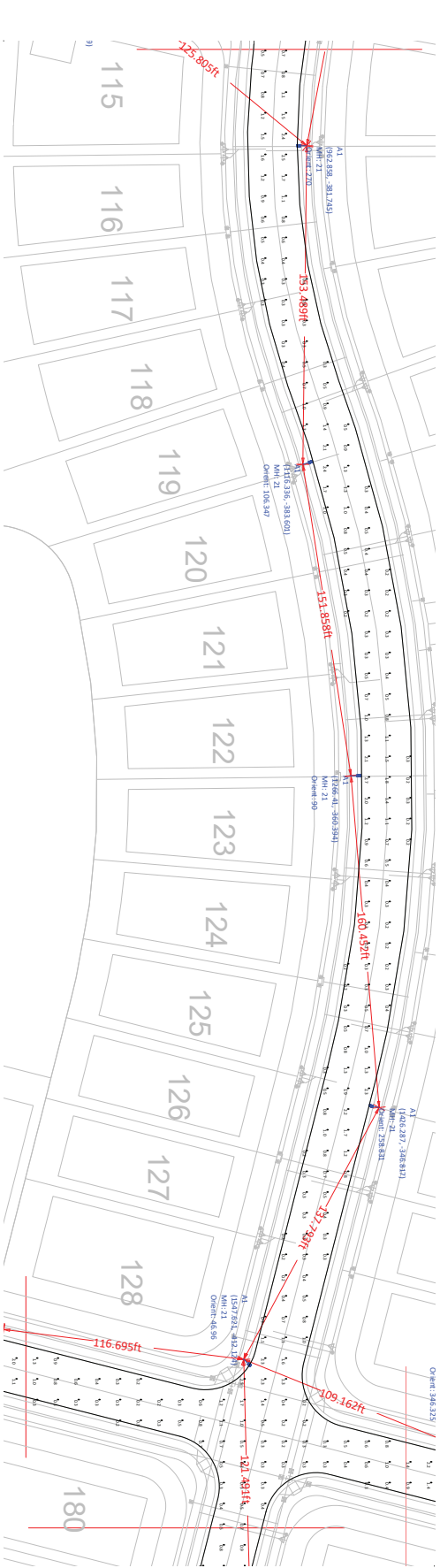
Page 1 of 6

# RENDER VIEWS

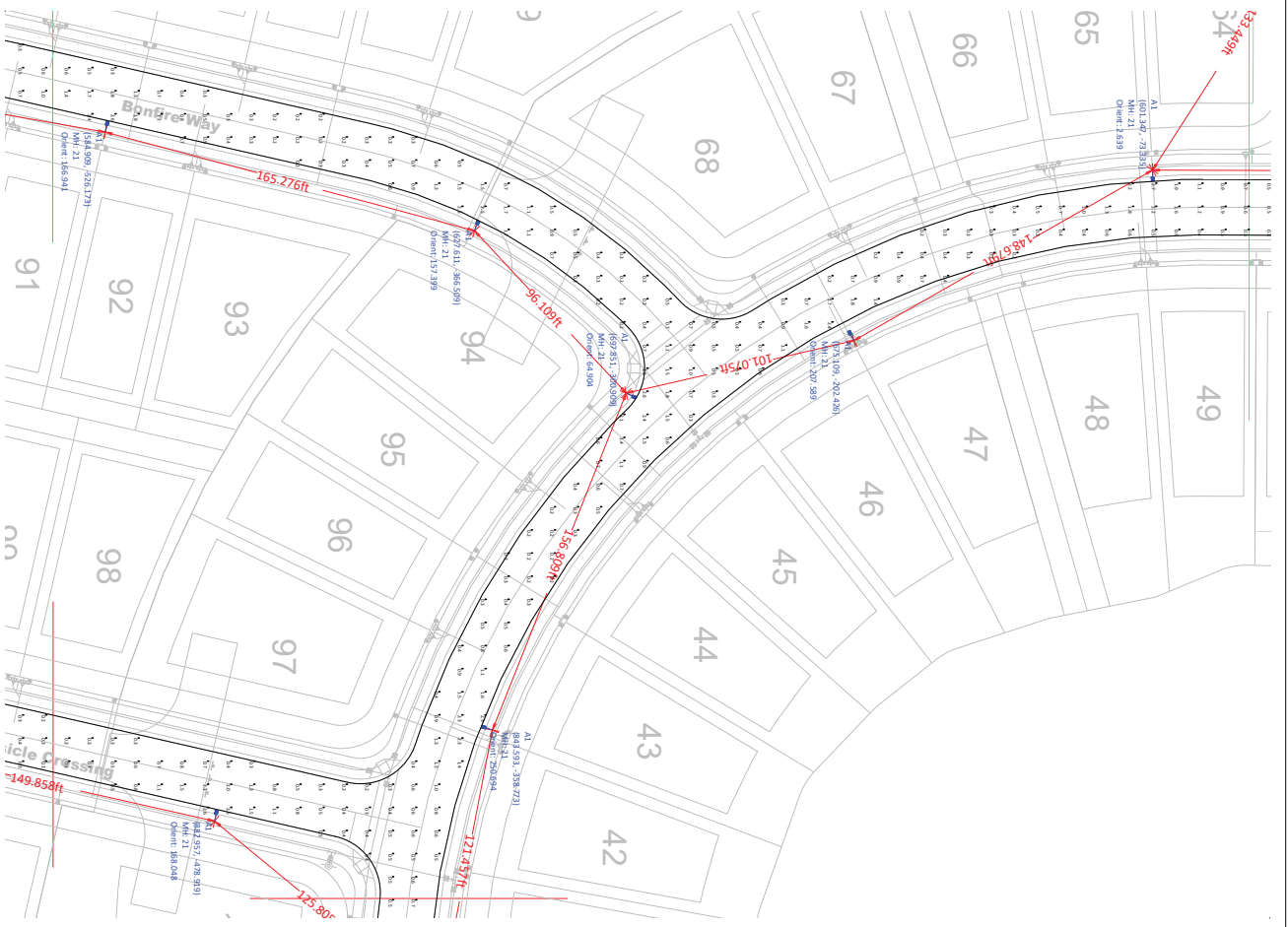




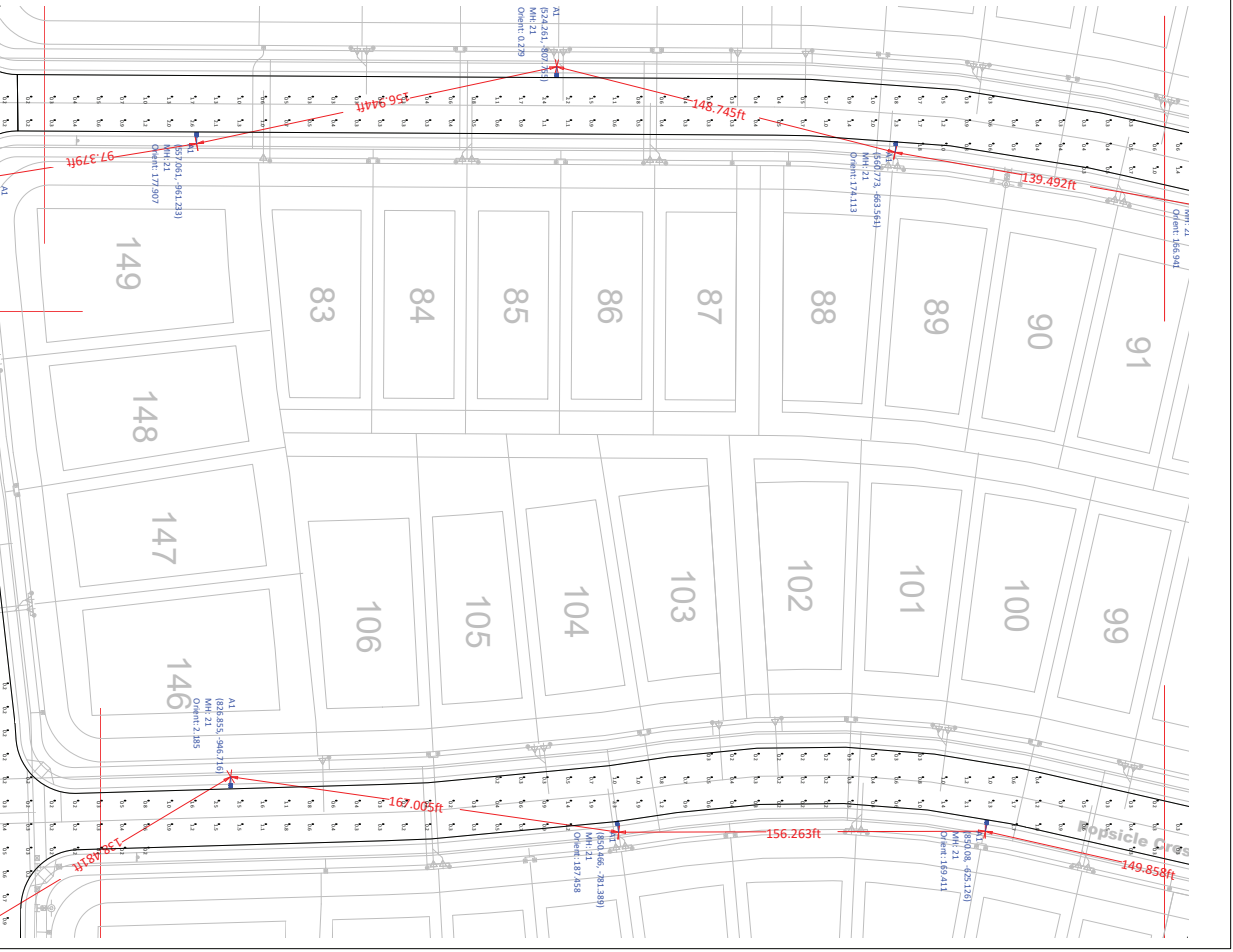
Scale: 1 inch = 25 Ft.



Scale: 1 inch = 25 Ft.



Scale: 1 inch = 25 Ft.

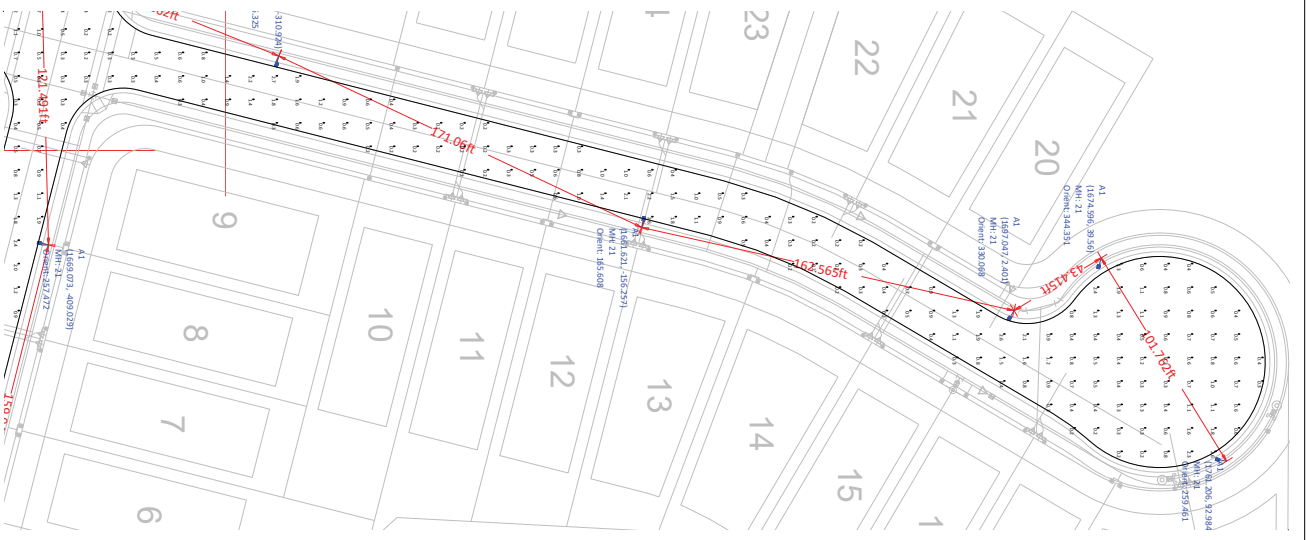


Scale: 1 inch = 25 Ft.

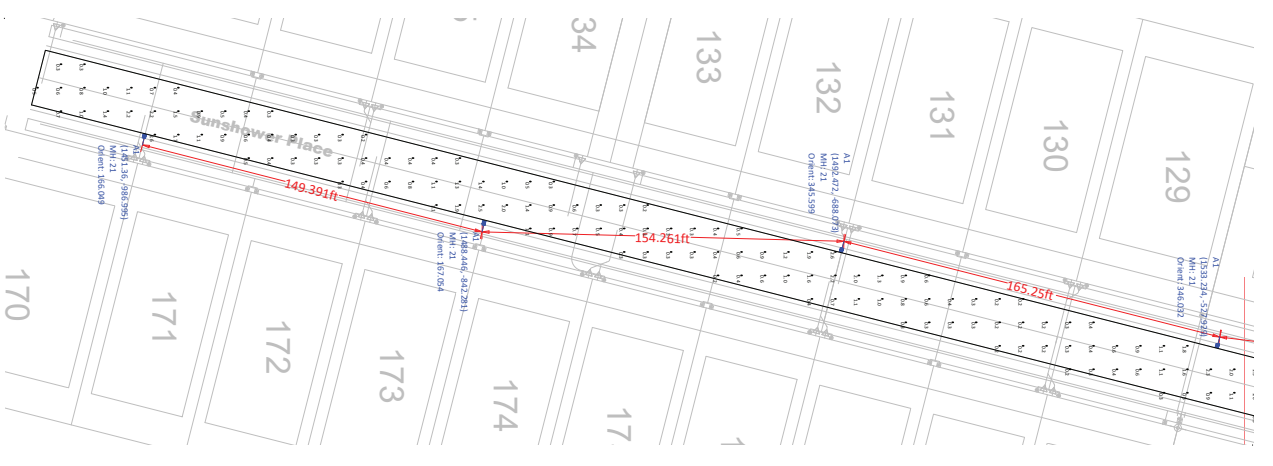
# Summer Woods CDD - SW2



Drawn By: IED
Date: 03-19-2026
Rev: 0
Page 4 of 6



Scale: 1 inch = 25 Ft.



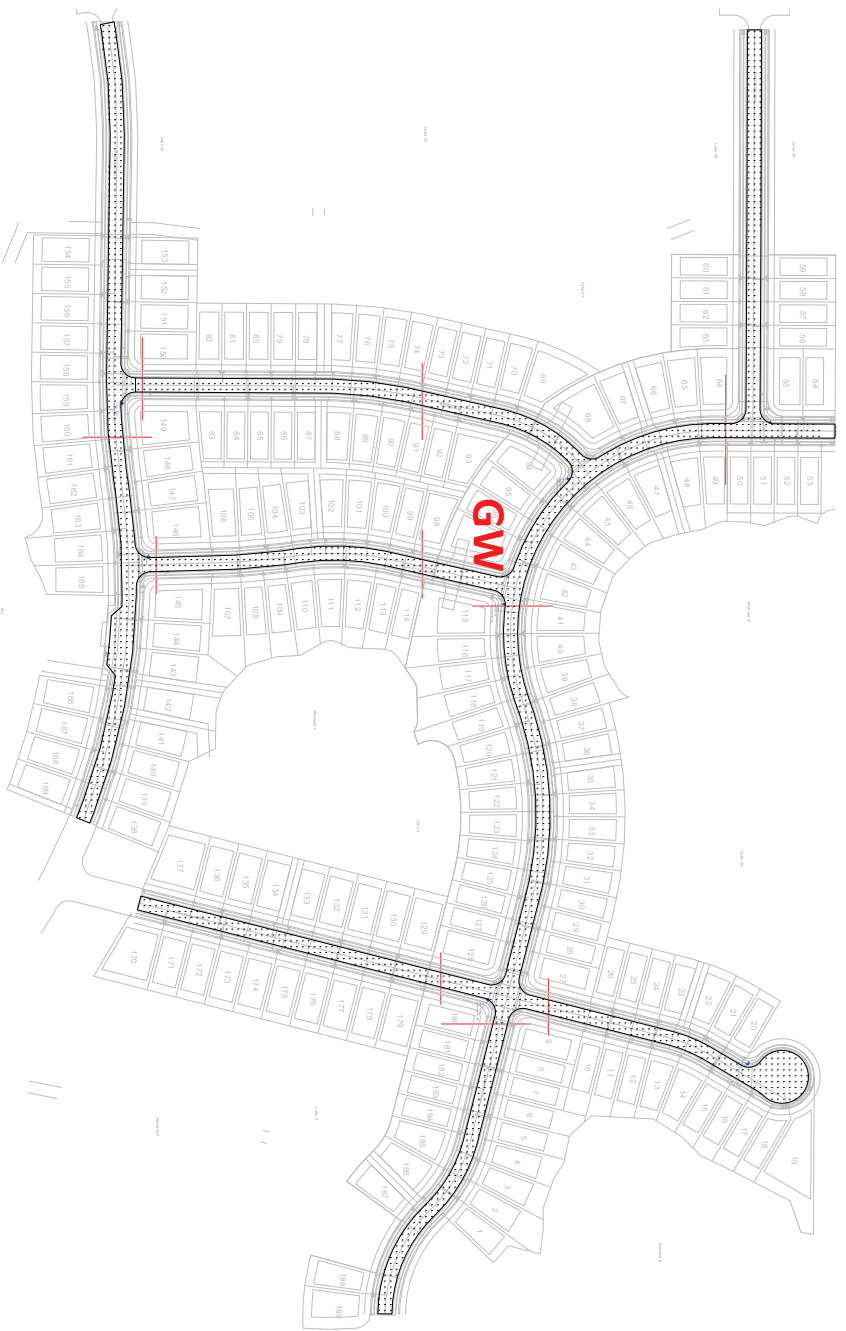
Scale: 1 inch = 25 Ft.



# Summer Woods CDD - SW2

Drawn By: IED
Date: 03-19-2026
Rev: 0
Page 5 of 6





Scale: 1 inch= 100 Ft.

**LIGHTING PARAMETERS:**

Luminaire Schedule	Label	Qty	Arrangement	LF	Description	Avg. Watts	Avg. Lum. Lumens	Mounting Height
AT	7	Single	0.200	AVE-T2-S-30W-3000K	30034	5161	21	

Calculation Summary	Label	Units	Avg	Max	Min	Avg/Min	Max/Min	Grid Z	PISpcr	PISpctb
Summer Woods CDD	Summer Woods CDD	Fc	0.12	2.7	0.0	N.A.	N.A.	0	10	10

Lighting Plan Notes & Staking Requirements:  
 Light System to be installed: AVE-T2  
 Light System will be mounted on:  
 Direct-bury Aluminum pole  
 Fixture will be mounted at: 21' above the grade  
 Light pole will be installed: 4ft Back of Curb  
 Light pole clearance from any  
 fire hydrant must be: 4 ft minimum  
 Light pole clearance from any  
 tree must be: 10ft minimum  
 Poles to be installed directly behind  
 sidewalk in cul-de sacs or other  
 areas where adequate green space of  
 min 4' BOC is not available.  
 -The customer is responsible for  
 staking each light pole location.  
 The customer signature on this  
 photometric design is recognized  
 as the acceptance of the design:  
 Signature: \_\_\_\_\_  
 Date: \_\_\_\_\_

**Illuminance Requirements from RP-8-22:**

Local (Low) : 0.4FC AVG & 6:1 AVG/MIN or better - Not achieved

**Est. Dimming Schedule:**

<Dusk-80%><2300-40%><0430-80%><Dawn-0%>



**Summer Woods CDD - SW2**

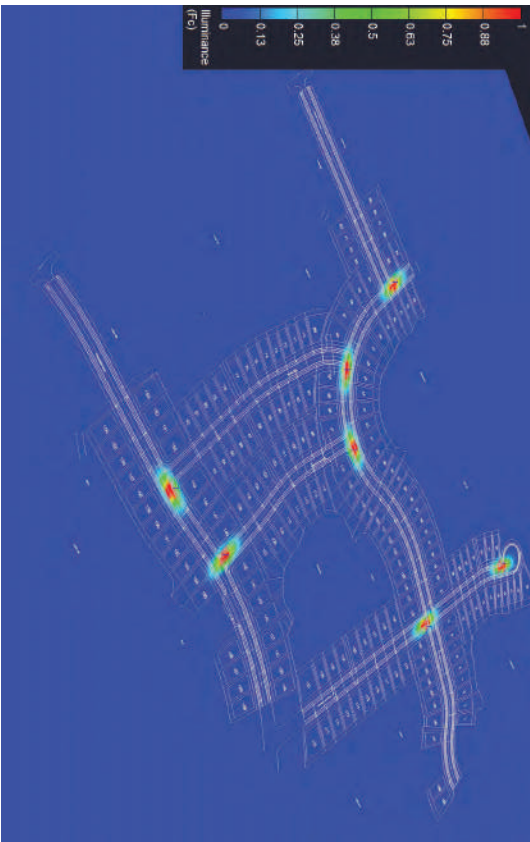
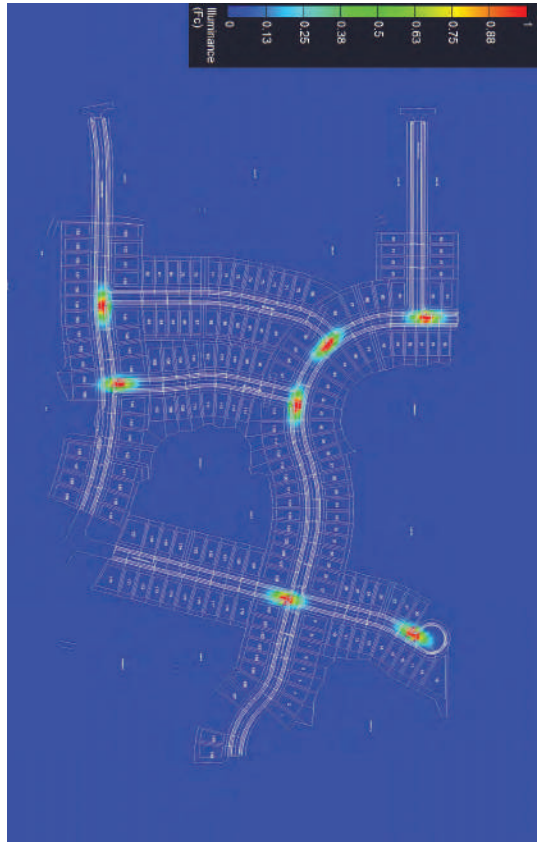
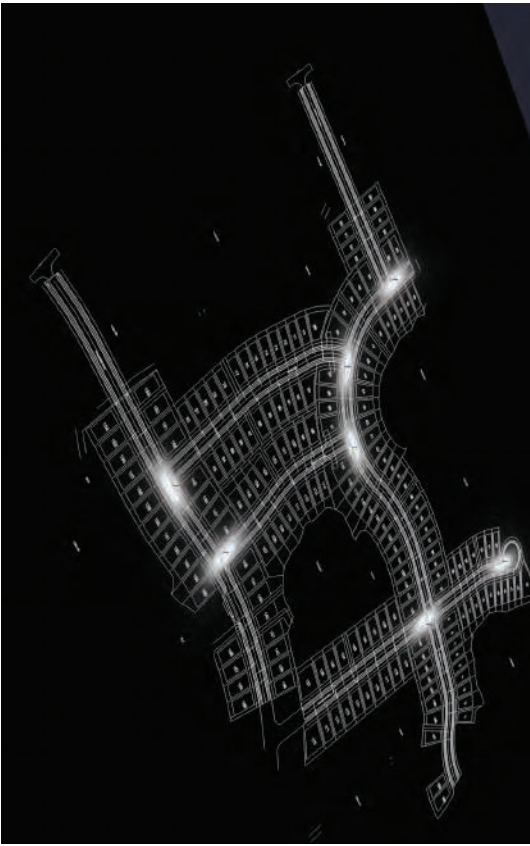
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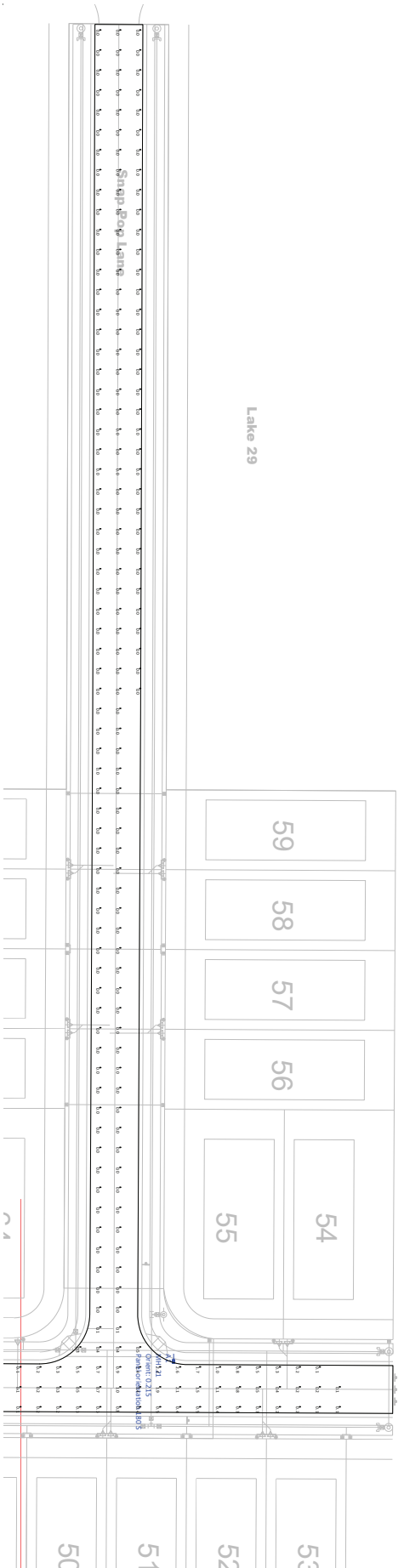
Date: 04-04-2025

Rev: 1

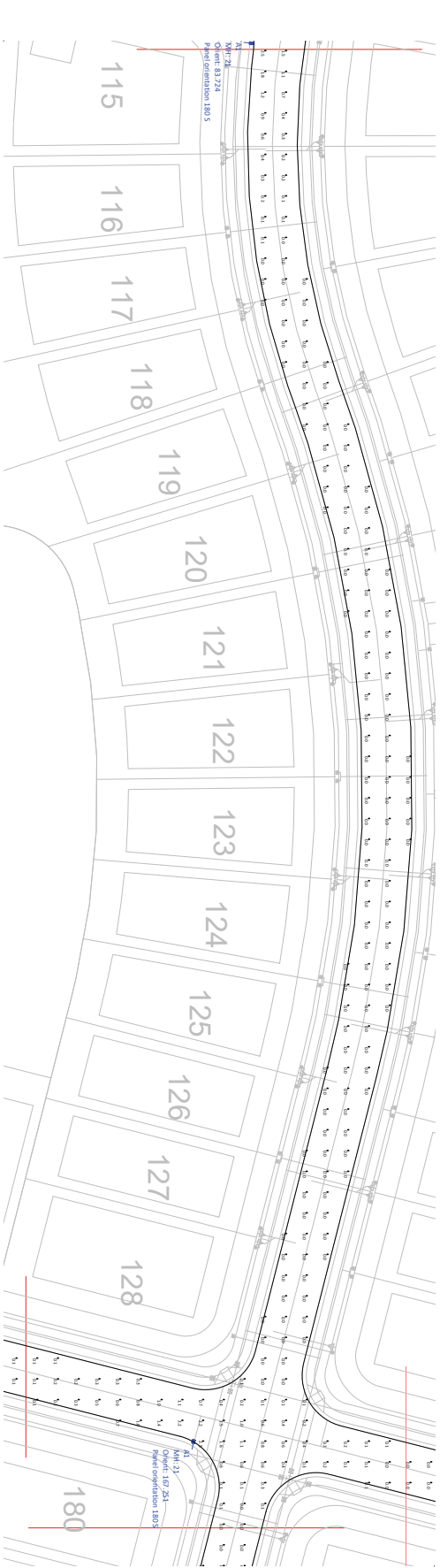
Page 1 of 6

# RENDER VIEWS

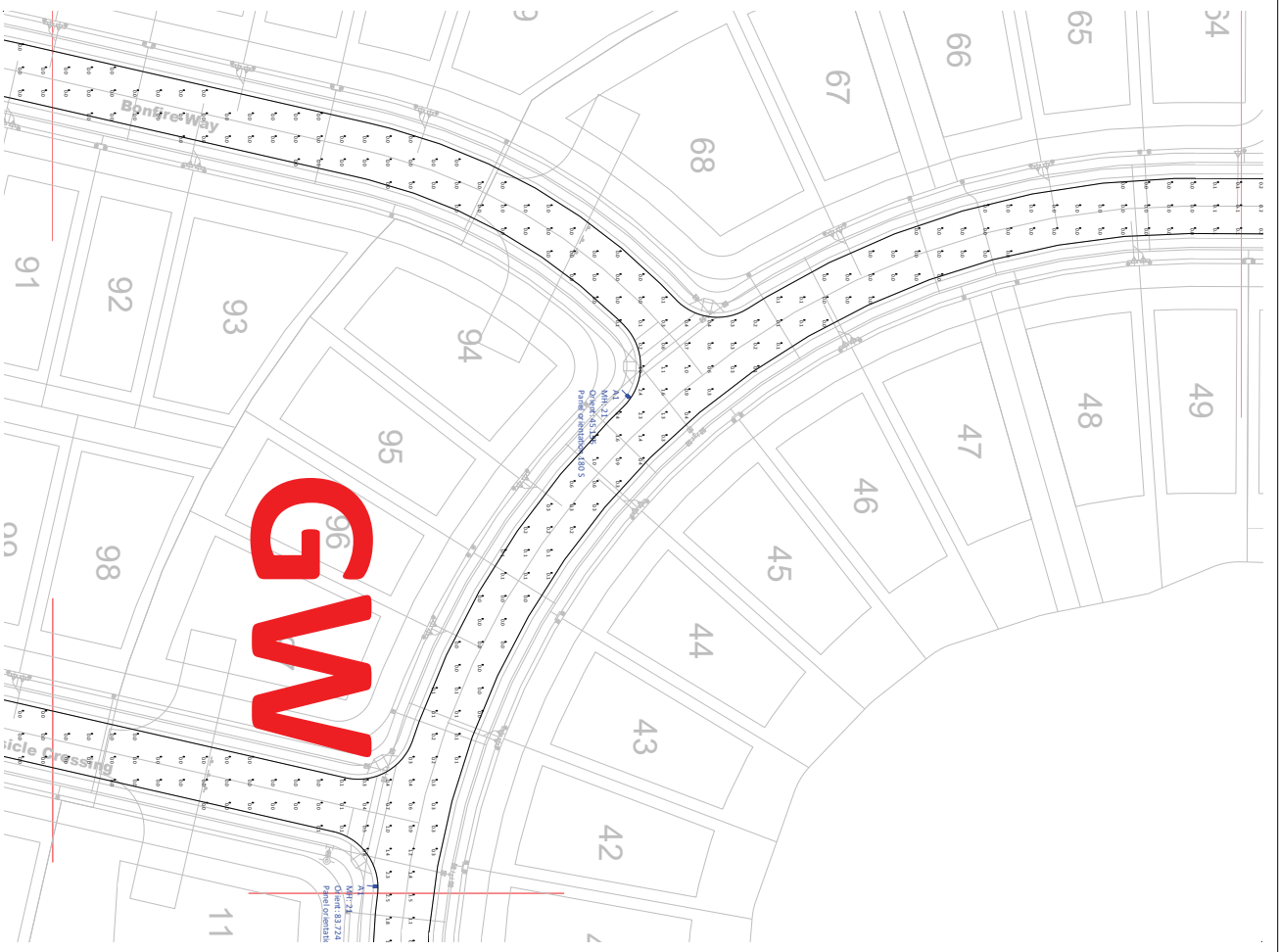




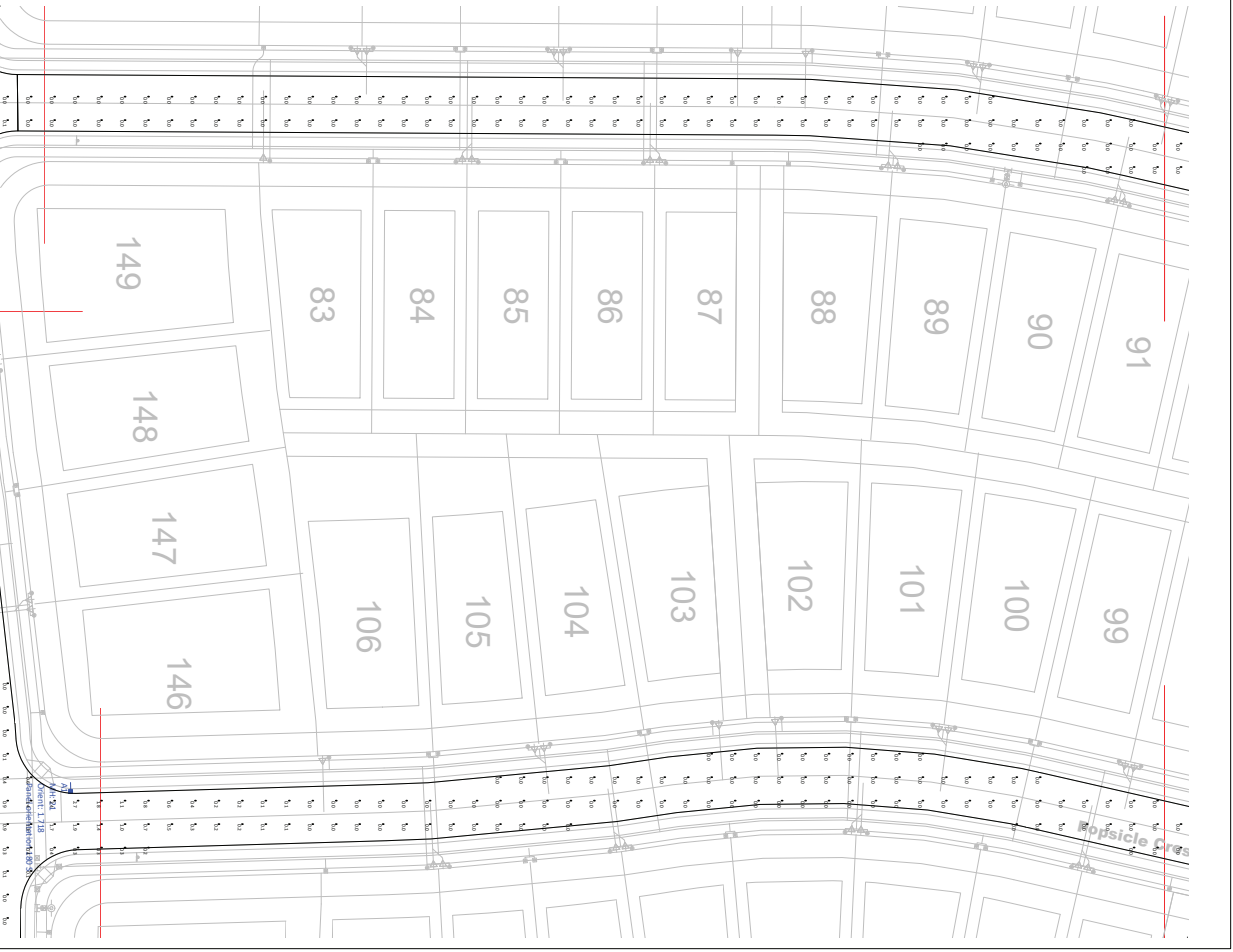
Scale: 1 inch = 25 Ft.



Scale: 1 inch = 25 Ft.



Scale: 1 inch = 25 Ft.



Scale: 1 inch = 25 Ft.



# Summer Woods CDD - SW2

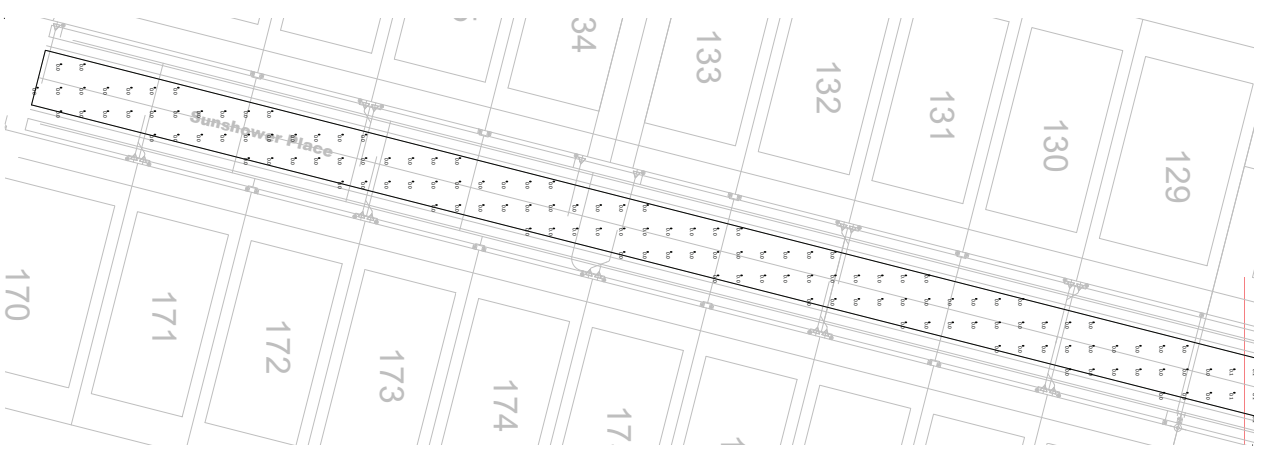
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Date: 04-04-2025

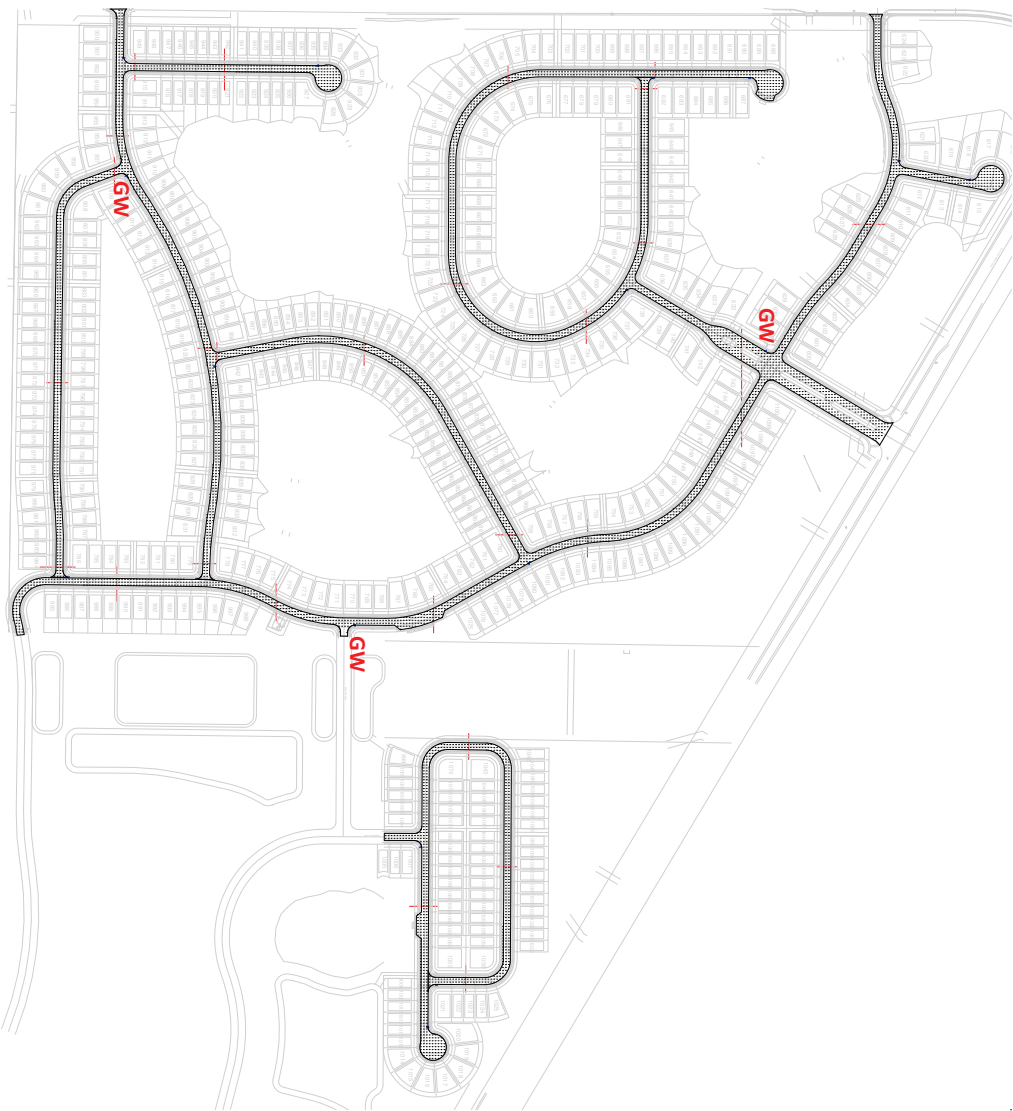
Rev: 1



Scale: 1 inch = 25 Ft.



Scale: 1 inch = 25 Ft.



Scale: 1 Inch= 200 Ft.

**LIGHTING PARAMETERS:**

Luminaire Schedule		Arrangement		Description		Ar. Waits		Ar. Lum. Lumens		Mounting Height	
Symbol	Label	Qty	Symbol	LF	Ave-T/S-N-S/W-V-300K	Ar. Waits	Ar. Lum. Lumens	Ar. Waits	Ar. Lum. Lumens	Mounting Height	
AW	AW	17	Single	0.300	Ave-T/S-N-S/W-V-300K	30034	5161	21			

Calculation Summary											
Label	Units	Avg	Max	Min	Avg/Min	Max/Min	Grid Z	PISpct	PISpctb	PISpctc	PISpctd
Phase-A	Fc	0.11	2.7	0.0	N.A.	N.A.	0	10	10	10	10
Phase-B	Fc	0.14	2.6	0.0	N.A.	N.A.	0	10	10	10	10

Lighting Plan Notes & Staking Requirements:  
 Light System to be installed: AVE-T2  
 Light System will be mounted on:  
 Direct-bury Aluminum pole  
 Fixture will be mounted at: 21' above the grade  
 Light pole will be installed: 4ft Back of Curb  
 Light pole clearance from any  
 fire hydrant must be: 4 ft minimum  
 Light pole clearance from any  
 tree must be: 10ft minimum  
 Poles to be installed directly behind  
 sidewalk in cul-de sacs or other  
 areas where adequate green space of  
 min 4' BOC is not available.  
 -The customer is responsible for  
 staking each light pole location.  
 The customer signature on this  
 photometric design is recognized  
 as the acceptance of the design:  
 Signature: \_\_\_\_\_  
 Date: \_\_\_\_\_

**Illuminance Requirements from RP-8-22:**  
 Local (Low) : 0.4fc AVG & 6:1 AVG/MIN or better - Not achieved

**Est. Dimming Schedule:**  
 <Dusk-80%><2300-40%><0430-80%><Dawn-0%>



**Summer Woods CDD - SW3**



Scale: 1 inch = 25 Ft.



# Summer Woods CDD - SW3

Drawn By: IED

Date: 04-03-2026

Rev: 1



Scale: 1 inch = 25 Ft.



# Summer Woods CDD - SW3

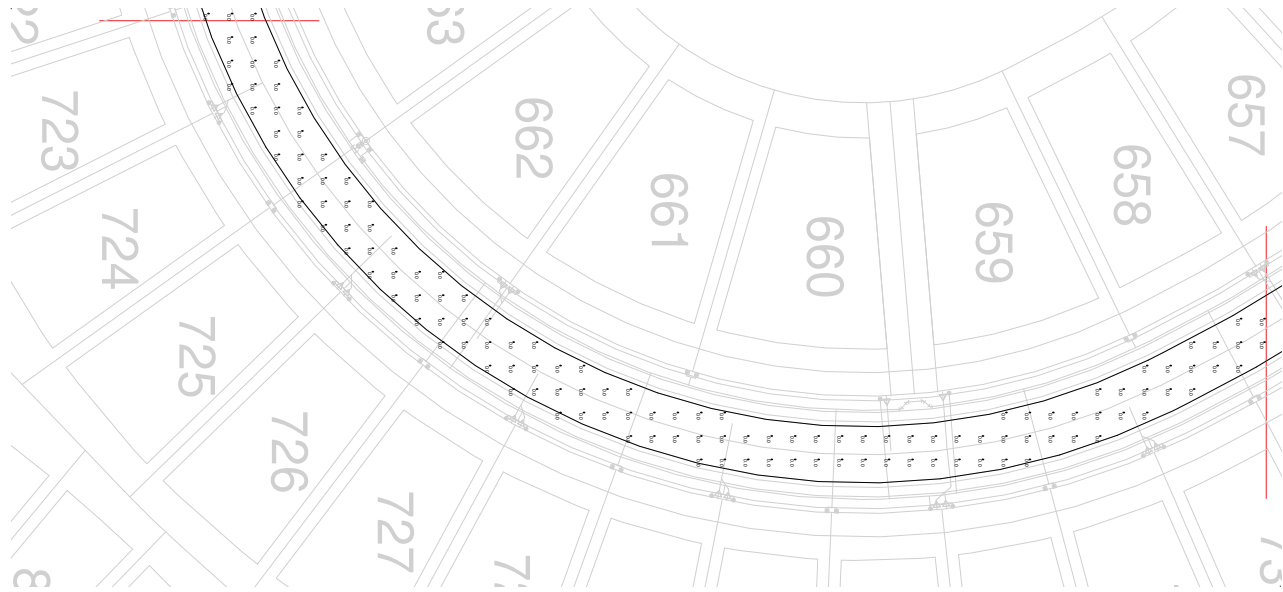
Drawn By: IED

Date: 04-03-2026

Rev: 1



Scale: 1 inch = 25 Ft.



Scale: 1 inch = 25 Ft.



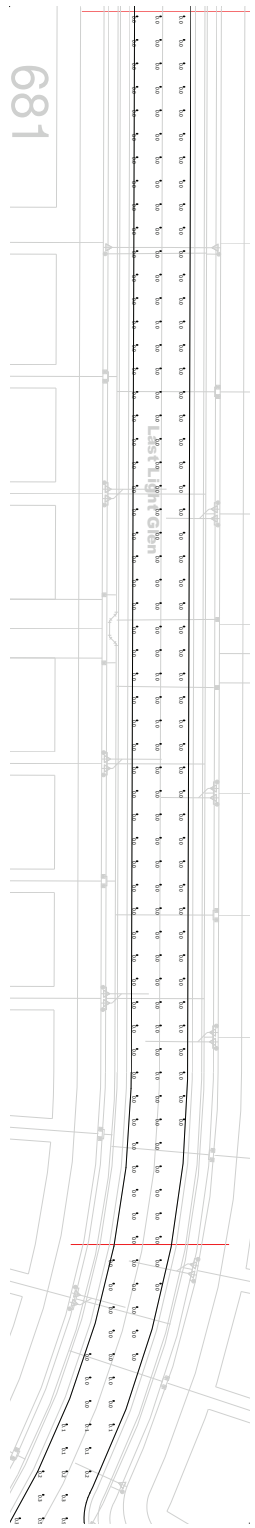
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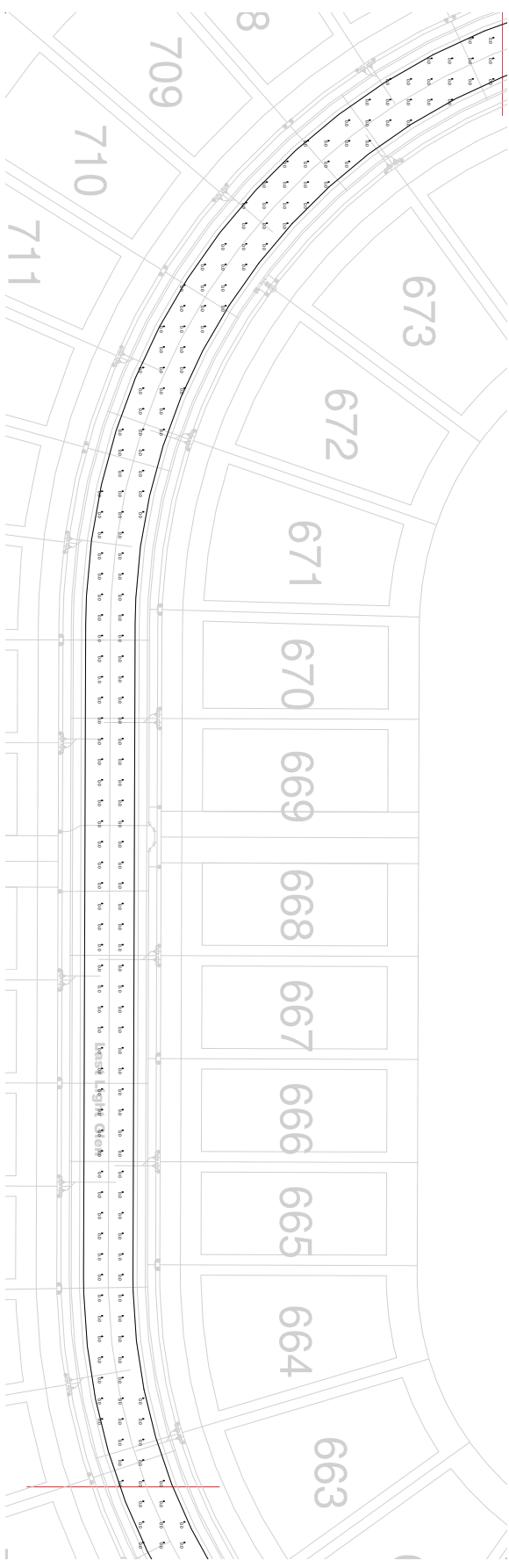
Date: 04-03-2026

Rev: 1

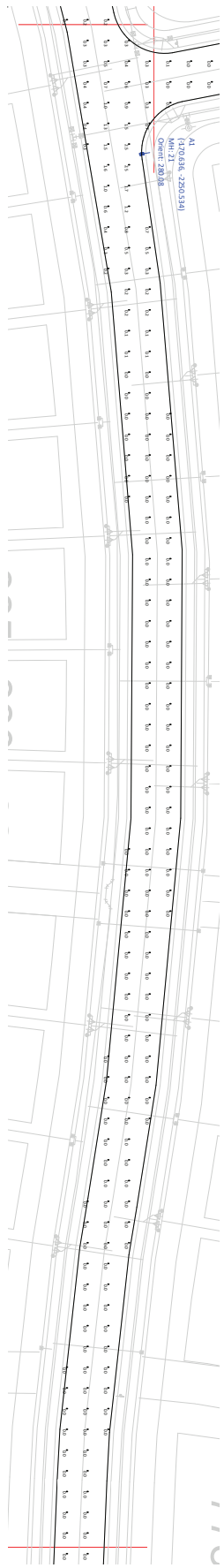
Page 5 of 14



Scale: 1 inch = 25 Ft.



Scale: 1 inch = 25 Ft.



Scale: 1 inch = 25 Ft.

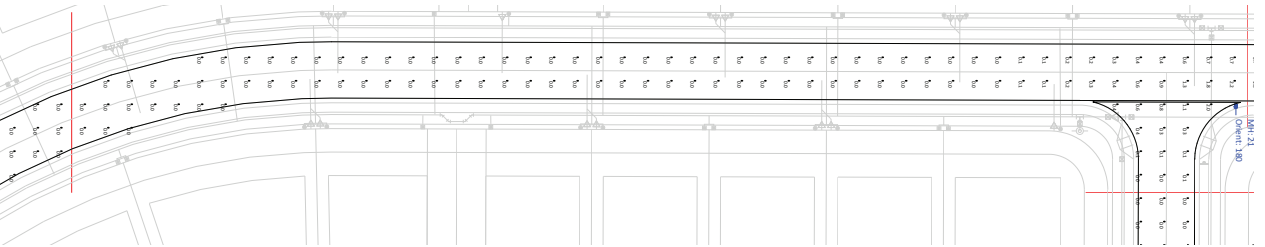


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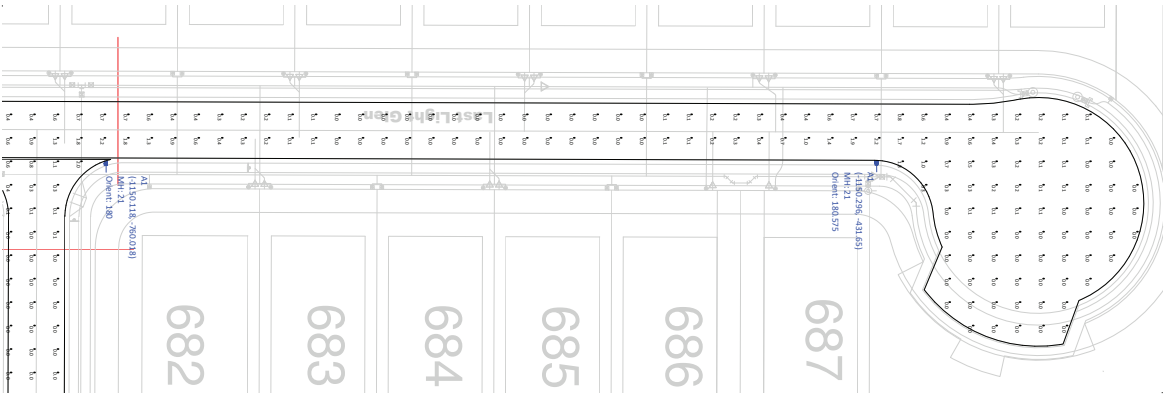
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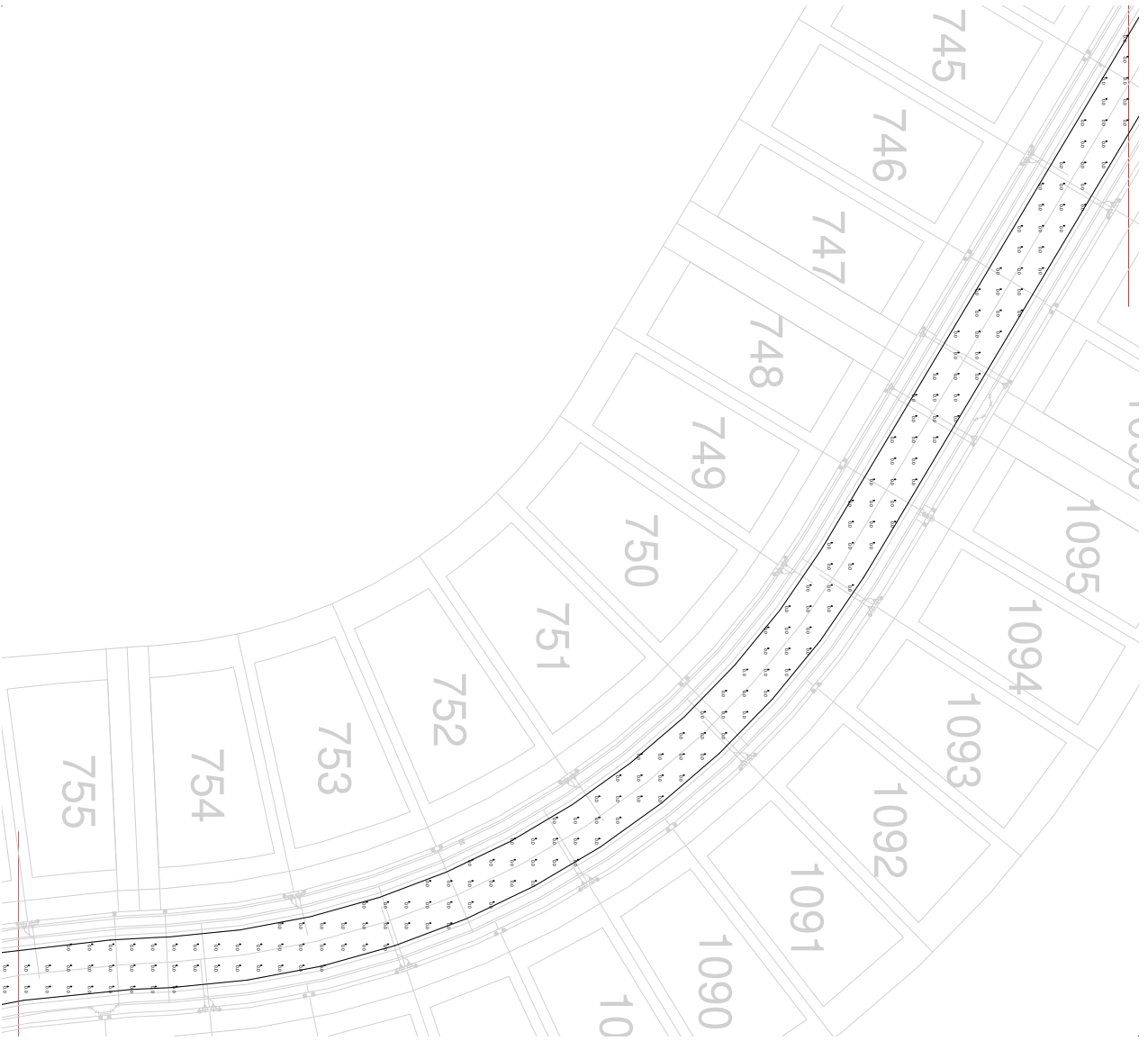
Rev: 1



Scale: 1 inch = 25 Ft.



Scale: 1 inch = 25 Ft.



Scale: 1 inch = 25 Ft.

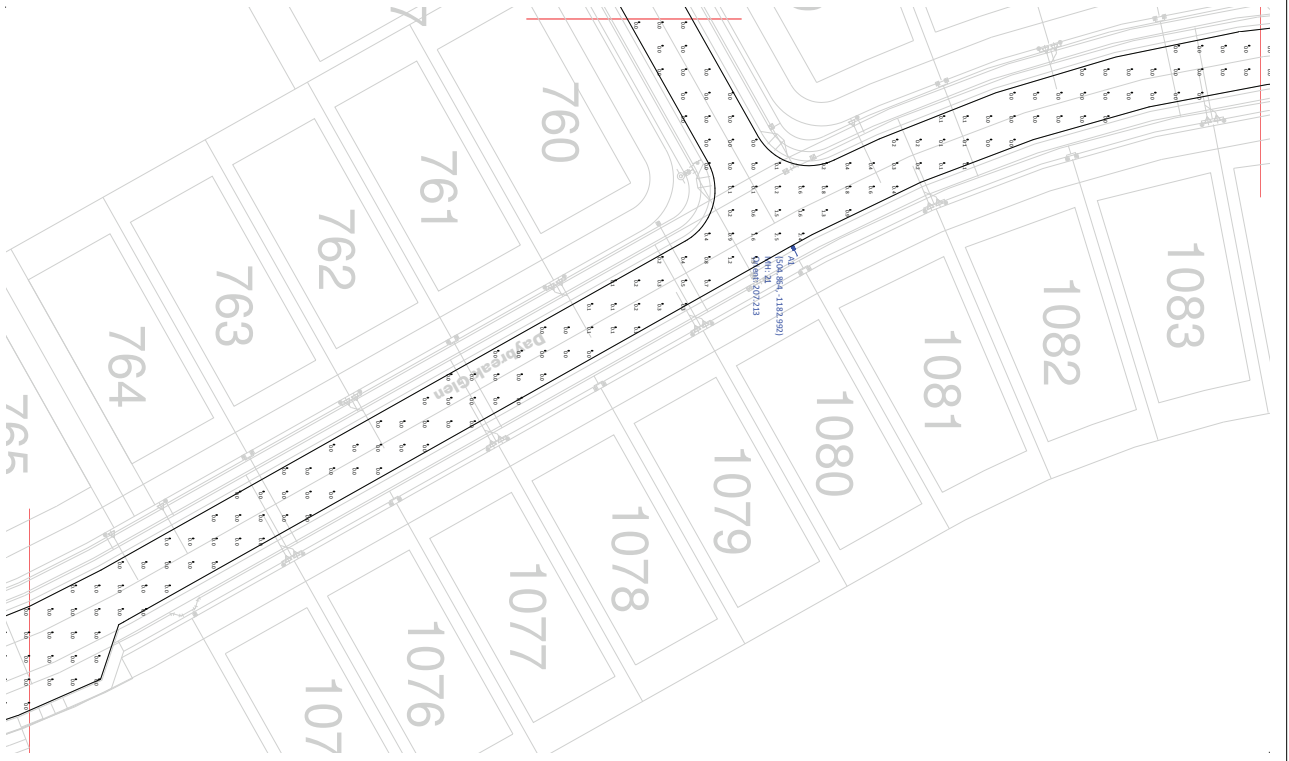


# Summer Woods CDD - SW3

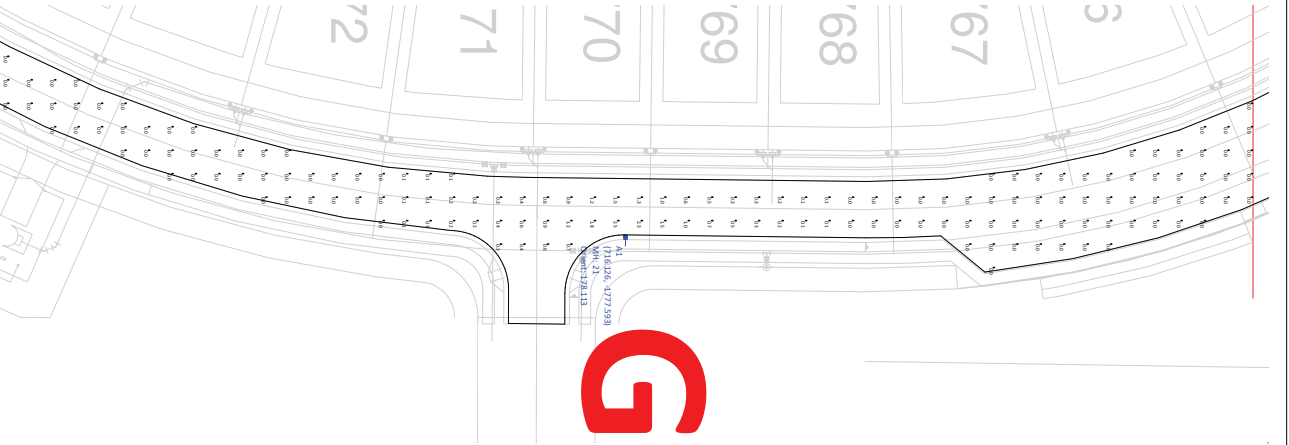
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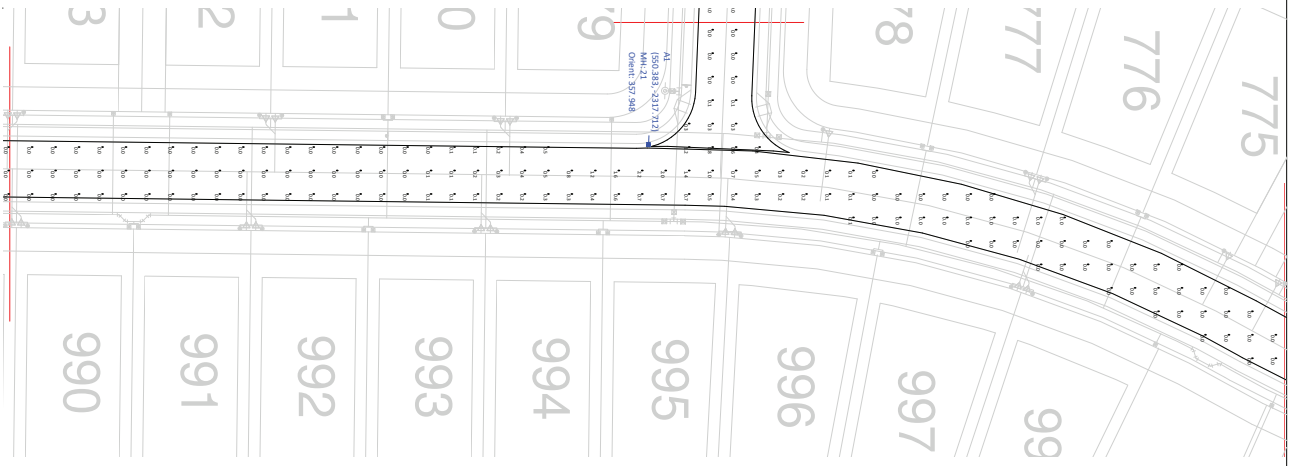
Rev: 1



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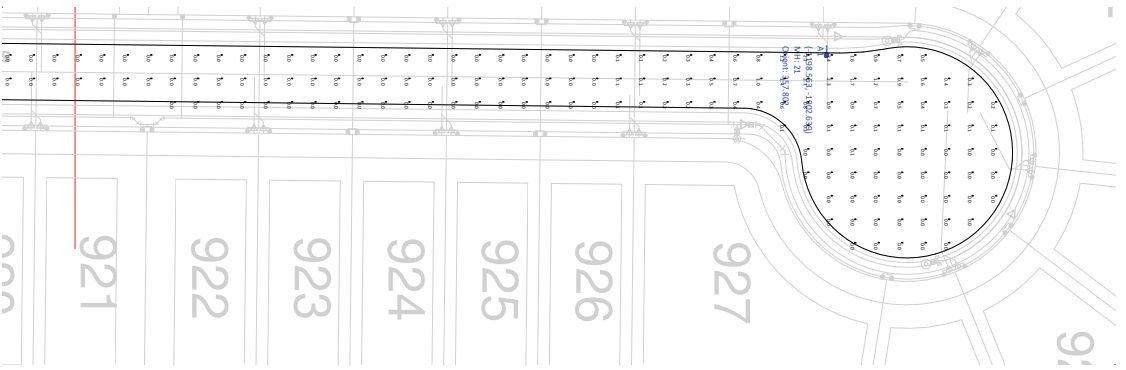
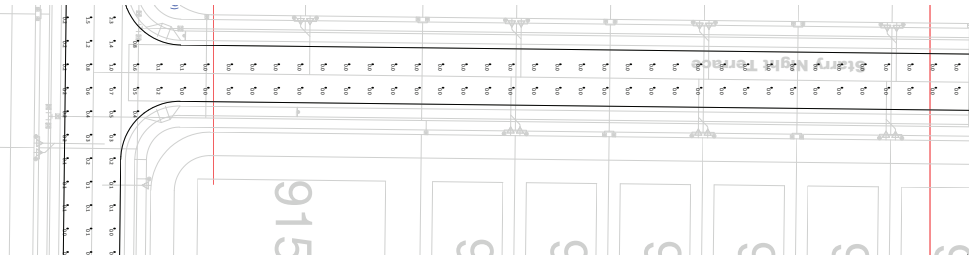
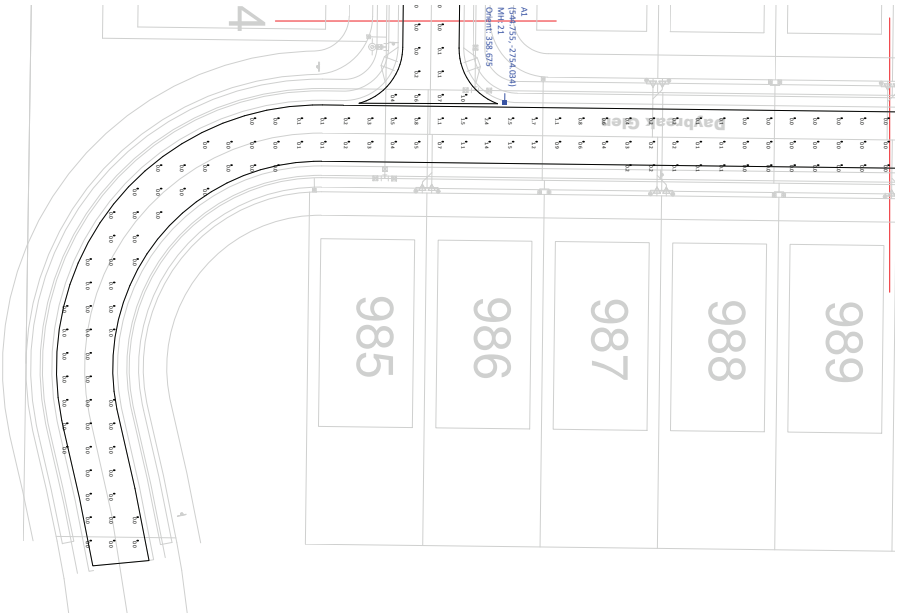
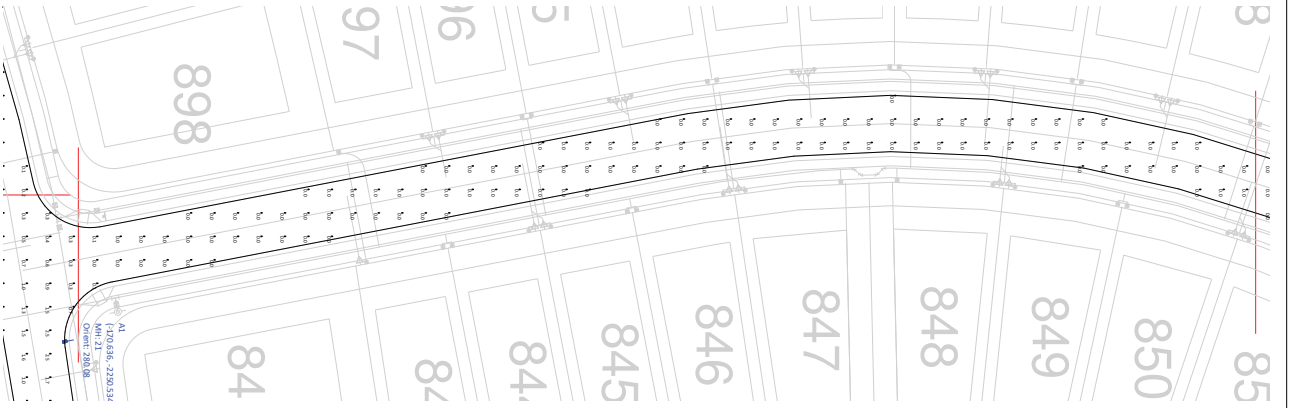


Scale: 1 inch= 25 Ft.



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**G**



# Summer Woods CDD - SW3



Drawn By: IED

Date: 04-03-2026

Rev: 1

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Scale: 1 inch= 25 Ft.



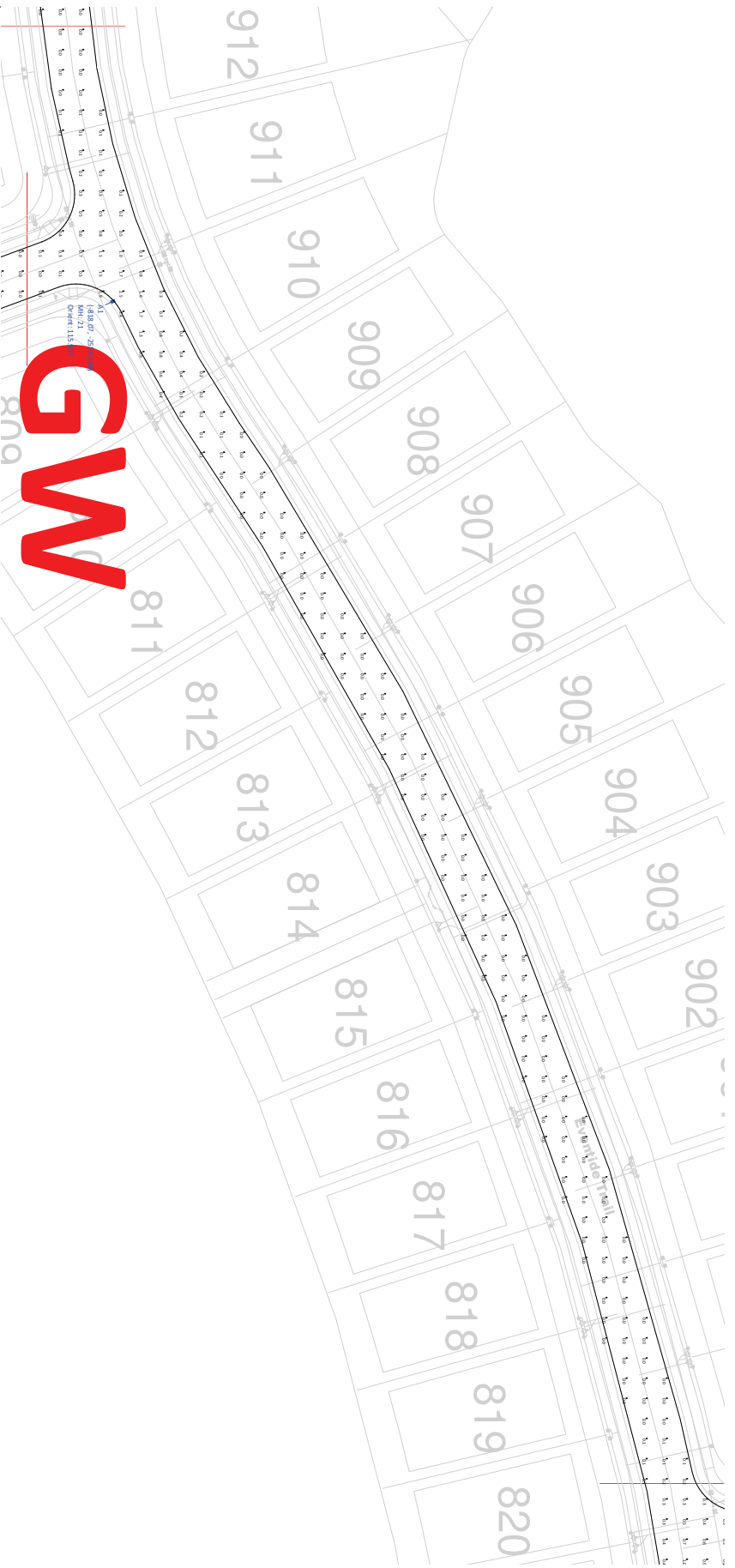
# Summer Woods CDD - SW3

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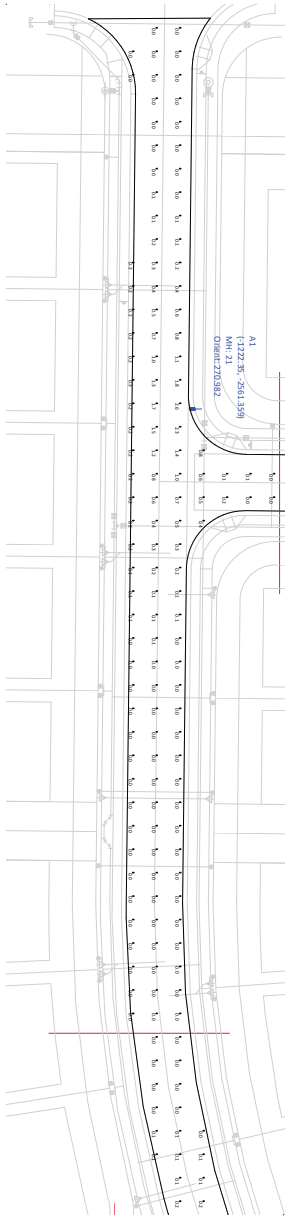
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Rev: 1

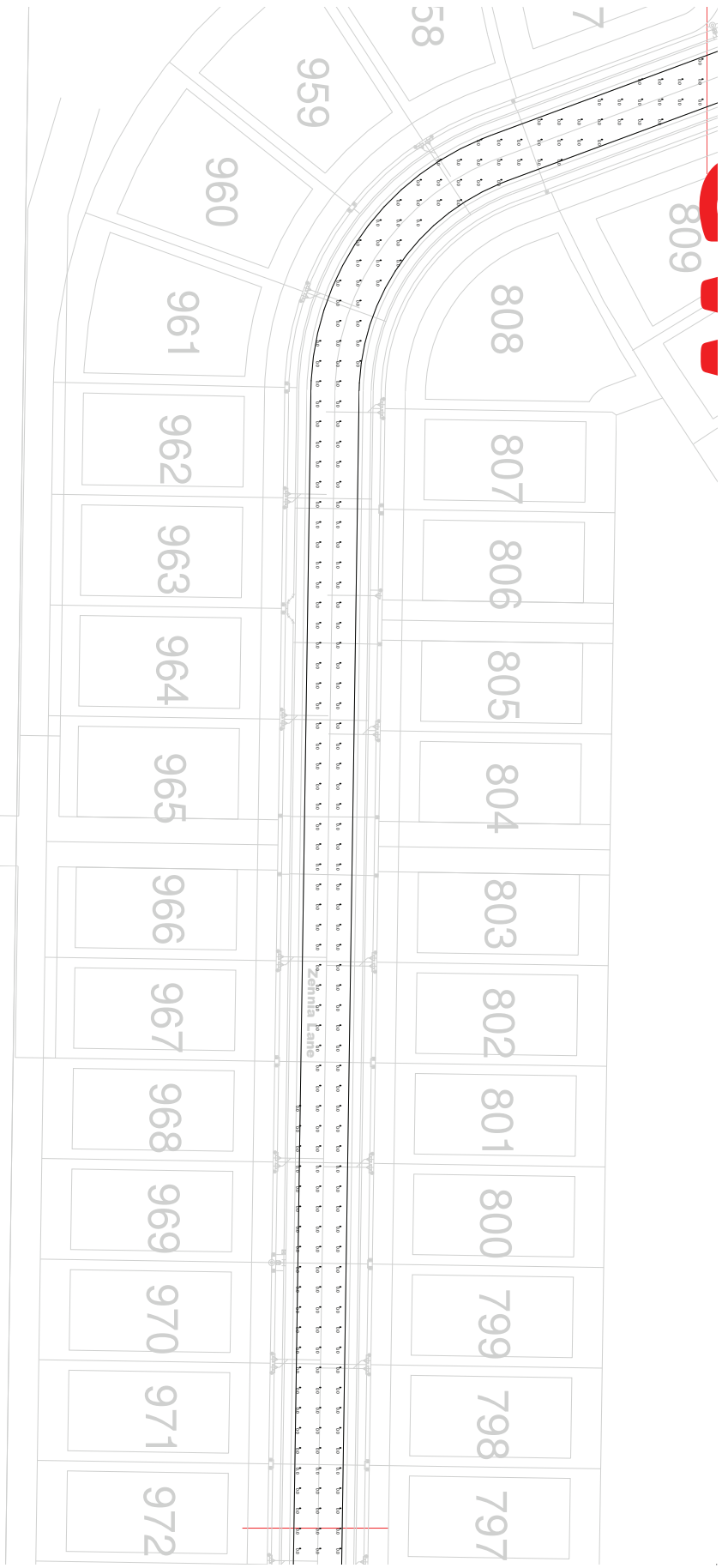
Page 10 of 14



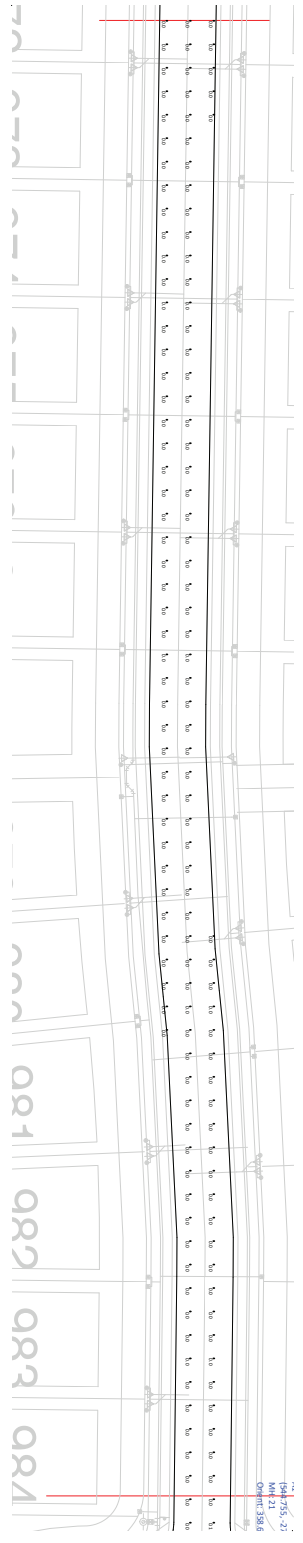
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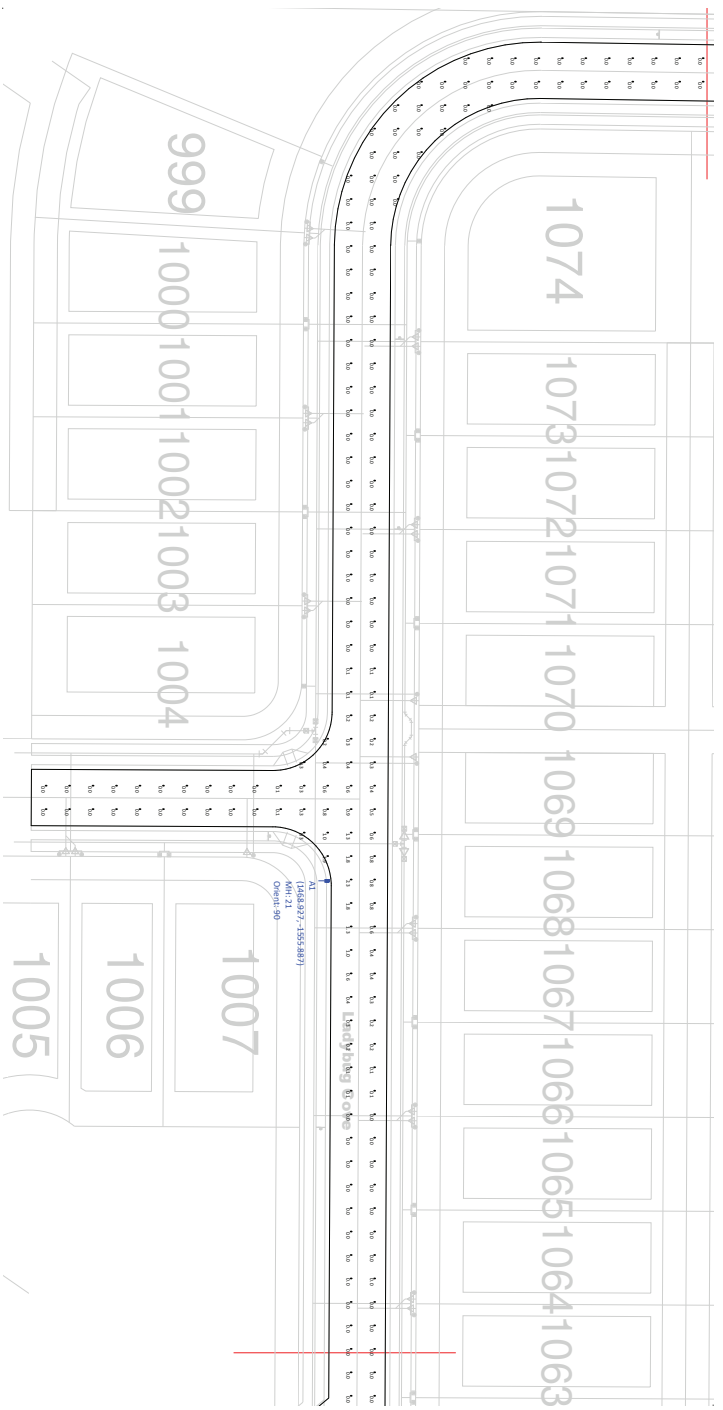
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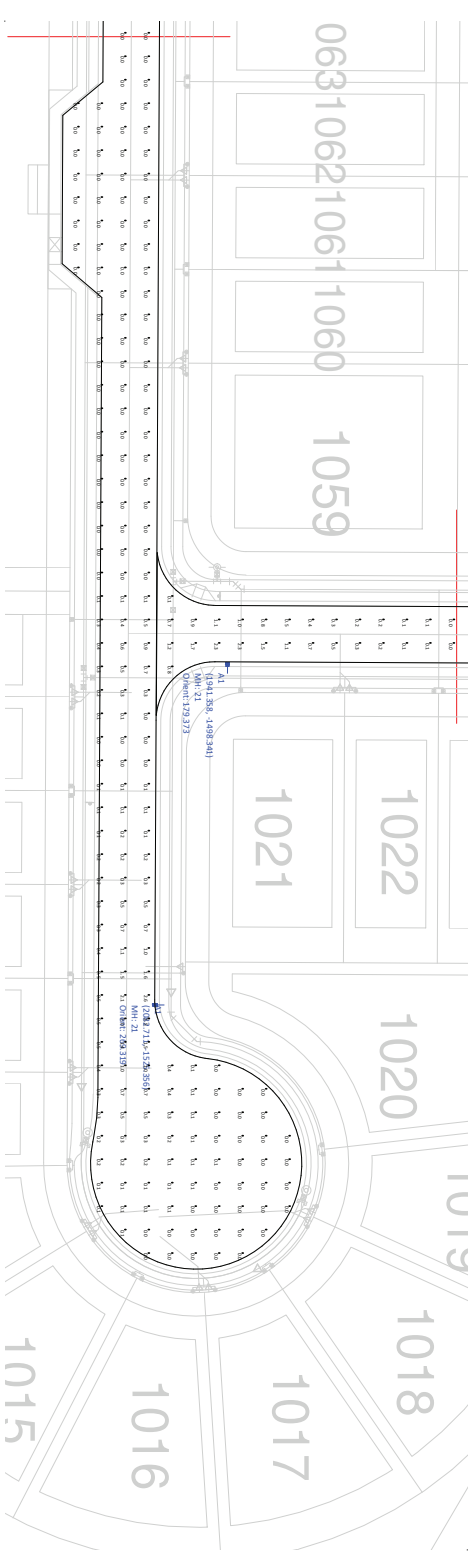
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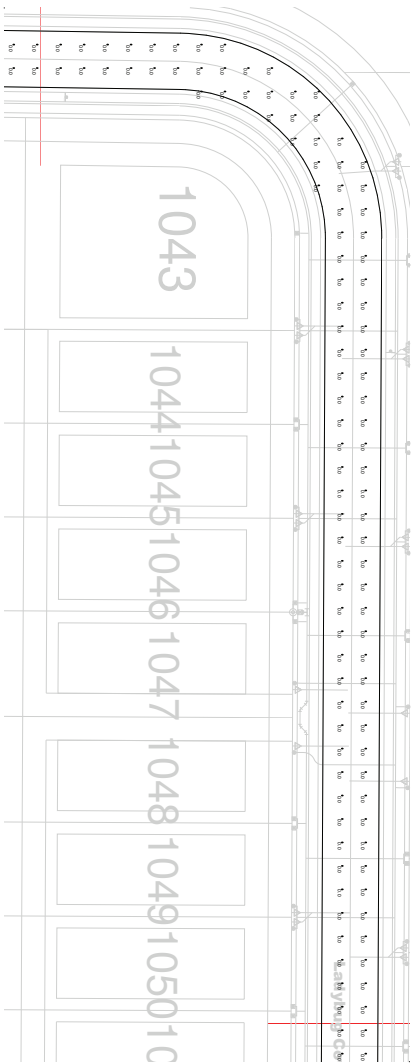
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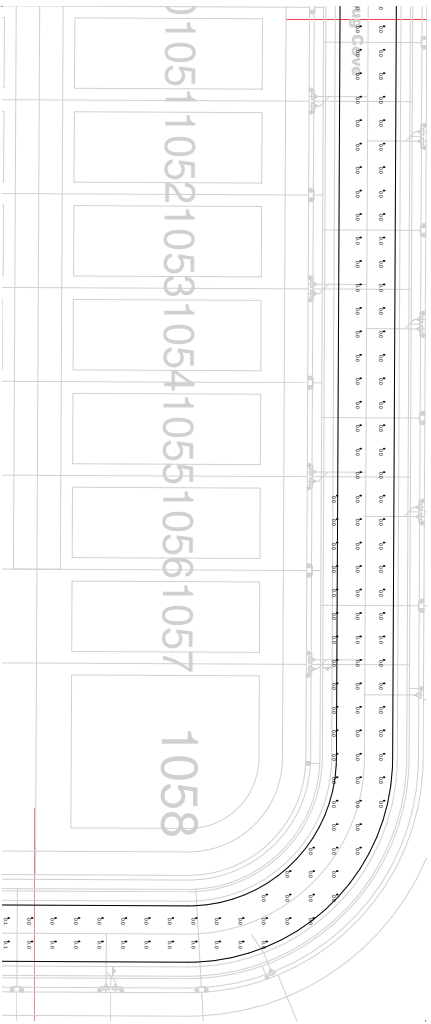
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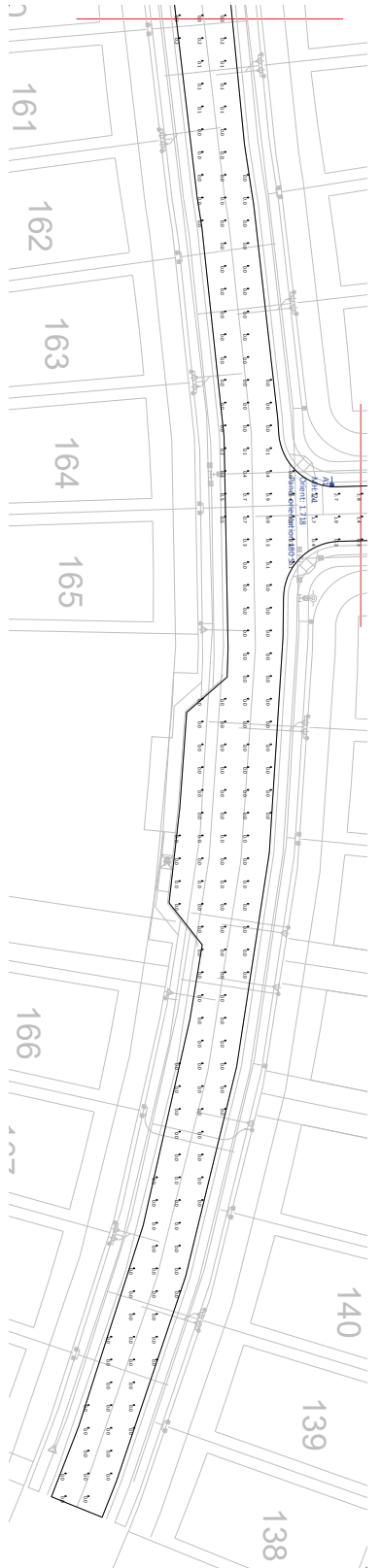
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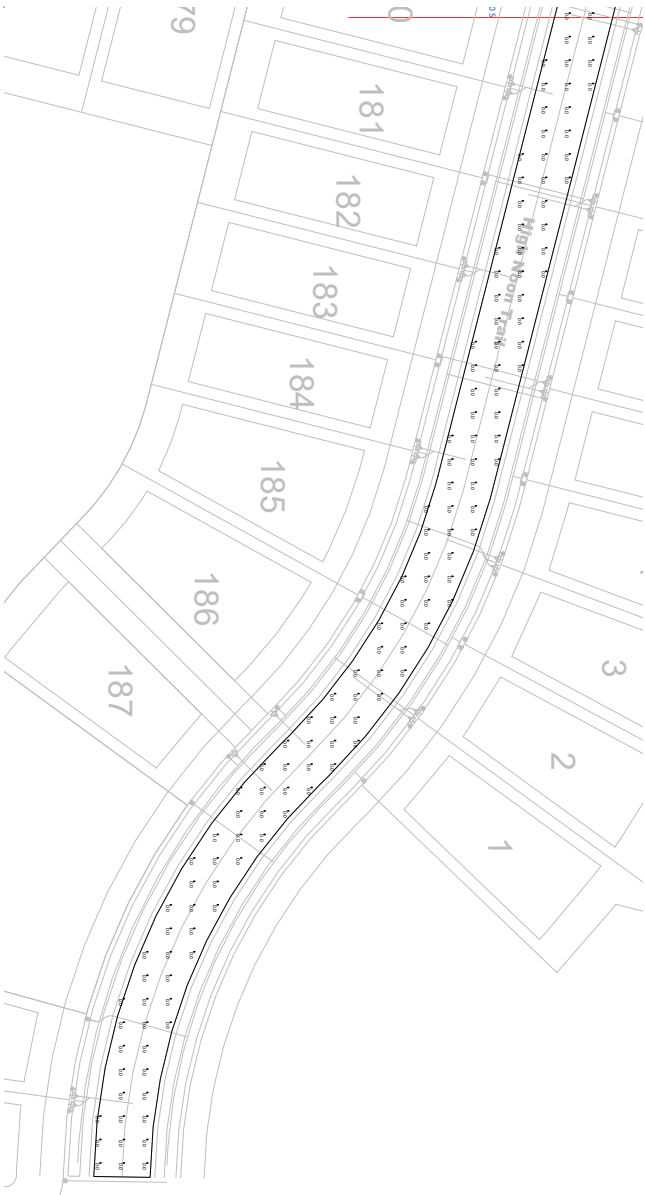
Scale: 1 inch = 25 Ft.



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Scale: 1 inch= 25 Ft.



Scale: 1 inch= 25 Ft.

## **Outdoor Solar Lighting Service Agreement (Summer Woods)**

This Outdoor Solar Lighting Service Agreement (the “**Agreement**”), is made and entered into as of \_\_\_\_\_, 2026 (the “**Effective Date**”) by and between **GIG FIBER, LLC**, a Delaware limited liability company (“**Company**”), whose mailing address is 2502 N. Rocky Point Dr., Suite 1050, Tampa, Florida 33607; Attn: Mr. John Ryan, and **SUMMER WOODS COMMUNITY DEVELOPMENT DISTRICT**, a local unit of special purpose government established pursuant to Chapter 190, Florida Statutes (the “**Customer**” or “**District**”), whose mailing address is 3434 Colwell Ave, Suite 200, Tampa, FL 33614.

### **RECITALS**

**WHEREAS**, Company is in the business of constructing, maintaining, servicing and operating Street Lights (as defined below) to residential communities and projects;

**WHEREAS**, Customer has been formed as a local unit of special purpose government under Chapter 190, Florida Statutes, to perform certain administrative and operational functions pertaining to streets, roads, common and drainage facilities and other infrastructure within the residential subdivision development known as “Summer Woods” located in Manatee County, Florida (the “**Community**”); and

**WHEREAS**, Customer and Company wish to enter into a service agreement for Street Lights for use in portions of the Community, as specified in this Agreement.

**NOW, THEREFORE**, in consideration of the mutual promises and obligations contained in this Agreement, and the covenants therein undertaken by or imposed upon the parties, Company and Customer each hereby agree as follows:

**1. Street Light Services.** For and in consideration of the mutual covenants set forth in this Agreement, Company agrees to provide solar street lighting services to Customer, and Customer agrees to engage Company, to provide lighting services with respect to the following outdoor solar lighting equipment systems: **One Hundred Sixty Nine MODERN AVE (169) Street Lights** (the exact locations of which are set forth in the Installation Plans attached hereto as **Exhibit “A”**), including all luminaires, storage batteries, support poles, lighting control equipment, hardware, and related equipment and fixtures (all of which, together with accessories, attachments, and replacement parts, shall be referred to collectively herein as the “**Street Lights**” and individually as a “**Street Light**”), according to design, installation and construction plans and specifications prepared by Company and approved by Customer (the “**Installation Plans**”).

**2. Term of Agreement; Installation.**

a. **Term.** Company agrees to install the Street Lights within 60 days from the execution of this Agreement, or at a mutually agreeable date between the parties, however, in no event shall the mutually agreeable date be later than one year following the execution of this Agreement, otherwise this Agreement shall be null and void and of no effect. The term of this Agreement shall commence upon the date that Company sends the first invoice for the Street Lights contemplated by this Agreement, and shall expire, unless sooner terminated as provided herein, twenty (20) years after the date that substantially all of the Street Lights have been installed and are operational in the Installation Site (defined herein) (the “**Term**”); provided, however, that Company shall send its first invoice no later than 30 days after the installation of the first Street Lights, and shall thereafter invoice on a monthly basis for the amounts due hereunder. The term of this Agreement shall automatically renew on the same terms, conditions and provisions, except as otherwise expressly provided herein, for two (2) consecutive periods of sixty (60) months each (each being referred to as a “**Renewal Term**” and collectively, the “**Renewal Terms**”) unless either Company or Customer gives written notice of non-renewal to the other at least sixty (60) days prior to the expiration of the Term, or any subsequent Renewal Term. The Term and each Renewal Term that comes into existence are sometimes collectively referred to in this Agreement as the “**Term**.” No Renewal Term shall come into existence if an Event of Default (defined herein) has occurred and is then continuing under this Agreement.

b. **Installation Site; License.** The Street Lights shall be installed at the following project, in the portions of the property owned by Customer: Summer Woods located in Manatee County, Florida (the “**Installation Site**”), according

to the Installation Plans. Upon satisfaction of the Conditions (as provided in Section 4 below), Company will promptly begin installation of the Street Lights on the Installation Site and complete installation with reasonable care and diligence, subject to Force Majeure (defined herein). Within a reasonable time prior to the installation of the Street Lights by Company, Customer shall stake the locations of the Street Lights on the Installation Site, at Customer's expense in accordance with the Installation Plans. During the Term of the Agreement, Customer grants to Company and to Company's agents, employees, contractors and assignees an irrevocable, non-exclusive license (the "**License**") for access to, on, over, under and across those portions of the Installation Site owned by the Customer for the purposes of (i) installing, constructing, maintaining, accessing, removing and replacing the Street Lights, and (ii) performing all of Company's obligations and enforcing all of Company's rights set forth in this Agreement. The term of the License shall continue until the date that is one hundred and twenty (120) days following the date of expiration or termination of this Agreement (the "**License Term**"). The parties acknowledge that to the extent any Street Lights are to be installed on property not owned by Customer, including but not limited to county roadways or property subject to or following dedication to Manatee County, Company shall rely on the rights provided on the plat and in favor of the public including street lights and/or public utilities. Customer's grant of the License hereunder is limited to property owned by Customer and does not extend to any property that has been or will be dedicated to or is otherwise owned by Manatee County or any other third party. During the License Term, Customer shall ensure that Company's rights under the License and Company's access to the Installation Site are preserved and protected. Customer shall not interfere, nor shall permit any third parties to interfere, with such rights or access. The Street Lights shall be used and operated only at the Installation Site and shall not be removed without the prior written consent of Company, in Company's sole and absolute discretion.

**3. Monthly Service Fees Escalations.** During the Term, Customer shall pay Company monthly service fees for the provision of street lighting by the Street Lights, in advance, as follows. Until the Service Fee escalation provided under subsection (a) below occurs, the service fee payable in each month of the Term shall be Fifty Dollars (\$50.00) for each installed and mechanically operational Street Light per month, together with all applicable sales, excise, rental, and use taxes (the "**Service Fee**"), such Service Fee to be prorated for periods less than one month. Regardless of the Term of this Agreement commenced on the Effective Date, no Service Fee shall be payable until a Street Light has been installed and mechanically operational. Service Fee shall be due and payable in equal monthly installments in advance on the first (1st) day of each calendar month of each Agreement Year of the Term. Customer agrees to pay the Service Fee and all other sums under this Agreement in accordance with the terms hereof, subject to Customer's rights under applicable law, including but not limited to the Local Government Prompt Payment Act. Any Service Fee payable by Customer to Company under this Agreement which is not paid within forty-five (45) days after the date due will be subject to a late payment charge to the extent permitted under the Local Government Prompt Payment Act, Sections 218.70 through 218.80, Florida Statutes, shall be subject to interest as provided in said Act.

a. **Service Fee Increases.** Effective as of the anniversary of the Effective Date in each Agreement Year (defined herein) of the Term, and each Renewal Term that comes into existence, Company shall have the right to increase the Service Fee paid based on the percentage increase of the Price Index (hereafter defined) over the previous Agreement Year, with an annual cap of a 4.5% increase. In making the calculation, Company shall compare the level of the Price Index as of the second month prior to the then-current Agreement Year to the level as of the second month prior to the previous Agreement Year to determine the rate of increase. The Service Fee shall never decrease by reason of the foregoing calculation. The term "**Price Index**" means the Consumer Price Index for "All Urban Consumers" published by the Bureau of Labor Statistics of the United States Department of Labor for the "South Region," and "All Items," (1982- 84 = 100) or any successor or substitute index, appropriately adjusted. The term "**Agreement Year**" shall mean successive periods of twelve (12) consecutive months, beginning on the Effective Date, throughout the Term and any Renewal Terms that come into existence.

b. **Payment Coupon Books.** Company, in its sole discretion, may invoice Customer for an entire Agreement Year by issuance of a coupon book for monthly payments. In such event, the coupons shall state (i) the Service Fee due, (ii) any additional charges incurred by Customer under this Agreement (such as sales, excise, or other taxes), and (iii) the total amount due from Customer. Customer's obligation to timely pay amounts due under this Agreement shall not be affected by the failure of Company to issue a coupon book or any other invoice, or any inaccuracy in any coupon book or invoice if issued.

c. **Reserved.**

d. **Taxes.** If Applicable, Customer shall either pay or reimburse Company for all Taxes (as hereafter defined) assessed on the services or the Street Lights, including without limitation any tangible personal property taxes on the Street Lights levied by any governmental authority, provided that Company provides Customer with copies of all tax bills and assessments at least thirty (30) days prior to the due date, and further provided that as a governmental entity, Customer may be exempt from certain taxes and shall not be required to pay any taxes from which it is exempt under applicable law. Such failure shall not be considered a material breach; however, Company will be responsible for any late fees incurred as a result of such failure. For purposes of this Section 3(d), “**Taxes**” means any federal, state, and local taxes, regulatory fees, surcharges or other similar charges, but shall not include any income taxes or similar taxes imposed on Company’s revenues due to the services performed pursuant to this Agreement, which shall be Company’s responsibility. Customer shall show Company as the owner of the Street Lights on all tax reports or returns and deliver to Company a copy of each report or return and evidence of Customer’s payment of Taxes upon request. Customer and Company intend for U.S. federal income tax purposes that this Agreement will be treated as a “service contract,” pursuant to Section 7701(e)(3) of the Internal Revenue Code of 1986, as amended (the “Code”), and neither Customer nor Company shall take any position to the contrary unless required to do so pursuant to a “determination” within the meaning of Section 1313(a) of the Code.

**4. Conditions to Company Obligations.** Company’s obligations under this Agreement are conditioned upon (“**Conditions**”): (a) Company, and at Company’s sole cost and expense, requesting and receiving all necessary licenses, franchises, zoning, land use and other governmental approvals, and building permits necessary for the work described in this Agreement; (b) Company’s receipt of written confirmation from any party holding a mortgage, lien, or other encumbrance on the Installation Site, including to the extent the Installation Site includes property owned by Customer, the recordation of a grant of easement substantially in the form attached hereto as **Exhibit “B”** (the “**Easement Agreement**”) in the public records of the county of the Installation Site If Company determines that the Conditions cannot be satisfied without expense, consumption of time, or liability to Company, Company may terminate this Agreement upon ten (10) days written notice to Customer without liability for costs or damages or triggering a default under this Agreement.

**5. Change Orders.** The Street Lights shall be configured and installed pursuant to a final design sketch prepared by Company, with the approval (not to be unreasonably withheld, conditioned or delayed) of Customer. Any change order (“**Change Order**”) requested by Customer shall be subject to the reasonable prior approval of Company, and agreement of the parties regarding additional cost and effect on the estimated date of completion and the Effective Date. If approved by Company, the final design sketch shall be revised at Customer’s expense, and 100% of the cost of the Change Order shall be paid to Company by Customer in cash in advance as a condition of any such Change Order.

**6. Damages During Construction.** For any damage or loss that occurs during the construction or development of the Installation Site, Customer shall be responsible for all costs incurred to repair, replace, or relocate any Street Light damaged by Customer, its agents, employees, or authorized representatives.

**7. Customer Information and Preparation; Indemnification.** Customer shall locate and advise Company, through the provision of an accurate map and other necessary written descriptions provided from the developer of the project, of the exact location of all underground facilities or equipment, including, but not limited to sanitary and storm water facilities, potable and irrigation water pipes and wells, septic tanks, swimming pool equipment, sprinkler systems, conduits, cables, valves, lines, fuel storage tanks, storm drainage systems, and any other buried underground facilities or equipment (collectively, “**Underground Facilities**”) at the Installation Site at least ten (10) days prior to the commencement of any work by Company at the Installation Site. Any and all cost or liability for damage to Underground Facilities caused by Company and resulting from the furnishing, design, installation, operation, maintenance or removal of the Street Lights that was not properly identified by Customer, as described under this Paragraph, shall be paid by Customer.

**8. Environmental Attributes and Environmental Incentives.** Company is and shall be the owner of all Environmental Attributes and Environmental Incentives (defined herein) and is entitled to the benefit of all Tax Credits (defined herein), and Customer’s rights to services in connection with the Street Lights under this Agreement does not include Environmental Attributes, Environmental Incentives or the right to Tax Credits or any other attributes of ownership and operation of the Street Lights, all of which shall be retained by Company. Customer shall cooperate with Company in

obtaining, securing and transferring all Environmental Attributes and Environmental Incentives and the benefit of all Tax Credits, including by using the electric energy generated by the Street Lights in a manner necessary to qualify for such available Environmental Attributes, Environmental Incentives and Tax Credits. In the event that any Environmental Incentives are improperly paid directly to Customer rather than to Company, Customer shall immediately pay such amounts over to Company. “**Environmental Attributes**” means any and all credits, benefits, emissions reductions, offsets, and allowances, howsoever entitled, attributable to the Street Lights, including any avoided emissions of pollutants to the air, soil or water such as sulfur oxides (SOx), nitrogen oxides (NOx), carbon monoxide (CO) and other pollutants. Environmental Attributes include carbon trading credits, renewable energy credits or certificates, emissions reduction credits, and similar matters. “**Environmental Incentives**” means any credits, rebates, subsidies, payments or other incentives that relate to the use of technology incorporated into the Street Lights, environmental benefits of using the Street Lights, or other similar programs available from any utility or other regulated entity or any Governmental Authority.

**9. Non-Standard Service Charges.** Customer shall pay all costs associated with any additional Company facilities and services that are required due to governmentally required and/or customer-requested change in the design and installation plans and specifications, and for one of the following items: light rotations and light pole relocations, installation of protective shields, bird deterrent devices, light trespass shields, and any devices required by local ordinances or regulations to control the level or duration of illumination, including any associated planning and engineering costs (“**Non-Standard Services**”). Company will bill Customer for all Non-Standard Services with the next installment of monthly Service Fee due from Customer.

**10. Maintenance and Repairs; No Alterations.**

a. Customer Maintenance. Customer shall be responsible for regular cleaning of the solar panels on each Street Light, at Customer’s expense, according to industry standard best practices for cleaning, and in accordance with the Streetleaf Cleaning Guide, attached as **Exhibit “C”**, which may be updated from time to time. Company shall perform all other maintenance and repairs to the Street Lights and related equipment. Company shall not be responsible for, or liable to Customer for any loss, damage, or expense of any kind or nature arising from Customer’s failure to perform regular cleanings of the solar panels.

b. Excluding damages related to Section 6, if any Street Light is destroyed, damaged, suffers a casualty, or requires repairs (other than for normal wear and tear), Company shall be required to repair or replace any damaged and/or destroyed Street Lights. Customer shall be liable for the cost to repair or replace any Street Light, up to a maximum of \$20,000 each “Agreement Year” (“**Customer Cap**”). Once the Customer has incurred costs equal to the Customer Cap, Company shall be liable for the cost to repair or replace any Street Light exceeding the Customer Cap for the remainder of the Agreement Year. Notwithstanding the foregoing, to the extent any damage to a Street Light was directly caused by a party’s negligence or willful misconduct, such party will be responsible for the cost to repair or replace such Street Light, based on comparative fault principles under Florida law, regardless of whether the Customer Cap has been reached. Company shall be responsible for the cost to repair or replace any Street Lights due to normal wear and tear. The parties acknowledge that the Customer Cap shall only apply to the costs and damages incurred under this Section 10(b).

c. Without limiting Company’s maintenance and repair obligations described in this Agreement, Company does not guaranty or warranty 100% reliability of the Street Lights, or continuous lighting within the Street Light system, and will not be liable to any person or entity for damages (including special, incidental, consequential, or punitive damages) related, directly or indirectly, to any interruption, deficiency or failure of any Street Light or Street Lights. Customer shall not make any alterations or repairs to the Street Lights without Company’s prior written consent, in Company’s sole discretion, and any damage or loss to the Street Lights caused by any unauthorized alterations shall be the sole responsibility of Customer.

d. In no event shall Customer place upon or attach to the Street Lights any sign or device of any nature, or place, install or permit to exist, anything, including trees, vines or shrubbery, which would interfere with the Street Lights or tend to create an unsafe or dangerous condition. Company is hereby granted the right to remove, without liability, anything placed, installed, or existing in violation of this paragraph. Company may, at any time, substitute any component of the Street Lights installed hereunder with a component of at least equal capacity and efficiency by a manufacturer or supplier of Company’s choice. Company reserves the right to interrupt service to any of the Street

Lights at any time for a reasonable time period in connection with any necessary maintenance or repairs for which Company is responsible, but no longer than is necessary to perform such maintenance or repairs.

**e. NOTWITHSTANDING ANYTHING TO THE CONTRARY IN THIS AGREEMENT, THE COMPANY WARRANTS THAT THE STREET LIGHTS SHALL BE NEW, AND THAT THE STREET LIGHTS AND THE STREET LIGHT INSTALLATION AND DESIGN SHALL BE OF GOOD QUALITY, FREE FROM FAULTS AND DEFECTS, CONSISTENT WITH APPLICABLE LAW (INCLUDING BUT NOT LIMITED TO APPLICABLE WIND SPEED REQUIREMENTS), AND OF MERCHANTABLE QUALITY.**

**11. Insolation; Vegetation Control.** Customer understands that unobstructed access to sunlight (“**Insolation**”) is essential for the proper performance of the Street Lights and a material term of this Agreement. Customer shall not in any way cause and, where possible, shall not in any way permit any interference with the Street Lights’ Insolation (by tree trimming, landscape installation, construction of improvements, or otherwise). If Customer becomes aware of any activity or condition that could diminish the Insolation to the Street Lights, Customer shall notify Company immediately and shall cooperate with Company in preserving the Street Lights’ existing Insolation levels. Customer agrees to perform clearing, stump grubbing, tree trimming and other vegetation control using qualified personnel, at Customer’s sole expense, to allow installation and operation of the Street Lights, including any vegetation that obstructs easement areas or drainage for the Street Lights.

**12. Outage Notification; Vandalism.** Customer shall be responsible for monitoring the function of the Street Lights and shall notify Company promptly in writing of any Street Light malfunctions and outages. Company shall have thirty (30) calendar days to investigate and resolve any Street Light that is non-operational. If Company is unable to remedy the issue with respect to any non-operational Street Light within such thirty (30) calendar day period, Company shall so notify Customer in writing, and shall include a summary of the issue, description of Company’s approach to remedying the issue, and the Company’s anticipated timeline. If Company is unable to fix the applicable Street Light within the thirty (30) calendar day period after receiving written notice of the non-operational Street Light from Customer, no Service Fee must be paid by Customer with respect to such Street Light for the applicable month following the expiration of the thirty (30) day period and for each subsequent month until Company has resolved the issue and the applicable Street Light becomes operational. Except as otherwise provided for herein, costs incurred in connection with fixing a non-operational Street Light shall be borne by Company. Notwithstanding the foregoing, if any Street Light is destroyed, damaged, suffers a casualty, or requires repairs, so long as such damage was not solely caused by the Company’s negligence or willful misconduct, Customer shall be liable for the cost to repair or replace any such Street Lights, up to \$25,000 per incident, and, otherwise, Company shall bear the cost of any such repairs or replacements. Notwithstanding anything to the contrary in this Agreement, the District’s liability for replacing Street Lights damaged by an event not caused directly by Customer or its employees, agents, contractors or subcontractors shall not exceed \$25,000 per incident. At Company’s discretion, Company may install a luminaire protective shield to protect any Street Lights repaired or replaced as a result of vandalism. For avoidance of doubt, if one or more Street Lights is not operational, such failure of Street Lights to operate shall not be an Event of Default under this Agreement, provided however that the Company satisfies the conditions of this paragraph (including but not limited to the timing provisions set forth above) and the other terms of this Agreement.

**13. Chronic Outage and Maintenance Failure Remedies.** If at any time during any consecutive six (6) month period: (i) twenty percent (20%) or more of the total installed Street Lights are non-operational for more than sixty (60) consecutive days, or (ii) the same Street Light becomes non-operational three (3) or more occurrences for a period of more than seven (7) days per occurrence due to equipment failure or maintenance issues (excluding damage caused by Customer, third parties, or force majeure events), which are not the result of any act or omission of the Customer, then Customer may provide Company with written notice of such chronic outage condition (“**Chronic Outage Notice**”). Upon receipt of a Chronic Outage Notice, Company shall have ninety (90) days to remedy the chronic outage condition and provide Customer with a written remediation plan detailing preventive measures to avoid future chronic outages. If Company fails to remedy the chronic outage condition within such ninety (90) day period, then: (a) as already set forth in and consistent with Section 3, Customer shall have no obligation to pay Service Fees for any non-operational Street Lights, and (b) if the specified chronic outage condition continues for more than ninety (90) days after the Chronic Outage Notice, then such condition shall constitute an Event of Default, and Customer may terminate this Agreement pursuant to Section 19.b.

**14. Ownership of Street Lights.** The Street Lights shall remain Company's personal property, notwithstanding the manner or mode of its attachment to the Installation Site, and shall not be deemed a fixture to the Installation Site.

**15. Insurance.** Customer shall maintain general liability insurance covering any injury or damage to persons or property (other than the Street Lights), including death of persons, resulting, directly or indirectly, from the negligent conduct of Customer, its employees, contractors, agents, or invitees, with minimum coverage of \$1,000,000 per occurrence and \$2,000,000 aggregate, through insurance companies rated A or better by A.M. Best. The policy shall name Company as an additional insured. Customer shall periodically provide Company with a certificate showing such insurance to be in effect, including any renewals of such insurance from time to time. Company shall maintain a minimum property insurance policy with coverage limits sufficient to cover the full replacement cost of the Street Lights provided by an insurance carrier with a minimum rating of A or equivalent by A.M. Best or other recognized rating agency. The Company's property insurance policy shall cover losses arising from the following events: fire, theft, vandalism, and high wind events. The policy shall specifically exclude damages caused by a) earth movement, b) governmental action, c) nuclear hazard, d) war and military action, e) flood, surface water, waves, tides, tidal water, overflow of any body of water, or spray from any of these, all whether or not driven by wind (including storm surge), f) fungi, wet rot and dry rot, or g) virus, bacterium or other microorganism, unless otherwise agreed to in writing by the Company. Upon request by Customer, Company shall provide Customer with a certificate showing such insurance to be in effect, including any renewals of such insurance from time to time. As the owner of the Street Lights, in the event of any property damage to the Street Lights not covered by the property insurance contemplated herein, and except for damages for which the District is expressly made responsible for under this Agreement, Company shall bear responsibility for the cost to repair or replace any such Street Lights.

**16. INDEMNIFICATION.**

**Indemnification from Company.** To the fullest extent permitted by law, and in addition to any other obligations of Company under the Agreement or otherwise, Company shall indemnify, hold harmless, and defend the Customer and its, supervisors, staff, officers, consultants, agents, subcontractors and employees of each and any of all of the foregoing entities and individuals (together, "**Customer Indemnitees**") from all claims, liabilities, damages, losses and costs, including, but not limited to, reasonable attorney's fees, to the extent caused, in part or in whole, by the negligence, recklessness, or intentionally wrongful misconduct of the Company, or any subcontractor, supplier, or any individual or entity directly or indirectly employed or used by the Company to perform any of the construction, installation, maintenance, or service to the Street Lights. In the event that any indemnification, defense or hold harmless provision of this section is determined to be unenforceable, the provision shall be reformed to give the provision the maximum effect allowed by Florida law and for the benefit of the Customer Indemnitees. The Company shall ensure that any and all subcontractors, and suppliers, include this express paragraph for the benefit of the Customer Indemnitees. This section shall survive any termination of this Agreement.

**Indemnification from Customer.** To the fullest extent permitted by law (but without waiving any limitations of liability set forth in Section 768.28, Florida Statutes or similar law), and in addition to any other obligations of Customer under the Agreement or otherwise, Customer shall indemnify, hold harmless, and defend the Company and its, officers, consultants, agents, subcontractors and employees of each and any of all of the foregoing entities and individuals (together, "**Company Indemnitees**") from all claims, liabilities, damages, losses and costs, including, but not limited to, reasonable attorney's fees, to the extent caused, in part or in whole, by the negligence, recklessness, or intentionally wrongful misconduct of the Customer, or any subcontractor, supplier, or any individual or entity directly or indirectly employed or used by the Customer. In the event that any indemnification, defense or hold harmless provision of this section is determined to be unenforceable, the provision shall be reformed to give the provision the maximum effect allowed by Florida law and for the benefit of the Company Indemnitees. The Customer shall ensure that any and all subcontractors, and suppliers, include this express paragraph for the benefit of the Company Indemnitees. This section shall survive any termination of this Agreement.

**17. Assignment.** This Agreement shall inure to the benefit of, and be binding upon, the respective heirs, legal representatives, successors and assigns of the parties hereto, subject to the following provisions. Company may, with the prior written consent of Customer (which consent shall not be unreasonably withheld, conditioned or delayed), assign this Agreement, and all right, title and interest of Company in and to the Street Lights, and all Service Fees and other sums due or to become due under this Agreement, provided however that Company may only assign its rights and

obligations to another company that is otherwise in the business of constructing, maintaining, servicing and operating Street Lights to residential communities and projects, and is otherwise capable of fulfilling such obligations of the Company under this Agreement, and only after providing the Customer with 30 days prior written notice of assignment along with evidence to support the fact that the assignee satisfies the requirements of this Agreement. Customer's consent shall be deemed granted if Customer does not respond within 30 days of receiving Company's written notice and supporting evidence, provided however, that the Company shall explicitly be permitted to enter into subordination, non-disturbance and attornment agreements with Company's Financing Parties (defined below) and Customer shall cooperate with the execution of such. Any bank or other lending institution to which this Agreement may be assigned or pledged from time to time by Company (collectively, "**Company's Financing Parties**") shall not be obligated to perform any duty, covenant or condition required to be performed by Company which arose prior to the date of the assignment, nor shall Company's Financing Parties be responsible for any Security Deposit paid by Customer under this Agreement; provided however, that any assignment to Company's Financing Parties shall not relieve Company of its rights and obligations hereunder, unless otherwise agreed to in writing by the Parties. Customer may assign or transfer this Agreement only with Company's prior written consent, in its sole discretion. Any approved assignee shall be substituted herein with respect to all Customer rights and obligations, but the initial Customer shall not be released from the obligations of this Agreement. Customer shall not create or suffer or permit to be created any lien of any kind upon the Street Lights and will immediately remove and procure the release of any lien, voluntary or involuntary, attached to the Street Lights, unless such lien is caused by Company. Customer will give Company immediate written notice of the seizure by process of law or otherwise of any of the Street Lights. Company shall not create or suffer or permit to be created any lien of any kind upon the Community and will immediately remove and procure the release of any lien, voluntary or involuntary, attached to the Community.

**18. Financing.** The Parties acknowledge that Company may obtain short or long-term financing or other credit support from Company's Financing Parties, which may include persons or entities providing construction or permanent financing to Company in connection with construction, ownership, operation and maintenance of the Street Lights, as well as any person to whom Company has transferred the ownership interest in the Street Lights, subject to a leaseback of the Street Lights from such person. Customer and Company agree in good faith to consider and to negotiate changes or additions to this Agreement that may be reasonably requested by Company's Financing Parties from time to time; provided, that such changes do not alter the fundamental economic terms of this Agreement. In connection with an assignment pursuant to Section 17, Customer agrees to execute any consent, estoppel, subordination, or acknowledgement in form and substance reasonably acceptable to Company's Financing Parties. The parties further acknowledge that in connection with any financing or other credit support provided to Company or its affiliates by Company's Financing Parties, such Financing Parties may require that Company or its affiliates appoint a third party to act as backup or successor provider of operation and maintenance services with respect to the Street Lights and/or administrative services with respect to this Agreement (the "**Successor Provider**"). Customer agrees to accept performance from any Successor Provider so appointed, so long as such Successor Provider performs in accordance with the terms of this Agreement.

**19. Default and Remedies.**

a. An "**Event of Default**" exists under this Agreement if:

1. The Customer fails to make a payment of money due under the Agreement and does not cure the failure within fifteen (15) days after receiving written notice, delivered via United States Postal Service, in person or via overnight courier, of the default from the Company;

2. Except as provided for in Section 17, Section 18, and Section 20, a party removes or attempts to remove, transfer, sell, encumber, or part with possession of the Street Lights from the Installation Site; or

3. A party files a petition for adjudication as a bankrupt or insolvent, or for its reorganization or for the appointment of a receiver or trustee of such party's property; the filing of a petition against a party for adjudication as a bankrupt or insolvent, or for its reorganization or for the appointment of a receiver or trustee of a party's property and the failure to discharge or dismiss any such proceedings within sixty (60) days from its filing; an assignment by a party for the benefit of creditors; or the taking possession of the Installation Site, or any other property of a party, by any governmental office or agency pursuant to statutory authority for the dissolution or liquidation of a party.

4. Notwithstanding an Event of Default under 19(a)(1) by Customer, if either party fails to meet or perform any term, provision, covenant, agreement, or obligation under this Agreement and does not cure the failure within thirty (30) days after receiving written notice of the default from the other party; provided, if the failure cannot reasonably be cured within the thirty (30) day period and the defaulting party commences to cure within the thirty (30) day period and diligently completes the cure, an Event of Default does not exist unless the failure is not cured within sixty (60) days after the defaulting party receives the written notice of default.

b. If an Event of Default by either party occurs, the other party may terminate, for cause, by doing any of the following, individually or cumulatively:

1. Terminate this Agreement by giving fifteen (15) days' written notice to the defaulting party;
2. Bring action against the defaulting party;
3. Seek any other available legal or equitable remedy.

**20. Disposition of Street Lights at Expiration or Termination of Agreement.** Upon the expiration or earlier termination of this Agreement, Company shall have the right and obligation to remove the Street Lights, no later than one hundred twenty (120) days after the expiration or termination of the Agreement (“**Removal Date**”). Any removal shall be at Company’s expense, unless the termination is due to an Event of Default by Customer. If Company elects to remove the Street Lights, then, excluding ordinary wear and tear, the Installation Site shall be returned to its original condition following the removal of the Street Lights, including any mounting pads or other support structures and Company shall leave the Installation Site in reasonably restored condition. In such event, Customer shall provide sufficient space for the temporary storage and staging and parking for vehicles and trailers reasonably necessary during Street Light removal. The provisions contained in this Section shall survive the expiration or other termination of this Agreement.

**21. Representations, Warranties, and Covenants.** Each party represents and warrants to the other as of the Effective Date: such party is duly organized, validly existing and in good standing under the laws of the jurisdiction of its formation; the execution, delivery and performance by such party of this Agreement have been duly authorized by all necessary corporate, partnership or limited liability company action, as applicable, and do not and shall not violate any law; and this Agreement is valid obligation of such party, enforceable against such party in accordance with its terms. Customer represents and warrants to Company that neither the execution and delivery of this Agreement by Customer, nor the performance by Customer of any of its obligations under this Agreement, conflicts with or will result in a breach or default under any agreement or obligation to which Customer is a party or by which Customer or the Installation Site is bound. Customer further represents and warrants that the execution of this Agreement has been duly authorized by the District’s board in accordance with applicable law, including but not limited to Chapter 190, Florida Statutes.

**22. Force Majeure.** Notwithstanding any of the foregoing provisions of this Agreement to the contrary, Company shall be entitled to extend the time of installation of the Street Lights by one day for each day Company is delayed by a Force Majeure event. “**Force Majeure**” shall mean acts of God, strikes, lockouts, labor troubles, restrictive governmental laws, or regulations or other cause, without fault and beyond the reasonable control of Company.

**23. True Lease Instrument.** Solely for the purpose of the Florida Uniform Commercial Code (“**UCC**”), Customer and Company intend that this Agreement constitutes a “true lease” under the UCC and not a Disguised Security Interest (as defined below). Company has and shall have title to the Street Lights at all times. Customer acquires no ownership, title, property, right, equity or interest in the Street Lights other than its interest under this Agreement, solely as lessee (as such term is used in the UCC), and subject to all the terms and conditions of this Agreement. “**Disguised Security Interest**” means a sale of the Street Lights subject to a security interest under Article 9 of the UCC to secure the purchase price of the Street Lights.

**24. Recordation.** This Agreement shall not be recorded in any public records; provided, however, that Company and Customer agree to execute, simultaneously with the execution of this Agreement, a Memorandum of

Outdoor Solar Lighting Service Agreement in the form attached as **Exhibit "D"**. Such Memorandum of Agreement shall be recorded by Company at its expense promptly after the Conditions are satisfied, as provided in Section 4 above.

**25. Miscellaneous.** The recitals as set forth above are agreed to be true and correct and incorporated herein by this reference. All notices, demands and requests which must or may be given, demanded or requested by either party to the other shall be in writing, and shall be deemed given (a) on the date personally delivered, (b) one (1) business day after deposit with a nationally recognized overnight courier delivery service such as FedEx or UPS, or (c) three (3) business days after the date deposited in the United States registered or certified mail, postage prepaid, addressed to the party for which intended at their respective addresses as first set forth above, or at such other place as either party may designate from time to time in a written notice (provided however that any notice of change of address for a party shall be effective only upon actual receipt by the other party). If any action or proceeding relating to this Agreement or the enforcement of any provision of this Agreement is brought against any party hereto, the prevailing party shall be entitled to recover reasonable attorneys' fees, costs and disbursements (in addition to any other relief to which the prevailing party may be entitled). This Agreement shall be construed in accordance with and governed by the laws of the State of Florida (without regard to conflict of laws rules). Venue for any action or proceeding brought by either party to this Agreement shall lie exclusively in a state or federal court of competent jurisdiction sitting in the county in which the Installation Site is located. This Agreement shall not be recorded in any public records; provided, however, on the date hereof, Company and Customer shall execute a Memorandum of Agreement in a form provided by Company to be recorded by Company at its expense promptly after the Conditions are satisfied. No delay or failure by Customer or Company to exercise any right under this Agreement shall constitute a waiver of that or any other right, unless otherwise expressly provided herein. This Agreement may be executed in counterparts, each of which when taken together shall constitute one instrument. This Agreement does not create the relationship of principal and agent, or of partnership, joint venture, or of any association or relationship between Company and Customer. All preliminary and contemporaneous negotiations are merged into and incorporated in this Agreement. This Agreement contains the entire agreement between the parties and shall not be modified or amended in any manner except by an instrument in writing executed by the parties hereto. CUSTOMER AND COMPANY HEREBY KNOWINGLY AND VOLUNTARILY WAIVE TRIAL BY JURY IN ANY ACTION, PROCEEDING, OR COUNTERCLAIM BROUGHT BY EITHER PARTY AGAINST THE OTHER ON ANY MATTERS ARISING OUT OF OR IN ANY WAY CONNECTED WITH THIS AGREEMENT. THE PARTIES ACKNOWLEDGE AND AGREE THAT SUCH WAIVER IS A MATERIAL INDUCEMENT TO EACH OF THEM IN ENTERING INTO THIS AGREEMENT.

**26. Public Records.** As required under Section 119.0701, Florida Statutes, Company shall (a) keep and maintain public records required by the Customer in order to perform the service, (b) upon request from the Customer's custodian of public records, provide the Customer with a copy of the requested records or allow the records to be inspected or copied within a reasonable time at a cost that does not exceed the cost provided by law, (c) ensure that public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law for the duration of this Agreement term and following completion of this Agreement if the company does not transfer the records to Customer, (d) meet all requirements for retaining public records and transfer, at no cost, to the Customer all public records in possession of the Company upon termination of this Agreement and destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the Customer in a format that is compatible with the information technology systems of the Customer.

IF THE COMPANY HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE COMPANY'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT:

**(941) 748-4501, OR BY EMAIL AT [CLERKSCOPYCENTER@MANATEECLERK.COM](mailto:CLERKSCOPYCENTER@MANATEECLERK.COM), OR BY REGULAR MAIL AT 1112 MANATEE AVE W BRADENTON, FLORIDA 34205.**

**27. Florida Sales Tax.** Company acknowledges that the Customer is a local unit of special purpose government established pursuant to Chapter 190, Florida Statutes, and is exempt from the Florida Sales and Use Tax, and shall not charge the Customer any Florida Sales and Use Tax for the work.

**28. Scrutinized Companies.** Pursuant to Section 287.135, Florida Statutes, Company represents that in entering into this Agreement, the Company has not been designated as a “scrutinized company” under the statute and, in the event that the Company is designated as a “scrutinized company”, the Company shall immediately notify the Customer whereupon this Agreement may be terminated by the Customer.

**29. LIMITATIONS ON GOVERNMENTAL LIABILITY.** Nothing in this Agreement shall be deemed as a waiver of immunity or limits of liability of the Customer beyond any statutory limited waiver of immunity or limits of liability which may have been adopted by the Florida Legislature in Section 768.28, Florida Statutes, or other statute, and nothing in this Agreement shall inure to the benefit of any third party for the purpose of allowing any claim which would otherwise be barred under the Doctrine of Sovereign Immunity or by operation of law.

**30. COMPLIANCE WITH GOVERNMENTAL REGULATION.** The Company shall keep, observe, and perform all requirements of applicable local, State and Federal laws, rules, regulations, ordinances, permits, licenses, or other requirements or approvals. Further, the Company shall notify the District in writing within five (5) days of the receipt of any notice, order, required to comply notice, or a report of a violation or an alleged violation, made by any local, State, or Federal governmental body or agency or subdivision thereof with respect to the services being rendered under this Agreement or any act or omission of the Company or any of its agents, servants, employees, or material men, or appliances, or any other requirements applicable to provision of services. Additionally, the Company shall promptly comply with any requirement of such governmental entity after receipt of any such notice, order, request to comply notice, or report of a violation or an alleged violation.

**31. E-Verification.** Company agrees to comply with the provisions of Sections 448.095(1) and (2), Florida Statutes (the “Act”), for as long as Company has any obligations under this Agreement, including, but not limited to, registering with and using the E-Verify System of the United States Department of Homeland Security to verify the work authorization status of all employees hired by Company on or after January 1, 2021. If the Customer has a good faith belief that the Company has violated Section 448.09(1) or (2), Florida Statutes, the Customer may terminate this Agreement as required by Section 448.095(2)(c), Florida Statutes; provided, however, that Customer shall have previously given Company not fewer than thirty (30) days written notice and an opportunity either (1) to provide reasonable evidence to Customer of Company’s actual compliance with the Act, or (2) to cure the alleged non-compliance specified in Customer’s notice; provided, however, that if Company commences a cure within such thirty (30) day period and thereafter diligently prosecutes the cure, Company shall have such additional time as may be necessary to complete the cure in the exercise of continuing diligent efforts.

**32. Public Facilities.** Company and Customer acknowledge and agree that the Street Lights will be located in public right of ways and shall be available for the general public as required by the Customer’s bond covenants for the public tax-exempt bonds issued by Customer.

**33. Early Termination.** For a period of six (6) years following the Effective Date, the Customer shall not have any right to terminate the Agreement without cause or for convenience. Following the six (6) year anniversary of the Effective Date, Customer, in its sole discretion, may terminate this Agreement at any time thereafter, without cause or for convenience, by providing at least ten (10) days prior written notice to the Company (the “**Early Termination Notice**”). The Agreement shall then be terminated at the expiration of the ten (10) day period following the Early Termination Notice (the “**Termination Date**”). As consideration for the right to terminate this Agreement pursuant to this Section, the Customer, as the terminating party shall, upon furnishing the Early Termination Notice to the Company, pay the Company a termination fee as calculated in Section 33(a) or 33(b), as measured from the Effective Date to the Termination Date (the “**Termination Fee**”). For the purposes of calculating the Termination Fee, the Service Fee shall: (i) be the at the current rate of the Service Fee as of the Termination Date, and (ii) the number of months remaining in the Term shall include the month containing the Termination Date. The Parties acknowledge and agree that the Termination Fee is a reasonable estimate of the anticipated or actual harm that may arise from such termination, and hereby expressly waive the right to subsequently challenge the Termination Fee as unreasonable. Should the Customer elect to terminate the Agreement under this section, the Termination Fee is the Customer’s sole liability and entire obligation, and the Company’s exclusive remedy for the Customer’s termination under this Section. Early Termination under this Section shall not affect, in any way, the ownership of the Street Lights, which the Parties expressly acknowledge and agree shall remain the sole and exclusive property of the Company. The Company shall remove the Street Lights on or before the Removal Date pursuant to Section 20 of this Agreement. The Termination Fee shall be calculated as follows:

- (a) Month 73 to 132.  $((\text{Service Fee}) \times (\text{Number of months remaining in the Term}) \times (0.75))$
- (b) Month 133 to 240.  $((\text{Service Fee}) \times (\text{Number of months remaining in the Term}) \times (0.8))$

*[Signature pages follow immediately]*

*[Signature Page for Company]*

Signed, sealed and delivered  
in the presence of:

**WITNESSES**

**“COMPANY”**

**GIG FIBER, LLC,**  
a Delaware limited liability company

Sign: \_\_\_\_\_  
Print: \_\_\_\_\_

By: \_\_\_\_\_  
Name: John M. Ryan  
Its: Manager

Sign: \_\_\_\_\_  
Print: \_\_\_\_\_

*[Signature Page for Customer]*

Signed, sealed and delivered  
in the presence of:

**WITNESSES**

**“CUSTOMER”**

**SUMMER WOODS COMMUNITY  
DEVELOPMENT DISTRICT**, a local unit of  
special purpose government established pursuant  
to Chapter 190, Florida Statutes

Sign: \_\_\_\_\_  
Print: \_\_\_\_\_


By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Its: \_\_\_\_\_

Sign: \_\_\_\_\_  
Print: \_\_\_\_\_

# Exhibit "A"

## Description of Installation Site

### Installation Site



Scale: 1 inch= 100 Ft.

**Lighting Plan Notes & Staking Requirements:**  
 Light System to be installed AVE T2  
 Light System will be mounted on:  
 Direct-bury Aluminum pole  
 Fixture will be mounted at: 21' above the grade  
 Light pole will be installed: 4ft Back of Curb  
 Light pole clearance from any fire hydrant must be: 4 ft minimum  
 Light pole clearance from any tree must be: 10ft minimum  
 Poles to be installed directly behind sidewalk in cul-de-sac or other areas where adequate green space of min 4' BOC is not available.  
 -The customer is responsible for staking each light pole location. The customer signature on this photometric design is recognized as the acceptance of the Design Signature: \_\_\_\_\_  
 Date: \_\_\_\_\_

**LIGHTING PARAMETERS:**


Luminaire Schedule	Qty	Arrangement	LF	Description	Am Watts	Am Lum Lumens	Mounting Height
AVE T2	45	3x30	0.000	AVE T2.5-30W 3000K	30,000	4,500	21

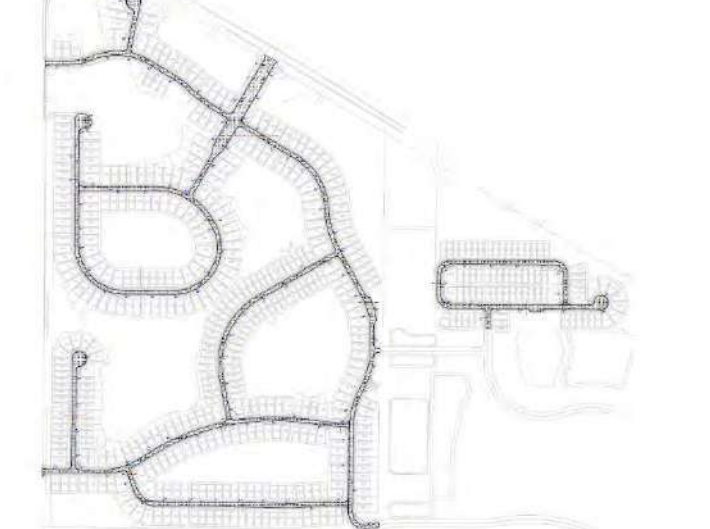
Calculation Summary	Meth	Req	Max	Min	Avg/Min	Max/Min	Grid #	#Poles	#Sects
Electric Shock (ft)	14	12.5	2.1	2.9	4.6	11.00	0	45	15

**Target Requirement:**  
 Local (Low) : 0.47 C.AVG & 6:1 AVG/MIN or better - Achieved

Drawn by: JLD  
 Date: 08-29-2024  
 Rev: 0  
 Page 1 of 6



Summer Woods CDD - SW2



Scale: 1 inch= 200 Ft.

**Lighting Plan Notes & Staking Requirements:**  
 Light System to be installed AVE T2  
 Light System will be mounted on:  
 Direct-bury Aluminum pole  
 Fixture will be mounted at: 21' above the grade  
 Light pole will be installed: 4ft Back of Curb  
 Light pole clearance from any fire hydrant must be: 4 ft minimum  
 Light pole clearance from any tree must be: 10ft minimum  
 Poles to be installed directly behind sidewalk in cul-de-sac or other areas where adequate green space of min 4' BOC is not available.  
 -The customer is responsible for staking each light pole location. The customer signature on this photometric design is recognized as the acceptance of the Design Signature: \_\_\_\_\_  
 Date: \_\_\_\_\_

**LIGHTING PARAMETERS:**


Luminaire Schedule	Qty	Arrangement	LF	Description	Am Watts	Am Lum Lumens	Mounting Height
AVE T2	126	3x30	0.000	AVE T2.5-30W 3000K	30,000	4,500	21

Calculation Summary	Meth	Avg	Max	Min	Avg/Min	Max/Min	Grid #	#Poles	#Sects
Local	14	0.74	2.7	0.2	3.92	17.50	0	126	39
Power 1	14	0.76	2.7	0.2	3.75	15.00	0	126	39

**Target Requirement:**  
 Local (Low) : 0.47 C.AVG & 6:1 AVG/MIN or better - Achieved

Drawn by: JLD  
 Date: 08-29-2024  
 Rev: 0  
 Page 2 of 6



Summer Woods CDD - SW3

Installation Plans

Exhibit "B"

**Easement Agreement**

PREPARED BY AND AFTER RECORDING

RETURN TO:

GIG Fiber, LLC

2502 N. Rocky Point Dr., Suite 1050

Tampa, FL 33607

Attn: General Counsel

**STREET LIGHT EASEMENT**

THIS STREET LIGHT EASEMENT (“**Easement**”) is granted this \_\_\_\_\_, 2026, by **SUMMER WOODS COMMUNITY DEVELOPMENT DISTRICT**, a local unit of special purpose government established pursuant to Chapter 190, Florida Statutes, whose mailing address is 3434 Colwell Ave, Suite 200, Tampa, Florida 33614 (the “**Grantor**”), to and for the benefit of **GIG FIBER, LLC**, a Delaware limited liability company (the “**Grantee**”), whose address is 2502 N. Rocky Point Dr., Suite 1050, Tampa, Florida 33607; Attn: Mr. John Ryan

**WITNESSETH:**

That the Grantor, for and in consideration of the sum of Ten Dollars and other valuable consideration, the receipt of which is hereby acknowledged, does hereby grant a non-exclusive easement Grantee, the Grantor’s street lighting provider, to construct, operate, maintain, repair, remove, modify, or replace solar powered street lights and appurtenant structures and the right of ingress and egress over, across, on, above, and/or below ground level of lands of the Grantor in Manatee County, Florida, described as follows:

LANDS DESCRIBED IN EXHIBIT “A” ATTACHED HERETO AND MADE A PART HEREOF

(This Easement was prepared at the request of the Grantor without the benefit of a title search.)

**[Signatures on Following Page.]**

[Grantor Signature Page]

IN WITNESS WHEREOF, the Grantor has caused these presents to be duly executed on the date first written above.

Signed, sealed and delivered in the presence of:

**WITNESSES**

**“GRANTOR”**

**SUMMER WOODS COMMUNITY DEVELOPMENT DISTRICT**, a local unit of special purpose government established pursuant to Chapter 190, Florida Statutes

Sign: \_\_\_\_\_  
Print: \_\_\_\_\_  
Address: \_\_\_\_\_

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_

Sign: \_\_\_\_\_  
Print: \_\_\_\_\_  
Address: \_\_\_\_\_

STATE OF FLORIDA

COUNTY OF \_\_\_\_\_

THE FOREGOING INSTRUMENT was acknowledged before me this \_\_\_\_ day of \_\_\_\_\_, 2026 by means of [check applicable]  physical presence, or  online notarization, by \_\_\_\_\_, as \_\_\_\_\_, of \_\_\_\_\_ on behalf of the \_\_\_\_\_. They are [check applicable]  personally known to me, or  produced a valid driver’s license as identification.

Sign: \_\_\_\_\_  
Print: \_\_\_\_\_

Notary Public

(AFFIX NOTARY SEAL BELOW)

[Grantee Signature Page]

IN WITNESS WHEREOF, and to signify its acceptance of the foregoing Easement, the Grantee has caused these presents to be duly executed on the date first written above.

Signed, sealed and delivered  
in the presence of:

**WITNESSES**

**“GRANTEE”**

**GIG FIBER, LLC,**  
a Delaware limited liability company

Sign: \_\_\_\_\_  
Print: \_\_\_\_\_  
Address: \_\_\_\_\_

By: \_\_\_\_\_  
Name: John M. Ryan  
Title: Manager

Sign: \_\_\_\_\_  
Print: \_\_\_\_\_  
Address: \_\_\_\_\_

STATE OF FLORIDA  
COUNTY OF \_\_\_\_\_

THE FOREGOING INSTRUMENT was acknowledged before me this \_\_\_\_ day of \_\_\_\_\_, 2026 by means of [check applicable]  physical presence, or  online notarization, by John M. Ryan, as the Manager, of Gig Fiber, LLC, a Delaware limited liability company, on behalf of the company. He is [check applicable]  personally known to me, or  produced a valid driver’s license as identification.

Sign: \_\_\_\_\_  
Print: \_\_\_\_\_

Notary Public

(AFFIX NOTARY SEAL BELOW)

**EXHIBIT "A" (to Easement)  
Legal Description**

*11205 Daybreak Glen, Parrish, Florida Tract R on the plat entitled Summer Woods Phase 1A, as recorded in Plat Book 64, Pages 62 et seq., of the Official Records of Manatee County, Florida.*

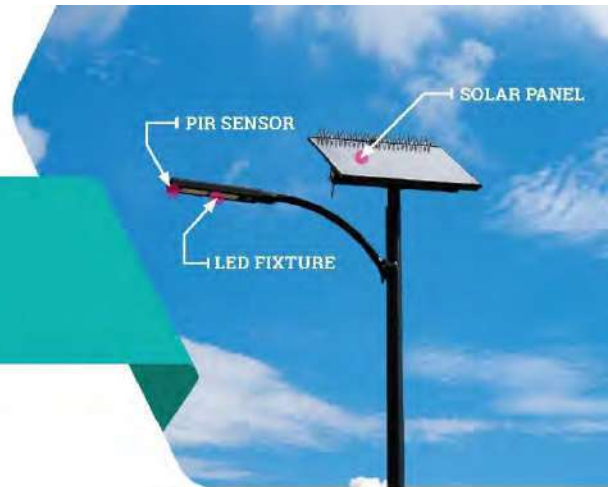
## Exhibit "C"

### Streetleaf Cleaning Guide

streetleaf®

AVE modern  
BLVD modern

## CLEANING GUIDE



Streetleaf solar streetlights are built for long-term reliability with minimal cleaning needs. Routine upkeep helps ensure optimal performance and maximum light output.

### 1. SOLAR PANEL

**Purpose:** Converts sunlight into electricity.

**Cleaning:** Once per year, clean the solar panel surface using distilled water and a microfiber cloth. If the panel is accessible without a bucket truck, a telescopic cleaning arm may be used.

**Inspection:** Check that the solar panel is free from dust, dirt, or debris that could block sunlight and reduce efficiency.

**Landscaping:** Each year, trim back nearby trees or branches that could shade the solar panel and reduce energy collection.

**Warning:** Do not use a pressure washer. High-pressure water can damage the solar cells or compromise the panel seals.

### 2. LED FIXTURE AND PIR SENSOR

**Purpose:** Provides illumination and motion detection.

**Cleaning:** Clean the LED lens and PIR sensor if debris, bugs, or dirt accumulate.

**Inspection:** Check and clean during your annual solar panel maintenance or as needed to ensure optimal performance.

**Warning:** Do not use a pressure washer. High-pressure water can damage the LEDs or compromise the PIR sensor.

### 3. OTHER COMPONENTS

Regular cleaning is not required for other components such as the controller, battery, or housing.

RELIABLE LIGHT.  
RENEWABLE POWER.

streetleaf®

2502 N. Rocky Point Drive, Ste 1070, Tampa, FL 33607  
streetleaf.com | 813-800-LEAF(5323)

**Exhibit "D"**

**Memorandum of Outdoor Solar Lighting Service Agreement**

PREPARED BY AND AFTER RECORDING  
RETURN TO:  
GIG Fiber, LLC  
2502 N. Rocky Point Dr., Suite 1050  
Tampa, FL 33607  
Attn: General Counsel

\_\_\_\_\_ [Space Above This Line for Recording Information] \_\_\_\_\_

### MEMORANDUM OF OUTDOOR SOLAR LIGHTING EQUIPMENT SERVICE AGREEMENT

THIS MEMORANDUM OF OUTDOOR SOLAR LIGHTING SERVICE AGREEMENT (“**Memorandum**”), executed this \_\_\_\_ day of \_\_\_\_\_, 2026 by and between **GIG FIBER, LLC**, a Delaware limited liability company (the “**Company**”), whose address is 2502 N. Rocky Point Drive, Ste. 1050, Tampa, Florida 33607, Attn: Mr. John Ryan, and **SUMMER WOODS COMMUNITY DEVELOPMENT DISTRICT**, a local unit of special purpose government established pursuant to Chapter 190, Florida Statutes (the “**Customer**”), whose address is 3434 Colwell Ave, Suite 200, Tampa, Florida 33614.

#### WITNESSETH:

**WHEREAS**, Company and Customer entered into that certain Outdoor Solar Lighting Service Agreement (the “**Agreement**”), dated and having an effective date as of \_\_\_\_\_ (the “**Effective Date**”), whereby Customer agreed to engage the Company to provide certain services and outdoor solar lighting equipment to be installed and located on real property owned by Customer and located in Manatee County, Florida as such real property is more particularly described in **Exhibit “A”** attached hereto and made a part hereof; and

**WHEREAS**, Company and Customer desire to enter into this Memorandum to memorialize in the Public Records of Manatee County, Florida, the rights and obligations of Company and Customer under the terms of the Agreement;

**NOW, THEREFORE**, in consideration of the mutual promises and obligations contained in the Agreement, and the covenants therein undertaken by or imposed upon the parties, Company and Customer each hereby agree as follows:

1. **Recitals; Capitalized Terms.** The recitals as set forth above are agreed to be true and correct and incorporated herein by this reference. All capitalized terms not otherwise defined herein shall have the meanings ascribed to them in the Agreement.
2. **Installation Site.** Pursuant to the Agreement and subject to the Service Fees, terms and conditions set forth therein, Company agreed to provide solar street lighting services to Customer, and Customer agreed to engage the Company to provide lighting services with respect to the Street Lights.
3. **Service Fees.** The amount of the service fees and other consideration payable are set forth in the Agreement.
4. **Term.** The term of the Agreement shall be for twenty (20) years beginning on the date specified in the Agreement (“**Term**”).
5. **Renewal Terms.** Upon written agreement of the Company and the Customer, the Company and the Customer may renew for up to two (2) successive options to renew and extend the term of the

Agreement for successive sixty (60) month periods (each, a “**Renewal Term**”), with the first such Renewal Term, if approved, commencing immediately upon the expiration of the Term and the second such Renewal Term commencing immediately upon the expiration of the first Renewal Term, subject to the terms and conditions set forth in the Agreement.

6. Additional Terms. Company and Customer acknowledge and agree that the Agreement is in full force and effect. The Agreement in its original form is specifically incorporated by reference herein and made a part hereof. In the event of any conflict between the terms of this Memorandum and the Agreement, the terms of the Agreement shall control.

7. Counterpart Execution. This instrument may be executed in any number of counterparts, each of which, when executed and delivered, shall be an original, and such counterparts together constitute a single document.

IN WITNESS WHEREOF, the parties have caused this Memorandum to be executed by their authorized representatives, as of the date first set forth above.

*[Signatures follow on next page]*

[Company signature page]

IN WITNESS WHEREOF, Company has caused this Memorandum to be executed by its authorized representative, as of the date first set forth above.

Signed, sealed and delivered  
in the presence of:

**WITNESSES**

**“COMPANY”**

**GIG FIBER, LLC,**  
a Delaware limited liability company

Sign: \_\_\_\_\_  
Print: \_\_\_\_\_  
Address: \_\_\_\_\_

By: \_\_\_\_\_  
Name: John M. Ryan  
Title: Manager

Sign: \_\_\_\_\_  
Print: \_\_\_\_\_  
Address: \_\_\_\_\_

STATE OF FLORIDA

COUNTY OF \_\_\_\_\_

THE FOREGOING INSTRUMENT was acknowledged before me this \_\_\_\_ day of \_\_\_\_\_, 2026 by means of [check applicable]  physical presence, or  online notarization, by John M. Ryan, as the Manager, of Gig Fiber, LLC, a Delaware limited liability company, on behalf of the company. He is [check applicable]  personally known to me, or  produced a valid driver’s license as identification.

Sign: \_\_\_\_\_  
Print: \_\_\_\_\_

Notary Public

(AFFIX NOTARY SEAL BELOW)

[Customer signature page]

IN WITNESS WHEREOF, Customer has caused this Memorandum to be executed by its authorized representative, as of the date first set forth above.

Signed, sealed, and delivered  
in the presence of:

**WITNESSES**

**“CUSTOMER”**

**SUMMER WOODS COMMUNITY  
DEVELOPMENT DISTRICT**, a local unit of  
special purpose government established pursuant to  
Chapter 190, Florida Statutes

Sign: \_\_\_\_\_  
Print: \_\_\_\_\_  
Address: \_\_\_\_\_

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_

Sign: \_\_\_\_\_  
Print: \_\_\_\_\_  
Address: \_\_\_\_\_

STATE OF FLORIDA

COUNTY OF \_\_\_\_\_

THE FOREGOING INSTRUMENT was acknowledged before me this \_\_\_\_ day of \_\_\_\_\_, 2026 by means of [check applicable]  physical presence, or  online notarization, by \_\_\_\_\_, as \_\_\_\_\_, of \_\_\_\_\_ on behalf of the \_\_\_\_\_. They are [check applicable]  personally known to me, or  produced a valid driver’s license as identification.

Sign: \_\_\_\_\_  
Print: \_\_\_\_\_

Notary Public

(AFFIX NOTARY SEAL BELOW)

**EXHIBIT “A” (to Memorandum)**

Description of Installation Plans at Installation Site

## Installation Site

