

BATTERY HOST SITE FAQ

Con Edison and GI Energy are partnering to test a new business model for energy storage that maximizes benefits to customers while improving service reliability. We are targeting host sites in networks that would benefit from increased reliability, offering property owners the opportunity to lease unused land for large battery installations. The following Frequently Asked Questions will help interested property owners understand this Con Edison demonstration project.

1) Who is GI Energy?

GI Energy is a New York City distributed energy developer working with Con Edison on grid-tied batteries as a demonstration project. As developer and project manager, GI Energy will deploy fully packaged battery systems at four host sites to be selected from targeted network areas in Manhattan, Brooklyn, Queens and the Bronx.

The REV demonstration project has been approved by the New York State Public Service Commission (NYS PSC) under Case 14-M-0101, Matter 14-00581. For details, please refer to the PSC documents [HERE](#).

2) Why is GI Energy reaching out to property owners?

GI Energy and Con Edison are looking for suitable host sites for the battery projects. We have conducted a preliminary geospatial screening of targeted network areas and are now reaching out to properties identified as high potential host sites.

3) What is this project for?

The project is intended to demonstrate a new business model for grid-tied battery storage that could pave the way for mass-scale battery integration to maximize electric grid efficiencies and manage customer costs.

4) Why am I being contacted?

GI Energy and Con Edison have identified your property as a potential host site from a survey of network area maps, Google Earth aerial and street-level imagery, and preliminary assessment of publicly accessible property data. We are now reaching out to land owners and property representatives to gauge interest and conduct a more in-depth assessment of your site's suitability.

5) What are the benefits?

The objective is to deploy energy storage systems that will enhance the reliability of your electrical network area while compensating area host sites through a land lease. The property owner can generate revenue from unused land with no impact to your existing electric account or bill, and the community benefits from a more reliable system.

6) How much would I be paid?

You will have an opportunity to competitively bid an annual \$/sq. ft. lease price to host the battery. GI Energy and Con Edison will select final sites based on several factors, including your bid.

7) How would I be paid?

The project will pay regular lease payments.

8) What do I have to do as a property owner?

Our objective is to minimize logistical burdens on host site owners. The primary task for landlords will be executing a land use lease; GI Energy will process all required permits, coordinate all construction, manage interconnection with Con Edison and oversee commissioning and Operations & Maintenance of the battery.

9) What is the term of the lease?

The term of the initial lease will be for a minimum of 66 months.

10) What happens at the end of the term/lease?

An option to renew will be determined at the end of the lease.

11) What are the physical dimensions of the project site?

Please see the site layout and rendering at the top of the following page. One of the four selected sites may host two battery systems. Footprint dimensions for this site would be approximately double those shown, or about 2,000 square feet.

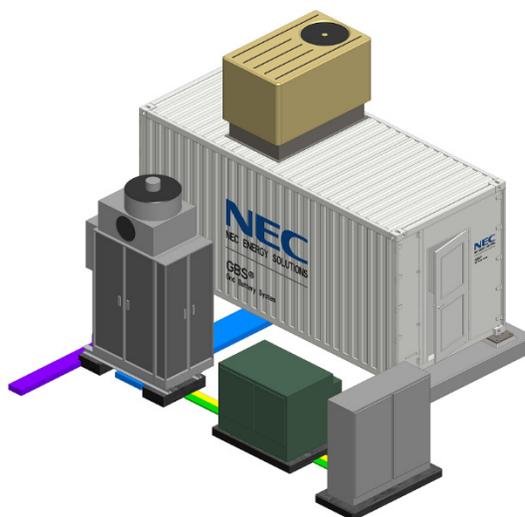
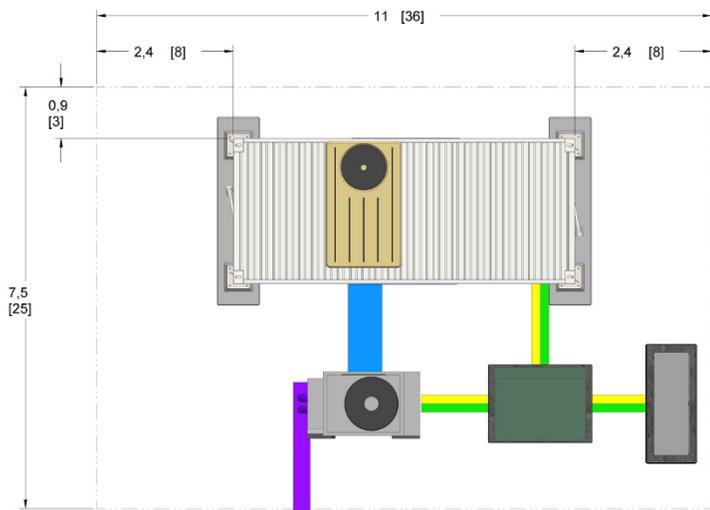


Image Credit: NEC Energy Solutions

Site layout and rendering of a typical project site. Footprint dimensions will be approximately 36 feet by 25 feet, or 900 square feet. Final configuration will be subject to site-specific requirements, including FDNY or NYC DOB clearances, which may increase total footprint to about 1,000 square feet. Typical height of the system is approximately 12 feet, including the HVAC unit (shown in brown above). Optimal sites will be uncovered and open-air.

12) Are there similar projects installed in New York City?

Battery installations of this scale (400 kWh-1,000 kWh) are fairly new to New York City. Con Edison is installing a large, grid-tied battery project on its own property in Queens. Some customers have installed their own smaller, behind-the-meter battery systems on their property. These customers include convenience stores, college campuses and Con Edison property near substations.

13) What is the fire prevention strategy?

All battery energy storage systems will be packaged in containers equipped with state-of-the-art thermal monitoring and fire-suppression systems. GI Energy is working with NEC Energy Solutions, which has an unparalleled safety record for its packaged energy storage systems. The FDNY and NYC DOB are conducting one of the most rigorous battery testing programs in the nation. Any system installed on your property will have passed stringent FDNY and DOB permitting requirements.

14) Will there be an impact on my existing Con Edison/power supplier accounts or bills?

No. The batteries will be interconnected to the grid completely separately from your existing service and meter.

15) Will this affect my property taxes?

Leasing land to an on-site energy project should not impact your NYC property taxes. GI Energy has engaged legal counselors from Couch White LLP who have expertise in on-site energy law and tax. Selected hosts may also wish to consult their own tax experts who are familiar with their specific properties.

16) Who is going to operate the project?

The battery projects are self-contained, quiet, clean and remotely operated. Each system will be monitored remotely via utility-grade controls and data acquisition systems. Battery suppliers and electricians may be on-site periodically for routine upkeep. GI Energy (or battery suppliers or other vendors) will notify hosts to schedule the inspections.

17) Who will be my contact during the project?

GI Energy will provide the name, phone number and email of a designated project manager.

18) Will this provide backup power for my building?

The batteries are not designed to connect to your building's power service to provide backup power to your premises. However, based on host interest, we can explore this option.

19) Will my property or operations be impacted by the installation?

a. Start/End Dates

The schedule is for the battery projects to be delivered, installed, tested and commissioned in Q4 2017 or Q1 2018. The timeframe for actual on-site work, including any Con Edison grid work and battery-specific ground and electrical work, is expected to be six to

ten weeks. GI Energy will communicate closely with selected hosts and provide as much notice as possible before any work is scheduled.

b. Site Access and Security

The battery systems will be fenced and locked. Only authorized battery project personnel and property representatives will have keys or passcodes. GI Energy (and subcontractors) will need site access periodically. A minimum of 24-hour notice will be given before any routine site visit. (In the event of unscheduled maintenance, battery project personnel may reserve the right to access the site with less than 24 hours' notice.)

c. Disturbance (noise, traffic, soil)

Disruptions to any host property or operations are expected to be limited only to the period of on-site work (no more than 10 weeks). The ground work will include grading and concrete pad installation, lifting into place of modular battery and switchgear equipment, and possibly some basic landscaping or fencing. The equipment lifts should all be scheduled for a single day, or possibly over a weekend, in order to minimize traffic disruption.

d. During operations: noise, who needs to be there, how often?

The highest operating decibel level of the battery systems is approximately 80 dB(A), which is equivalent to the typical ambient street noise in New York City. At very close proximity, the sound may resemble that of a small residential dishwasher. As noted, the day-to-day operations do not require personnel on-site, so there should be little to no disturbance from additional vehicles, parking or people.

20) What information is required from potential host sites, and why?

A GI Energy contact will provide you with a "Host Site Intake Form," which lists the information we need to process the assessment of potential sites.

a. Interval Data

A selected host site can authorize Con Edison to release electric meter interval data (e.g. 15-minute kWh format) for its account(s) to GI Energy. The Host Site Intake Form includes an "Energy Data Release Authorization" section. Property owners or authorized representatives can fill in all required fields, sign and return in PDF format to your GI Energy project manager. GI Energy will then process the data collection with Con Edison. This data analysis is a required element of the REV demonstration project under NYS PSC Case 14-M-0101; understanding host site loads may help Con Edison, GI Energy and the NYS PSC optimize battery project deployment in future.

b. Lot/Block

Please see the "Host Site Property Information" section of the Host Site Intake Form. For help finding your property's Block and Lot, please see the NYC Borough-Block-Lot (BBL) Lookup tool at <http://www1.nyc.gov/nyc-resources/service/1232/borough-block-lot-bbl-lookup>. Also see the New York City Department of Finance Digital Tax Map at <http://qis.nyc.gov/taxmap/map.htm>.

c. Zoning Designation

Please see the "Host Site Property Information" section of the Host Site Intake Form. For help finding your property's zoning designation, please see the NYC Zoning and Land Use Application (ZOLA) tool at <https://www1.nyc.gov/site/planning/data-maps/zola.page>

d. Property Tax Class and Existing Abatements/Exemptions

Property owners may have to provide the Property Tax Class designation and list of any existing Property Tax Exemptions or Abatements for the subject property. The best way to determine these are directly from the Property Tax bill sent by the NYC Department of Finance. Please refer to the "Calculating Your Property Taxes" webpage at <http://www1.nyc.gov/site/finance/taxes/calculating-your-property-taxes.page> (see the "Download Your Property Tax Bill" button at upper right) and to the "Benefits for Property Owners" webpage at <http://www1.nyc.gov/site/finance/benefits/landlords.page>.

e. Building Identification Number (BIN)

Please see the "Host Site Electric Account Information" section of the Host Site Intake Form. For help finding the 7-digit BIN of any building on your property, please use the NYC DOB Building Information tool at <http://www1.nyc.gov/site/buildings/index.page>. The BIN helps Con Edison match its electric account numbers with the buildings on your property.

f. Contamination/Environmental/Legal Issues

GI Energy must fully comprehend any previous or ongoing contamination issues or environmental hazards that could limit land uses such as new construction or redevelopment at any potential host site. Please provide detailed descriptions of any such issues in the "Host Site Permitting/Environmental/Legal Dispute Information" section of the Host Site Intake Form.