

Grazing Yak Solar Project Operations & Maintenance Plan

Section 1.1 Scope of Services. Grazing Yak Solar, LLC, a wholly-owned subsidiary of NextEra Energy Resources, shall perform or cause to perform the following service and maintenance in conformity with the Annual Facility Operating Plan:

- 1.1.1 Perform all scheduled and unscheduled service and required preventative maintenance of all equipment including; PV module, tracker system and components: inverters, controllers, control panels, connections to SCADA system sensors, DC electrical collection system, including the controls, and instruments and resetting of inverters, according to PV module and inverter O&M Manual. Also provide scheduled and unscheduled services to the electrical system from the inverters to the substation including the padmount transformers and collection system. Exhibit 1 is a description of the preventive maintenance task and schedule. Exhibit 2 includes the details of the operations and maintenance required as part of the Power Purchase Agreement with Colorado Springs Utilities.
- 1.1.2 Coordinate all warranty work with PV equipment and inverter supplier during the warranty period.
- 1.1.3 Employ, hire, train, direct all employees or Contract to service and maintenance of the Equipment.
 - (a) Provide qualified supervision of service and maintenance employees.
 - (b) Provide any and all technical support required for service and maintenance. Develop, maintain and implement safety programs for the employees.
 - (c) Provide all regulatory required training including, but not limited to Hazardous Materials, and occupational safety and health.
- 1.1.4 Provide all materials, tools, supplies, consumables, equipment, vehicles, maintenance equipment, safety equipment, operating equipment, clothing and other supplies necessary to conduct scheduled and unscheduled service and preventative maintenance of the Equipment per manufacturer's specifications.
- 1.1.5 Provide 24 hour remote operations, monitoring and diagnostic analysis of PV site conditions from the ROCC and FPDC in Juno Beach FL. Site will be manned during daylight hours.
- 1.1.6 Provide regular and ongoing reports concerning the service and maintenance of the Equipment.
- 1.1.7 Within 8 hours after any emergencies, nonscheduled shutdowns and outages, respond in an appropriate manner, if weather and site conditions permit, to

attempt to minimize loss of Facility revenue, damage to the Equipment or bodily harm to personnel.

(a) Provide reset and emergency response call-out capability, if weather and site conditions permit.

1.1.8 Maintain at all times a clean and presentable Facility with respect to the delivery of Service.

(a) Maintain the Facilities free from all debris and Materials related to the Services.

1.1.9 Provide timely telephonic, electronic and written notice if required in the event of any facility malfunction or unusual event at or involving the Equipment.

1.1.10 Monitor component failures and perform root cause analysis in a reasonable time frame.

1.1.11 Maintain the Facility in compliance with all applicable federal, state, and local laws/ordinances and regulations, including but not limited to:

(a) Safety, industrial hygiene, and environmental conditions on, under or about the Facility (air, soil and ground water conditions), endangered species, and Hazardous Materials.

(b) Comply with site mandated safety and environmental standards.

EXHIBIT 1

Solar PV - Maintenance Schedule

<u>Service Description-</u>	<u>Service Frequency-</u>
	Weekly (W) Months (M)
Solar Field:	
Met Stations:	
Clean Sensors	1 W
Check Filters	1M
Level All Sensors	1M
Sensor Calibrations	24M
Reference Module Cleaning	1W
Reference Module Calibration	12M
Panels:	
Module Inspection	1W
Module Cleaning	as needed
Themography (IR) Scan	12M
Trackers:	
Inspection	1W
Calibration	As needed per alarm alert
Lubrication check	6M
Combiner Box Inspection	1W
Inverters:	
Inspection	1W
Cleaning	12M
HVAC Inspection	1W
HVAC Maintenance	12M
Pad Mounted Transformers:	
Inspection	1W
IR Scan	3M
Oil Sample	12M

Solar PV - Maintenance Schedule

Control Room/Switchyard:

Control Room:

Inspection	1W
Battery Cell Test	3M
HVAC Inspection	1W
HVAC Maintenance	12M

Switchyard:

Inspection	1W
Switchyard IR Scan	6M
Breaker Maintenance	24M
Transformer Oil Sample	12M
Revenue Meter "A" Phase Calibration	12M
Revenue Meter "B" Phase Calibration	12M
Revenue Meter "C" Phase Calibration	12M

Safety

Site Safety Audit	1M
Site Safety Assessment	12M
First Aid Kit Quantity Inspection	1M
Fire Extinguisher Inspection	1M
Fire Extinguisher Recertification	12M
Protective Grounds Recertification	12M
Voltage Rated Glove Recertification	6M
Switch Stick Recertification	24M

Administrative:

Spare Parts Inventory	3M partial count
Spare Parts Inventory	12M full count
SCADA Inspection	Daily
SCADA Maintenance	1M
PI/Historian Inspection	Daily
PI/Historian Maintenance	1M

Exhibit 2 - Operations and Maintenance [From Power Purchase Agreement]

1.1 Facility Operation. Grazing Yak Solar, LLC shall control, operate, and maintain the Facility in accordance with Good Utility Practices, Applicable Laws, and any Operating Procedures developed pursuant to Section 1.4. Grazing Yak Solar, LLC shall provide adequate system protection and control devices to ensure safe and protected operation of all energized equipment during normal testing and repair as may be required under the Interconnection Agreement.

1.2 Forecasted Operations.

(A) Grazing Yak Solar, LLC shall be responsible for providing the forecast of Renewable Energy to the Point of Common Coupling during the Term in accordance with the mutually-developed Operating Procedures developed pursuant to Section 1.4.

(B) By August 1 of each year, Grazing Yak Solar, LLC shall provide, or cause to be provided, Colorado Springs Utilities (“UTILITIES”) with a good faith estimate of each Month’s average-day deliveries of Renewable Energy, by hour, for the following calendar year.

(C) Ten (10) Business Days before the beginning of each Month, Grazing Yak Solar, LLC shall provide, or cause to be provided to UTILITIES, a good faith estimate of each Day’s projected deliveries of Renewable Energy, by hour, for the following Month.

(D) Grazing Yak Solar, LLC shall provide, or cause to be provided to UTILITIES, by 8:00 a.m. Mountain time on each Day, a good faith estimate of the hourly quantities of Renewable Energy for the immediately succeeding Day.

If, at any time following submission of a good faith estimate as described in sub-sections 1.2 (B) or (C), Grazing Yak Solar, LLC becomes aware of any change that materially alters the values previously provided to UTILITIES, Grazing Yak Solar, LLC shall notify UTILITIES of such change or predicted change as soon as reasonably practicable.

1.3 Outage Reporting. Grazing Yak Solar, LLC shall promptly notify UTILITIES of the existence, nature, and expected duration of any Outage and any changes in the expected duration of the Outage.

1.4 Operating Committee and Operating Procedures.

(A) UTILITIES and Grazing Yak Solar, LLC shall each appoint one representative and one alternate representative to act in matters relating to the Parties’ performance obligations under this PPA and to develop operating arrangements for the generation, delivery and receipt of Renewable Energy hereunder. Such representatives shall constitute the Operating Committee, and shall be specified on Exhibit D. The Parties shall notify each other in writing of such appointments and any changes thereto. The Operating Committee shall have no authority to modify the terms or conditions of this PPA.

(B) Prior to the Commercial Operation Date, the Operating Committee may develop mutually agreeable written Operating Procedures which shall include methods of day-to-day communications; metering, telemetering, telecommunications, and data acquisition procedures; key personnel list for applicable UTILITIES and Grazing Yak Solar, LLC operating centers; operations and maintenance scheduling and reporting; Renewable Energy reports; unit operations log; and such other matters as may be mutually agreed upon by the Parties.

1.5 Maintenance. Grazing Yak Solar, LLC shall be responsible for all required maintenance of the Facility and the Site, and shall maintain all Facility equipment or cause the same to be maintained at all times in accordance with the, manufacturers' recommendations, Good Utility Practices, and Applicable Laws.

1.6 Repair and Replacement. Grazing Yak Solar, LLC shall repair or replace any hazardous equipment or any damaged or defective equipment at the Facility as soon as reasonably practicable, including PV Modules, as required in accordance with the manufacturers' recommendations, and Good Utility Practices.

1.7 Disposal. Grazing Yak Solar, LLC shall, at its sole expense and cost, dispose of or cause the disposal of all PV Modules and other Facility equipment at the end of its useful life in accordance with the manufacturer's recommendations, Good Utility Practices and Applicable Laws. In the event PV Modules are taken out of service during the Term, Grazing Yak Solar, LLC shall, at its sole cost and expense and to the extent commercially practicable, provide for the collection and recycling of PV Modules under a collection and recycling program protective of the environment, consistent with manufacturer's recommendations, Good Utility Practices and Applicable Laws and as approved by UTILITIES.

1.8 Access and Inspection. Grazing Yak Solar, LLC shall provide UTILITIES and its authorized agents, employees and inspectors with reasonable access to the Facility for the purposes set forth herein; provided that, UTILITIES and its authorized agents, employees and inspectors shall observe all applicable Facility safety rules; and, all persons visiting the Facility on behalf of UTILITIES shall comply with all of Grazing Yak Solar, LLC's applicable reasonable safety and health rules and requirements that have been provided to Utilities. No inspections of the Facility by UTILITIES shall relieve Grazing Yak Solar, LLC of its obligation to maintain the Facility and operate the same in accordance with Good Utility Practices or be construed as endorsing the design, fitness or operation of the Facility equipment.

1.9 Environmental Credits.

(A) The Parties acknowledge that existing legislation creates and future legislation or regulation may create value in the ownership, use or allocation of RECs. To the full extent allowed by such law or regulation, UTILITIES shall own or be entitled to claim all RECs to the extent such credits are sold and delivered to UTILITIES during the Term or as they may accrue following the Term by virtue of Renewable Energy generated during the Term.

(B) Grazing Yak Solar, LLC shall register the Facility with WREGIS and establish an account with WREGIS ("**Grazing Yak Solar, LLC's WREGIS Account**"), which Grazing Yak Solar, LLC shall maintain through the Term. Grazing Yak Solar, LLC

shall create a sub Account for UTILITIES. Grazing Yak Solar, LLC shall transfer the WREGIS certificates using "Forward Certificate Transfers" (as described in the WREGIS Operating Rules) from Grazing Yak Solar, LLC's WREGIS Account to the WREGIS sub account(s) of UTILITIES or the account(s) of designee that UTILITIES identifies by written notice ("**UTILITIES' WREGIS Account**") and, if applicable, use a form substantially similar to Exhibit H. Grazing Yak Solar, LLC shall be responsible for all expenses associated with registering the Facility with WREGIS, establish and maintaining Grazing Yak Solar, LLC's WREGIS Account, paying WREGIS certificate issuance and transfer fees, and transferring WREGIS certificates from Grazing Yak Solar, LLC's WREGIS Account to UTILITIES' sub Account or UTILITIES' WREGIS Account.