



Operations and Maintenance Plan

Maple Ridge Renewables, LLC

October, 2025



Submitted by:

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O&M Services Contact:

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101 Summer Street, 2nd Floor

Boston, MA 02110

Overview

As an owner-operator of solar systems nationwide, Nexamp has cultivated an in-house operations and maintenance team on par with the best in the industry. Nexamp's veteran team of power and solar professionals understands what it takes to manage, maintain and deliver ongoing performance and reliability from our solar plants. We provide full spectrum operations and maintenance services for our own, as well as third party systems.

Our team actively monitors and provides preventative, corrective, and condition-based maintenance for thousands of MWs at commercial, residential and government owned plants in NY and across the Country. This wide range of managed assets gives our team unprecedented knowledge that helps us keep facilities on-line and delivering clean, renewable energy to our customers consistently, with little downtime.

Our integrated O&M team should give the Town of Ellenburg the confidence it needs to know that the 4 MWac facility we're seeking to permit will remain operational, and not prove to be a burden on the Town or its residents at any point during the facilities operation.

This Operations and Maintenance plan serves as an outline for the maintenance services and schedules that will be employed at Maple Ridge Renewables. This plan will be filed with the Town codes office for reference and use during inspections. Nexamp will be held responsible to adherence of this plan, and shall notify the town if changes are made to the plan within 30 days of modification.

Site Description and Access

Maple Ridge Renewables is a 4.0 MWac Community Solar Facility sited on land owned by The Forest Farmers, LLC located on Harris Road, Ellenburg, New York, Tax map Number 141.-1-4.21 and 141.-1—23. The parcels are located approximately 2000 ft East of County Route 374 (Spear Hill Rd).

The site includes a solar array, mounted using fixed-tilt racking on approximately 17 acres of open field and timber-managed forest. The system is accessed via an access road from Harris Road and is encompassed by an 8ft tall farm fence for security and wildlife management. The system includes 16 string inverters, and no energy storage facilities.

Nexamp is responsible for the entire leased area of the facility, including all easement areas and storm water control maintenance and improvements. The facility will be actively monitored 7 days a week, 365 days a year.

Access to the site will be through keyed entry and Knox boxes will be located at the facility entrance for emergency response purposes. Site access for vendors and/or town inspection officials will be coordinated by Nexamp Asset Management Services.

Parking during construction will be restricted to the temporary construction laydown area as shown in the Site Plan Designs submitted in August, 2025. Parking for maintenance personnel during the operations period will be restricted to the areas shown in Appendix A to maintain emergency access where necessary.

Site plan designs have been included on this plan as an appendix for reference.

Stakeholders and Responsibilities

Party	Role	Contact Information
Maple Ridge Renewables, LLC	System Owner	Attn: Maple Ridge Renewables, LLC 101 Summer St, Flr 2 Boston, MA 02110 Phone: 617.431.1440 Email: Legal@Nexamp.com
Nexamp Asset Management Services	System Operations Manager	Attn: Maple Ridge Renewables Attn: Skip Provost 101 Summer St, Flr 2 Boston, MA 02110 Phone: 978.910.1503 Email: sprovest@nexamp.com
Town of Ellenburg – Code Enforcement	Town zoning Enforcement and Site Inspection	13 Brandy Brook Rd Ellenburg Center, NY 12934 Phone: 518-594-7340
Town of Ellenburg – Town Board	Site Plan Jurisdiction	13 Brandy Brook Rd Ellenburg Center, NY 12934 Phone: 518-594-7340
National Grid	Utility Operator	Distributed Generation Office 300 Erie Boulevard West, Syracuse, NY, 13202 Phone: 1-800-642-4272

Services & Schedule

As one of the largest operators of Solar Farm facilities in New York State, Nexamp manages O&M activities on dozens of facilities across the state. Nexamp has prepared a standard annual service schedule as well as site-specific service items pertaining to the nuances of the Maple Ridge Renewables site.

ANNUAL SCHEDULED MAINTENANCE

Nexamp's annual service schedules are intended to identify needs to preventative maintenance, and ensure our plants are physically and fiscally productive for 25 years or more. All facilities owned and/or managed by Nexamp are subject to the following annual maintenance schedule.

- Visually inspect all feeder terminations for corrosion.
- Visually check power terminations/connections including DC combiner boxes, DC and AC disconnects, inverters and PV modules and re-torque as necessary.
- Test ground continuity and correct any unsafe or abnormal issues.
- Check all fuses in inverters, combiner boxes, and disconnects (AC&DC).
- Test and record voltage and amperage of the arrays at the string level and provide data values in summary report.
- Inspect combiner boxes, disconnects (AC&DC), and inverters with an infrared camera to detect damage, hotspots, loose connections, etc.
- Check mechanical and structural integrity of the system.
- Inspect and clean inverter heat sinks and replace inverter air filters where applicable as necessary.
- Check and replace unserviceable or missing system labeling as necessary.
- Remove accumulated trash and debris. Check arrays for shading, including such shading caused by vegetation.
- Check modules for excessive dirt and debris.
- Module washing in accordance with manufacturer requirements
- Warranty and spare parts management
- Third party commissioning and performance testing
- Aerial infrared inspections, photography and analysis
- Provide documentation to include summary report of findings including actions taken and recommendations for additional maintenance or repairs.

REPAIR SERVICES

- Respond to alarms, alerts, and service requests pertaining to the Facility within 24 hours of such alarm, alert, or service request, as personnel safety and weather conditions permit.

- *Please note this does not pertain to emergency services, which are to be notified immediately in the case of an emergency. An emergency contact sign and knock box is located at the entrance of the facility.*
- Provide all warranty, spare parts and other repair or maintenance related activities on a time and materials basis.

SITE SPECIFIC ACTIVITIES

Site storm water controls maintenance and improvements – Quarterly or As Needed

- Rain Garden Management & Maintenance
 - Rain Gardens will be inspected during every vegetation management visit, and quarterly by Nexamp Operation Management employees.
 - Eroded Garden boundaries or areas where sediment has accumulated as to render the garden ineffective will be repaired within 30-days of report or observation.
 - Should garden vegetation die, and inhibit effective drainage, vegetation will be replaced at the earliest feasible time, accounting for soil saturation and weather.
- Erosion Prevention and Soil Stabilization
 - The facility will be seeded prior to construction start, and immediately following the conclusion of construction. If during the following growing season, areas of bare earth are identified they will be seeded and stabilized within 30 days of identification or report.
 - Should areas of erosion occur between panel rows, or in areas of frequent runoff exposure, fissures will be filled, seeded and stabilized within 30 days of identification or report.
- Drain and Outlet Management and Maintenance
 - Drains, outlets and other sections of pipe such as culverts or yard drains will be routinely inspected and cleared of any vegetation or debris that could inhibit functionality.

- In areas where drains occur on land with higher than 5% slopes, stone will be routinely applied to drain outlets when areas of bare soil are present.
- Inspections and Maintenance
 - Inspection of the stormwater management system, including installed vegetated features will take place throughout the growing season.
 - Inspectors shall follow documentation and remediation protocols as outlined in NYSDEC Stormwater Management Design Manual inspection sheets included as an exhibit to this agreement.

Access Management and Repair – Quarterly or as needed

- Road inspections will occur with every visit by Nexamp Operations personnel, or third-party vendors.
- The access road, will be always kept in physical condition conducive to access by large scale emergency vehicles.
- Areas of erosion or wear that effect the consistency of the road surface or areas of ingress and egress to Harris Road that occur will be repaired within 30-days of identification or report.
- Full-scale Road resurfacing will be conducted as necessary, as indicated by annual reporting and inspection.
- Vegetation management of the road surface will occur quarterly or as needed, manual removal of vegetation or herbicide use will be applied in areas not conducive to grazing or machine removal.
- Broken equipment will be removed from the property as soon as mechanically possible in case of replacement. When broken equipment must remain on site, it shall not stay on the property for more than six months, and shall not be stored in such a manner as to produce any risks for contamination of soils and groundwater.

Vegetation Management – Quarterly or As Needed

Vegetation Management activities will be flexibly scheduled and performed to adjust for growth conditions. For the first three years, visits to the site will occur no less than 5-6 times during the Spring and summer months. After the first three years, landscaping maintenance will reduce to no less than 3-4 visits during the spring and summer months depending on vegetation growth. Inspection and maintenance of screening features shall take place by a licensed arborist.

- Ground-Level Vegetation
 - Ground level vegetation management will commence following the commercial operation date

- Ground cover will be left for 3-6 months of its first growing season to promote root growth and coverage. During this time, areas of stunted growth will be supplemented with further seeding and stabilization.
 - Ground-level vegetation management will be achieved using manual machine-operation by vendors, or through grazing operations managed by Nexamp partners. Grazing will be entertained following the first full growing season on the property. Grazing plans will be filed as an amendment to this plan upon commencement.
 - Mowing within the leased areas of the project site shall only occur before May 1, and/or after November 1 of any year, except for selective trimming of vegetation that exceeds 3 feet in height using hand operated equipment (i.e., string trimmers)
- Screening Management and Replacement
 - Inspection of screening will occur at every site visit by Nexamp Operations staff or Maintenance vendors.
 - Maintenance of screening and onsite vegetation will be performed by a company with a qualified arborist on staff.
 - Vegetative screening will be maintained throughout the life of the project. Standard maintenance includes watering*, treating for disease, fertilization and pruning when necessary.
 - Pest-resistant species have been utilized, and physical protection of vegetation will be installed when necessary.
 - Should vegetation show consistent signs of disease, drought or malnourishment following 3 months of identification and maintenance, plantings will be replaced at the earliest viable time, adjusting for soil saturation and seasonality.
- Rain Garden Management & Maintenance
 - Prairie vegetation and wetland grasses present within the rain garden will remain untouched to promote soil health.
 - Should garden vegetation die, and inhibit effective drainage, vegetation will be replaced at the earliest feasible time, accounting for soil saturation and weather.

Plowing and Snow Removal – Seasonally or As Needed

- The access road, through utility disconnect poles, will be always kept in conditions conducive to access by large scale emergency vehicles.
- Plowing will occur following snow events of 10 inches or more during the winter season.

Reporting Procedures

Should town officials, residents or representatives find Nexamp’s management of the facility unsatisfactory, Nexamp requests standardized notification of the conditions present, and a 30- day window to remedy the conditions to the town’s standards. Nexamp proposes execution of items on an as needed, or as requested basis in addition to its scheduled maintenance procedures.

Should this plan change in any material way, including the addition of new activities or the cessation of activities listed, the project company must notify the Town of proposed changes.

Notifications shall be delivered digitally and in writing to all the following locations;

Nexamp Inc	Attn: Maple Ridge Renewables 101 Summer St, Flr 2 Boston, MA 02110 Phone: 617.431.1440 Email: Legal@Nexamp.com
Nexamp Asset Management Services	Attn: Maple Ridge Renewables Attn: Skip Provost 101 Summer St, Flr 2 Boston, MA 02110 Phone: 978.910.1503 Email: sprovost@nexamp.com
Town of Ellenburg – Building Department	Town Code Enforcement Officer 13 Brandy Brook Rd Ellenburg Center, NY 12934 Phone: 518-594-7340

All Notifications and Maintenance requests should be accompanied by descriptions of conditions and locations, photo documentation of items of concern, name, title, company, and contact information for the filing party, as well as the date and time of both observation and filing.

Maple Ridge Renewables, LLC, as the owner and operator of the solar facility, hereby agrees to adhere to the included Operations and Maintenance Plan for the duration of the systems operation.

Maple Ridge Renewables, LLC

By: _____

Name: _____

Title: _____

Date: _____

Town of Ellenburg

By: _____

Name: _____

Title: _____

Date: _____

Company Contacts

Nexamp Inc	Attn: Maple Ridge Renewables 101 Summer St, Flr 2 Boston, MA 02110 Phone: 617.431.1440 Email: Legal@Nexamp.com
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CHANGE LOG

8/1/2024	Initial Filing to Town	FB

Appendix A: Parking & Site Access

Appendix B: NYSDEC Stormwater Inspection Checklist
