

PA C-PACE

PROPERTY ASSESSED CLEAN ENERGY

COUNTY C-PACE
PROGRAM DEAL NOTICE:

200 School Alley

PROJECT OVERVIEW

Property Type:

Industrial Manufacturing

Financing Amount:

\$1,338,137

Building Measures:

390.9 kW solar energy system, LED lighting, and lighting control upgrades

Environmental Impact:

Expected to generate 1,492,206 kWh of electricity and save \$141,121 per year

Property Owner:

Cook Technologies, LLC

Capital Provider:

Nuveen Green Capital

nuveen
GREEN CAPITAL

PROJECT SUMMARY

Located in Montgomery County, 200 School Alley has secured \$1.3 million in financing as part of PA's C-PACE program. As a **third-party** program administrator for Montgomery County, the Sustainable Energy Fund oversaw the C-PACE project application process to ensure compliance with the Act 30 Statute and the C-PACE Guidelines. Nuveen Green Capital executed the transaction for 200 School Alley. This is a commercial property with 90,000 square feet of multi-tenant, light manufacturing.

The eligible energy improvements financed through C-PACE for this project include the installation of a 390.9 kW solar **photovoltaic (PV)** LED lighting, and lighting control upgrades. The rooftop solar generation system is expected to produce an estimated 460,000 kWh of electricity and save \$37,728 annually. Additionally, the upgrades to the existing lighting and lighting control systems are expected to reduce the facility's annual electricity consumption by 127,143 kWh with an attributed annual savings of \$13,099. Over the useful life of these new systems, this project is expected to save over 1.5 million dollars and generate or save more than 10.8 million kWh **of electricity**. This is equivalent to taking over 1,655 gasoline-powered vehicles off the road for one year or preventing the emission of 7,681 metric tons of carbon dioxide.

The energy improvements eligible for financing are \$1,199,174. The total loan with fees and first-year capitalized interest is \$1,338,137. The loan's interest rate is 3.95%, with a term of 23 years. The closing date of the project was June 24, 2022.

ABOUT MONTGOMERY C-PACE

Montgomery County passed a resolution to adopt C-PACE in **December 2019**. The Commissioners approved C-PACE to help local commercial, industrial, and agricultural property owners obtain low-cost, long-term financing for energy efficiency, renewable energy, and water conservation projects. Upon approving the C-PACE resolution, the commissioners authorized the County to enter into a Cooperative Agreement with Sustainable Energy Fund for the administration of the Program.



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COUNTY C-PACE
ADMINISTERED BY:

PA C-PACE

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PUBLIC NOTICE

Notice is hereby given that the property owner Cook Green Lane, LLC has completed a C-PACE transaction as per Act 30 of 2018 (12 Pa. C. S. A. § 4301) chapter 43 of Title 12 of the Pennsylvania Consolidated Statutes.

Property Located in Montgomery County, Pennsylvania
PREMISES A

ALL THAT CERTAIN tractor piece of ground with the buildings and improvements thereon erected State in Green Lane Borough Montgomery County Pennsylvania and described according to a Plan thereof made by John E Burkhardt and Associates, dated September 4, 1957, as follows to wit

BEGINNING at a spike on the center line of School Alley (18 feet wide) sud point being a corner of land now or Date of P. Heibergthence extending from said point of beginning North $51^{\circ} 55'$ West along the center line of School Alley 161.35 feet to a monument on the Northwesterly side of a certain 18 feet wide Right of Way or Easement Area, thence extending along the North Westerly side of the aforesaid Right of Way Easement Area the two following courses and distances. (1) North $31^{\circ} 55'$ East Crossing the Northeastery side of School Alley 27.10 feet to a monument and (2) North $47^{\circ} 13'$ East 223.20 feet to a pin in line of land now or late of Ida Wespatat and Martha Hohmann; thence extending South $44^{\circ} 47'$ East along the last mentioned and crossing the head of the aforesaid Right of way or Easement Area 166.67 feet to a monument in line of land of the aforesaid Heibergthence extending South $47^{\circ} 15'$ West along the last mentioned land recrossing the Northeastery side of School Alley 229.53 feet to the first mentioned spike and place of beginning

SUBJECT to the Easement of a Right of Way or Easement Area along the Northwesterly portion of said premises as a means of ingress and regress in favor of Anthony Balduzzi, owner of premises to the Northeast, his heirs and assigns
PREMISES B AND C:

ALL THAT CERTAIN interior tract or piece of ground situate partly in Green Lane Borough and partly in Marlborough Township, Montgomery County, Pennsylvania and described according to a Plan thereof made by Irwin R. Hettner, Registered Surveyor, dated July 16, 1957 as follows, to wit:

BEGINNING at an iron pin a corner of land of Ida Wespatat and Martha Hohmann and FG Augler said iron pin being located the two following courses and distances measured along the Northwesterly side of a certain eighteen feet wide Right of Way or Easement Area along the Northwesterly side of other lands of Ida Wespatat and Martha Hohmann from the center line of School Alley (eighteen feet wide) (1) leaving School Alley North $31^{\circ} 55'$ East twenty seven and ten one-hundredths feet to 3 monument and (2) North $47^{\circ} 13'$ East two hundred twenty three and twenty one-hundredths feet to the place of beginning the located of the aforesaid iron pin being more fully shown on another certain plan made by John E Burkhardt and Associates dated September 4, 1957; thence extending from said point of beginning North $47^{\circ} 15'$ East along the said land of F. Augler eighty and fifty one hundredths feet to a Granite Monument, thence extending North $9^{\circ} 11'$ East party by the said Augler's land and party by land now or late of Wallace Roth five hundred ninety four and thirty five one-hundredths feet to Granite Monument in line of land now or late of George Wanger, thence extending South $20^{\circ} 19'$ East by the last mentioned and one hundred ninety six and fifty five one hundredth feet to a Granite Monument in line of land now or late of A Bytheway thence extending South $49^{\circ} 3'$ West along the last mentioned land five hundred sixty six and twenty one hundredths feet to a Granite Monument in line of land now or late of P. Helburg, thence extending North $47^{\circ} 15'$ West party by the said Helburg's land and party by land of the aforesaid Ida Wespatat and Martha Hohmann two hundred eighty seven and twenty seven one-hundredth this feet to the first mentioned iron pin and place of beginning

CONTAINING in area three acres and seventy three and thirty five one-hundredths perches

TOGETHER with the free use, right, Werty and privilege at all times hereafter, forever, of a certain sixteen feet wide right of way extending Northeastwardly from School Alley over the Northwesterly portion of other lands of Martha Hohmann and Ida Wespatat, the Northwesterly line of said right of way extending along the Northwesterly line of said lands and more particularly defined by reference to a certain plan made for Ida Wespatat by John E. Burkhardt, Registered Professional Surveyor, Lansdale, Pennsylvania dated September 4, 1957, as follows: BEGINNING at a monument in the center line of School Alley, which monument is located at the distance of one hundred sixty one and thirty five one-hundredths feet, measured North $51^{\circ} 55'$ West along the center line of School Alley, from a corner of lands now or late of P. Hellberg; thence from said beginning point North $31^{\circ} 55'$ East twenty Seven and ten one-hundredths feet to a monument and thence extending North $47^{\circ} 13'$ East thirteen minutes East two hundred twenty three and twenty one-hundredths feet to an iron pin in the Southwestery corner of premises herein above described, said iron pin being also the beginning point of said premises, as a means of ingress, egress and regress and as a passageways watercourse and driveway into and from School Alley and as an easement area for the installation, erection inspections maintenance, repair, improvement, or replacement of facilities for the transportation and transmission from School Alley to the premises above described and by these presents conveyed, of electricity water, telephones, gas, power, heat and any other general public utilities services, solely for the use and benefit of the said Angelo Balduzzi, his heirs and assigns. PREMISES D ALL THAT CERTAIN messuage and tract of land, Situate in the Borough of Green Lane, County of Montgomery and State of Pennsylvania, described in accordance with a survey and plan, thereof made by Herbert H. Mete, Registered Engineer, dated the 17th day of September 1946, as follows to wit BEGINNING at a point in the middle line of School Lane Alley (18 feet wide): said point being North $51^{\circ} 45'$ West 15.26 feet from the intersection of the middle line of School Alley (18 feet wide), with the middle line of Second Street (40 feet wide, thence, extending along the middle line of said School Alley, North $51^{\circ} 45'$ West 145.00 feet to a point thence extending along land now or late of Kibblehouse Estate, North $48^{\circ} 57'$ East 183.00 feet to an iron pin, a corner of land now or late of Frank F. Sowers, thence extending along said land South $48^{\circ} 41'$ East 108.81 feet to an iron pin, another corner of land now or late of Frank F. Sowers, thence south along said land, South $37^{\circ} 30'$ West 173.84 feet to a point in the middle of School Alley, the first mentioned point and

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place of beginning CONTAINING 492 acres, more or less, and being known as Green Lane School, (continued below) ALL THAT CERTAIN tract or piece of land, with the buildings, thereon erected, situate in the Borough of Green Lane, Montgomery County, Pennsylvania, bounded and described according to a survey made on September 12, 1952, by W. O. Weisel & Son, Civil Engineers and Surveyors of Doylestown, Pa., as follows to wit BEGINNING at an iron pin on the Southwest side of an 18 feet wide alley, a corner of this and lands now or late of Angelo Balduzi, et ux; thence along said side of said alley and said land North 53 degrees 28 minutes West 121.64 feet to a point, a corner of land now or late of Ralph K. Kibblehouse, thence along said land, North 46 degrees East 242.7 feet to a granite stone, a corner, thence still along said Kibblehouse's land, South 48 degrees 08 minutes East 120.30 feet to a granite stone, a corner of land formerly the school lot, thence along said school lot, South 46 degrees West 231.58 feet to the place of beginning CONTAINING 653 of an acre of land, more or less PREMISES E All that certain tractor piece of ground, situate partly in the Borough of Green Lane and partly in the Township of Marlborough, County of Montgomery and commonwealth of Pennsylvania, described in accordance with a survey of property of Frank Sowers Estate made by Donald H. Schurr, Civil Engineer and Surveyor, Norristown, Pennsylvania, dated January 30, 1964, as follows to wit

Beginning at an existing nail in the title line in the bed of School Alley (18 feet wide), a corner of land of Joshua Bray, thence along the title line in the bed of School Alley, the three following courses and distances, viz: (1) North 52 degrees West 25 feet to an existing nail (2) North 55 degrees 22 minutes West 82.60 feet to an existing iron pin; (3) North 54 degrees 21 minutes West 165.70 feet to an existing iron pin, a corner of land of Donald Cook, thence along said and the three following courses and distances, viz: (1) North 36 degrees 01 minute East 173.84 feet to an iron pin (2) North 48 degrees 29 minutes West 118.20 feet to an iron pin: (3) North 48 degrees 05 minutes East 38.77 feet to a granite stone, a corner of land of Angelo Balduzzi and marking the line of division of the Borough of Green Lane and the Township of Marlborough, thence along land of Angelo Balduzzi, North 48 degrees 05 minutes East 564.98 feet to a granite stone in line of land of Fred B. Ewing, Jr. thence along said land, South 23 degrees 28 minutes East 465.39 feet to an iron pin, a corner of land of Joshua Bray, thence along the line established as the property line between the premises herein described and property of Joshua Bray in accordance with a recent survey made by R. Minnich, South 50 degrees 15 minutes West, crossing an existing pipe on the line dividing the Township of Marlborough and the Borough of Green Lane, 554.08 feet to the first mentioned point and place of beginning Containing 6.104 acres of land, more or less AND BEING the same property conveyed to Cook Green Lane, LLC, a Pennsylvania limited liability company from Cook Technologies, Inc., a Pennsylvania corporation, formerly known as Cook Specialty Company, a Pennsylvania corporation by Special Warranty Deed dated November 22, 2021 and recorded November 26, 2021 in Deed Book 6256, Page 01619. Tax Parcel Nos. 07-00-00460-001;45-00-01443-006, 07-00-00461-009, 45-00-01444-005, 07-00-00463-007

Legal Description

Property owner is Cook Green Lane, LLC.

Conservation Measures

The annual assessment amount is equal to \$70,495. The principal amount financed was \$1,338,137 with a fixed rate equal to 3.95%. Financing charges were equal to \$138,962 with a capitalized interest of \$56,529.



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