Exhibit L
O&M Plan

Hill Street Project and Benz Solar Facilities

Site Operations and Facility Maintenance Plan

Prepared By:
Ecos Energy
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I. INTRODUCTION

The Benz Solar Facilities are a 1.0 MW and a 0.99 MW solar facilities (Benz Solar Facilities) located at 31 Benz St, Ansonia, Connecticut. The Hill Street Solar Facility is a 1.0 MW solar facility located at 135 Hill Street, Ansonia, CT (Hill Street Solar Facility). The Benz Solar Facilities and the Hill Street Solar Facility may be referred to throughout this O&M Plan collectively as "facility" or separately as "facilities". The site and facility operations and maintenance will be managed by Windham Solar LLC's affiliate, Ecos Energy LLC, which will be responsible for both scheduled and unscheduled maintenance of the facility and site grounds throughout the life of the facility. Ecos Energy and its affiliates own and operate 19 solar projects in the State of Connecticut of similar-size and is familiar with O&M best practices as well as the operating practices of both Eversource and United Illuminating.

II. RESPONSIBILITY FOR MAINTENANCE

Ecos Energy will operate and maintain the facility throughout the life of the project. Ecos' contact for operations and maintenance:

Josh Dines – Asset Manager
Josh.Dines@ecosrenewable.com

Ecos' affiliate, Vineyard Sky Farms, Inc., will be responsible for vegetation management of the Site by grazing sheep regularly during the growing season. Vineyard Sky Farms currently owns and deploys a herd of 120 sheep on various solar projects its affiliates own throughout the State of Connecticut.

III. SITE MAINTENANCE SCHEDULE

Monthly:

1. Inspect the site vegetation growth, and establish a mowing schedule keeping vegetation between 6" and 18".
2. Inspect detention basins, swales and the project area for wind-blown trash and debris.
3. Inspect the gravel roadway for washout locations or potential erosion issues.

Bi-Annually (April and October):

1. Inspect vegetation during both the growing and non-growing seasons to ensure proper detention basin seed establishment.
2. Inspect detention basin for excess sediment, sediment can be excavated by hand
3. Inspect steep roadway slopes and embankments to identify potential erosion problems. Replant bare areas or areas with sparse growth with the project specific seed mix.
4. Inspect detention basins after a 1" rainfall to ensure that the 72-hour drawdown is occurring. If standing water is observed for longer than 72-hours, the basin shall be dewatered and observed by a Professional Engineer to provide an opinion on remediation.
5. Inspect perimeter landscaping screening, to ensure ongoing establishment of new plantings.

Major Storm Inspections (first 3 months):

1. Inspect detention basins after each 1" rainfall after construction of the project to ensure that the 72-hour drawdown is occurring. If standing water is observed for longer than 72-hours, the

basin shall be dewatered and observed by a Professional Engineer to provide an opinion on remediation.

IV. FACILITY MAINTENANCE SCHEDULE

1. Primary Annual Inspection- Preventive Maintenance

Section Reference	Service Description	Frequency
Section 1: Photovoltaic Modules		
1.1	Visual inspection of front, back, & frames for any damage or irregularity	Annual
1.2	Visual inspection of junction boxes for any signs of overheating or damage	Annual
1.3	Visual inspection of wiring & connectors for any signs of overheating or damage	Annual
Section 1.1: Mounting System		
1.1.1	Visual inspection of support posts, structural components, and hardware for physical integrity, rust, corrosion, and settling	Annual
1.1.2	Treatment or repair of isolated occurrences of rust & corrosion occurring on up to 1% of the system each year	Annual
1.1.3	Torque testing of mechanical module and structural fasteners occurring for ~15 minutes /MWdc in order to make determination if additional torqueing is required. Covers structural racking fasters and module mounting fasteners	Annual
Section 1.2: DC & AC Combiner Enclosures		
1.2.1	Visual inspection of enclosure for corrosion, signs of overheating, moisture entry, pest intrusion	Annual
1.2.2	Infrared scans of all field terminations (where no disassembly required). Retorque as needed.	Annual
1.2.3	Treatment or repair of isolated occurrences of rust & corrosion occurring on up to 1% of the system each year	Annual
Section 1.3: DC & AC Disconnects		
1.3.1	Visual inspection of enclosure for corrosion, signs of overheating, moisture entry, pest intrusion	Annual

1.3.2	Infrared scans of all field terminations (where no disassembly required)	Annual
Section 1.4: Central or String Inverters		
1.4.1	Visual inspection of enclosure for corrosion, signs of overheating, moisture entry, pest intrusion	Annual
1.4.2	Infrared scans of all field terminations (where no disassembly required)	Annual
1.4.3	Maintenance items required to uphold manufacturer warranty, including small parts such as filters up to $100 total per central inverter per year or $10 per string inverter per year.	Annual
Section 1.5: Medium Voltage Transformers		
1.5.1	Visual inspection of enclosure for corrosion, signs of overheating, moisture entry, pest intrusion	Annual
1.5.2	Infrared scans of all field terminations (where no disassembly required)	Annual
1.5.3	Transformer oil & dissolved gas analysis testing, with reporting on any recommended follow-up actions	Every 3 years
Section 1.6: Switchgear		
1.6.1	Verify proper operation	Annual
1.6.2	Visual inspection for corrosion, overheating	Annual
1.6.3	Infrared scans of all field terminations (where no disassembly required)	Annual
Section 1.7: Protective Relays		
1.7.1	Verify proper operation of screen and LED indicators	Annual
1.7.2	Verify that date/time is correct & if incorrect, document time offset	Annual
Section 1.8: Meteorological Stations		
1.8.1	Inspect for proper alignment & secure mounting of all sensors	Annual
1.8.2	Clean irradiance sensors when on site for other activities, up to 5 times per year	Annual & As Needed
1.8.3	Recommend corrective actions based on remote data	Ongoing
1.8.4	Compare environmental sensors field readings to that which is reported via DAS to handheld device.	Annual

Section 1.9: Site Grounds		
1.9.1	Visual inspection of site grounds for damage, erosion, pest activity, condition of vegetation, shading, or other anomalies.	*Annual*
1.9.2	Visual Inspection of fence, gates, and signage	*Annual*
Section 1.10: Primary Annual PM report		
1.10.1	• Summary of non-conformance items found during inspection that are still yet to be addressed. • Summary of minor repairs completed during allocated hours • Supporting documentation (photos, etc.)	

2. Secondary Annual Inspection- Visual and minor maintenance

Section Reference	Service Description	Frequency
Section 2.1: Visual Inspection and minor repairs		
2.1.1	Visually inspect site for general condition. Inclusions: the PV arrays, racking, exposed wireways, electrical equipment, mounting structure, trackers (if applicable), fence, erosion, shading, vegetation, animal or pest damage, corrosion, or discolored panels.	Annual
2.1.2	Perform any minor repairs while on site during visual inspection.	Annual
Section 2.2: Reporting		
2.2.1	Secondary Annual Inspection report detailing the following: • Summary of non-conformance items found during inspection that are still yet to be addressed. • Summary of minor repairs completed • Supporting documentation (photos, etc.) • Non-conformance items that directly affect production, safety, or equipment longevity shall be conveyed to Customer	Annual

3. Daily Monitoring (iv)

Section Reference	Service Description	Frequency
Section 3.1: Monitoring		
3.1.1	Monitor project via remote DAS 24/7/365	ongoing

3.1.2	Configure alerts as needed in order to respond to outages of production or communications within contractual response times	ongoing
3.1.3	Review system's automated alerts regarding potential system malfunction and notify Customer.	ongoing

4. Adherence to response times:

Priority Level	Material Failure/Failure	Response Time
Priority 1	Material Failure, meaning > 50% of system is down or failure of communications make it impossible to determine if the system is producing.	24 hours
Priority 2	(i) Failure of the Monitoring and Data Capture System but other communications can verify system production (i.e. cluster controller). (ii) Failure of inverter or string capacity of >25% and <50%	48 hours
Priority 3	Failure of inverter or string capacity of >10% and <25%.	72 hours
Priority 4	Failure of inverter or string capacity of a least >0 and <10%	96 hours

5. Performance Analysis and Reporting

Section Reference	Service Description	Frequency
Section 5.1: Monthly Report		
5.1	Review of monthly report provided through Customer-owned tools made available by the 20th calendar day of the following month detailing the following: • Summary of system availability and detail of any outages affecting availability • Actual energy generation vs. expected energy generation • Actual insolation vs. expected insolation Contractor led review call of the above performance report and summary of the following: • Summary of any preventive and corrective maintenance activities during the month, including any recommended follow-up actions • Information relating to any safety or environmental incidents	Monthly
Section 5.2: Quarterly Report		
5.2	Quarterly underperformance deep dive report and review meeting (up to 4 hours) which includes the following actions:	Quarterly

	• Summary of system availability and detail of any outages affecting availability • Actual energy generation vs. expected energy generation • Actual insolation vs. expected insolation • Summary of any preventive and corrective maintenance activities during the month, including any recommended follow-up actions • Information relating to any safety or environmental incidents • Quarterly Analysis and Review content to be determined • Recommend Field inspection and subsequent repairs. Field inspection and repairs to be considered Non-Covered service.	
Section 5.3: Annual Report		
5.3	To be submitted no later than April 1st of the following year, the Annual Report shall include, as a minimum, the following: • summary of operations; • weather and system production data; • Project performance; • any material environmental matters; • safety and accident reports; • summary of Non-Covered Services; • maintenance and inspection reports; and • proposed actions to be taken and/or approved by Customer.	Annual