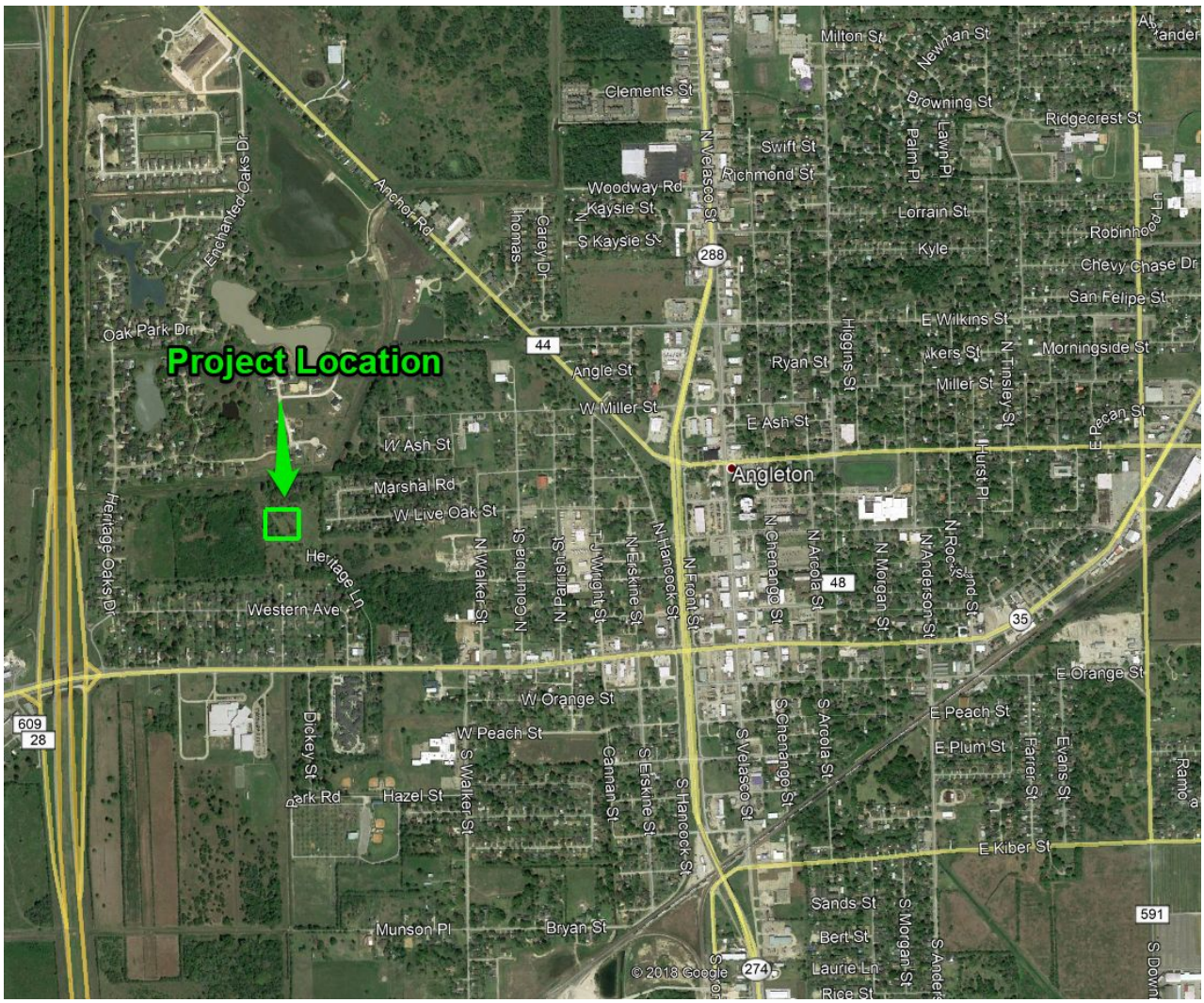
PROJECT SUMMARY & MAP

Plus Power, LLC is proposing to construct and operate the “Gambit Energy Storage Park” on a vacant plot of land located at the terminus of Heritage Lane or "Murray Ranch Road". The Gambit Energy Storage Park will serve the community by providing the local electric grid with backup energy reserves and help integrate and stabilize new renewable energy resources. This Project uses proven, reliable, and safe lithium-ion batteries that are pre-assembled for use in climate-controlled containers with redundant operating and safety systems. The project will charge from electricity provided by a connection to the existing 138kV Angleton Substation at W. Locust and N. Walker Street, and discharge electricity onto the electrical grid through the same path into the substation.



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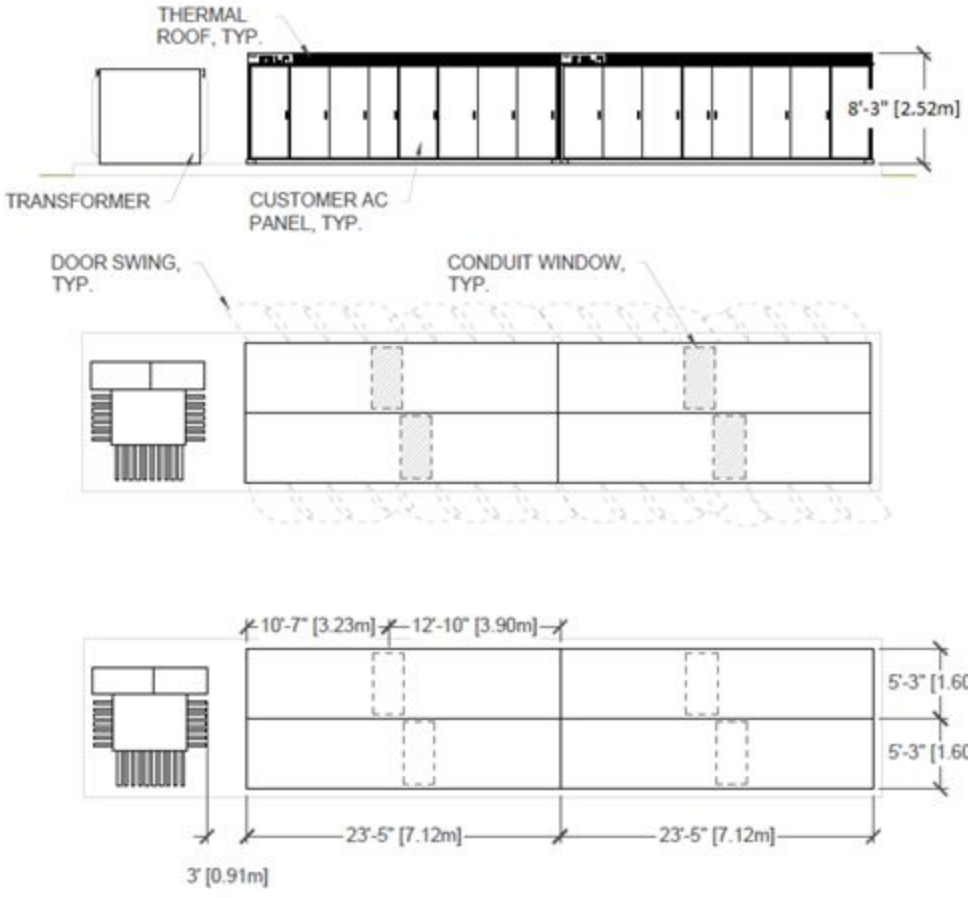
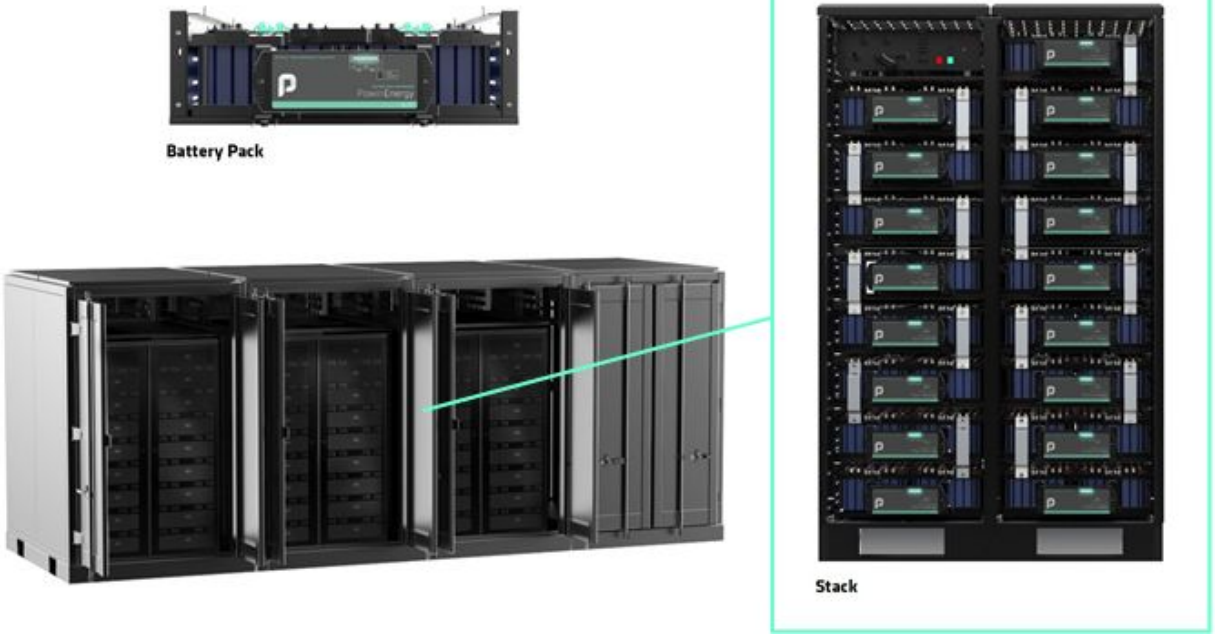
REPRESENTATIVE IMAGES OF PROJECT TECHNOLOGY





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COMMON QUESTIONS AND ANSWERS

Community Impacts

What are the benefits to the community of this project?

The Storage Park will **provide ~$200,000 in year 1 property tax revenue to the City of Angleton, or ~$1,000,000 over 10 years.** This is equal to the property tax of ~83 homes, valued at $350,000. The project will provide local jobs during the engineering and construction phases of the project. Once completed, the system will be an unmanned and remotely monitored facility and will operate with no emissions of any kind, and require no municipal services. The Gambit Energy Storage Park will strengthen Angleton's local electrical grid and contribute to local energy independence and resiliency for decades into the future.

Is this a 'green energy' project?

Yes. The project charges from the grid when energy prices are low (during times of peak wind and solar production). The battery then discharges when the electric system has a shortage of energy (as the system experienced twice during August, 2019).

Will the battery provide energy to Angelton during a black out or natural disaster?

If charged, the battery can help the local electric system come back online by providing energy to 'jump start' electric generators in the. This service is called 'black start' capability; the battery is able to help the grid come back online after going 'black'.

Does this facility have any emissions?

No, there will be no emissions (including CO_2, CO, water vapor, etc.) of any kind from the operation of the facility.

Does this project use any water or sewer?

No, the unmanned facility does not use any water for operations or require any sanitary facilities.

Visual and Noise Impacts

How far away is the project from existing residences? Will it be visible to the public?

The project boundary will be, at a minimum, 125 ft. away from existing residences in the Live Oak Subdivision to the east of the project, and 350ft away from the Heritage Oaks Subdivision to the north of the project. The project will be completely screened from view by substantial natural vegetation, including existing copses of live oak trees. There will also be an 8ft high slatted perimeter fence surrounding the facility, hiding it completely from view.

What are the noise impacts to the surrounding area?

There are no anticipated noise impacts to existing residences. Although the facility will contain equipment similar to a substation (air conditioning, transformers, inverters), the anticipated noise level at the project boundary is <55 dB. This is below the existing ambient noise level of the residential neighborhoods. The sound level will drop further as a function of distance from the project boundary, and be <40 dB (the sound of water on a window) at 30 meters (100 ft) away, still well far away from any residences. Section 44.1 - "Performance Standards - General" of the Angleton Zoning Ordinance prohibits any noise in excess of 85 dB at a distance of fifty feet of a property line; the project will be in full compliance with all local codes and standards.

What are the lighting impacts to the surrounding area?

The project will utilize night sky lights for security purposes, in compliance with Section 45: "Lighting and Glare Standards" of the local Angleton Zoning Ordinance. Lighting will be shielded from adjacent property and be of a down-light, diffused light type that will not be directed across and will not be visible from outside the property boundary.

Will there be a new transmission line built to the substation?

The project will interconnect to the existing Angleton 138kV substation at Locust street by way of the existing utility easement and transmission line corridor south of the Live Oak Subdivision. There will be no additional utility line easement necessary, and no new transmission lines or towers outside of the existing transmission line path.

Zoning and Property Tax

Will this use require the land be re-zoned?

No, the land will remain zoned as Residential; this specific project will be allowed under and comply with a Specific Use Permit. Any future or differing use of the property will be required to fall within the allowed uses within the Single-Family Residential zone.

Will this affect my property tax rate/value of my property?

The project will be completely screened from view from all residential residences and plots. No evidence exists for energy storage projects reducing surrounding property values.

Safety

What type of battery chemistry does this project use?

The Storage Park will utilize lithium iron phosphate ($LiFePO_4$ or "LFP") batteries. $LiFePO_4$ chemistry is known for its thermal stability, enhanced safety, and tolerance to mechanical stress. They are non-toxic and 100% recyclable, and widely used in portable electronic devices such as laptops, mobile phones, electric bikes and cars. There are only lithium-ion components in the battery, there is no lithium metal in the battery.

Is there danger of fire? What fire safety precautions will be taken for this project?

The risk of fire is extremely low. The project will use LFP batteries sourced from reputable suppliers for energy storage devices. The project will be constructed in compliance with all local fire codes and follow the National Fire Protection Association Standard 855 for Installation of Energy Storage Systems. There will be multiple forms of onsite emergency fire suppression including chemical and water-based suppression systems.

Is the internet-based monitoring and equipment data reporting remote, i.e. is there a monitoring station similar to a security alarm for businesses?

The system is monitored remotely 24/7/365 through redundant communication systems down to the millisecond. There are many levels of monitoring, down to each individual battery cell. There are alarms, warning systems, and shutdowns if any abnormality or issue is detected.

How often are the units visited/inspected?

They are physically inspected at least twice per year. They systems are remotely monitored all hours of the day, every day, 24/7/365.

How are used batteries and related materials disposed of, and where?

Generally the batteries can be placed in a landfill. However, at present, most of the manufacturers recycle the batteries at the end of life to recover the raw materials. There is no lead / toxic material in the batteries. They are non-toxic.

Other:

Why this location?

This location is ideal for energy storage due to the unique electrical infrastructure (i.e. available space) of the Angleton substation. Additionally, Angleton forms an especially volatile "node" on the ERCOT energy grid and the greater system will benefit from the energy balancing properties that the battery can provide.

How often does the battery system have to be serviced?

Systems are visually inspected to check for loose connections every three to six months.

How often are the units visited/inspected.

They are physically inspected at least twice per year. However, they are remotely monitored all hours of the day, every day, 24/7/365.

How frequently is the equipment replaced?

The equipment lifecycle can range from 10-20 years, depending upon the installation type.

Is a crane or forklift required to service the systems?

If the system is placed in a container, a crane will likely be used for placement and servicing. Within a building, the systems are rack-mounted and don't require an overhead crane.

Is there any power generation in this system?

The system is not a traditional power generator. It operates without fuel or combustion. When the battery is being charged (absorbing energy from the electric grid), it is considered an electric 'load' (similar to an electric car). When the battery is discharging (releasing energy back to the grid), it is considered a generator by the utility company. However, it is not 'generating' any power, it is simply releasing (returning) what was stored.

Is there a net power loss in the system?

The system is not 100% efficient; it is closer to 90% efficient. Entropy is created in the form of thermal losses from charging or discharging the system.

Can the equipment be installed underground, as in vaults, or placed in subterranean parking structures?

Natation Fire Protection Association recommends against placing battery systems underground, or in subterranean parking structures.