Facilities Study Report

For

Physical Interconnection of

PJM Generation Interconnection Request
Project ID AG2-625

"Pequest River-Furnace Brook Tap
34.5 kV II"

Introduction

This Facilities Study has been prepared in accordance with the PJM Open Access Transmission Tariff, as well as the Application and Studies Agreement between the Project Developer and PJM Interconnection, LLC (PJM or Transmission Provider (TP)). The Transmission Owner (TO) is Jersey Central Power & Light Company (JCP&L), a FirstEnergy company.

This Facilities Study was performed to satisfy the Phase 2 Facilities Study requirement of the PJM Tariff. The Facilities Study is intended to provide scope, cost and schedule estimates for the project as currently defined and approved for Phase 2 study. In the event project changes are made during DP2 that impact this report, updates will be provided as part of the Phase 3 report. Following execution of the project's final agreement, this report will not be updated to account for other changes made as part of the agreements modification clause and instead the scope change process will be followed.

A. Transmission Owner Facilities Study Summary

1. PROJECT DESCRIPTION

The Project Developer has proposed a solar Generating Facility located in Warren County, New Jersey. The installed facilities for AG2-625 will have a total Maximum Facility Output (MFO) of 19.6 MW with 8.232 MW of this output being recognized by PJM as Capacity.

2. POINT OF INTERCONNECTION (POI)

The Generating Facility will interconnect with the JCP&L transmission system by tapping the existing Pequest River – Washington 34.5 kV line with two (2) line switches and a tap switch. The POI is located at the tap, approximately 0.3 miles from Furnace Brook tap and 1.0 miles from Pequest River substation.

The proposed generation interconnection is shown on the single line diagram in Attachment #1.

3. POINT OF CHANGE IN OWNERSHIP (PCO)

The Point of Change in Ownership (PCO) will be located where TO-owned 34.5 kV attachment line conductor will terminate on the PD-installed and owned pole located one span from the TO-owned and maintained tap switch as shown in Attachment #1.

4. SCOPE OF PROJECT DEVELOPER FACILITIES

Project Developer will design, build, own, operate and maintain the Project Developer Interconnection Facilities on Project Developer's side of the Point of Change in Ownership (PCO). This includes, but is not limited to:

- Circuit breakers and associated equipment located between the high side of the GSU and the Point of Change in Ownership.
- Generator lead line from the Generating Facility to the Point of Change in Ownership.
- Relay and protective equipment, and Supervisory Control and Data Acquisition (SCADA) and telecommunications equipment to comply with the TO's Applicable Technical Requirements and

Standards.

B. Transmission Owner Facilities Study Results

The following is a description of Transmission Owner facilities for physical interconnection of the proposed AG2-625 project to JCP&L transmission system. These facilities shall be designed according to FirstEnergy Applicable Technical Requirements and Standards. Once built, JCP&L will own, operate, and maintain these Facilities.

1. TRANSMISSION OWNER INTERCONNECTION FACILITIES (TOIF)

1.1 AG2-625 Generator Substation

Energize and integrate generator Interconnection Facilities to the transmission system.

- Relay and Controls Scope of Work
    - Integrate Interconnection Facilities protection and controls to the transmission system.
- Ancillary Scope of Work
    - Project Management
        - Provide project management, coordination, administration, scheduling, material management and project development if required.
    - Revenue Metering
        - Revenue metering by JCP&L.
    - Testing and Commissioning
        - Testing and commissioning services as required.

1.2 Pequest River-Washington 34.5 kV Tap Switch

Tap the Pequest River – Washington 34.5 kV C705 Line approximately 1.0 miles east from JCP&L Substation Pequest River. Tap line to the generator facility (southwest from existing JCP&L Line) between or near structures 116 and 115. Include up to 0.1 miles of conductor from new AG2-625 tap to PCO structure. Include (1) tap pole structure and (1) switch structure with SCADA line switch assembly.

- Existing Conditions
    - Per TAMI the existing line is constructed on single circuit, direct embedded, wood, monopole structures and the existing conductor is 336.4 kcmil 26/7 ACSR, shielded by 7#8 Alumoweld.
    - Per GIS View, there does not appear to be any distribution under-build or crossings in this section of the Pequest River - Washington C705 34.5kV Line.
- Structures Installed
    - (1) light duty steel, monopole, tap structure
    - (1) 34.5kV MOAB switch, light duty steel, monopole, structures with SCADA control

- 0.1 miles of 336.4 kcmil 26/7 ACSR conductor and 7#8 Alumoweld shield wire

- Removals
  - None
- Siting and Licensing:
  - Municipal Approval is required.
  - Assume minimal social and ecological impacts.
  - Assume no local opposition to the project.
- Scope of Work Assumptions:
  - Outage can be obtained to perform line construction.
  - A ground survey will be required for design and as-built.
  - Assumed to match existing conductor, 336.4 kcmil 26/7 ACSR, shielded by 7#8 Alumoweld.
  - Tree removal permit will be provided by the developer if required.
  - Monopole structures are assumed not to require concrete foundations. Should detailed design deem concrete foundations necessary, a geotechnical assessment will be conducted to determine siting, environmental impacts, and technical requirements.
  - An allowance has been included for the 120V power needed for the SCADA-controlled switches, subject to adjustment based on the final source determined during detailed design.
- Ancillary Scope of Work
  - Project Management
    - Provide project management, coordination, administration, scheduling, material management and project development if required.
  - Access Roads
    - Access roads will be required, terrain is flat, approximately 0.1 miles.
  - Environmental
    - An environmental review will be required to identify any construction constraints or additional permitting requirements.
    - No wetlands
  - Forestry
    - Some tree and grub clearing may be required.
  - Real Estate
    - Rights & restrictions review on existing line
    - Real estate estimate has been included for:
      - Internal support including document review, project planning meetings, subcontractor oversight and assistance with transfer of assets if required.
      - External support for general project support, and minimal construction support

and damage settlements/releases.

- Direct damage payments not included in estimate
- Kept GIS / R&R for installation of structures.

- Distribution
  - Provide 120V power to (1) switch
- Information Technology
  - Installation of Cellular Radio System to support SCADA switch installation.
  - (1) Cell-IP radio to support the SCADA switch installation at AG2-625.

2. STAND ALONE NETWORK UPGRADES

None

3. NETWORK UPGRADES

3.1 Pequest River-Washington 34.5 kV Line Switches

- General Description
  - Install (2) line load break SCADA controlled network switches, one on each side of new AG2-625 tap on the Pequest River – Washington 34.5 kV C705 Line approximately 1.0 miles east from FE Substation Pequest River. Include (2 total) new switch pole structures with the SCADA switch assemblies.
- Existing Conditions
  - Per TAMI the existing line is constructed on single circuit, direct embedded, wood, monopole structures and the existing conductor is 336.4 kcmil 26/7 ACSR, shielded by 7#8 Alumoweld.
  - Per GIS View, there does not appear to be any distribution under-build or crossings in this section of the Pequest River - Washington C705 34.5kV Line.
- Structures Installed
  - (2) 34.5kV MOAB switch, light duty steel, monopole, structures with SCADA control
  - 0.1 miles of 336.4 kcmil 26/7 ACSR conductor and 7#8 alumoweld shield wire
  - Transfer existing conductor and shield wire to (2) new switch structures
- Removals
  - (2) existing wood monopole structures (Existing Strs. 115 & 116)
  - 0.1 miles of existing 336.4 kcmil 26/7 ACSR conductor and 7#8 alumoweld shield wire
- Siting and Licensing:

- Municipal Approval is required.
- Assume minimal social and ecological impacts.
- Assume no local opposition to the project.

- Scope of Work Assumptions:
  - Outage can be obtained to perform line construction.
  - A ground survey will be required for design and as-built.
  - Assumed to match existing conductor, 336.4 kcmil 26/7 ACSR, shielded by 7#8 Alumoweld.
  - Assumed conductor and shield wire will need to be replaced between the (2) new switch locations.
  - This includes the attachment to the new tap structure.
  - It is assumed the existing conductor and shield wire are in adequate condition and can be transferred. An engineering analysis during project development will be required.
  - New switch structures to be located on the Pequest River - Washington C705 34.5kV Line
  - New switch structures to be located at existing structure locations 115 & 116
  - It is assumed the adjacent structures are in adequate condition and can handle the new loading. An engineering analysis during project development will be required to determine if additional work will be needed.
  - Monopole structures are assumed not to require concrete foundations. Should detailed design deem concrete foundations necessary, a geotechnical assessment will be conducted to determine siting, environmental impacts, and technical requirements.
  - An allowance has been included for the 120V power needed for the SCADA-controlled switches, subject to adjustment based on the final source determined during detailed design.

- Ancillary Scope of Work
  - Project Management
    - Provide project management, coordination, administration, scheduling, material management and project development if required.
  - Access Roads
    - Access roads will be required, terrain is flat, approximately 0.1 miles.
  - Environmental
    - An environmental review will be required to identify any construction constraints or additional permitting requirements.
    - No wetlands
  - Forestry
    - Some grub clearing may be required.
  - Real Estate
    - Rights & restrictions review on existing line

        - New ROW will not be required
        - Real estate estimate has been included for:
            - Internal support including document review, project planning meetings, subcontractor oversight and assistance with transfer of assets if required.
            - External support for general project support, and minimal construction support and damage settlements/releases.
            - Direct damage payments not included in estimate
    - Information Technology
        - Estimated cost associated with installation of Cellular Radio System to support SCADA switch installation.
    - Distribution
        - provide 120V power to (2) switches

3.2 Pequest River Substation

Review and Update Relay Settings

- Below Grade Scope of Work:
    - None
- Above Grade Scope of Work:
    - None
- Relay & Control Scope of Work
    - Review and revise relay settings
- Scope of Work Assumptions:
    - None
- Ancillary Scope of Work
    - Project Management
        - Provide project management, coordination, administration, scheduling, material management and project development if required.
    - Testing and Commissioning
        - Testing and commissioning services as required for revised relay settings.

3.3 Washington Substation

Review and revise relay settings

- Below Grade Scope of Work:
    - None

- Above Grade Scope of Work:
    - None
- Relay & Control Scope of Work
    - Review and revise relay settings
- Scope of Work Assumptions:
    - None
- Ancillary Scope of Work
    - Project Management
        - Provide project management, coordination, administration, scheduling, material management and project development if required.
    - Testing and Commissioning
        - Testing and commissioning services as required for revised relay settings.

3.4 Furnace Brook Tap Nameplates

Update nameplates due to new line tap.

- Below Grade Scope of Work:
    - None
- Above Grade Scope of Work:
    - Update drawings and nameplates due to new line tap
- Relay & Control Scope of Work
    - None
- Scope of Work Assumptions:
    - None
- Ancillary Scope of Work
    - Project Management
        - Provide project management, coordination, administration, scheduling, material management and project development if required.

3.5 Foul Rift Tap Nameplates

Update nameplates due to new line tap

- Below Grade Scope of Work:
    - None
- Above Grade Scope of Work:

- None
- Relay & Control Scope of Work
  - Review and revise relay settings
- Scope of Work Assumptions:
  - None
- Ancillary Scope of Work
  - Project Management
    - Provide project management, coordination, administration, scheduling, material management and project development if required.

4. Other Scope of Work

4.1 Revenue Metering

Install 34.5kV revenue metering at Project Developer's facilities.

5. MILESTONE SCHEDULE FOR COMPLETION OF JCP&L WORK

Facilities outlined in this report are estimated to take 32 months to construct, from the time the Generation Interconnection Agreement is fully executed. This schedule may be impacted by the timeline for procurement and installation of long lead items, the ability to obtain outages to construct and test the proposed facilities.

Description	**Start Month**	**Finish Month**
Preliminary Engineering	1	2
Detailed Engineering	3	25
Siting, Permitting & Real Estate	5	25
Equipment Delivery	27	27
Construction	28	30
Testing and Commissioning	30	32

6. ASSUMPTIONS IN DEVELOPING SCOPE/COST/SCHEDULE

6.1 Scope Assumptions:

- The Project Developer shall provide and install the mounting structures (or enclosures) and conduits necessary for JCP&L metering installation and shall mount the TO instrument transformers unless otherwise agreed to by JCP&L.
- The associated rights of way for the 34.5 kV line tap to the substation will be acquired by the Project Developer and transferred to JCP&L at no cost. The access road design must be approved by JCP&L to ensure it provides adequate access to support installation and maintenance of the revenue metering.
- Additional costs will be incurred by the Project Developer, if final alignment of the 34.5 kV generator lead line causes encroachments, changes, or modifications to any existing or relocated TO facilities.
- Project Developer is responsible for making all arrangements for electric distribution service (if required) for its generation station. No costs or schedule are included herein.

6.2 Cost Estimate Assumptions:

- The cost estimates provided for this project were developed as of February 17, 2026, based upon current market conditions. Hence, they are subject to significant changes in the event that project implementation is delayed. Notwithstanding the cost estimates from this report being used in the Generator Interconnection Agreement for the related project, JCP&L reserves the right to re-evaluate and provide a more accurate cost estimate during the implementation phase of the project. In accordance with section 217 of the Open Access Transmission Tariff, the Project Developer will be responsible for 100 percent of the actual costs of the facilities required to accommodate its Interconnection Request.
- JCP&L reserves the right to charge the Project Developer operation and maintenance expenses to maintain the Project Developer attachment facilities, including metering facilities, owned by JCP&L. These costs will be specified in the Generator Interconnection Agreement.

6.3 Schedule Assumptions:

- This schedule assumes that all issues covered by the "Environmental, Real Estate and Permitting Issues" section of this document are resolved. Construction cannot begin until after all applicable permits and/or easements have been obtained.
- JCP&L's ability to support this schedule also depends on the feasibility of taking the required outages to support construction. Outages that are determined to negatively impact system reliability or cause congestion may be delayed or denied, at any time, even if they are submitted on time based on the Outage Submittal Rules in section 4.2.1 of PJM Manual 03. This includes, but is not limited to, outages requested between the months of June and September, as well as January and March, which typically get denied due to summer and winter peak conditions. Therefore, the construction schedule will be adjusted as needed to accommodate any outage restrictions that have been identified by JCP&L or the Transmission Provider.

7. REVENUE METERING REQUIREMENTS

All revenue metering needed for this interconnection project must meet the metering requirements stated in Appendix 2, section 8 of the AG2-625 GIA, and in PJM Manuals M01 and M14D. The details of applicable revenue metering requirements are given in the "Requirements for Transmission Connected Facilities" posted on PJM website.

The revenue metering will be installed on the Project Developer side of the Point of Change in Ownership, and will be installed, owned, and maintained by Transmission Owner.

The revenue metering system (particularly the revenue metering current transformers) shall be designed to accurately meter the light loads that will occur when the facility is not generating power and only back-feeding station service from the Transmission Owner. This may require the use of high accuracy extended range current transformers.

Transmission Owner will obtain real-time, site-specific, generation data from PJM, via the required communication link from Project Developer to PJM. Transmission Owner will work with PJM and Project Developer to ensure the generation data provided to PJM meets Transmission Owner's requirements.

These requirements are in addition to any metering required by PJM.

8. LAND REQUIREMENTS FOR INTERCONNECTION SUBSTATION

Not Applicable

9. APPLICABLE TECHNICAL REQUIREMENTS AND STANDARDS

The Requirements for Transmission Connected Facilities, Revision 7, dated January 27, 2026, shall apply.

The TPP-REF-003 Transmission Planning Criteria, Revision 10, dated December 19, 2023, shall apply.

10. ENVIRONMENTAL AND PERMITTING

The following are possible environmental, real estate and permitting issues:

- Environmental permitting, Real Estate acquisition, and notifications to the state's Public Utilities Commission (PUC) vary, some up to twelve (12) months after preliminary engineering is completed to secure the required approvals.
- Prior to agreement by Project Developer to purchase the property, a Phase 1 Environmental Assessment should be conducted for the entire site to avoid assumption of environmental liabilities by Project Developer or Transmission Owner.
- The Transmission Owner interconnection substation may involve environmental surveys, permits, approvals and plans with federal, state, and/or local agencies.
- Assumed Project Developer is to provide all access rights, easements, ROW and permits necessary to complete the Project to the satisfaction of Transmission Owner. Environmental permitting shall encompass all federal, state, and local requirements, consultations, and agency coordination. Confirmation of meeting all permitting requirements shall be provided to Transmission Owner, prior to start of construction. Following construction and energization, confirmation of permit closeout shall be provided to the satisfaction of Transmission Owner, prior to transfer of ownership. If any of these elements are not included in the final agreement between Transmission Owner and Project Developer, twelve (12)-to-eighteen (18) months should be added to the Project Schedule to secure necessary permits, and additional costs would apply.
- Project Developer will provide copies of all the relative environmental permits and other necessary approvals to Transmission Owner before Transmission Owner accepts the Interconnection Facilities.
- Project Developer is required to install an access road from the new interconnection substation to the nearest public road (must be approved by Transmission Owner) and obtain access rights for

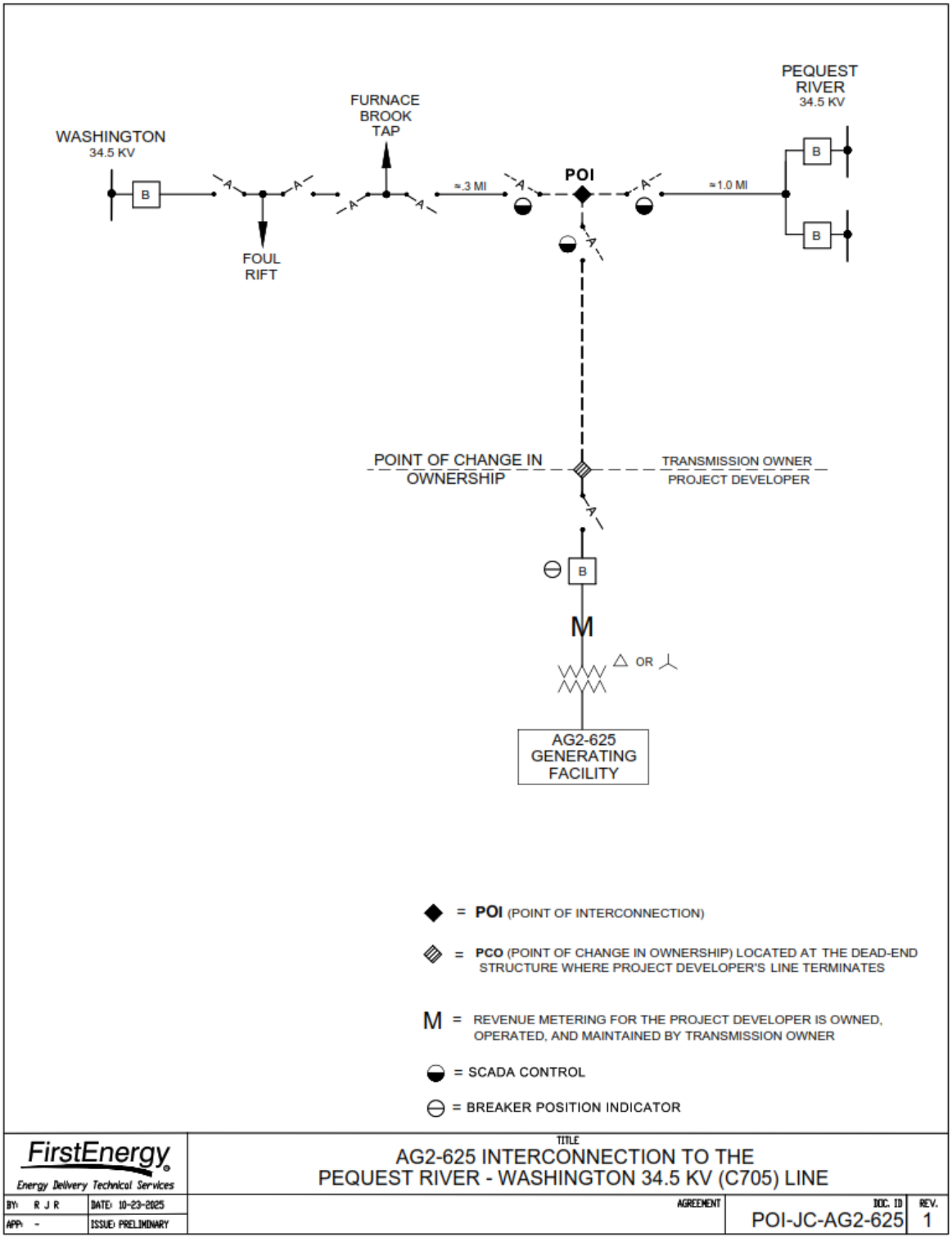
Transmission Owner. Project Developer is responsible to maintain access road and ensure unimpeded access for Transmission Owner at all times.

- Project Developer is responsible for all property acquisition (including easements/rights-of-way (ROW)) for transmission, distribution and communication facilities needed for the generator interconnection.
- If Project Developer owns the project property, in fee title, Transmission Owner will require a fee property transfer for the interconnection substation site which may require subdivision approval, together with permanent access rights to and from the substation, as well as a perpetual easement for any transmission lines to the substation. Project Developer is responsible for all costs, including but not limited to subdivision, associated with the property transfer.
- If Project Developer leases the project property, the Project Developer will be required to obtain fee property from the underlying fee property owner, on behalf of Transmission Owner, for the interconnection substation site, together with permanent access rights to and from the substation, as well as a perpetual easement for any transmission lines to the substation.
- All property rights must be surveyed and metes and bounds descriptions prepared for incorporation into Transmission Owner's document forms, for transfer of title.
- The Transmission Owner interconnection substation and transmission line loop will involve PUC notification/approval.
- All work occurs within an existing transmission line right-of-way or on Project Developer's property with access to all existing structures possible via that property and the right-of- way following established access routes that do not cross wetlands or streams.
- Project Developer will develop, and secure regulatory approval for, all necessary Erosion and Sediment Control (E&SC) plans and National Pollutant Discharge Elimination System (NPDES) permits.
- Project Developer will obtain all necessary permits.
- Project Developer will conduct all necessary wetlands and waterways studies and permits.
- Project Developer will conduct all necessary historical and archaeological studies.
- If the Project Developer plans to cross the transmission line right of way with facilities or access roads, please refer to the Transmission Rights-of-Way Restrictions information located at:

https://www.firstenergycorp.com/help/safety/real-estate-power-lines/transmission-right-of-way.html#ROWform

C. APPENDICES

ATTACHMENT #1: SINGLE LINE DIAGRAM FOR THE PHYSICAL INTERCONNECTION



ATTACHMENT #2: PROTECTION SCOPE

Short Circuit Values

34.5 kV

Positive Seq. Impedance = 0.37091 + j1.74131 Ohms
Zero Seq. Impedance = 0.84144 + j3.53519 Ohms
Single Line to Ground Fault Current = 8,310 Amps
Three Phase Fault Current = 11,190 Amps

Fault values are from the current system condition on the Washington-Pequest River C705 Line without the proposed generation project and extension of the Washington-Pequest River C705 Line to the POI. The faults provided are bolted, symmetrical values for normal system conditions. It should be similar short circuit values at the interconnection point with the extension of the Washington-Pequest River C705 Line but future changes in fault currents are possible and it is the Project Developer's responsibility to upgrade their equipment and/or protective equipment coordination when necessary.

Generator Protection Requirements

All proposed generation interconnection points and load-serving delivery points must comply with the technical requirements detailed in the FirstEnergy "Requirements For Transmission Connected Facilities" document.

Project Developer shall install a Delta High (utility) side or Ungrounded Wye High (utility) side transformer.

Project Developer shall install fully rated Circuit Breaker at the point of interconnection on the 34.5kV system. Project Developer will be required to have primary and backup relays on independent CTs providing high speed protection for faults past the point of interconnection.

There should be two levels of anti-island protection. If the inverters meet the testing requirements of IEEE-1547.1 and are UL1741 certified, Anti-islanding Direct Transfer Trip will not be required and the inverters themselves have one level of anti-island protection.

The second level of anti-island protection, the intertie relay, could be a SEL-351-7 or similar and provide just the intertie functionality (over and under voltage, over and under frequency and zero sequence overvoltage) but this functionality can be place inside the SEL-351-7s that are used for the fault protection. This relay is to be located on high side of 34.5kV transformer. Install 3 Phase PTs [Potential Transformers] (WYE Gnd -WYE Gnd) on 34.5kV side of transformer.

Intertie relaying located on High side of 34.5kV transformer will need to trip Solar Generation offline during a fault event on 34.5kV Line and Solar Generation is feeding the fault. This can be achieved by either tripping a device on high side of Step-Up transformer or by tripping individual PV strings offline. This tripping can be done via Fiber or microwave communication if preferred.

All relays, relay schemes, and relay settings that include 34.5kV voltages or currents or trip any 34.5kV circuit breakers shall require the review and approval of FirstEnergy.

FirstEnergy will complete detailed relay coordination studies to identify off-site relay setting changes required due to this generation interconnection. This may result in additional individual relay replacements being required. These relay replacements will be done at the cost of the developer.

The Project Developer is solely responsible for protecting its own equipment in such a manner that electrical faults or other disturbances on the FE system do not damage its equipment.