

# PA C-PACE

PROPERTY ASSESSED CLEAN ENERGY

COUNTY C-PACE  
PROGRAM DEAL NOTICE:

**1 Cascade**

## PROJECT OVERVIEW

### Property Type:

Industrial warehouse

### Financing Amount:

\$2,380,615

### Building Measures:

Installation of solar energy generation system

### Annual Savings:

Expected to generate 1,491,206 kWh of electricity and save \$141,121 per year

### Property Owner:

FR Cascade Property Holding

### Capital Provider:

Nuveen Green Capital

**nuveen**  
GREEN CAPITAL

## PROJECT SUMMARY

1 Cascade, a food processing plant owned by FR Cascade Property Holding in the Township of Hanover, PA, has secured \$2.3 million in financing as part of Lehigh County's C-PACE program. As the program administrator for Lehigh County, the Sustainable Energy Fund oversaw the C-PACE project to ensure compliance with the C-PACE guidelines. Nuveen Green Capital executed the C-PACE transaction.

The one-parcel property includes a 90,896 square foot food processing plant known as Kosher Gardens. In business since 2005, their greenhouses produce vegetables in Mexico. Those vegetables are then shipped to the processing plant in Allentown, PA to be cleaned, processed, and shipped out to market. The property meets the renewable energy improvement requirements as outlined in the Lehigh County C-PACE Program Guidelines.

The project consists of a 1,189 kW solar energy generation system that is sited both on the facility's rooftop and in the surrounding field. The entire system is expected to generate 1,491,206 kWh of electricity per year, saving the company \$141,121 annually. For lifetime generation, it is expected to generate 34,126,776 kWh with a net savings of \$5.8 million. The closing date of the project was May 31, 2022.

## ABOUT LEHIGH C-PACE

Lehigh County adopted C-PACE in November 2019. The County commissioners approved C-PACE to help owners of commercial property with energy and water conservation projects. Upon approving the ordinance, Lehigh County also named Sustainable Energy Fund as the Program Administrator.



4250 Independence Drive, Suite 100  
Schnecksville, PA 18078  
610-264-4440  
cpace@thesef.org

COUNTY C-PACE  
ADMINISTERED BY:



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## PUBLIC NOTICE

Notice is hereby given that the property owner FR Cascade Property Holding, LP 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.

### Legal Description

ALL THAT CERTAIN tract, piece or parcel of land, situate lying and being in the Township of Hanover, County of Lehigh, Commonwealth of Pennsylvania, bounded and described as follows: BEGINNING at a TRUE POINT OF BEGINNING, the location of which is ascertained as follows: Beginning at an iron pipe in the northerly right of way line of the public road leading from Catasaquua to Schoanersville, Legislative Route #39032, said iron pipe being the southwesterly corner of a tract of land of Albert B. and Eva C. Seip, husband and wife; thence, along the northerly right of way line of the said public road South eighty-three degrees thirty-two minutes twenty-five seconds West (S. 83° 32' 25" W.) two hundred twenty-one and seventeen one-hundredths (221.17) feet to a point; the TRUE POINT OF BEGINNING; thence, continuing along the northerly right of way line of the said public road the following five (5) courses and distances to wit: (1) South eighty-three degrees thirty-two minutes twenty-five seconds West (S. 83° 32' 25" W.) fifty-seven and ninety-four one-hundredths (57.94) feet to a point; thence, (2) South six degrees twenty-seven minutes thirty-five seconds East (S. 6° 27' 35" E.) five (5.0) feet to a point; thence; (3) South eighty-three degrees thirty-two minutes twenty-five seconds West (S. 83° 32' 25" W.) three hundred (300.0) feet to a point; thence, (4) North six degrees twenty-seven minutes thirty-five seconds West (N. 6° 27' 35" W.) five (5.0) feet to a point; thence, (5) South eighty-three degrees thirty-two minutes twenty-five seconds West (S. 83° 32' 25" W.) one hundred seven and eighty-nine one-hundredths (107.89) feet to a point; thence, leaving said public road and along the easterly right of way line of a proposed sixty (60) foot wide road running through lands of which this parcel is a part the following four (4) courses and distances to wit: (1) by a curve to the right the radius of which is twenty-five (25) feet a distance of thirty-nine and twenty-seven one-hundredths (39.27) feet to a point of tangency; thence, (2) North six degrees twenty-seven minutes thirty-five seconds West (N. 6° 27' 35" W.) five hundred sixty and three one-hundredths (560.03) feet to a point; thence, (3) by a curve to the left not tangent to the last mentioned course the radius of which is sixty (60) feet a distance of one hundred twenty-five and sixty-six one-hundredths (125.66) feet to a point; thence, (4) North six degrees twenty-seven minutes thirty-five seconds West (N. 6° 27' 35" W.) twenty-eight and four one-hundredths (28.04) feet to a point; thence, leaving the easterly right of way line of said proposed sixty (60) foot wide road and continuing through lands of which this parcel is a part North eighty-three degrees thirty-two minutes twenty-five seconds East (N. 83° 32' 25" E.) four hundred ninety and eighty-three one-hundredths (490.83) feet to a point; thence, continuing along same South six degrees twenty-seven minutes thirty-five seconds East (S. 6° 27' 35" E.) seven hundred sixteen and ninety-nine one-hundredths (716.99) feet to the TRUE POINT OF BEGINNING. Containing eight (8) Acres. LESS AND EXCEPT that portion of property conveyed to Lehigh-Northampton Airport Authority from FR Cascade Property Holding, LP, a Delaware limited partnership by Deed dated August 28, 2016 and recorded October 6, 2016 in Instrument No. 2016028631. AND BEING a portion of the same property conveyed to FR Cascade Property Holding, LP, a Delaware limited partnership from Robert M. Segal and Matthew H. Kamens, Trustees Under Indenture of Trust of Murray H. Goodman dated October 26, 1976 by Deed dated December 29, 2005 and recorded January 17, 2006 in Instrument No. 7318553.

### Legal Description

Property owners are FR Cascade Property Holding, LP.

### Conservation Measures

The project, known as 1 Cascade, is a 1,189.44kW solar energy generation system sited both on the facility's roof and in the surrounding field. The entire system is expected to generate 1,491,206 kWh of electricity per year, saving \$141,121. The project is expected to generate 34,126,776 kWh over its lifetime with a net savings of \$5,893,792. The project meets the renewable energy generation guidelines outlined in the Lehigh County C-PACE Guidelines.

The annual assessment amount is equal to \$162,023.68. The principal amount financed was \$2,380,615 with a fixed rate interest equal to 4.95%. Financing charges were equal to \$47,170 with a capitalized interest of \$129,682.



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