

PA C-PACE

PROPERTY ASSESSED CLEAN ENERGY

PROGRAM DEAL NOTICE:

1001 Conshohocken State Road

PROJECT OVERVIEW

Property Type:

Office Building

Financing Amount:

\$13,508,632.54

Building Measures:

Upgrades to the building envelope, electrical systems, lighting, water fixtures, and HVAC systems

Savings:

784,626 kWh of electricity, 581,400 gallons of water, and over 550 metric tons of carbon dioxide equivalent greenhouse gases per year

Property Owner:

KPG FF Owner, L.P.

Capital Provider:

Greenworks Lending, LLC



PROJECT SUMMARY

Four Falls Corporate Center, located at 1001 Conshohocken State Road, Conshohocken, Pennsylvania 19428, has secured \$13,508,632.54 in C-PACE financing for several energy and water conservation measures. The property owner is KPG FF Owner, L.P., and Greenworks Lending, LLC is the capital provider for this transaction. Sustainable Energy Fund (SEF) is the third-party Program Administrator for Montgomery County. As such, SEF has ensured the compliance of this project with the Montgomery County C-PACE guidelines for the redevelopment of an existing property and the Act 30 Statute.

1001 Conshohocken State Road is a 255,000 square foot office building that sits on two parcels. The redevelopment entails the installation of an electrochromic curtainwall, an upgraded roof, upgraded electrical systems, LED lighting upgrades, water-saving fixtures, and an HVAC upgrade. These energy conservation measures were estimated to save 784,626 kWh of electricity and 581,400 gallons of water annually. Energy and water savings were jointly valued at over \$49,000 per year. Electricity savings are also expected to prevent the emission of over 550 metric tons of carbon dioxide equivalent greenhouse gases annually.

ABOUT MONTGOMERY COUNTY 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.



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



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PUBLIC NOTICE

Notice is hereby given the property owner, KPG FF Owner, L.P. has completed a C-PACE transaction as per chapter 43 of Title 12 of the Pennsylvania Consolidated Statutes.

Legal Description

Property Located in Montgomery County, Pennsylvania

ALL THAT CERTAIN parcel of land with the buildings and improvements thereon erected, situate partly in the Township of Lower Merion and partly in the Borough of West Conshohocken, County of Montgomery and Commonwealth of Pennsylvania, bounded and described in accordance with a plan made by Barton and Martin Engineers, a division of Vollmer Associates LLP dated January 27, 2005, as follows, to wit:

BEGINNING at a point on the title line within the bed of Woodmont Road (40 feet wide), said point also being the common corner of these lands and lands of Alfonso Harp and Jonathan Harp and crossing Schuylkill Expressway (Interstate 76, 120 feet wide), South 05 degrees 16 minutes West, 707.59 feet to a point, a corner; thence along lands of Albert F.W. Vick, Jr., South 83 degrees 55 minutes 30 seconds West, 161.13 feet to a stone monument; thence continuing along lands of the same and lands of Robert G. David, South 31 degrees 03 minutes West, 236.00 feet to a point, a corner within the bed of Conshohocken State Road, SR 0023; thence along and within the bed of Conshohocken State Road, the following seven courses and distances: (1) North 21 degrees 35 minutes West, 84.38 feet to an angle point; (2) North 09 degrees 46 minutes West, 117.23 feet to an angle point; (3) North 10 degrees 12 minutes West, 201.20 feet to an angle point; (4) North 03 degrees 13 minutes East, 165.59 feet to an angle point; (5) North 07 degrees 46 minutes East, 241.89 feet crossing the Southerly right of way of Schuylkill Expressway aforementioned to an angle point; (6) North 15 degrees 14 minutes East, 151.40 feet crossing the Northerly right of way of the Schuylkill Expressway, aforementioned; (7) North 09 degrees 34 minutes West, 11.00 feet to a point of corner; thence along the title line within the bed of Woodmont Road, aforementioned, South 85 degrees 08 minutes East, 354.80 feet to the first, mentioned point and place of beginning.

ALSO BEING DESCRIBED AS:

ALL THAT CERTAIN parcel of land with the buildings and improvements thereon erected, situate partly in the Township of Lower Merion and Partly in the Borough of West Conshohocken, County of Montgomery and Commonwealth of Pennsylvania, bounded and described in accordance with an ALTA/ACSM Land Title Survey prepared by Stantec Consulting dated 11/15/2013 as follows to wit:

BEGINNING at a point on the Southerly right of way line of title line of Woodmont Road (40 feet wide), said point also being the common corner of these lands and lands of BPG Four Falls Association; thence from said point of beginning, along lands of now or late of BPG Four Falls Association and crossing Schuylkill Expressway (Interstate 76, 120 feet wide), South 05 degrees 16



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minutes West 688.70 feet to a point a corner; thence along lands of Northwood Homeowners Association, South 83 degrees 55 minutes 30 seconds West 161.13 feet to a stone monument; thence continuing along lands of the same and lands of Neil J. Peskin, South 31 degrees 03 minutes West 147.54 feet to a point a corner on the legal right of way line of Conshohocken State Road, SR 0023, in accordance with an As-Built Survey of Four Falls Corporate center and following eight (8) calls being on said right of way line:

- 1) South 85 degrees 04 minutes 09 seconds West 54.03 feet (platted as 54.93 feet);
- 2) along a curve to the LEFT, having a radius of 652.25 feet, a distance of 71.49 feet;
- 3) North 11 degrees 32 minutes 41 seconds West 259.57 feet;
- 4) along a curve to the RIGHT, having a radius of 262.94 feet, a distance of 89.41 feet;
- 5) North 07 degrees 56 minutes 14 seconds East 244.77 feet to a point on said right of way in accordance with a Notice of Condemnation of right of way as recorded in Deed Book 3403, Page 413; thence binding with same
- 6) North 89 degrees 45 minutes 12 seconds East 35.36 feet; thence binding with same
- 7) North 07 degrees 56 minutes 14 seconds East 206.76 feet, crossing the Schuylkill Expressway to a point a corner on the Southerly right of way line of Woodmont Road, aforesaid; thence
- 8) South 85 degrees 08 minutes 00 seconds East 322.88 feet along said Southerly right of way line to the first mentioned point and place of BEGINNING.

PARCEL NOS. 24-00-00564-00-6; 24-00-00568-00-2 (assessed together); 40-00-67508-00-6 and 40-00-67512-00-2 (assessed together).

BEING the same premises which GSMS 2005-GG4 Conshohocken Office Limited Partnership, a Delaware limited partnership, by Deed dated 12/05/2013 and recorded 12/27/2013 in Montgomery County at Deed Book 5900, Page 722, granted and conveyed unto AREP I FF Owner LP, a Delaware limited partnership.



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Property Owners

The property owner is KPG FF Owner, L.P.

Conservation Measures and Financing

C-PACE financing for the Four Falls Corporate Center is to fund building envelope, lighting, HVAC, electrical and water fixture upgrades. The qualified project amount was \$11,428,780.84. The annual assessment amount for parcel 24-00-00568-00-2 is equal to \$166,155.19 and for parcel 24-00-00564-00-6 is equal to \$1,032,844.48. The principal amount financed was \$13,508,632.54 with a fixed rate equal to 6.89%. Financing charges were equal to \$2,079,851.70.



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