



SEND TO: Southern California Edison,  
Business Incentives – OBF Program  
P.O. Box 800, Rosemead, CA 91770-0800  
E-mail: [BusinessIncentives@sce.com](mailto:BusinessIncentives@sce.com) | Fax: 626-633-3243  
Questions? (866) 635-6015

June 22, 2020

Customer Information:

Sharon Landers  
City Of Carson  
701 E. Carson St  
Carson, CA 90745

Trade Professional Information:

N/A

**RE: ON-BILL FINANCING (OBF) LOAN AGREEMENT Local Government/Institutional Customer Projects**  
**PROJECT NUMBER: 364-16-0500820718 BDL0497 – MULTI-SITE**

Dear Sharon Landers:

Based on SCE's final review and approval of your Energy Management Solutions Installation Report, and a final Loan Term Calculation [LTC], your On-Bill Financing Application has been approved. Enclosed you will find the OBF Loan Agreement in the amount of **\$82,922.05**. A copy of the LTC indicating the determination of the loan provisions, is attached.

Please DocuSign with your approval, as this Loan Agreement is establishing your obligation to repay the loan amount.

Upon SCE's receipt of the signed Loan Agreement from **City Of Carson/Sharon Landers** an SCE representative will countersign them and a fully executed original will be returned to you for your records. At that time SCE will process your OBF Loan disbursement and e-mail it to you, or your designee.

If you have any questions, please contact your SCE Account Representative. You may also call us at (866) 635-6015 Monday through Friday, from 8:00 a.m. to 5:00 p.m., or send an e-mail to **[BusinessIncentives@sce.com](mailto:BusinessIncentives@sce.com)**. Please have your Project Number available for reference when you call or include it in your e-mail.

Sincerely,

Delia Williams  
Program Manager - On Bill Financing  
Southern California Edison Company

Notice: The Federal Equal Credit Opportunity Act prohibits creditors from discriminating against credit applicants on the basis of race, color, religion, national origin, sex, marital status, age (provided the applicant has the capacity to enter into a binding contract); because all or part of the applicant's income derives from any public assistance program; or because the applicant has in good faith exercised any right under the Consumer Credit Protection Act. The federal agency that administers compliance with this law concerning SCE is the Federal Trade Commission, Equal Credit Opportunity, and Washington DC 20580.

**On-Bill Financing Agreement  
Local Government/Institutional Customer Projects**

This On-Bill Financing Agreement ("OBF Agreement") is entered into on January 3, 2020, (the "Effective Date") by and between the undersigned customer ("Customer") and Southern California Edison Company ("SCE") (each a "Party", collectively the "Parties").

**Recitals**

1. Customer and SCE entered into the Energy Management Solutions Incentives Application for Business Customers on or about January 19, 2016 and if applicable, the Customized Solutions Agreement (individually or collectively referred to as "EMS Agreement"), which is/are attached hereto and incorporated herein by reference.
2. Customer owns, leases or rents the property listed in the EMS Agreement as the Site and maintains a service account(s) with SCE for electric service. Customer has completed installation of eligible energy efficient equipment ("Equipment") at the Site as set forth in the EMS Agreement and has accepted the equipment as being operational and in good working order.
3. In Decision 12-11-015, the California Public Utilities Commission authorized SCE to provide zero-percent interest financing for the installation of certain energy efficient equipment, which is to be repaid over a specified period through the Customer's electric utility bill(s) ("On-Bill Financing").
4. Customer desires to enter into this OBF Agreement in order to participate in SCE's On-Bill Financing program and Customer agrees to repay SCE the Amount Financed (as defined under "Loan Terms", below) through the Customer's SCE utility bill(s) pursuant to the terms and conditions of this OBF Agreement.

NOW, THEREFORE, in consideration of the mutual promises and covenants contained herein, the Parties agree as follows:

**Terms and Conditions**

**Defined Terms:** Except as the context otherwise requires, capitalized terms used in this OBF Agreement without definition shall have the same meanings as are set forth in the EMS Agreement.

**Amount Financed:** Within thirty (30) days after the Effective Date, SCE will provide a payment for the Amount Financed to Customer or to a third-party payee designated by Customer under the Loan Terms, below. Customer's designation of a third-party payee may not be changed or revoked.

**Loan Terms:**

Amount Financed ("Amount Financed"):	\$82,922.05
Interest Rate:	0%
Fees:	0
Months to Pay:	34
First Month Payment:	\$1,147.72
Remaining Monthly Payments:	\$2,478.01
Loan ID:	
Designated Third-Party Payee (if any):	N/A
Address of Designated Third-Party Payee:	

[REDACTED]

**Promise to Pay:** Customer promises to pay SCE the Amount Financed in equal monthly installments as set forth in the section above and/or Schedule A (Customer's "Loan Obligation"). The first Monthly Payment of Customer's Loan Obligation will appear within sixty (60) days from the Effective Date on Customer's SCE utility(s) bill for the Service Account(s) listed above. The Parties expressly acknowledge and agree that funding for the OBF Loan Obligation repayment shall not be raised by the levy of additional taxes but shall instead be obtained by Customer's savings in energy costs paid for solely by the loan proceeds. The Parties further acknowledge and agree that energy savings from conservation measures are not susceptible to precise calculation and actual savings may vary according to weather and utility rates, among other things. Therefore, Customer's energy savings have been determined at the outset of this Agreement and calculated by comparing estimates of energy usage for the facilities in question with and without the conservation measure, as set forth specifically in the EMS Agreement. Customer's actual future energy savings are not guaranteed and the OBF Loan Obligation must be repaid in full irrespective of actual future SCE utility bill(s) amounts.

**Manner of Payment:** Customer's Monthly Payment amount will appear as a line item labeled "EE/OBF Installment Charge" on the monthly SCE utility bill(s) for Customer's Service Account(s). **Customer may pay the Loan Obligation in the monthly installments or pre-pay the Loan Obligation in one lump sum without penalty, but pre-payments for less than the remaining balance will not be allowed.** Customer's Loan Obligation will appear on Customer's monthly SCE utility bill(s) for the number of months set forth above, or until the Loan Obligation is paid in full by Customer, whichever occurs first. Customer shall make payments to SCE as directed in the SCE utility bill(s).

**Partial Payments:** If Customer is unable to make a full payment of the Loan Obligation in any given month, payment arrangements may be made at SCE's sole discretion. Any partial payments will be applied in equal proportion to the energy charges and the Loan Obligation, and Customer will be considered to be delinquent and in default of both the energy bill and the Loan Obligation.

**Late Payments:** No late payment charges or interest will be assessed for delinquent payments on the Loan Obligation. However, SCE may assess late payment charges for delinquent payments of energy charges pursuant to SCE's Rule 9 which is incorporated herein by reference.

**Returned Payments:** SCE may require payment of a \$8.00 Returned Check Charge for any check returned from Customer's financial institution unpaid. The Returned Check Charge will also apply to any forms of payment that are subsequently dishonored.

**Discontinuance of Service:** Amounts due under this OBF Agreement will be amounts deemed due under each SCE utility bill to the Customer's Service Account(s), and a default under this OBF Agreement will be treated as a default under the Customer's Service Account(s). Customer's Loan Obligation is subject to the discontinuance provisions of SCE's Rule 11, Discontinuance and Restoration of Service, Section B, Nonpayment of Bills or Summary Bills which is incorporated herein by reference.

**Breach and Acceleration:** Any breach by Customer under the EMS Agreement or this OBF Agreement shall constitute a breach under all of the above referenced agreements. For purposes herein, SCE may determine the OBF Agreement to be breached and Customer to be in default if Customer: (1) sells, assigns or otherwise transfers ownership, possession or title of the Site or the Equipment, (2) fails to pay the Monthly Payment amount when due, (3) closes, discontinues or otherwise causes the termination of the Service Account(s), or (4) otherwise breaches this OBF Agreement and/or the EMS Agreement, and the breach is not cured as specified therein. Notwithstanding anything to the contrary in the EMS Agreement, a breach and default as set forth in this section shall not be subject to any additional cure period. Following a breach as set forth in this section, SCE shall have the right to declare the entire unpaid balance of the Loan Obligation immediately due and payable.

[REDACTED]

[REDACTED]

**Modification:** Any change to this OBF Agreement must be in writing and signed by Customer and SCE; except that during any given month, if Customer is unable to make full payment on the Loan Obligation, payment arrangements may be made at SCE's sole discretion without modifying this OBF Agreement in writing. Any written modification or amendment will not be effective unless and until signed by SCE or such condition is waived by SCE in its sole and absolute discretion.

**Term and Termination:** It is the Parties intent that the term of this OBF Agreement and the EMS Agreement run concurrently. Therefore, the OBF Agreement shall continue in effect until the Loan Obligation is paid in full.

**Assignment:** Notwithstanding anything herein, Customer may not assign its rights or delegate its duties under this Agreement without SCE's express written consent.

**Additional Representations:** Each person signing this OBF Agreement represents and warrants that he or she is duly authorized and has the legal capacity to execute and deliver this OBF Agreement on behalf of Customer, and to perform their obligations under this OBF Agreement. Customer further represents and warrants that if it is a legal entity, it is in good standing in its state of formation.

**Miscellaneous:** Except as otherwise specifically provided herein, all terms, provisions, covenants, representations, warranties, agreements and conditions of the EMS Agreement shall remain unchanged and in full force and effect. Should a conflict exist between this OBF Agreement, the EMS Agreement and the documents incorporated by reference, this OBF Agreement shall control. This OBF Agreement shall be construed and interpreted in accordance with and shall be governed and enforced in all respects according to, the laws of the State of California. This OBF Agreement may be executed in one or more counterparts, each of which shall be deemed an original but all of which shall constitute one and the same instrument. If any one or more of the provisions contained in this OBF Agreement shall for any reason be held to be invalid, illegal or unenforceable in any respect, then this OBF Agreement shall be construed as if such invalid, illegal or unenforceable term or provision had never been contained herein and all other provisions of this OBF Agreement shall be construed to remain fully valid, enforceable and binding on the parties. The Recitals set forth above are hereby incorporated herein by reference.

[Remainder of page intentionally left blank]

IN WITNESS WHEREOF, the Parties have executed this OBF Agreement as of the Effective Date.

**Customer: City Of Carson**

Authorized Representative:

**Sharon Landers**

Title:

**City Manager**

Signature:

---

Date:

---

Business Address:

**701 E. Carson St  
Carson, CA 90745**

Telephone No.

**(310)952-1729**

Fax No.

E-Mail Address:

**Sllanders@carson.ca.us**

**Southern California Edison:**

Authorized Representative:

**Michael Bushey**

Title:

**Director, Program Operations**

Signature:

---

Date:

---

Business Address:

**P.O. Box 800  
Rosemead, CA 91770-0800**

Telephone No.

**(866) 635-6015**

Fax No.

**(626) 633-3243**

E-Mail Address:

**BusinessIncentives@sce.com**



## On-Bill Financing Program - Final Loan Term Calculation (LTC2a)

**Completion Date/Time:** 1/2/2020 4:09 PM  
**Project Number:** See Schedule A  
**Service Account to be Billed:** XXXXXXXXXX  
**Customer Number:** XXXXXXXXXX  
**Customer Account Number:** See Schedule A  
**Loan ID:** XXXXXXXXXX  
**Bundle ID:** BDL0497  
**OBF Application Receipt Date:** 1/19/2016

**Market Segment:** Government and Institutions  
**Business Name:** CARSON, CITY OF  
**Reference Name:** XXXXXXXXXX  
**Address:** 18405 AVALON BLVD  
**City, CA Zip:** CARSON, CA 90746-2101

\*\*\* LTC2a \*\*\*

**FINAL TERMS CALCULATED BASED ON FINAL  
REVIEW AND VERIFICATION OF THE PROJECT  
INSTALLATION REPORT**

**LTC2a Reserved Amount is \$82,922.05**  
**First month payment is \$1,147.72**  
**33 subsequent monthly payments \$2,478.01**

### PROJECT ECONOMIC SUMMARY

<b>A. AVERAGE ELECTRIC BILLING RATE</b> -- past 12 months (Cents/kWh)	\$ 0.09103
<b>B. ENERGY EFFICIENCY PROJECT SAVINGS</b>	
B.1. Estimated Combined Annual Kilowatt Hour Savings (kWh)	326,663.4
B.2. Estimated Combined Annual Dollar(\$) Savings	\$ 29,736.17
B.3. Estimated Combined Monthly Dollar(\$) Savings	\$ 2,478.01
<b>C. COSTS</b>	
C.1. Actual Total Combined Project Cost	\$ 247,765.71
C.2. Excess Project Cost	\$ -
C.3. Actual Total Rebate/Incentive	\$ 137,605.56
C.4. Other	\$ -
C.5. Actual Potential Loan Amount (Gross Amount)	\$ 110,160.16
C.6. LTC1 Reserved Amount	
C.7. LTC2 Reserved Amount	\$ 110,160.16
<b>D. LOAN</b>	
D.1. Gross Amount for Potential Financing	\$ 110,160.16
D.2. Monthly Loan Repayment Amount	\$ 2,478.01
D.3. Actual loan term (Months)	45
D.4. Actual loan term (Years)	3.8
<b>E. LOAN LIMIT TESTS</b>	
<b>E.1. Market Segment Amount of Loan Test</b> (Min/Max Loan Amount)	
E.1.1. Market Segment Minimum Loan Amount	\$ 5,000
E.1.3. Within Market Segment Limit?	Y
<b>E.2. Customer Loan Limit Test</b> (Previous Loans for this Customer Account)	
E.2.2. Previous Loans Reserved for this Customer Number	\$ -
E.2.4. Within 10% of Total Budget?	Y
<b>E.3. Length of Loan Test</b>	
E.3.1. Loan Length Limit (months)	120
E.3.2. Within Loan Length Limit?	Y
<b>E.4. Expected Useful Life (EUL)* Loan Length Limit Test</b>	
E.4.1. Applicable Measure EUL (months)	48
E.4.2. Within EUL Loan Length Limit?	Y
<b>E.5. EXCEPTION ANALYSIS (If any E.1 thru E.4. yields a "No")</b>	
E.5.1. First Payment Amount	\$ 1,147.72
E.5.2. Subsequent Monthly Loan Repayment Amount	\$ 2,478.01
E.5.3. Subsequent Monthly Payments	33
E.5.4. Net Amount for Financing	\$ 82,922.05

### EXPLANATION

Based on Billing History (All sites included)

From Approved Installation Report

Estimated Annual kWh Savings x Average Rate = \$ savings (B.1 x A)

Estimated Monthly \$ Savings (B.2 / 12)

From Approved Installation Report

Based on 20% Basic Lighting Cap Rule

From Approved Installation Report

(C.1) - (C.2) - (C.3) - (C.4)

From LTC2 calculation following Approved Installation Report

Lesser of (C.5) or (E.1.2) or (E.2.3) or other rules apply (B.3)

Time required to repay loan in months (subject to exception analysis below)

Time required to repay loan in years: (D.3) / 12

Minimum Loan Amount per Service Account or Bundle

Is D.1 within loan amount limits Y/N?

Total of previous OBF loans + reservations

CIA = 60 months, Multifamily = 120 months, G&I = 120 months

Is D.3 within limit Y/N?

EUL in months of measure with greatest kWh contribution

Is D.3 within limit Y/N?

**Exception Analysis Loan Minimum Requirement Test**

Does the loan amount from Exception Analysis meet the \$5K loan minimum requirement? YES

Based on minimum loan requirement of \$5K and supplemental Exception Analysis, this amount qualifies for an OBF loan.

\*Expected Useful Life (EUL): Each measure is expected to perform satisfactorily for a period of time. An EUL for each energy efficiency measure is assigned by the California Energy Commission (CEC).

## SCHEDULE A

LTC2a

Multiple Sites

Customer Name: CARSON, CITY OF	Customer Account to be Billed:	
OBFCARSON CITY-STREETLIGHTS 1		
Customer Reference:	Service Account to be Billed:	
	Amount Financed:	\$82,922.05
Loan ID:	Months to Pay:	34
Bundle ID: BDL0497	1st Month Payment:	\$1,147.72
		\$2,478.01 per month for 33
	Remaining Monthly Payments:	months

Site #	Project Number	Customer Account	Site Service Account Number	Site Loan Amount
1				\$322.22
2				\$462.21
3				\$322.22
4				\$322.22
5				\$322.22
6				\$483.33
7				\$322.22
8				\$322.22
9				\$322.22
10				\$100,354.27
11				\$322.22
12				\$644.44
13				\$322.22
14				\$333.24
15				\$358.46
16				\$358.50
17				\$2,868.00
18				\$358.50
19				\$358.50
20				\$358.50
21				\$322.22

Uncapped Amount Financed: \$110,160.15

\* Prepared by:

Georgina Lozano 01/03/2020