Exhibit D

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BRIGHT FUTURE SOLAR ENERGY Inc.

Implementing Efficiency, Sustainability & Renewables

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Efficiently Serving the Central Coast with Innovative Solutions and Designs

July 7th, 2026

Bright Future Solar Energy proposes the installation of Solar Carport Canopy Structures (126.48 kW Total) as a portion of the total Micro-Grid Electrical system for Monterey GI Consultants (Endoscopy Center) at 23 upper Ragsdale in Monterey, CA. This property is located within the bounds of a flight path that travels South East to North West for the landing approach into the Monterey County Regional Airport (MRY). During the previous ALUC Board meeting there was concern for potential harmful glare reflecting off the proposed solar arrays, which could create hazardous conditions for pilots operating inbound aircrafts. Bright Future Solar Energy has been prompted to provide an ocular analysis for the proposed system to ensure and confirm that pilots are not compromised on the final approach path at MRY.

Bright Future Solar Energy has taken the measure to mitigate harmful glare potential by utilizing the Q-Cells Q.TRON XL-G2 series solar modules, which feature 2mm of thermally pre-stressed glass with anti-reflective technology integrated as the front medium of the module. A White Paper discussing the safety of solar panel glare is integrated in this report from the manufacturer (Exhibit A), which indicates that Hanwha Q CELLS solar panels have less reflective potential than water and glass. Solar panels are designed to be as light absorbent (increase transmission) as possible to mitigate potential energy losses, which would come in the form of reflected light. On top of the technological make up of the PV modules, it is important to consider the existing large solar projects installed along the same flight path.

To provide some background on solar infrastructure within this flight path area of Ryan Ranch, our company has already installed two large and successful solar projects under the same flight path as the proposed project. The projects being acknowledged have similar characteristics to our project in terms of system size, fixed tilt, and a low pitch ($\leq$ 10 Deg). The two projects are located at 21 Lower Ragsdale and 12 Upper Ragsdale, installed in 2015 and 2024. The total surface area of the solar arrays at 21 Lower Ragsdale is 11,320 SQFT and the total solar surface area at 12 Upper Ragsdale is 6,496 SQFT; the surface area of our proposed canopy structures combined is 6,123 SQFT. In terms of surface area coverage, our project will not exceed any system size already established, minimizing potential for increased glint and glare. Due to the system at 21 Lower Ragsdale being practically double in size, established for over 10 years, and the panels having an older generation of anti-reflective coating, is strong evidence for displaying the lack of possible hazardous glare for approaching aircrafts. I will note that there have not been any incidences filed with the FAA through the Monterey County Regional Airport concerning issues with glare from the surrounding solar arrays. To go a bit further into the safety evaluation, we will quantify the possible glare from the solar structures.

Using an FAA approved glare analysis software program, Forge Solar, we were able to render a 2 mile flight path simulation from the threshold of the landing strip to approximately .5 miles passed the location of the solar array (2 miles total). This simulation is to evaluate inbound planes under FAA parameters, as this would be the governing consideration in evaluating the potential harm of light reflection/glare induced by the proposed solar arrays. Analysis for the project was conducted using the GlareGauge model (also known as Solar Glare Hazard Analysis Tool [SGHAT]) developed by Forge Solar and the U.S. Department of Energy's Sandia National Laboratories to evaluate potential glare. GlareGauge employs an interactive Google map where the user can quickly locate a site, draw an outline of the proposed solar energy system, and specify observer locations and aircraft approach paths. Latitude, longitude, and elevation are automatically recorded through the Google interface, providing necessary information for sun position and vector calculations. Additional information regarding the orientation and tilt of the solar energy panels, reflectance, environment, and ocular factors are entered by the user. If glare is found, the tool calculates the retinal irradiance and subtended source angle (size/distance) of the glare source to predict potential ocular hazards ranging from a temporary afterimage to retinal burn. The results are presented in a simple plot that specifies when glare will occur throughout the year, with color codes indicating the potential ocular hazard.

The following are assumptions to consider for the analysis;

- The proposed solar project will operate 365 days per year, during daylight hours.
- "Green" glare is glare with low potential to cause an afterimage (flash blindness) when observed prior to a typical blink response time.
- "Yellow" glare is glare with potential to cause an afterimage (flash blindness) when observed prior to a typical blink response time.
- "Red" glare is glare with potential to cause retinal burn (permanent eye damage) when observed prior to a typical blink response time.
- Glare analyses do not account for physical obstructions between reflectors and receptors. This includes buildings, tree cover, and geographic obstructions.
- Panels are designed to absorb sunlight and will be treated with anti-reflective coatings that will absorb and transmit light rather than reflect it.
- Glare analyses do not consider the accumulation of dust and natural soiling that occurs throughout the lifetime of the system.

Please see the Forge Solar report results attached in Exhibit B. Through this annual simulation, the findings show that the proposed system under this explicit flight path only emit "green" glare, which is observed as having low ocular impact. As seen from the findings, the only time of day that there is any glare from the system is between the hours of 16:30 – 18:30 (May-July), due to the incident angle getting larger (closer to parallel with the solar array plane). These findings align very well with the White Paper evaluation from Hanwha Q-Cells, which discuss and analyze how glare changes based on the incident angle of light hitting the proposed solar plane. The software program indicates a total of 366.3 hrs of annual "green" glare, but since the individual canopy arrays have the same cross-sectional geometry and are geographically adjacent, the solar arrays would be producing their glare simultaneously. Therefore that flight path would only be experiencing ~122 hrs of annual "green" glare, with no "yellow" glare being observed; displaying definitive safety in the type of solar glare emitted.

The last subject to consider for comparative PV glare safety in this project is the reflective nature of building materials that are under the identical flight path, which pose a greater hazard for harmful glare. The two buildings immediately North West of 23 upper Ragsdale have flat, bright white TPO roofs, which are by design intended to reflect light as much as possible, creating passive thermal cooling for the building. White TPO roofs have a solar reflectivity of 70-85%, while Hanwha Q CELLS solar panels with Anti-Reflective Coating (ARC) reflect less than 4% of initial light when incident angles that are below 55 degrees. This is a

huge difference and should be considered when evaluating the safety of the proposed solar array.

Due to ocular analysis results, successful existing solar arrays, existing hazardous glare from building material (roofs and glass), and implementation of anti-reflective coating technology, it appears that the potential for hazardous glare from the proposed solar carport canopy arrays is non-existent and will not effect on the pilots inbound for their landing at Monterey regional airport.

Sincerely,

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EXHIBIT A

PV MODULE REFLECTION – GLARE

PV MODULE REFLECTION – GLARE

When light falls on a surface it is split; some of the light traverses the surface (transmission), some light enters the surface and is lost (absorption) and some is redirected away from the surface (reflection). In order for a PV module to produce as much power as possible, the cover glass is optimized for high transmission. This is why Hanwha Q CELLS PV modules have cutting-edge anti-reflective coatings (ARC) in order to maximize transmission and limiting the possibility for reflections.

Each of these actions, transmission, absorption and reflection, can be measured as a proportion of the original light falling on the surface, eg. T + A + R = 100 %. For our purposes it is only necessary to look at the proportion of this original light, as the intensity of the light falling on the surface of the PV module glass will change with numerous factors including different system configurations, locations and times of both the day and year.

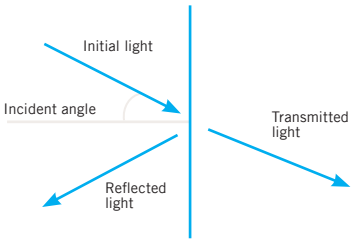

Figure 1: Light falling on a surface

The proportion of light reflected from any surface is dependent upon the angle at which the light hits the glass, called the incident angle where 0° is direct light and 90° is parallel to the surface. The proportion of reflected light can be calculated for different incident angles using the Fresnel equations. For a sheet of glass it would be necessary to calculate the reflection twice, once for the frontside of the glass and once for the backside. However as the rear of PV module glass is connected to an EVA and light absorbing PV cell it is only necessary to consider the frontside effect. To calculate the reflection the refractive index of the involved media is needed. As an example air has an index of 1, for normal "window" glass the value is around 1.5, for water it is 1.33 and for PV module glass it is around 1.25. From these figures alone it is possible to, correctly, presume that the glass used in PV modules creates less reflected light than normal "window" glass or a body of water. Figure 2 shows the curves of these different cases, along with measurements by TÜV Rheinland of Hanwha Q CELLS modules. It can be seen that the proportion of light reflected starts close to zero but rises as the incident angle gets closer to 90°.

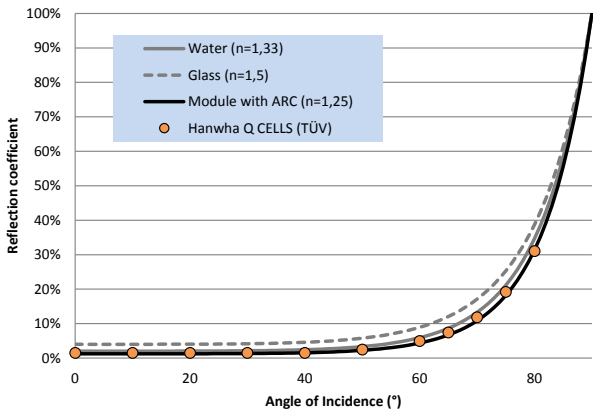

Figure 2: Reflection vs. incident angle

CONCLUSION

From both the theoretical and measured data it is clear that ARC glass used in all Hanwha Q CELLS currently produced PV modules reflects less light than both naturally occurring features, such as bodies of water, and common manmade structures. Moreover for incident angles below 55° less than 4 % of the initial light is reflected away from the PV module.

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Specifications subject to technical changes © **Hanwha Q CELLS** Module_reflection_2017-02_Rev01_EN

EXHIBIT B

FORGESOLAR GLARE ANALYSIS

Project: **Monterey Bay Endoscopy Partners Solar Project**
Solar Carport Canopy Structure (126.48116kW)

Site configuration: **Monterey Bay Endoscopy**
Calculated via ForgeSolar Radiometric Physics Engine v3.2.0

Created 06 Jul, 2026
Updated 07 Jul, 2026
Time-step 1 minute
Timezone offset UTC-8
Minimum sun altitude 0.0 deg
DNI peaks at 1,000.0 W/m^2
Category 100 to 500 kW
(1,000 kW / 8 acre limit)
Site ID 182397.30119

Ocular transmission coefficient 0.5
Pupil diameter 0.002 m
Eye focal length 0.017 m
Sun subtended angle 9.3 mrad
Min luminance threshold 5,000 cd/m^2

Summary of Results

Glare with low potential for temporary after-image predicted

PV Array	Tilt	Orient	Annual Green Glare		Annual Yellow Glare		Energy
	°	°	min	hr	min	hr	kWh
PV array 1	10.0	203.0	7,265	121.1	0	0.0	-
PV array 2	10.0	203.0	7,305	121.8	0	0.0	-
PV array 3	10.0	203.0	7,410	123.5	0	0.0	-

Total glare received by each receptor; may include duplicate times of glare from multiple reflective surfaces.

Receptor	Annual Green Glare		Annual Yellow Glare	
	min	hr	min	hr
FP 1	21,980	366.3	0	0.0

Component Data

PV Arrays

Name: PV array 1
Axis tracking: Fixed (no rotation)
Tilt: 10.0°
Orientation: 203.0°
Rated power: -
Panel material: Smooth glass with AR coating (revised)

Vertex	Latitude (°)	Longitude (°)	Ground elevation (ft)	Height above ground (ft)	Total elevation (ft)
1	36.575112	-121.809002	295.47	15.00	310.47
2	36.575037	-121.809042	287.42	15.00	302.42
3	36.574918	-121.808696	286.12	15.00	301.12
4	36.574994	-121.808653	296.71	15.00	311.71

Name: PV array 2
Axis tracking: Fixed (no rotation)
Tilt: 10.0°
Orientation: 203.0°
Rated power: -
Panel material: Smooth glass with AR coating (revised)

Vertex	Latitude (°)	Longitude (°)	Ground elevation (ft)	Height above ground (ft)	Total elevation (ft)
1	36.575122	-121.809043	294.63	15.00	309.63
2	36.575048	-121.809083	286.49	15.00	301.49
3	36.575094	-121.809220	284.19	15.00	299.19
4	36.575169	-121.809181	291.70	15.00	306.70

Name: PV array 3
Axis tracking: Fixed (no rotation)
Tilt: 10.0°
Orientation: 203.0°
Rated power: -
Panel material: Smooth glass with AR coating (revised)

Vertex	Latitude (°)	Longitude (°)	Ground elevation (ft)	Height above ground (ft)	Total elevation (ft)
1	36.575205	-121.809307	288.96	15.00	303.96
2	36.575131	-121.809348	282.88	15.00	297.88
3	36.575093	-121.809231	283.60	15.00	298.60
4	36.575171	-121.809190	291.47	15.00	306.47

Flight Path Receptors

Name: FP 1
Description:
Threshold height: 50 ft
Direction: 292.8°
Glide slope: 3.0°
Pilot view restricted? Yes
Vertical view: 30.0°
Azimuthal view: 50.0°

Point	Latitude (°)	Longitude (°)	Ground elevation (ft)	Height above ground (ft)	Total elevation (ft)
Threshold	36.583257	-121.833324	256.90	50.00	306.90
Two-mile	36.572048	-121.800094	272.42	587.91	860.33

Glare Analysis Results

Summary of Results

Glare with low potential for temporary after-image predicted

PV Array	Tilt	Orient	Annual Green Glare		Annual Yellow Glare		Energy
	°	°	min	hr	min	hr	kWh
PV array 1	10.0	203.0	7,265	121.1	0	0.0	-
PV array 2	10.0	203.0	7,305	121.8	0	0.0	-
PV array 3	10.0	203.0	7,410	123.5	0	0.0	-

Total glare received by each receptor; may include duplicate times of glare from multiple reflective surfaces.

Receptor	Annual Green Glare		Annual Yellow Glare	
	min	hr	min	hr
FP 1	21,980	366.3	0	0.0

PV: PV array 1

low potential for temporary after-image

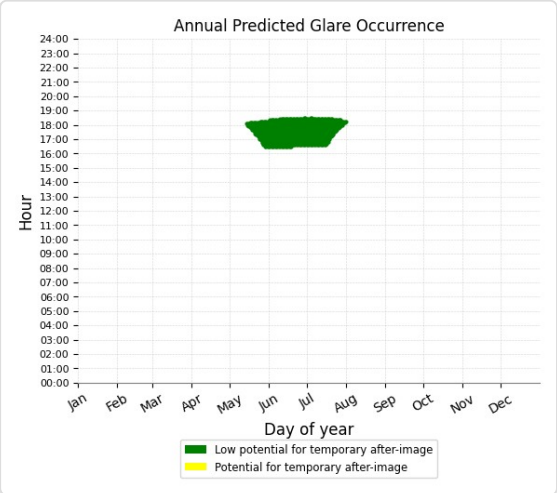
Receptor results ordered by category of glare

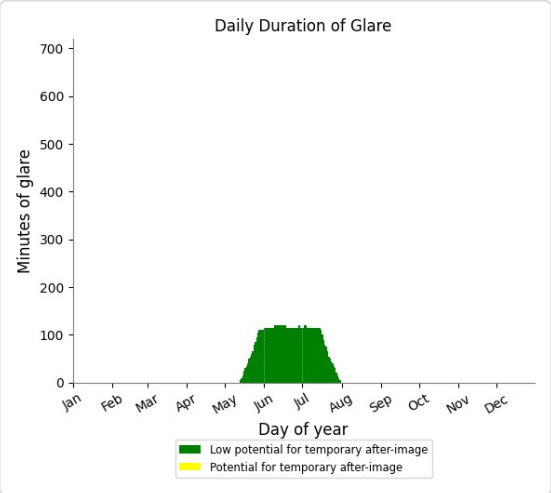
Receptor	Annual Green Glare		Annual Yellow Glare	
	min	hr	min	hr
FP 1	7,265	121.1	0	0.0

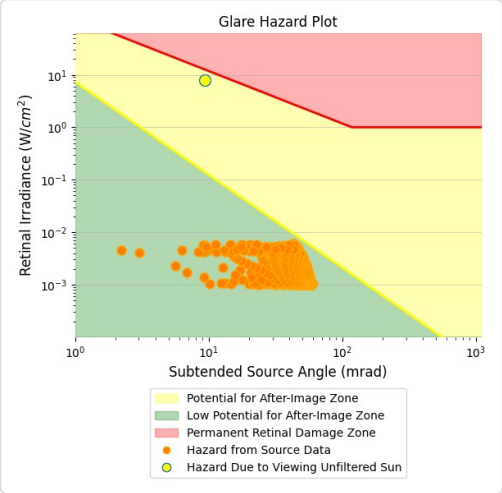
PV array 1 and FP: FP 1

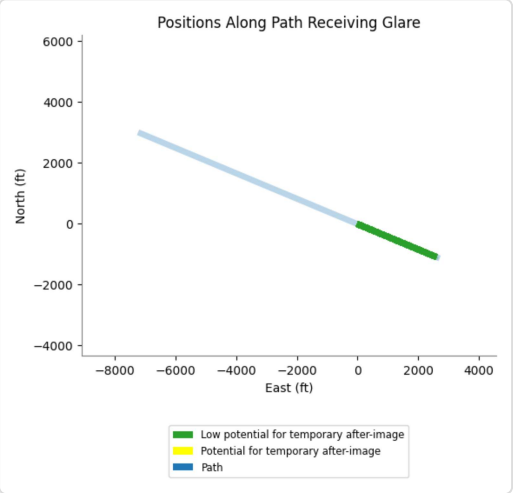
Yellow glare: none

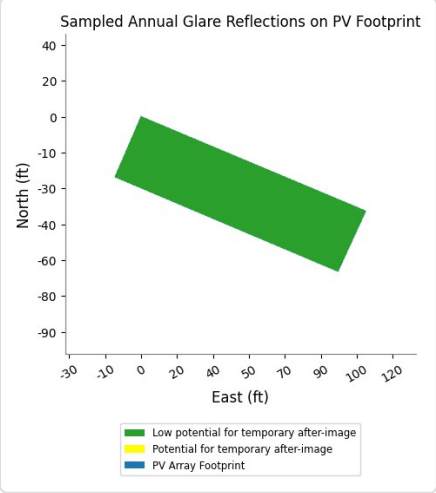
Green glare: 7,265 min.

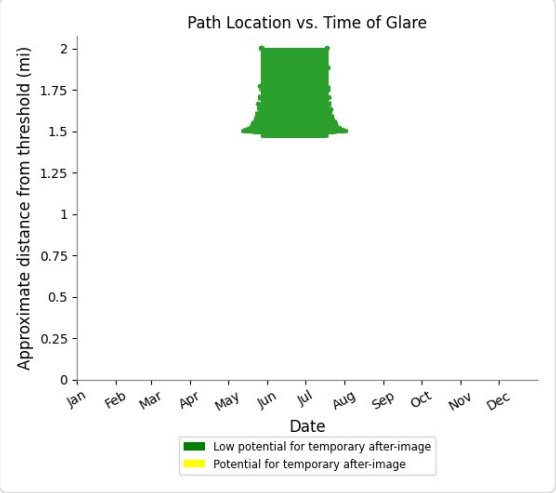












PV: PV array 2 low potential for temporary after-image

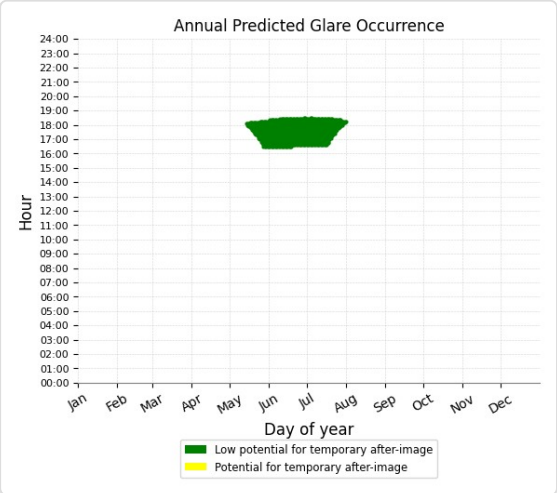
Receptor results ordered by category of glare

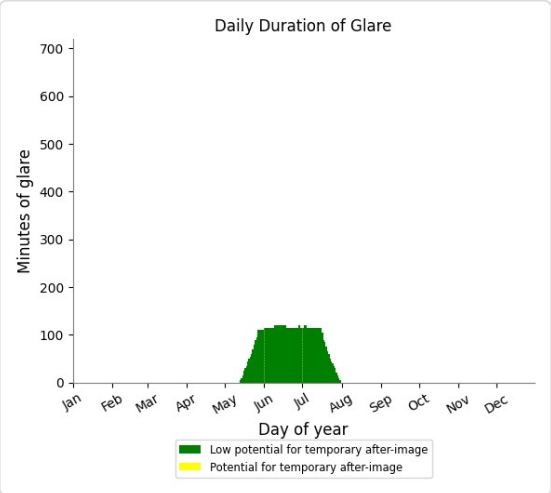
Receptor	Annual Green Glare		Annual Yellow Glare	
	min	hr	min	hr
FP 1	7,305	121.8	0	0.0

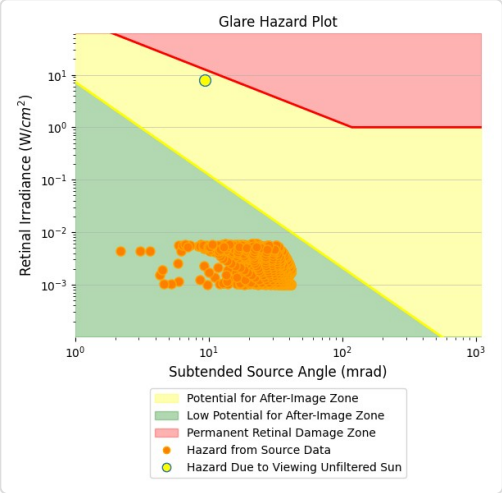
PV array 2 and FP: FP 1

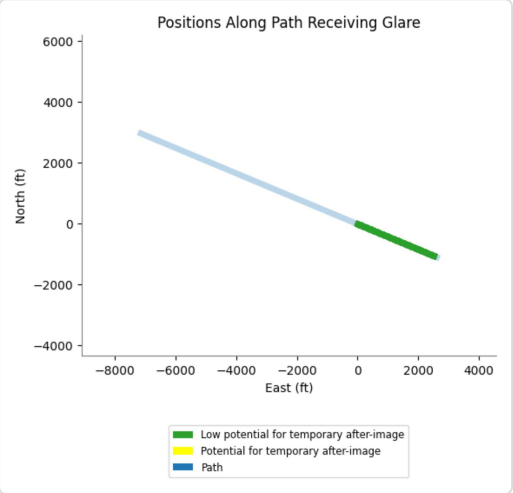
Yellow glare: none

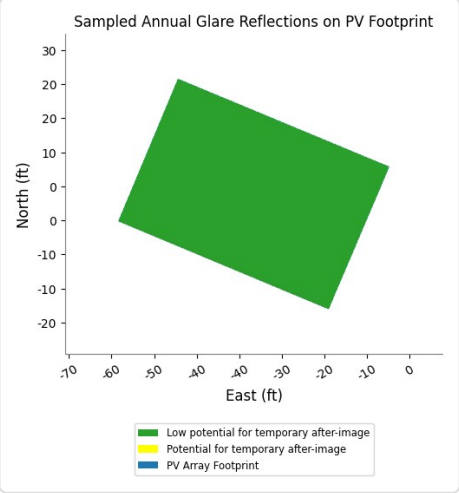
Green glare: 7,305 min.

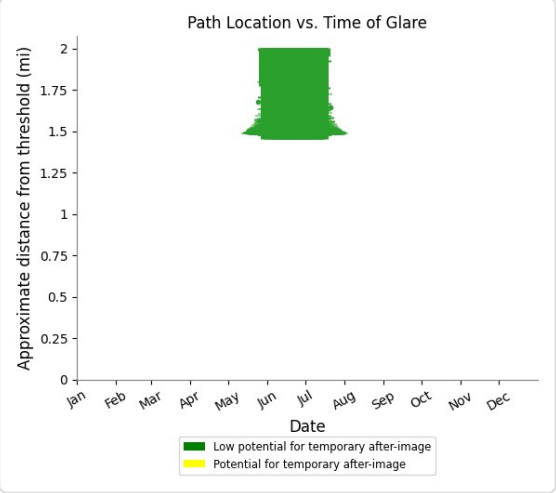












PV: PV array 3 low potential for temporary after-image

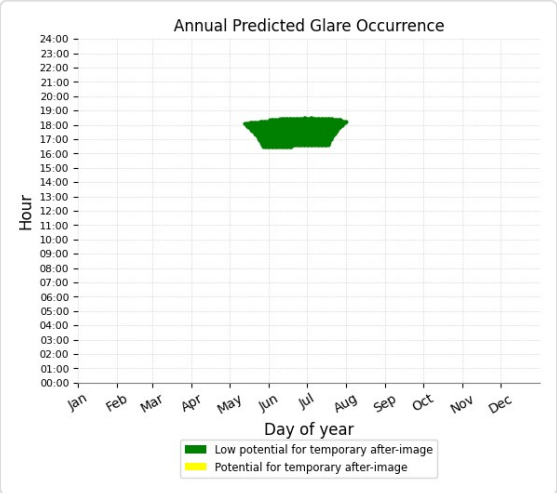
Receptor results ordered by category of glare

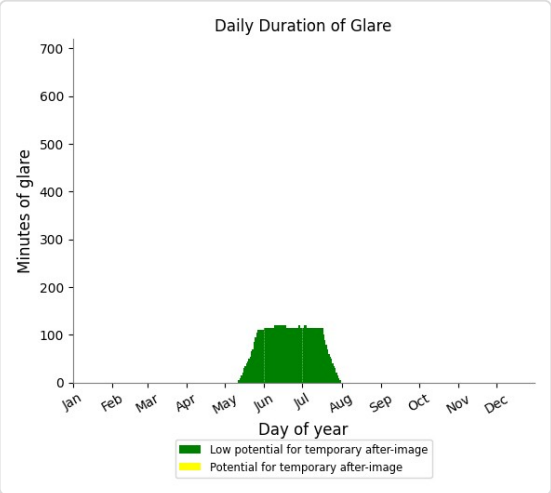
Receptor	Annual Green Glare		Annual Yellow Glare	
	min	hr	min	hr
FP 1	7,410	123.5	0	0.0

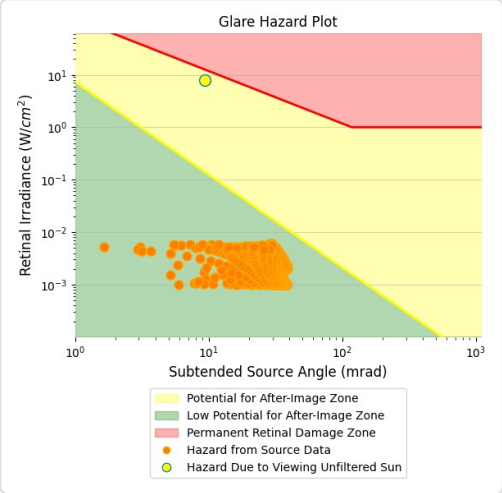
PV array 3 and FP: FP 1

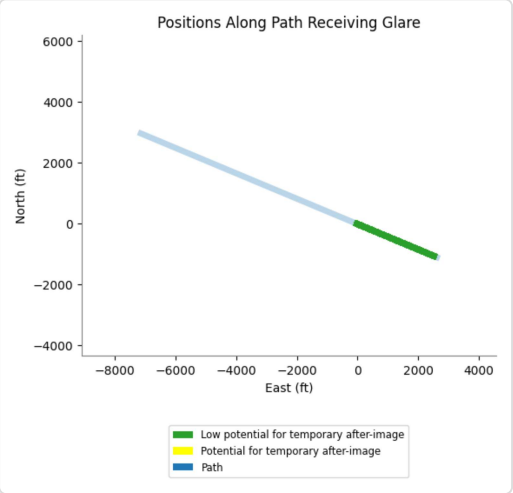
Yellow glare: none

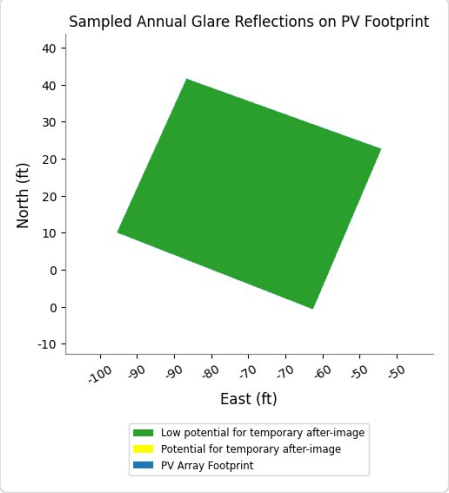
Green glare: 7,410 min.

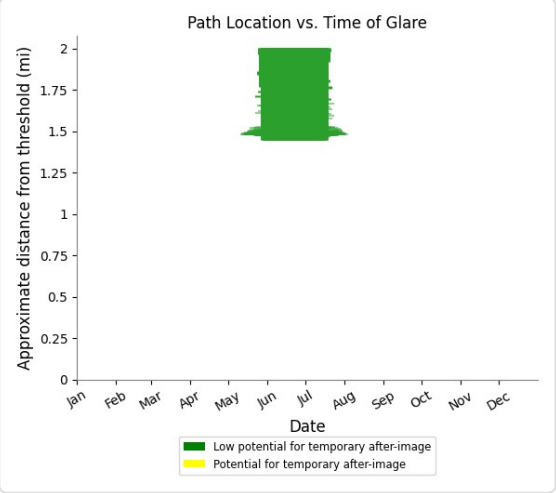












Assumptions

"Green" glare is glare with low potential to cause an after-image (flash blindness) when observed prior to a typical blink response time.
"Yellow" glare is glare with potential to cause an after-image (flash blindness) when observed prior to a typical blink response time.
Times associated with glare are denoted in Standard time. For Daylight Savings, add one hour.
The algorithm does not rigorously represent the detailed geometry of a system; detailed features such as gaps between modules, variable height of the PV array, and support structures may impact actual glare results. However, we have validated our models against several systems, including a PV array causing glare to the air-traffic control tower at Manchester-Boston Regional Airport and several sites in Albuquerque, and the tool accurately predicted the occurrence and intensity of glare at different times and days of the year.
Random number computations are utilized by various steps of the annual hazard analysis algorithm. Predicted minutes of glare can vary between runs as a result. This limitation primarily affects analyses of Observation Point receptors, including ATCTs. Note that the SGHAT/ ForgeSolar methodology has always relied on an analytical, qualitative approach to accurately determine the overall hazard (i.e. green vs. yellow) of expected glare on an annual basis.
The analysis does not automatically consider obstacles (either man-made or natural) between the observation points and the prescribed solar installation that may obstruct observed glare, such as trees, hills, buildings, etc.
The subtended source angle (glare spot size) is constrained by the PV array footprint size. Partitioning large arrays into smaller sections will reduce the maximum potential subtended angle, potentially impacting results if actual glare spots are larger than the sub-array size. Additional analyses of the combined area of adjacent sub-arrays can provide more information on potential glare hazards. (See previous point on related limitations.)
The variable direct normal irradiance (DNI) feature (if selected) scales the user-prescribed peak DNI using a typical clear-day irradiance profile. This profile has a lower DNI in the mornings and evenings and a maximum at solar noon. The scaling uses a clear-day irradiance profile based on a normalized time relative to sunrise, solar noon, and sunset, which are prescribed by a sun-position algorithm and the latitude and longitude obtained from Google maps. The actual DNI on any given day can be affected by cloud cover, atmospheric attenuation, and other environmental factors.
The ocular hazard predicted by the tool depends on a number of environmental, optical, and human factors, which can be uncertain. We provide input fields and typical ranges of values for these factors so that the user can vary these parameters to see if they have an impact on the results. The speed of SGHAT allows expedited sensitivity and parametric analyses.
The system output calculation is a DNI-based approximation that assumes clear, sunny skies year-round. It should not be used in place of more rigorous modeling methods.
Hazard zone boundaries shown in the Glare Hazard plot are an approximation and visual aid based on aggregated research data. Actual ocular impact outcomes encompass a continuous, not discrete, spectrum.
Glare locations displayed on receptor plots are approximate. Actual glare-spot locations may differ.
Refer to the Help page at **www.forgesolar.com/help/** for assumptions and limitations not listed here.

Default glare analysis parameters and observer eye characteristics (for reference only):

- Analysis time interval: 1 minute
- Ocular transmission coefficient: 0.5
- Pupil diameter: 0.002 meters
- Eye focal length: 0.017 meters
- Sun subtended angle: 9.3 milliradians

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This analysis was conducted using the best available radiometric modeling at the time of generation. Future updates to the modeling methodology may yield different results.

EXHIBIT C

Q.TRON XL-G2 SERIES

PRELIMINARY

610 - 640 Wp | 156 Cells
22.9 % Maximum Module Efficiency

MODEL Q.TRON XL-G2.3 / BFG

High performance Qcells N-type solar cells

Q.ANTUM NEO Technology with optimized module layout boosts module efficiency up to 22.9 %.

Bifacial energy yield gain of up to 21%

Bifacial Q.ANTUM NEO solar cells make efficient use of light shining on the module rear-side for radically improved LCOE.

A reliable investment

Double glass module design enables extended lifetime with 12-year product warranty and improved 30-year performance warranty[1].

Enduring high performance

Long-term yield security with Anti LeTID and Anti PID Technology[2], Hot-Spot Protect.

Frame for versatile mounting options

High-tech aluminum alloy frame protects from damage, enables use of a wide range of mounting structures and is certified regarding IEC for high snow (5400 Pa) and wind loads (3750 Pa)[3].

Innovative all-weather technology

Optimal yields, whatever the weather with excellent low-light and temperature behavior.

[1] See data sheet on rear for further information.
[2] APT test conditions according to IEC / TS 62804-1:2015 method B (–1500 V, 168 h) including post treatment according to IEC 61215-1-1 Ed. 2.0 (CD)
[3] See Installation Manual for instructions

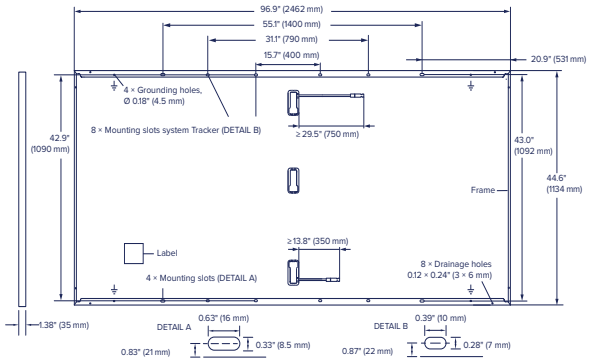
The ideal solution for:

Ground mounted solar panels

Q.TRON XL-G2 SERIES

Mechanical Specification

Format	96.9 in × 44.6 in × 1.38 in (including frame) (2462 mm × 1134 mm × 35 mm)
Weight	78.0 lbs (35.4 kg)
Front Cover	0.08 in (2.0 mm) thermally pre-stressed glass with anti-reflection technology
Back Cover	0.08 in (2.0 mm) semi-tempered glass
Frame	Anodised aluminium
Cell	6 × 26 monocrystalline Q.ANTUM NEO solar half cells
Junction box	2.09-3.98 × 1.26-2.36 × 0.59-0.71 in (53-101 mm × 32-60 mm × 15-18 mm), Protection class IP68, with bypass diodes
Cable	4 mm² Solar cable; (+) ≥ 29.5 in (750 mm), (−) ≥ 13.8 in (350 mm)
Connector	Stäubli MC4-Evo2 ; IP68



Electrical Characteristics

POWER CLASS				610		615		620		625		630		635		640	
MINIMUM PERFORMANCE AT STANDARD TEST CONDITIONS, STC[1] (POWER TOLERANCE +5 W / −0 W)					BSTC*		BSTC*		BSTC*		BSTC*		BSTC*		BSTC*		
Minimum	Power at MPP[1]	P_{MPP}	[W]	610	675.4	615	681.0	620	686.5	625	692.0	630	697.6	635	703.1	640	708.6
Minimum	Short Circuit Current[1]	I_{SC}	[A]	13.65	15.13	13.71	15.19	13.76	15.25	13.82	15.31	13.88	15.38	13.93	15.44	13.99	15.50
Minimum	Open Circuit Voltage[1]	V_{OC}	[V]	56.11	56.34	56.39	56.62	56.67	56.90	56.95	57.18	57.23	57.46	57.51	57.74	57.79	58.03
Minimum	Current at MPP	I_{MPP}	[A]	12.95	14.34	13.00	14.40	13.05	14.46	13.10	14.51	13.15	14.57	13.21	14.62	13.26	14.68
Minimum	Voltage at MPP	V_{MPP}	[V]	47.10	47.09	47.30	47.29	47.50	47.49	47.70	47.69	47.89	47.88	48.09	48.08	48.28	48.27
Minimum	Efficiency[1]	η	[%]	≥ 21.8		≥ 22.0		≥ 22.2		≥ 22.4		≥ 22.6		≥ 22.7		≥ 22.9	

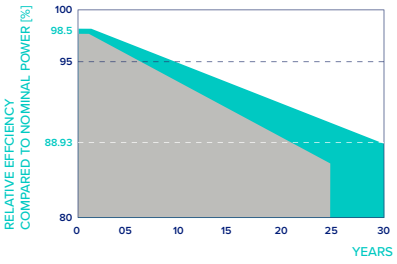
Bifaciality of P_{MPP} and I_{SC} 80 % ± 5 % • Bifaciality given for rear side irradiation on top of STC (front side) • According to IEC 60904-1-2

[1] Measurement tolerances P_{MPP} ± 3 %; I_{SC}, V_{OC} ± 5 % at STC: 1000 W/m²; *at BSTC: 1000 W/m² + φ × 135 W/m², φ = 80 %, 25 ± 2 °C, AM 1.5 according to IEC 60904-3

MINIMUM PERFORMANCE AT NORMAL OPERATING CONDITIONS, NMOT[2]w									
Minimum	Power at MPP	P_{MPP}	[W]	461.1	464.9	468.7	472.5	476.2	480.0	483.8
Minimum	Short Circuit Current	I_{SC}	[A]	11.00	11.05	11.09	11.14	11.18	11.23	11.27
Minimum	Open Circuit Voltage	V_{OC}	[V]	53.24	53.51	53.77	54.04	54.31	54.58	54.85
Minimum	Current at MPP	I_{MPP}	[A]	10.18	10.22	10.26	10.30	10.34	10.38	10.42
Minimum	Voltage at MPP	V_{MPP}	[V]	45.28	45.48	45.67	45.86	46.05	46.24	46.43

[2] 800 W/m², NMOT, spectrum AM 1.5

Qcells PERFORMANCE WARRANTY

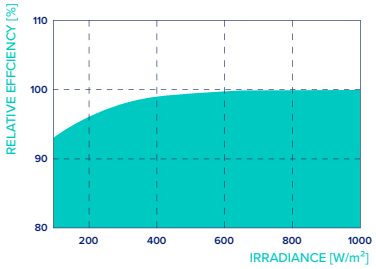


At least 98.5% of nominal power during first year. Thereafter max. 0.33 % degradation per year. At least 95.53% of nominal power up to 10 years. At least 88.93 % of nominal power up to 30 years.

All data within measurement tolerances. Full warranties in accordance with the warranty terms of the Qcells sales organisation of your respective country.

*Standard terms of guarantee for the 5 PV companies with the highest production capacity in 2021 (February 2021)

PERFORMANCE AT LOW IRRADIANCE



Typical module performance under low irradiance conditions in comparison to STC conditions (25 °C, 1000 W/m²).

TEMPERATURE COEFFICIENTS

Temperature Coefficient of I_{SC}	α	[%/K]	+0.04	Temperature Coefficient of V_{OC}	β	[%/K]	−0.24
Temperature Coefficient of P_{MPP}	γ	[%/K]	−0.30	Nominal Module Operating Temperature	NMOT	[°F]	109 ± 5.4 (43 ± 3 °C)

Properties for System Design

Maximum System Voltage	V_{SYS}	[V]	1500	PV module classification	Class II
Maximum Series Fuse Rating		[A DC]	30	Fire Rating based on ANSI / UL 61730	TYPE 29[4]
Max. Push Load[3], Test / Design		[lbs / ft²]	113 (5400 Pa) / 75 (3600 Pa)	Permitted Module Temperature on Continuous Duty	−40 °F up to +185 °F (−40 °C up to +85 °C)
Max. Pull Load[3], Test / Design		[lbs / ft²]	78 (3750 Pa) / 52 (2500 Pa)		

[3] See Installation Manual for instructions

[4] New Type is similar to Type 3 but with metallic frame

Qualifications and Certificates

UL 61730-1 & UL 61730-2, CE-compliant,
Quality Controlled PV - TUV Rheinland,
IEC 61215:2016, IEC 61730:2016,
U.S. Patent No. 9,893,215(solar cells)

www.tuv.com
ID 1111220277

* Contact your Qcells Sales Representative for details regarding the module's eligibility to be Buy American Act (BAA) compliant.

Find product recycling details at QR code above

Qcells pursues minimizing paper output in consideration of the global environment.

Note: Installation instructions must be followed. Contact our technical service for further information on approved installation of this product.

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