EXHIBIT 2

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SERVICE AGGREEMENT – All INCLUSIVE 100% WARRANTY

City of Santa Ana
215 S Center St
Santa Ana, CA 92703

Service Fee Proposal for All Inclusive CNG Station Maintenance

Monthly Flat Service Rates are as follows:
Year 1 - $4,200 per month
Year 2 - $4,200 per month
Year 3 - $4,200 per month
Year 4 (Renewal Option) - $4,200 per month
Year 5 (Renewal Option) - $4,200 per month

Estimated annual usage: 100,000 + GGE (GGE being 123.57 cubic ft or 5.66 lbs. of natural gas)

TruStar Energy agrees to the general O&M terms as outlined in the RFP including:

- Contractor shall perform preventative maintenance on the compressors and inspections on the dispensing system Bi-Weekly.
- The Contractor shall respond within 4 hours of an emergency shutdown event.
- Contractor's service must be of such high quantity and quality so that all CNG vehicles will be ready for operational rollout on any given morning during the contract.
- Contractor shall have the capability to remotely monitor the key compressor system variables such as flow, temperature and pressure with a laptop computer and remote alarm, if applicable.
- Contractor's trained Operations and Maintenance (O&M) personnel or its vendors subcontractors must check-in and inform Fleet Services staff of the reason for the visit before entering the compressor compound area and the fueling island area for service and/or repairs.
- Contractor is to submit their inspection reports as part of the RFP response for approval by the City.
- A separate inspection form shall be completed for each unit or system. Any problems or deficiencies observed during services or testing that may interfere with the equipment's operation are to be reported immediately to the Fleet Services Management or Supervision to determine and/or approve further action.

- A copy of the company's service report with all pertinent information regarding the service(s) are to be signed with a copy left at the Fleet Services office; and a copy is to be emailed to ESosa@santa-ana.org with the invoice.
- All hoses replaced in the maintenance or repair under this agreement are to be new and free of defects.
- All parts, (excluding hoses) used in the maintenance or repair under this agreement are to be new or certified rebuilt unless approved by the City's Fleet Services Manager or his/her designee.
- All repairs shall be guaranteed for a minimum of 120 days, new equipment installations shall be covered under the manufactures warranty from the date of installation.
- All inspections are to be performed during regular City business hours.
- Invoices shall include a summary of the service or repair; with itemized parts and materials if applicable; a copy of the service order must accompany invoices and must be sent to the same Fleet Services email address above.
- Although not required for normal maintenance a C-10 electrical contractors license was included to cover any repairs that may require this skill set.

Standard Service Type Included in All Inclusive Agreement:
Each visit will include, but will not be limited to the elements outlined under the "Preventative Maintenance General Terms"
All Consumables
All Service Parts
All Compressor Major and Minor Rebuilds – Including electric motors
All Equipment warranty and parts fulfillment – 100% full coverage during the term of the agreement
All Scheduled required labor
All Unscheduled emergency labors
Weekly service visits with a minimum of 5 hours on site
365/24/7 station remote monitoring
On Site Response time on full station outage- 6 hours or less
On Site Response, partial station outage – 24 hours or less
Dedicated Service Van and Technician
On site storage of daily and weekly required consumables

TruStar Energy will install a Wireless Communication Panel on Site to provide real time/ Minute by Minute status of the CNG station. This Communication panel will log station operation and activity to help predict maintenance failure before they happen. This information will be available on a cloud-based server for both TruStar Energy and the customer. This allows TruStar to provide 365/24/7 station monitoring.

PREVENTATIVE MAINTENANCE – General Terms

- TruStar Technician will be on site weekly to provide maintenance services.

- TruStar Technician will visit with site manager at the beginning of the site visit to get a list of any known deficiencies that require attention and need correction.

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- TruStar Energy personnel shall prepare and provide client with a (PM) Service report at the conclusion of each (PM) or repair event. This report shall detail (PM) activities, actions taken, and list potential future hard parts replacement events.

- TruStar Energy shall perform such (PM) services during normal business days and hours of operation.

- TruStar Energy personnel will not remove hazardous waste materials (used Oil) from Customer's job site. Customer shall provide TruStar Energy with approved containers for the disposal of subject hazardous waste materials.

- TruStar Energy provide 100% parts, service and warranty on the station during the term. If there is damage created to the station that is not part of ongoing wear and tear of CNG operations, TruStar will invoice for any damaged parts and labor caused by customer negligence such as trucks driving away with connected hoses and equipment hit and damaged by trucks. Prior to invoicing, TruStar will discuss damage with the customer site manager and get sign off for repairs. Customer will reserve the rights to replace or repair customer damaged items at their own expense.

- All Major compressor rebuilds will be done by Ariel or Sauer factory trained and certified compressor Master Technicians.

- Below are the tasks required to maintain the CNG station that TruStar will be providing along with weekly inspection reports filled out by the site technicians and made available to the customer.

TruStar Energy CNG

Preventative Maintenance Schedule – Maintenance Checklist and Duties Guidelines done by TruStar Energy

Tasks included in PM agreement done by TruStar Energy factory trained field service technicians:

Compressors & Related Equipment

Logging

- Log running hours
- Log temperatures
- Log suction pressure
- Log inter-stage pressures
- Log Oil Levels and usage

Compressors

- Check oil consumption and oil levels
- Check leak rate of mechanical seals
- Drain effluents from receiver tank
- Leak check pressurized loop. Look and listen for leaks
- Run to operating conditions; if able
- Record operating temperatures
- Record operating pressures
- Record motor FLA
- Observe & record unusual conditions
- Observe compressor control operations
- Observe priority or buffer fill operation
- Fill vehicles as available
- Observe dispenser operations
- Check gas dryer operations
- Inspect suction filter; change as required
- Replace all inter-stage filter elements; as applicable and to manufacturers requirements
- Exchange motion work oil and filter" as applicable and to manufacturers requirements
- Clean motion work oil strainer during oil changes
- Inspect/clean discharge check valves
- Check inter-stage check valves for contamination
- Clean V-belt grooves of flywheel and motor pulleys
- Check condition of V-belt and belt tension
- Clean/Inspect suction/discharge valves of all stages
- Grease/lubricate motor bearings
- Check condensate collecting tank for contamination
- Check all flexible hoses for signs of deterioration or damage
- Inspect V-belts for proper wear and alignment
- Torque all cylinder heads (machine warm and in standstill condition)

Dispensers – Fast Fill (if applicable)

- Verify on/off switch operations

- Visually inspect tubing, piping and valves for leaks and abnormalities
- Check and drain inlet filters
- Check valve sequencing
- Visually inspect all pressure relief devices for signs of failure or leakage.
- Verify ESD control functions and safety equipment
- Verify on/off switch operations
- Verify ESD control functions
- Verify 4,250-psig maximum fill pressure limits

Dispensers – Time Fill

- Visually inspect tubing, piping and valves for leaks and abnormalities
- Check and drain inlet filters
- Verify ESD control functions and safety equipment

Methane Gas Detection Sensors

- Verify and test operations
- Test equipment to meet OEM design criteria
- Repair and replace defective equipment

Inlet Gas Dryer

- Monthly - Drain pre-filter, blower housing and sump
- Monthly - Check differential pressure across pre-filter and after-filter elements. Replace if required when gauge is approaching Red zone or 3-5 PSID
- Monthly - Check dewpoint for reading below -40F. If above, then regenerate dryer
- Monthly -Check and maintain operating conditions: pressure, flow, temperature within the design parameters of the dryer.
- Six Month – Recalibrate/check span of moisture analyzer.
- Six Month – Replace pre-filter, after filter and separator elements if needed.
- Annually – Regenerate dryer, check regeneration cycle to ensure working properly
- 1000 hours – change oil in blower

2000 Hour intervals

- Post compression coalescing filter element replacement.
- Compressor frame oil replacement (Crankcase Oil)
- Compressor frame oil replacement (Crankcase Oil Filter)
- Compressor oil strainer element cleaning.
- Force feed lubricator box lube oil replacement.
- Force feed lubricator filter replacement.
- Compressor interstage coalescing filter element replacement.
- Driver motor lubrication (Grease bearings per manufactures recommendations)

3000 Hour Intervals

- Post compression coalescing filter element replacement.

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4,000- & 8,000-Hour Intervals – Compressor rebuild

- Post compression coalescing filter element replacement.
- Compressor frame oil replacement (Crankcase Oil)
- Compressor frame oil replacement (Crankcase Oil Filter)
- Compressor oil strainer element cleaning.
- Force feed lubricator box lube oil replacement.
- Force feed lubricator filter replacement.
- Compressor interstage coalescing filter element replacement.
- Driver motor lubrication (Grease bearings per manufactures recommendations)
- Compressor valves (Rebuild or Replace)
- Measure & record all internal critical clearances (Per Ariel Specifications)
- (Replace any out of spec components)
- Compressor piston ring/rider band replacement.
- Compressor packing rebuild or replacement.
- Check all compressor critical fasteners for proper torque (Nozzles, valve caps, heads, packing cases, etc.)
- Compressor soft foot measure & record (Correct if needed per Ariel spec)
- Compressor to driver alignment & record (Correct if needed per Ariel spec)

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Submit iPad

Submit Desktop

Inspection Report

MNS #

Customer Information			
Customer ID		Service Site ID	
Company			
Contact Name			
Address			
City			
State		Zip Code	

Service Labor					
T or S	Date	Start	End	Total Hrs	Employee

Travel	
Service Vehicle Round Trip Mileage:	

Maintenance Checklist

	Description	Comments	Good	Repair	N/A
Compressor And Controls Checklist	Inspect compressor skid and enclosure for damage and/or water leaks				
	Inspect for oil leaks on compressor and at all oil supply line fittings				
	Check oil level in the compressor frame site glass				
	Inspect for loose tubing clamps and connectors				
	Check fault logs and active faults (Record in comments)				
	Check daily service log for outstanding issues (Record in comments)				
	Drain relief valve vent header				
	Drain crankcase breather pipe				
	Observe the compressor operation during fill				
	Record unusual noises and/or vibrations from compressor in comments				
	Check that control panel is functioning properly				
	Compare transducer readings to gauge readings				
	Check that alarm/fault notification is functioning				
	Check ESD operation				
Priority Panel And Gas Storage Inspection	Observe operation of the priority panel and controls				
	Inspect panel & tubing for damage				
	Inspect buffer storage for signs of damage/rust				
	Drain post compression filters				
Gas Dryer Inspection	Check for damage				
	Check heat trace indicator (In cold weather)				
	Check filter differential pressure gauges while running				
	Check dew point (Record)				
	Drain dryer filter condensate				
Dispenser, Fill Post And Defueling Systems	Check daily service log				
	Check for fault codes				
	Inspect hoses, nozzles, valves and breakaways for leaks or damage				
	Inspect all time fill posts, reels, lines & connections				
	Observe vehicle fueling from time fill station				
Leak Detection	All pre-compression lines, fittings & valves from gas meter to dryer				
	All dryer connections, fittings, valves, flanges & filter housings				
	Supply lines from dryer to compressors				
	All connections, fittings, valves & filter housings inside comp. enclosure				
	Supply lines to priority panel				
	All connections, fittings & valves inside priority panel				
	Supply lines, fittings & valves before and after buffer storage				
	Post compression filter housings				
	All time fill lines, connections, & fittings				

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Inspection Report

Inspection				Comp #1	Comp #2	Comp #3	Comp #4	Comp #5	Comp #6	Comp #7	Comp #8
	Compressor Hours***		Hours								
	Oil Level*	Full Oil Level Indicator	Full/Add								
Running @ Op. Temp	Oil Pressure*	40 Psig Hot Normal	Psig								
Running @ Op. Temp	Rec. Tank Pressure		Psig								
Running @ Op. Temp	Inlet Pressure*	1 To 3 Psig (2 Psig Normal)	Psig								
	Ambient Air Temp	(For Time Fill Compressor)	Deg F								
Stage 1											
Running @ Op. Temp	Pressure*	43 To 58 Psig	Psig								
Running @ Op. Temp	Discharge Temp*	220 To 260F	Deg F								
Stage 2											
Running @ Op. Temp	Pressure*	220 To 250 Psig	Psig								
Running @ Op. Temp	Discharge Temp*	260 To 290F	Deg F								
Stage 3											
Running @ Op. Temp	Pressure*	870 To 1015 Psig	Psig								
Running @ Op. Temp	Discharge Temp*	220 To 260F	Deg F								
Stage 4											
Running @ Op. Temp	Pressure*	Not More Than 100 Psig Above Final	Psig								
Running @ Op. Temp	Discharge Temp*	240 To 270F	Deg F								
Final											
Running @ Op. Temp	Discharge Pressure		Psig								
Running @ Op. Temp	Time Fill Presure		Psig								
Dryer											
Running @ Op. Temp	Moisture Monitor **	(Red, Yellow, Green)	Deg F								
Running @ Op. Temp	Inlet Pressure		Psig								
Drain Condensate Collection Points											
	Drain Compressor - Receiver Tank		Oz								
	Drain Compressor - Inlet Filter		Oz								
	Drain Station - Post Compression Filters (Total)		Oz								
Gas Meter Reading											
	Main Inlet Gas Meter		Meter								
Yearly	Weights And Measures Last Certified		Date								
Service Site Notes											

* Contact senior technician if readings out of range

**Contact service manager if close to red to schedule regen of dryer

***Contact service manager when compressor hours reaches 800,1800,2800,3800 etc.

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Service Labor

Service Technician Time Card						Travel			
T or S	Date	Clock In	Clock Out	Total Hrs	Employee	Vehicle Mileage	Hotel Stay=Y	CC Expenses=Y	Car Rental=Y

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All Inclusive Service Agreement between:

This All-Inclusive Maintenance Agreement for CNG station is offered between ***TruStar Energy*** *and* ***City of Santa Ana***

Authorized TruStar Energy Representative- Doug Howell

Signature here: _____

Date: 8/28/2020

Phone: 813-545-1343
Email: dhowell@trustarenergy.com

Authorized Customer Representative –

Signature here: _____

Date: _____

Phone:
Email: