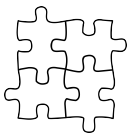

ACE Partnerships Inc.

Project Proposal: Pottersburg Brownfield, London ON

Prepared for: The Ministry of the Environment

Prepared by: Bridget Welton, Principal Consultant

18 June, 2013

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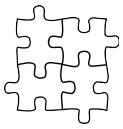


ACE Partnerships Inc.

Executive Summary

Objective

To make productive use of the Pottersburg Brownfield located on Clarke Road, London ON, in a way that inspires the general public, local government and industry.

Goals

To partner with the Municipality of London for the purposes of installing a Solar Photovoltaic, ground mounted system on the Pottersburg Brownfield. The project is governed by the provisions of the FIT (Feed-in Tariff) program of Ontario and may include a First Nations partner.

Viability

The Ontario Power Authority is expected to open the application window for Large FIT projects sometime in late 2013 or early 2014 for a period of four weeks only.

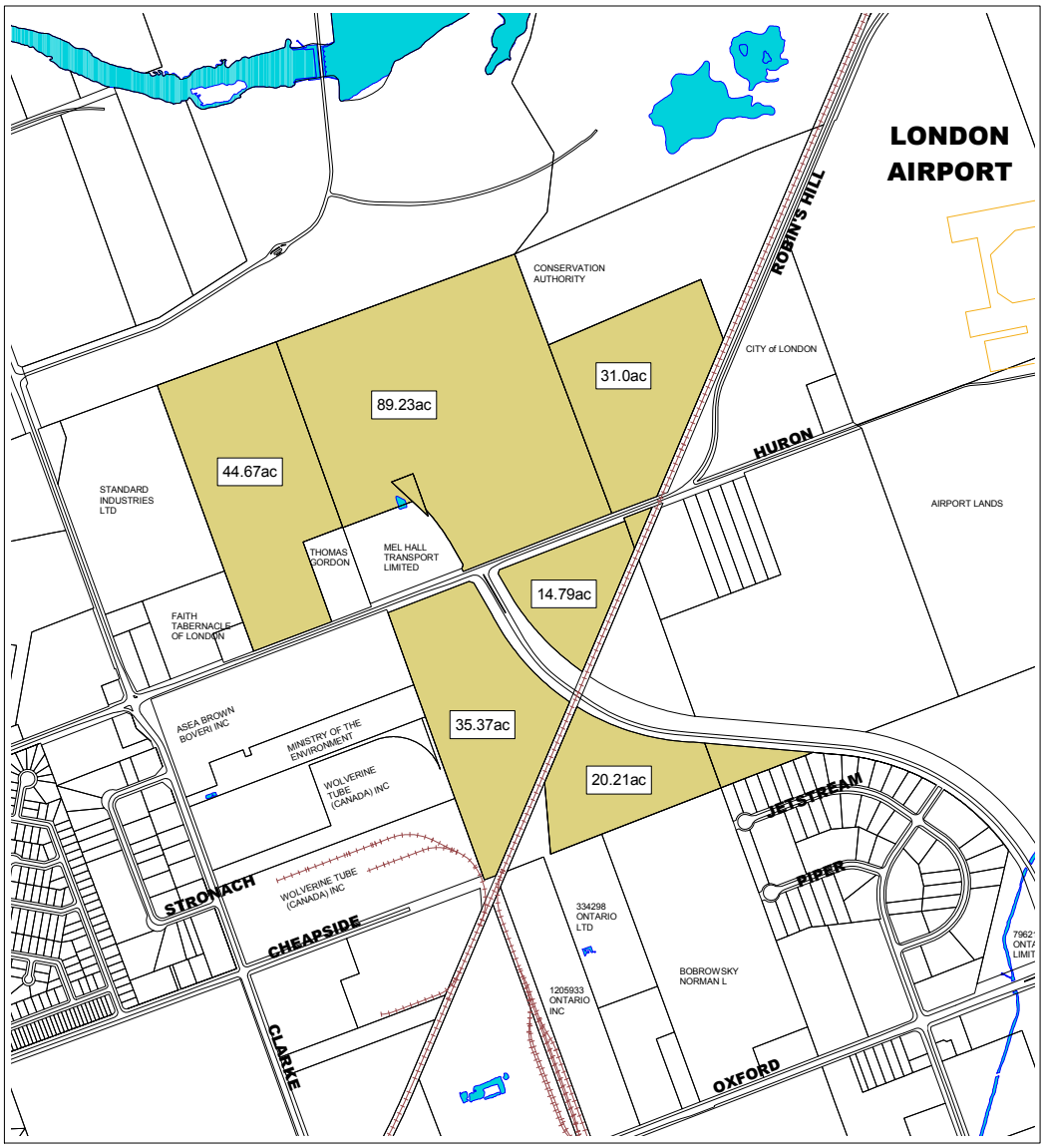
The approval process requires soil samples to verify the land category classification, as well as priority points awarded by criteria such as First Nations participation, and local Municipality resolution.

Solution

This project provides a solution to the problem of what to do with a land site that has recently recovered from PCB contamination. It would also reverse negative perceptions associated with this site emanating from the general public, industry and local government.

HURON INDUSTRIAL PARK

CITY OF LONDON DEVELOPMENT



LEGEND:

- RAILWAYS
- ROADS
- AIRPORT RUNWAY
- PROPERTY LINES
- WATER
- CITY OWNED VACANT LANDS

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PREPARED BY: Graphics & Information Services
DATE PREPARED: February 14, 2003 MB

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CURRENT SITUATION

It is understood that the difficulties in converting a formerly contaminated land site into a viable project of any kind are significant. And, while the public is keen to see the site restored as quickly as possible, negative perceptions are exacerbated by the sheer volume of time and resources required to complete this very complex and lengthy task.

In this case it should be said, the clean up of the Pottersburg site has been managed very thoroughly, and the MOE is to be credited for this extensive undertaking. All that remains is the problem of what to do next with this land site, which unfortunately, can be just as challenging as the contamination itself.

PROBLEM

Huron Industrial Park, shown on page two, is located in a somewhat economically depressed region of South Western Ontario, and the map indicates a considerable amount of land and buildings that have been vacant for some time. Unfortunately, this not only places the Pottersburg Brownfield in an underutilized industrial zone, but positions it as least favored among other “healthy” sites.

Additionally, the matter of public perception associated with the contamination of a land site in their vicinity can be extremely negative. Unfortunately, people are drawn to the conclusion that their area, albeit industrial, is in a state of hopeless deterioration.

SOLUTION

Ace Partnerships believes that in making the Pottersburg site available for a solar project, several problems would be solved in one instance.

First, a solar project would make use of land that is unlikely to be used again, even in the longer term. As well, perceived value of the Industrial Park itself could stabilize in the knowledge that investment and renewal was coming to the area.

Second, a project which generates renewable energy from the middle of an industrial park is in alignment with the vision of the Green Energy Act: clean energy generation intermingled with industrial output side by side.

Third, in the hearts and minds of the public, the generation of clean energy on this site would convert negative perceptions to more positive views.

PROPOSED SOLAR ENERGY PROJECT

Install a ground mounted, Solar Photovoltaic Project on the Pottersburg Brownfield. The project would be governed by the provisions of the FIT (Feed-in Tariff) program of Ontario. ACE Partnerships has a First Nations partner from the Kenora region for this project.

PROPOSED PARTNERSHIP

ACE Partnerships is willing to partner with the Municipality of London for the Pottersburg Brownfield solar project. The details of a partnership proposal are to be presented to the Municipality for consideration.

COMPANY BACKGROUND

ACE Partnerships is a small energy consulting firm that specializes in matching Developers and Investors with renewable energy projects. In addition to creating partnerships, support is also provided for regulatory, compliance, legal and finance for renewable energy projects.

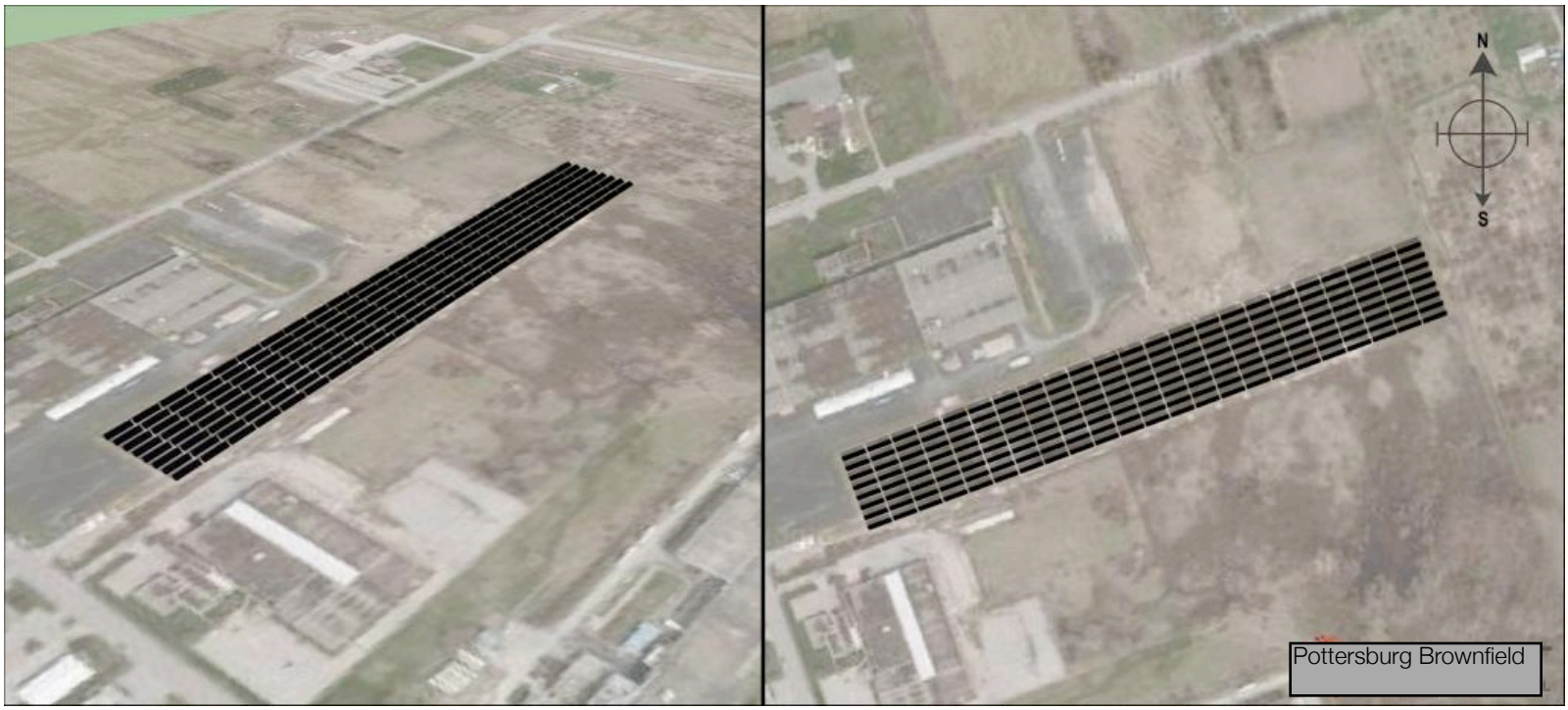
ACE Partnerships was the first to create FIT (feed-in tariff) partnerships with First Nations in Northern Ontario (Treaty 3) and is involved in several other large scale projects all over the province. Future projects for ACE involve the creation of partnerships between wind / mining companies and indigenous communities in Nunavut and Manitoba.

Founder and Principal of ACE Partnerships, Bridget Welton (BA Political Science) has worked for 5 years in the development of solar projects in the Ontario and New York markets, and has acquired a broad base of industry knowledge and experience.

During this time a select network of SMEs has been gathered, all of which bring their trusted experience to the table for every project.

ACE Partnerships Inc.

SIMULATED IMAGE OF THE “POTTERSBURG BROWNFIELD” PROJECT



8,000 panels, 250 Watts each

2.0 MegaWatt Ground Mount systemProject

Project Cost Estimate: $7.5 million apx.

SAMPLE GROUND MOUNT SYSTEM

PROJECT DEVELOPMENT

Work Category	Deliverables	Delivering Party
Site Selection	Pottersburg Brownfield, London ON	Ministry of the Environment
Environmental Analysis	Site Approval, Soil Sample	Ministry of the Environment
Select Project Partners	Partnership Agreement	ACE Partnerships / David Webb
Layout of Proposed Solar Panels	3D Design with System Size and Number of Panels	3D Design (selected)
Ground Mounting Arrangements	Racking Layout Design	Engineering / Construction (selected)
Solar System Component Selection	Type of Panels, Racking, Inverters, Monitoring System	Electrical Engineering / Installation (selected)
Metering Arrangements	Diagrams	Electrical Engineering / Installation (selected)
Project Application	Notice to Proceed	Ontario Power Authority

PROJECT MANAGEMENT TIMELINES

Stage	Time required	Tasks
Site Assessment / LDC Consultation	1 month	LDC Pre-FIT Consultation
OPA Application and Review	3-6 months	Connection Tests / OPA Contract
Interconnection and final site design	3 months	CIA & CCA with HydroOne and LDC
NTP Application and review	2 months	Financial Plan, Submit Permits
Construction	3 months	Construction Management and Inspection
Operation	-	Maintenance and Monitoring

PROJECT APPROVAL REQUIREMENTS

Permission is requested from the Ministry of the Environment to obtain access to the land site known as the Pottersburg Brownfield. Twenty year access would be required to comply with the Power Purchase Agreement set out in the rules and regulations of the FIT program, governed by the Ontario Power Authority.

The project is designed to accumulate priority points to accelerate the OPA application process and approval. These are based on Project Readiness, Municipality Approval, Municipality Participation and Aboriginal Participation.

The OPA is expected to open the Large FIT application window sometime at the end of 2013 or early 2014. and is expected to follow the same format and restrictions as the Small FIT window of January 2013. The Small FIT window remained open for a period of four weeks only, after which no applications were accepted.

CONCLUSION

This project provides an opportunity to solve the long term problem of what to do with a land site that is recovering from PCB contamination.

This project would also reverse negative perceptions held by the general public and industry in regards to the possible uses for contaminated sites, which in turn can raise hope for the area as a whole.

