

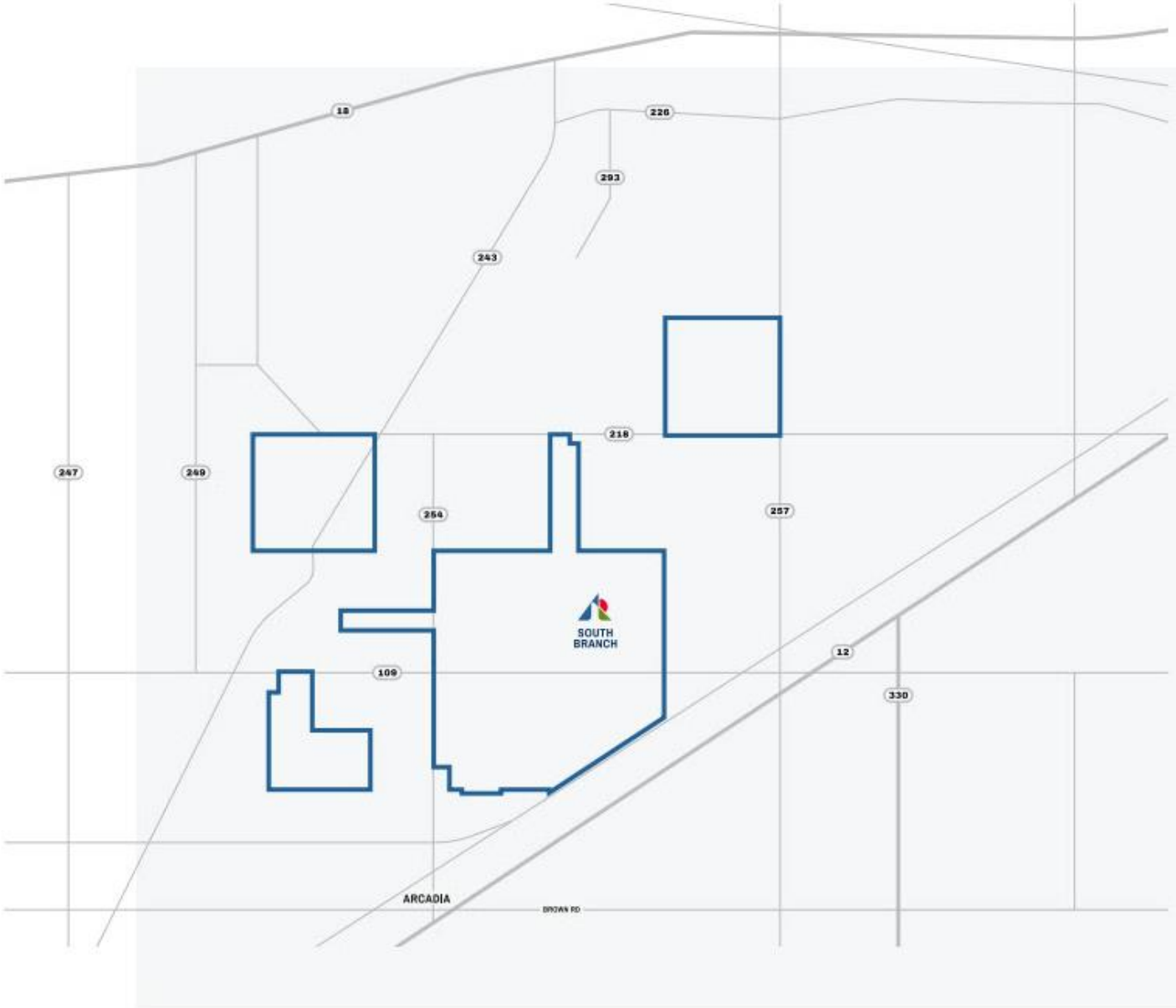


South Branch Solar

Public Information Meeting

Thurs., June 24, 2021

SOUTH BRANCH SOLAR



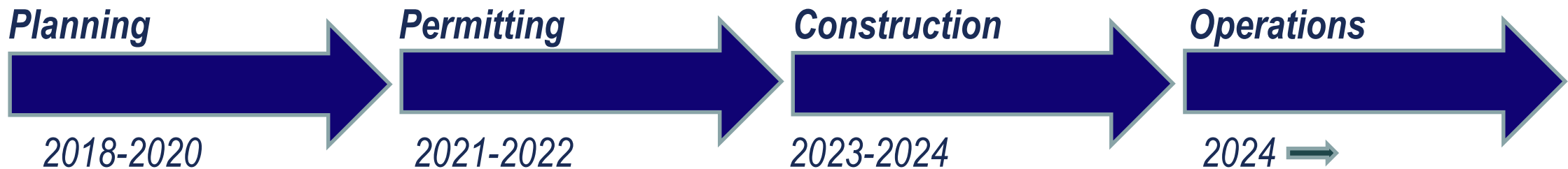
OVERVIEW

Up to 205 megawatt (MW) alternating current (AC) solar project in the early stages of development. Electricity generated by the solar facility will be supplied to the PJM transmission system.

DESIGN

- Nearest residence 160 feet
- Visual screening with professional landscaping
- Native grasses and pollinators planted on site after construction.

SCHEDULE



LOCATION

Approximately 1,000 acres north of the Village of Arcadia in Hancock County, Ohio.

PERMITTING

- South Branch Solar will submit a permit application to the Ohio Power Siting Board (OPSB) in June 2021.
- An OPSB permit is required prior to a company constructing and operating a solar project in the state.
- As part of the OPSB permit review process, numerous studies and plans are required.

WHO WE ARE – LEEWARD RENEWABLE ENERGY



- Leading developer, owner and operator of U.S. renewable generation projects.
- 22 renewable energy facilities across nine states including an approved solar project in Ohio.
- 2,000+ Megawatts (MW) of renewable energy capacity.
- 17 Gigawatts (GW) under development, spanning over 100 projects.
- Headquartered in Dallas, TX with regional offices in Chicago, IL, Houston, TX, and San Francisco, CA.
- Owner of South Branch Solar, LLC.
- Portfolio company of OMERS Infrastructure, one of Canada's largest pension plans.



PROJECT SITE SELECTION

- Suitable, flat acreage with minimal environmental and cultural sensitivities
- Near existing electrical infrastructure
- Strong regional demand for new, low-cost solar power

PROPERTY VALUES

- Solar is a low-intensity, passive use compared to many other “by-right” uses
- Project will not generate substantive noise, traffic or dust once operational
- Enhanced setbacks and professional landscaping will be used to mitigate visual impacts
- Well-developed solar projects will not have a negative impact on property values

PROJECT DECOMMISSIONING

- All improvements removed and property will be restored to its original condition
- Decommissioning bond will be posted prior to commercial operation
- 30+ years of native ground cover will rejuvenate soils

PROPERTY DRAINAGE

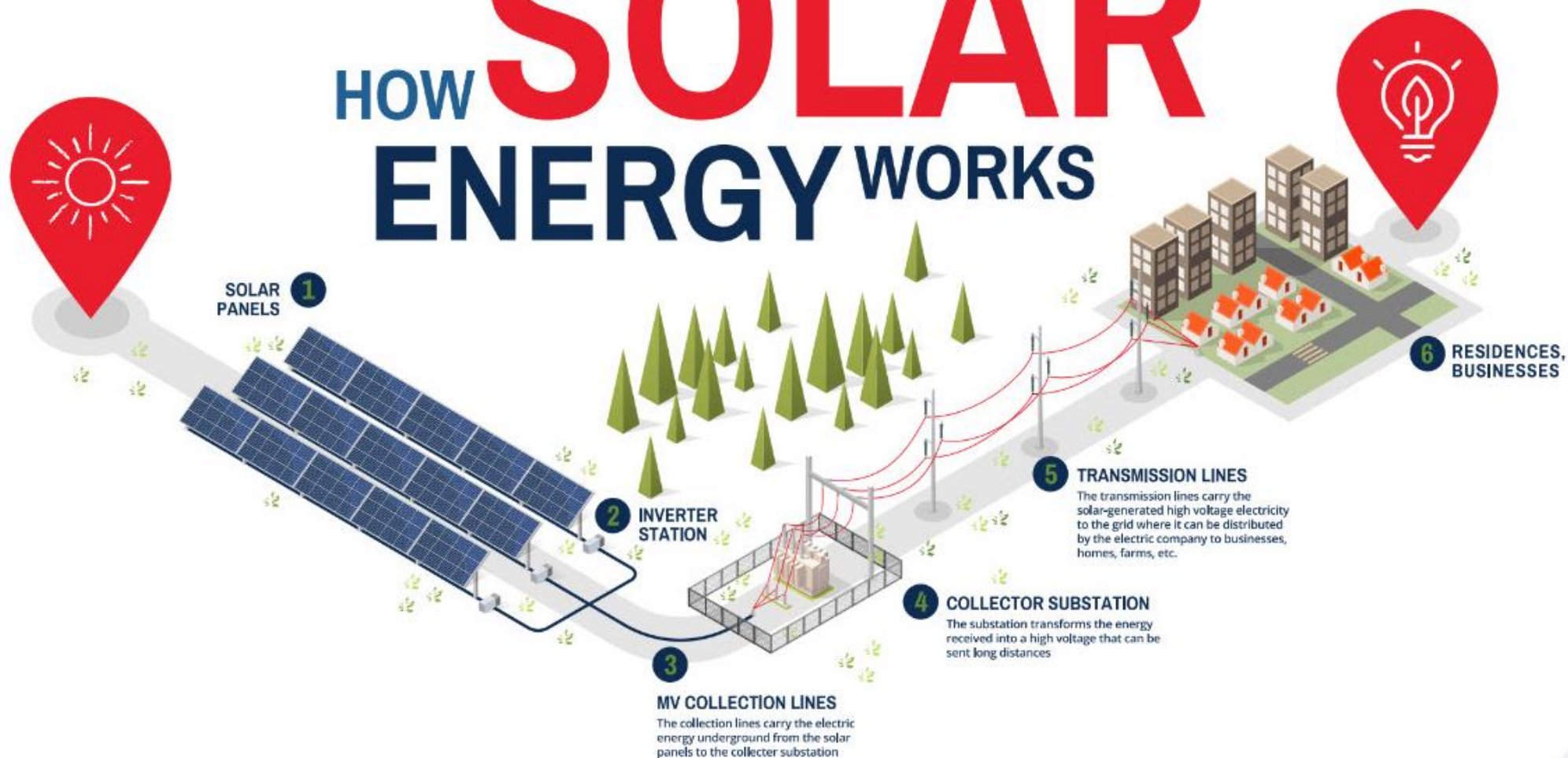
- Drainage will not be negatively impacted by the solar project
- Drain tile survey completed prior to final design and construction
- Damaged main tiles will be rerouted or repaired by local experts
- Native vegetation will benefit the property’s drainage
- Proper drainage required for solar operations

NOISE & GLARE

- Negligible noise or glare beyond the project boundary
- Panels are designed to absorb light to generate electricity
- Landscape buffering further mitigates concerns



HOW SOLAR ENERGY WORKS



SOLAR DEVELOPMENT & PROJECT LIFECYCLE OVERVIEW

Site Selection

- Proximate capability
- Suitable access to electrical transmission system
- Electrical injection acreage – size, topography, etc.

Electrical Interconnection

- Multi-year study process resulting in an interconnection service agreement and ultimately backfeed of power to the grid



Power Offtake

- Long-term Power Purchase Agreements (PPAs) with creditworthy counterparties (e.g. utilities, large industrial users, etc.)
- The PPA guarantees a revenue stream that enables the financing of the project

Permitting

- Certificate of Environmental Compatibility and Public Need (CECPN) and other discretionary actions
- Grading & building permits

Construction

- Approximately 9–18-month duration



Operations

- ~30-40+ years

Decommissioning

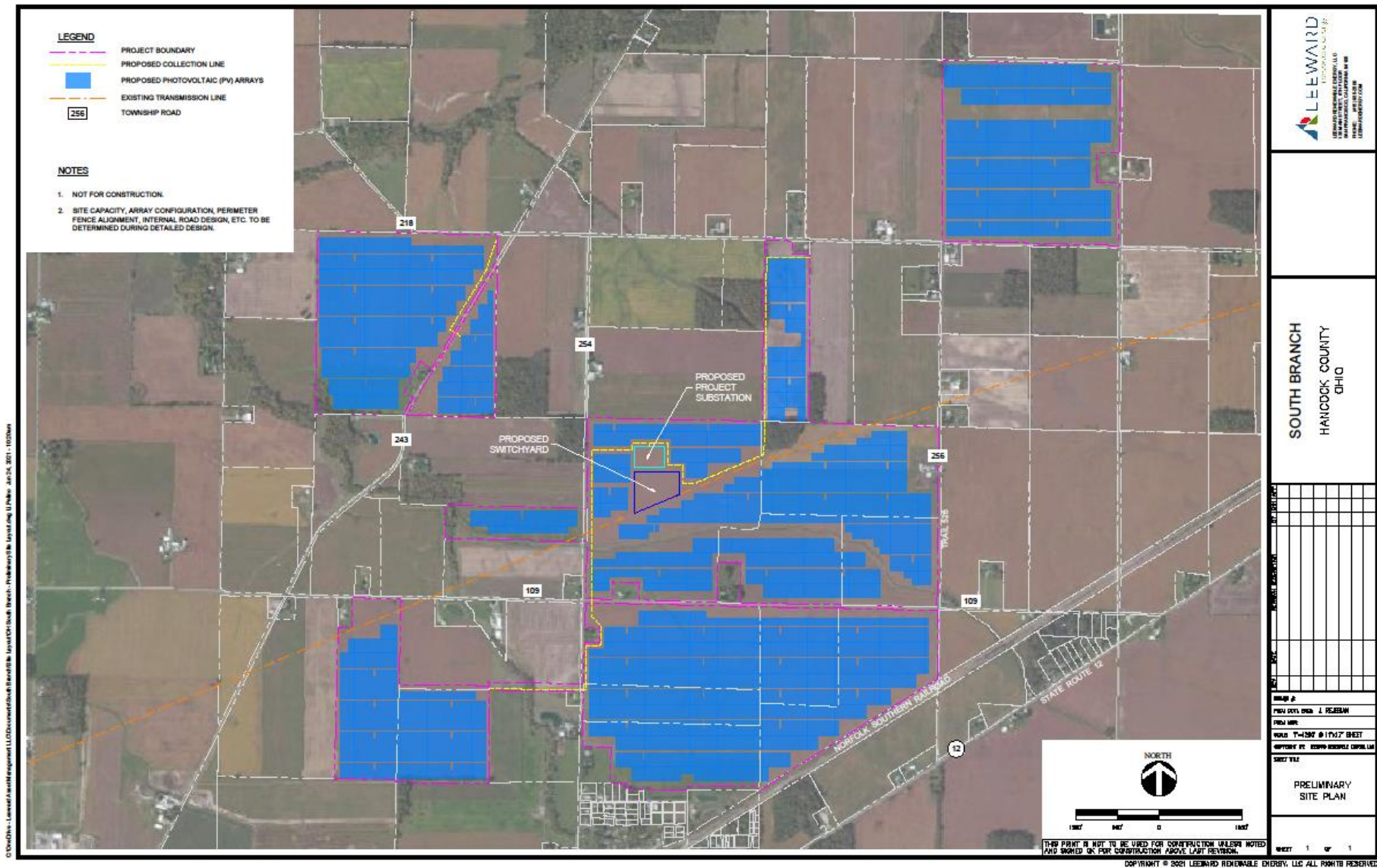
- Restoration to pre-existing condition

The Ohio Power Siting Board application for South Branch Solar will include the following studies and plans:

- **Stormwater Management Strategy** – Commitment to pre-construction development of a comprehensive stormwater management plan.
- **Transportation Assessment** – Road-use planning to minimize large deliveries and adequate roadway network.
- **Geotechnical Investigation** – Preliminary analysis of subsurface conditions in the project area.
- **Acoustic Assessment** – Measurement of ambient acoustic conditions to support a project design with minimal noise outside facility boundaries.
- **Economic Impact Study** – Estimates economic costs and benefits resulting from project development.
- **Wetlands/Stream Delineations** – Formal delineations to support water resource avoidance and impact minimization.
- **Decommissioning Plan** – Roadmap for restoration following end of commercial operations.
- **Federal and State Threatened and Endangered Species Consultation** – Integrating protective measures, as appropriate, to avoid impact to listed species.
- **Visual Assessment and Simulations** – Assessment of representative views to plan landscaping and other viewshed mitigation strategies.
- **Cultural Resources Review** – Field studies to confirm no adverse impact to archaeological resources or historic structures in coordination with State Historical Preservation Office.
- **Agricultural Impacts** – Analysis of pollinator-friendly vegetation options and planning to minimize impacts to existing drainage tile systems.

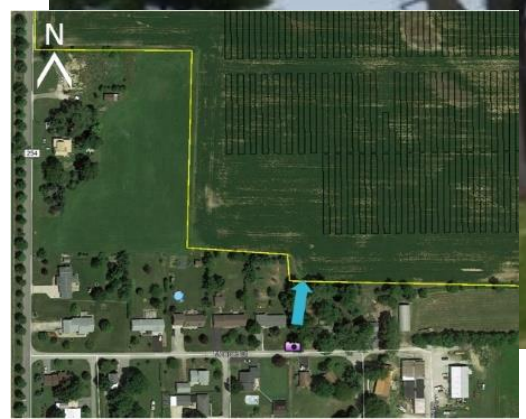


PRELIMINARY SITE PLAN



VISUAL SIMULATION

BEFORE - LOOKING NORTH FROM MONROE ST



VISUAL SIMULATION AFTER- LOOKING NORTH FROM MONROE ST.



VISUAL SIMULATION

BEFORE - LOOKING SE FROM COUNTY RD. 109



VISUAL SIMULATION

AFTER - LOOKING SE FROM COUNTY RD. 109



ECONOMIC BENEFITS

Property Tax increase from \$1.1M to \$1.8M

Breakdown	130MW	205MW
■ ARCADIA LSD	\$622,109	\$984,046
■ HANCOCK COUNTY	\$456,626	\$722,286
■ WASHINGTON TWP	\$59,586	\$94,252
■ HANCOCK CO. PARK DISTRICT	\$17,807	\$28,168
■ FINDLAY-HANCOCK CO PUBLIC LIBRARY	\$10,272	\$16,248
■ ARCADIA CORP	\$15,265	\$31,292
TOTAL:	\$1,166,400	\$1,845,000

** Totals are estimates based on 2021 tax distribution*

JOB CREATION

- During construction, approximately:
 - 420 direct Ohio jobs anticipated.
 - 650 Ohio supply chain, hospitality, and other related jobs.
- On-going operational investment approximately:
 - 20 full-time jobs during the project's life throughout the state.

LOCAL IMPACTS

- Minimal impact on county services, such as schools, EMS, water, and other public services.
- No emissions generated and limited water use during operation.
- Natural vegetation throughout the project will benefit soil conditions.
- Equipment will be removed at the end of operation, and the land restored to its prior condition.

