



CLEAR PATH ENERGY & YOU

**WORKING WITH WISCONSIN CITIES ON
SMART USE LAND RE-DEVELOPMENT**

CONFIDENTIAL & PROPRIETARY

358 Chestnut Hill Ave, #302, Brighton, MA

PROJECT INTRODUCTION

We are excited to share our vision for the **City of Watertown closed landfill**. We would like to develop a **\$6-8 million** clean energy investment to continuously generate over **5 million watts of power on site**.

The power generated would be sold through the local distribution grid to the City of Watertown, the Watertown school system, and the residents/businesses of the city.

The project will be designed and built **ONLY if** we can provide a **AT LEAST A 10% discount** to electrical market prices for Watertown consumers.

Our project would lease over **25** acres of land from the municipality, paying the city **2 new revenue** streams. Over **\$625,000** during the lifetime of the contract for a land lease and TBD value of tax revenue through a PILOT agreement.

This project will take a very limited use land parcel that generates **no income nor tax revenue** and turn it into a revenue generator that is a benefit for the residents and the businesses in the city.



PROJECT DESIGN NUMBERS

Modules: 8,502 (4,591.1kWp) (set max kWp)
Area: 735,258.4 ft²

Description

Field Segment 1

Heliene, 144HC M10 540W (540W)

Racking

Fixed Tilt Racking

Height

10

ft

Azimuth

180

°

Tilt

25

°

Automatic Layout Rules

Frame Size

2

up

13

wide

Default Orientation

Portrait (Vertical)

Row Spacing

22

ft

Span / rise: 3.5

Module Spacing

0.125

ft

GCR: 0.40

Frame Spacing

0.5

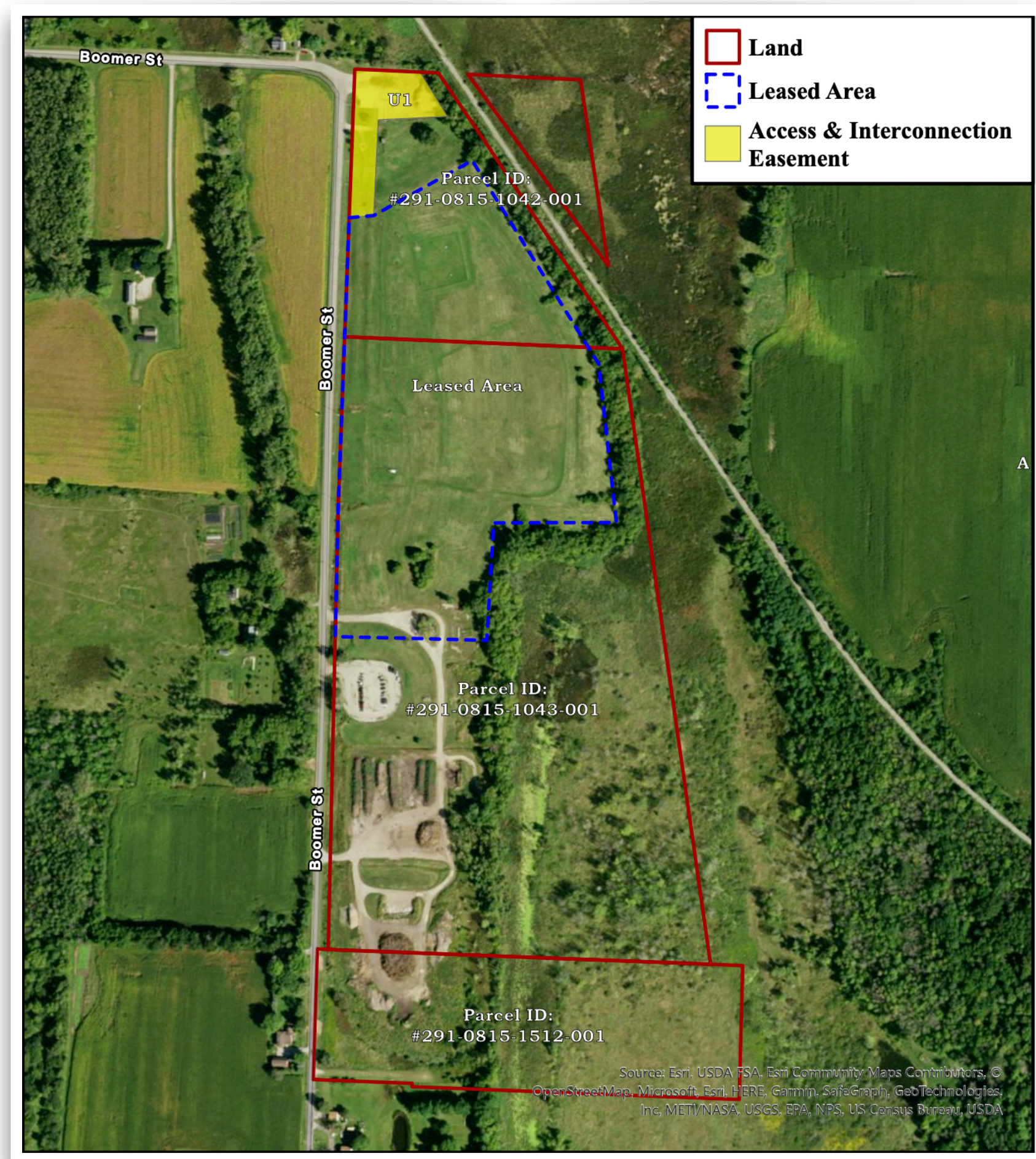
ft

Time of Day

Setback

25

ft



PROJECT POINTS





CITY OF WATERTOWN BENEFITS

**LONG TERM
LEASE REVENUE PER YR. FOR A
MINIMUM OF 25 YEARS VS THE
CURRENT ANNUAL CITY EXPENSE**

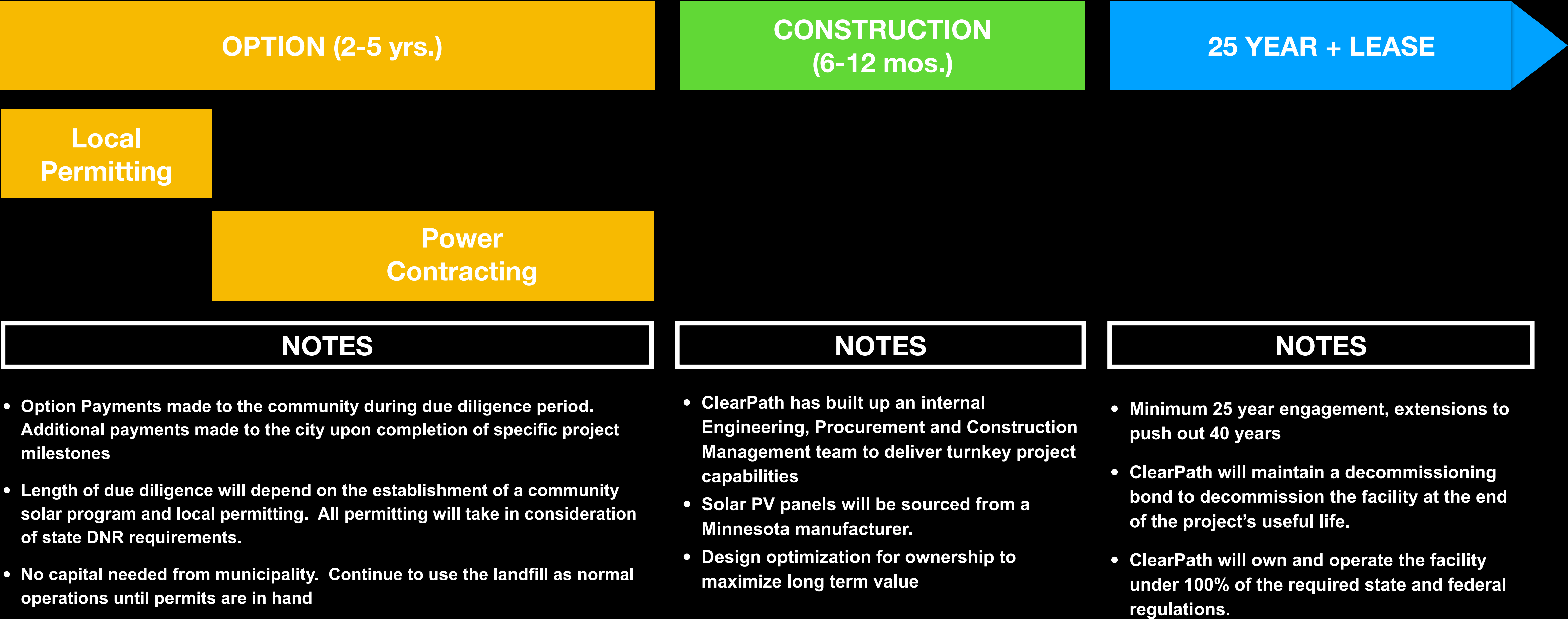
**LONG TERM TAX CITY REVENUE
GENERATED ANNUALLY VIA A PAYMENT
IN LIEU OF TAXES VS ZERO CURRENT
TAX REVENUE**

**INCREASE ECONOMIC DEVELOPMENT
ATTRACTION FOR NEW INVESTMENTS
BY PROVIDING CLEAN AFFORDABLE
POWER**

**DISCOUNTED
CLEAN POWER TO CONTRACT,
LOWERING ANNUAL CITY ENERGY
COSTS**



PROJECT TIMELINE





MODEL OF MUNICIPAL LEADERSHIP

The City of Watertown can be a leader in Wisconsin by developing a model of smart land use that creates public private partnerships for the benefits of WI communities, institutions, commercial and industrial clients.

The project will work with the WI DNR under their pathway of landfill to clean energy re-development, follow the guidance of the EPA's federal Re-Powering program, and look to provide power to Watertown's growing economic development corridor. This project can help Watertown be an attraction from outside investment by providing lower cost, carbon free power.

With the City of Watertown, we can show how municipalities can find new revenues, increase tax base, and drive clean energy initiatives for the benefits of its residents and stakeholders.





YOUR PARTNER - CLEARPATH ENERGY

ClearPath Energy LLC ("ClearPath") is a developer of renewable energy projects

- Clearpath has over 50MWdc of NY state projects currently under construction with Placed-In-Service (PIS) across all projected with 22.5MW of near-term Notice-To-Proceed (NTP) projects
- ClearPath has a development pipeline of over 1.5GW with 600+ MWdc currently in various stages of utility interconnection
- ClearPath has a nationwide Community Solar Project pipeline of 280MWdc
- Management has over 3GW MWdc of solar development experience across the Northeast US

ClearPath is a data-driven developer that builds and deploys proprietary tools to identify investment opportunities in the renewable energy markets

- Identify patterns on the ground that reduces development risk, then design and deploy geospatial algorithms to identify & design sites with these optimal properties

Results in reduced greenfield development risk, lower construction costs, higher yielding returns and long-term community support



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CLEAR PATH MANAGEMENT

David Khasidy - Co-CEO – David has been in renewable energy market for the past 10+ years. Before starting ClearPath Energy LLC with Greg, David was a co-founder and CEO of SunRay Power, LLC, a solar developer and financier that developed, financed, constructed and operates 175+ projects, totaling 92 MW throughout New Jersey, Massachusetts and New York, raising in excess of \$300 million in equity. Prior to SunRay Power, he was an Investment Manager at RNK Capital LLC (“RNK”), an asset management firm focusing on global environmental and emissions marketplaces, where he was responsible for various Kyoto Protocol investments in emerging and developed markets. Prior to RNK, Mr. Khasidy was with the Russian Carbon Fund (“RCF”), where he was an investment manager responsible for investments, structuring and sales of carbon credits in addition to helping raise \$200 million to capitalize the company. Prior to RCF, Mr. Khasidy was an associate at Dresdner Kleinwort Wasserstein in New York and London and held positions in Debt Capital Markets and Private Equity. Mr. Khasidy advised on several of Europe’s largest high yield and non-performing loan (“NPLs”) transactions and the exit of a bank’s non-strategic \$3.7 billion U.S. corporate loan portfolio consisting of both NPLs and performing loans. Mr. Khasidy was a member of Dresdner Kleinwort Wasserstein’s TMT fund that invested €100 million across Europe and North America, leading investments into seven companies.

Greg Hering - Co-CEO, Head of Development – Greg has been in renewable energy market for the past 15+ years. Prior to founding ClearPath Energy, Greg founded Bright Lite Energy in 2014 and has consulted on and developed renewable energy, specializing in siting high-value projects. At ClearPath, he is continuing his work developing profitable infrastructure projects that improve communities. Mr. Hering also leads the development of next-generation siting technologies that ClearPath uses to prospect and design high-value projects. Prior to starting Bright Lite, Mr. Hering co-founded Solventerra, a Boston-based Renewable Energy Company focused on developing ground-mounted solar projects from 1 - 6MW in Massachusetts. At Solventerra, Mr. Hering was Director of Development and led the company’s prospecting, designing, and permitting efforts. During his tenure, Solventerra developed over 13MW. Prior to co-founding Solventerra, Mr. Hering founded Emergent Energy Group in 2006, a renewable energy consulting and development company. Emergent performed wind-energy feasibility studies and master plans for industrial and municipal clients across the Northeastern United States through its consulting business. On the development side, Emergent originated a portfolio of New Jersey solar projects and did initial prospecting for a portfolio of wind projects in New Hampshire and Maine. Emergent won BusinessWeek’s Top Company in America Run by People Under 25 in 2009.

Omar Khaleel - Director of Capital Market & Strategy – Omar has more than eight years of experience in the energy space, managing assets from early-stage development through debt & tax equity execution, while specializing in M&A, policy analysis and financing structuring. He has successfully closed and funded more than a dozen discrete solar acquisitions and financings in excess of 400MM in debt and tax equity. Mr. Khaleel was most recently a Director at Excelsior Energy Capital. Preceding his time at Excelsior, Mr. Khaleel was a co-founder of a renewable energy developer where he focused on early stage and greenfield development C&I projects. Prior to that, he was a Vice President of Capital Markets at C2 Energy Capital where he focused on project finance for C&I projects and portfolios. Before C2 Energy Capital, Mr. Khaleel spent five years at Wells Fargo & Wells Fargo Securities. Mr. Khaleel holds a BS in Finance from the Carlson School of Management at the University of Minnesota.

TERRA FOCUS

Jeffrey Brown - Managing Director – 15 years project advisory & production development spanning multi-family real estate, construction, natural resource infrastructure, energy development and defense procurement. Key highlights : Assisted in development, construction, and management \$125m real estate portfolio. Asset repositioning \$30m real estate venture for leading American union pension fund. Global product development and strategy creation in antimicrobial textiles, mycelium materials, consumer goods and fertilizer products working with US distribution channels for international products. Project advisory 4 First Nations development projects (potash, geothermal distributed generation, 150MW wind, 2m acres of carbon development). Assisted in development of renewable power protected greenhouse production system for Caribbean states. Engagement with Gov of Egypt, Pakistan, and Iraq for US product procurement programs working between the DOD and State Dept for Excess Defense Articles. Assisted in \$100m funding facility for a First Nations resource infrastructure development. Development advisory 50+MW greenfield US solar developments.





ClearPath
E N E R G Y

Any questions? Contact Jeffrey Brown,
JBrown@terrafocus.info +1-518-522-5732

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