EXHIBIT B

SCOPE OF WORK

OVERVIEW

General:
The Design-Builder will deliver Services and Supply Equipment as noted below under Design-Builder's Scope of Work.

The Design-Builder's Scope of Work shall be delivered in accordance with the published recommendations of the original Equipment Manufacturer(s), Governmental Authorizations, Laws, Good Engineering and Operating Practices, the Connection Impact Assessments, the Connection Cost Agreements and the provisions of the Agreement.

The Design-Builder shall ensure that the Design-Builder's Scope of Work shall be delivered so as to ensure that it meets all regulatory requirements. In addition, other than the items expressly noted to be part of the "Owner's Scope of Work", the Design-Builder shall be responsible for all other design, engineering, installation, procurement and commissioning activities necessary to provide a fully operational solar energy generation facility.

Description of Contract & Site:

The Property is located at 279 Humberline Drive, Etobicoke.

Project Owner:

The Project Owner is Dream Industrial LP, by its general partner Dream Industrial (GP) Inc.

Description of Project:

The Project shall have the following basic specifications:

Table 1.1: Project system size details for rooftop PV.

SYSTEM SIZE (kW AC)	825
SYSTEM SIZE (kW DC)	1,021.14

Table 2.1: Project specification details for rooftop PV.

MAJOR EQUIPMENT	MANUFACTURER	MODEL #	# UNITS
RACKING	TERRAGEN	TGR 5-DEGREE BALLASTED (standard rubber roof isolation provided by racking manufacturer included)	1647
MODULES	JA SOLAR	JAM66D45-620/LB	1647
INVERTER(S)	SOLIS	125K-EHV-5G-US-PLUS	6
TRANSFORMER	N/A	N/A	N/A
MONITORING SYSTEM	CACHELAN	SolarVu 5-Year (with WeatherTrak and SnoCam included. All other additional features excluded)	N/A

- Major equipment subject to change based on commercial availability at time of procurement.

OWNER'S SCOPE OF WORK

Feasibility:

Utility Fees	Pay all fees related to the Local Distribution Company ("LDC"), as required for the Project. Design-Builder will facilitate this payment.
Roof Inspection	Owner to arrange and assume all costs for roof inspection prior to construction start. Owner may choose for forego roof inspections prior to construction at its discretion.

Design & Engineering:

Design & Engineering	Provide Owner's statement of requirements to Design-Builder for design and engineering of the Project. Review all design and engineering packages from Design-Builder and approve for general arrangement.

Construction:

Interconnection	Pay amounts due for connection agreements with utility, where applicable. Ongoing costs of communication link for utility if required.
Monitoring	Pay ongoing costs for data acquisition communications link (for example cell modem monthly costs) and monitoring system subscription costs, if applicable. Owner responsible for providing phone and data lines to the general vicinity of where metering and monitoring equipment will be located.

END OF OWNER'S SCOPE OF WORK

DESIGN-BUILDER'S SCOPE OF WORK

Feasibility:

Structural Engineering Feasibility	Engage a structural engineer to perform a feasibility study for the premise and provide the report to the Design-Builder. If seismic anchors are deemed required by the structural engineer upon the completion of the feasibility study and authorities having jurisdiction (ie. building department), costs for seismic anchors to be borne by Owner.
Utility Notice of Project	Submit notice of Project to the utility (Form A). Review the report from utility and provide related feedback.
Connection Impact Assessment (CIA)	Submit the CIA to Local Utility. Review the CIA report from utility and provide related feedback.

Design & Engineering:

Project Layout	Complete a physical survey of the Project. Provide drawings to Owner which includes module and equipment layout, sources of shading, trenching areas, inter-connection points. Provide drawings and documentation that show location of electrical equipment (inverters, switchgear, combiner boxes, etc.) according to the limitations specified by the Owner and applicable codes. Provide drawings to Owner the show equipment staging locations, trailer locations and drop zones.
Design & Engineering	Provide Issue for Construction drawings and other specifications and information required for the construction of the Project and specifically follow the below engineering sections.
Electrical Design & Engineering	Prepare Electrical Engineering drawings in accordance with Ontario Electrical Safety Code ("OESC") and applicable standards and submit to client for review and comment. Submit full set of Electrical plans and specifications to authorities having jurisdiction for review. Provide follow up support with authorities having jurisdiction. Provide "as-recorded" drawings set (PE stamped) for Installation, as part of Design-Builder's Close out document submission to Owner.

Procurement:

Major Equipment **(New equipment only)**	Procure modules, racking, and inverters and transformers (if required) according to Owner's approved equipment preferences as noted in this Exhibit B, Table 2.1.
Balance of Supply **(New equipment only)**	Design-Builder will supply typical cable, conduits, AC and DC disconnects and standard Balance of System ("BOS") required for a complete operational Project.
LDC Protection & Control	Supply and install SCADA telemetry/control and gross load billing equipment as defined by the LDC. Transfer trip, breaker fail, reverse power protection, injection testing, and COVER are excluded from this scope of work.
Monitoring	Design-Builder will supply and install monitoring system as noted in this Exhibit B, Table 2.1. Integration with Building Automation System ("BAS") is excluded.

Construction:

Construction	Provide all necessary facilities, labour and materials, construction equipment, tools required for the design, fabrication, installation, commissioning and start-up of the Project.
Health and Safety	Perform all work according to Occupational Health and Safety Act ("OHSA") and all other safety requirements. Supply a Health and Safety Plan. Organize a safety kickoff meeting prior to construction and hold weekly safety talks. Supply all necessary safety equipment, barriers, scaffolding, lifts, cranes, and any other equipment necessary to complete the project in a safe and efficient manner. Ensure onsite Design-Builder or Design-Builder controlled personnel have appropriate safety training and are wearing appropriate safety equipment for performance of their duties.
Project Management	Provide Project Management throughout construction, including Pre-Construction Meeting at Site, preparation of progress reports, facilitating scheduled meetings and on-site Construction Management of all Sub-Design-Builders. Design-Builder will: • Deliver a Project Schedule acceptable to the Owner. • Cooperate with the Owner to convene a pre-construction meeting at the Project and throughout construction as required or requested by Owner. • Communicate and coordinate with Building Owner throughout construction if instructed to do so by Owner. • Supervise all aspects of the construction of the Project, manage change procedures, provide status reports, coordinate and oversee inspections with Owner's Independent Engineer ("IE"), if applicable. • Coordinate site inspections with authorities having jurisdiction. • Cooperate with the Owner to conduct final inspection, ascertain that the Work is complete and deficiencies have been addressed. • Provide copies of "Letters of Compliance" acceptable to regulatory authorities.
Permits	Obtain, maintain and close out building permit and electrical permit.
Receiving of Equipment and BOS	According to the project schedule, receive and unload all equipment and materials delivered to the Project.
AC Wiring Installation	Complete interconnection of system between AC switchgear and inverter AC output. Aluminum wiring shall be used for AC feeders and bonding throughout. Connect wiring to LDC supplied metering. Ensure all AC is installed as per OESC standards and IFC drawing set. Install complete AC system grounding as per single line diagrams, electrical requirements, OESC and manufacturer specifications.
DC Wiring Installation	Install all solar modules on existing structures and complete module to module interconnection in series using module manufacturer approved connectors, providing jumper cables and connectors when required. Install and complete

	interconnection of system between combiner boxes, recombiner (if applicable), and/or DC disconnect(s), and the inverter DC input. Provide weather resistant labeling for all string wiring, at both ends, installed between the array and the harness, UV resistant if exposed to the sun. Install adequate code compliant cable management if and where required. Typically, PV wire will be dressed directly to the underside of the racking system. PVC conduit is acceptable for inter-array wire management. All PV wiring and connectors to be shielded from direct sun exposure. Install complete DC system grounding, including modules, racking systems, combiner boxes as required by the electrical requirements, OESC and the manufacturer's specifications. Install all electrical equipment per manufacturers' Manuals.
Inverters	Install inverter(s) in prepared location. Inverters to be mounted within 1M of the array for OESC rapid shutdown compliance.
System Commissioning	Conduct all required testing, commissioning and start-up activities, as required.
Interconnection	Coordinate and cooperate with authorities having jurisdiction and the Owner to ensure timely Interconnection for the Project including: • Conduct utility Kick-Off meeting. • Compile and submit utility requirements. • Schedule in-service date. Perform any commissioning tests as required by the utility.
Signage	Provide and install all signage/labeling to meet authorities having jurisdiction requirements for all pieces of equipment.
Rodent Protection	Excluded. Coordinate ESA deviation to be signed by the Owner.
Gas Line Relocation	Excluded.
Roof Isolation	Standard roof isolation and loose laid slip sheets included. Roof membrane manufacturer may request additional isolation to sustain existing roof membrane warranty (if applicable). Customer to provide Design-Builder with direction on roof isolation material and pay associated costs (if applicable).
Anchors	Excluded.

Close-Out Binder:

Documentation	Design-Builder will provide the following: • Issued for Construction and As-Built construction drawing sets. • Copy of all specification sheets. • Copy of all commissioning data and results. • Copy of Factory commissioning and acceptance tests for all equipment. • Operations and Maintenance Manual.

END OF DESIGN-BUILDER'S SCOPE OF WORK