Kennedy/Jenks Consultants
Engineers & Scientists

One Highwood Drive, Suite 301
Tewksbury, Massachusetts 01876
Office 978.770.2031
Facsimile 978.770.2056

July 25, 2016

Mr. Gino Carlucci
Town Planner
Town of Dover
5 Springdale Avenue
Dover, MA 02030

Subject: Site Plan Review – Updated Application Package
Dover Landfill Solar Project
Dover, Massachusetts

Dear Mr. Carlucci,

On behalf of BWC Buckmaster Pond, LLC, Kennedy/Jenks Consultants, Inc. (Kennedy/Jenks) has prepared the attached updated Site Plan and supporting documentation for the Site Plan Review Application originally submitted on June 13, 2016. This package is intended to provide the information requested by the Planning Board in the July 11, 2016 hearing to support the July 25, 2016 continuation.

Please find enclosed the following information:

- Updated Site Plan Review Application (signed by the Property Owner)
- Project Narrative
- Site Plans (including 4 full-sized sheet sets)
- Electrical One-Line Diagram
- Solar PV Module and Inverter Specifications
- Operations & Maintenance Plan
- Proof of Insurance
- Site Control Documentation (Lease Option Agreement)
- Community Outreach Plan
- Zoning District Designation

If there are any additional materials that you need in advance of the Site Plan Review hearing please feel free to contact me at maxlamson@kennedyjenks.com or (978) 770-2043.

Very truly yours,
KENNEDY/JENKS CONSULTANTS, INC.

Max E. Lamson
Senior Project Manager

Updated Site Plan Review Application

PLANNING BOARD
DOVER, MASSACHUSETTS

APPLICATION FOR SITE PLAN REVIEW

DATE SUBMITTED: 6/13/2016

INSTRUCTIONS: Submit to the Town of Dover, (Town Clerk, one copy and Planning Board two (2) copies) of this form and plans and one check, payable to the Town of Dover for the appropriate amount as indicated on Form F of the Rules and Regulations of the Town of Dover Planning Board.

Applicant Name and Contact:

Name: BWC Buckmaster Pond, LLC

Address: 137 Newbury Street Floor 4, Boston, MA 02116

Telephone: (617) 209-3122

Owner Name and Contact:

Name: Hale Reservation

Address: 80 Carby Street, Westwood, MA 02090

Telephone: 781-326-1770

Permit Desired: Site Plan Review

RECYCLED PAPER

Description of Premises : Approximately 11 acres consisting of the capped landfill on Powissett Street, west of the Dover Transfer Station.

Location of Property: **Assessors Plans, Map No.** 19 **Lot No.** 19-002, 19-004, 19-004A

Has there been a previous application for site plan review for these premises ? No

If so, what was the date of the previous application? _____

State your interest in the premises. (Owner, lessee, etc.) Lessee

Does anyone else have an interest in the premises? (Owner, lessee, mortgagee(s), etc.?) Owner, Lessee **If so, state names and identify interest.** Hale Reservation, as the owner of the land, will get a payment for the solar system. The Town of Dover will continue to operate and maintain the capped landfill.

Name and Contact of Engineer and/or Surveyor: Kennedy/Jenks Consultants
Max Lamson, Senior Project Manager, 978-770-2043

Source of Owner's Title:

(a) Deed from Thomas J. Callahan and Eyeline M Callahan **dated** Jan. 8, 1951 **recorded in Norfolk County Registry of Deeds Book** 2975 **, Page** 136 **; or**

(b) Land Court Certificate of Title No. 04-2111550 **registered with Norfolk County Registry, Book** 5927 **, Page** 142 **.**

Applicant's Signature: _____ **Date:** 6/10/2016

Name (printed): Trevor Hardy

Applicant's Signature: _____ Date: 7/25/16

Name (printed): Eric Arnold

Project Narrative

Project Narrative

BWC Buckmaster Pond, LLC, a wholly owned subsidiary of BlueWave Capital, LLC, is proposing a +1.4MW DC solar array that will benefit the landowner, Hale Reservation, and the Town of Dover. The project will be located west of the Dover Transfer Station which is on the Dover Assessors Plans on Map 19, Parcels 1, 2 and 4. The total property size of all parcels is approximately 60 acres, where the project itself is approximately six (6) acres. The proposed project was designed in accordance with the Town of Dover's solar bylaw and encompasses the only designated solar district. The solar project also strengthens Dover's commitment to being a Green Community.

GENERAL PROJECT INFORMATION	
Site control	Lease with Hale Reservation, Inc.
Interconnection Services Agreement from National Grid	Executed in April 2016
Permitting process with Town of Dover	Started: July 2016 Expected Completion: September 2016
Construction	Expected Start: October 2016 Expected Completion: December 2016

The local permitting process with Dover is being parallel tracked with the Post-Closure Use Permit (PCUP) process with the Massachusetts Department of Environmental Protection (MADEP). MADEP thoroughly evaluates the technical aspects of how the project will interact with the landfill cap. The PCUP was submitted in late June and should be finalized at the end of September. MADEP will not issue the PCUP until all required local permits have been issued.

Integrity of the landfill cap is at the forefront of all design decisions. This project will utilize ballasted racking and fencing to ensure the landfill cap is not penetrated. Existing depressed areas in the landfill cap will be filled and graded in order to improve the stormwater management on site. To further minimize impact, the existing curb cut off of Powissett Street will be utilized for a 12' wide gravel access road along the eastern side of the array. Dover Police, Fire, and Public Works departments will be consulted with respect to access and overall site security and safety. BlueWave Capital will provide a training session for the Fire Department and any other interested parties on emergency shut downs, access, etc. should an issue with the system arise.

The Construction period will last approximately 30-60 days and should begin in the fourth quarter of 2016. BlueWave will coordinate with the Town to mitigate dust, sound, time-of-day activity, and logistics at the site and adjacent transfer station. The northeast corner of the transfer station will likely be utilized as a laydown area for just-in-time delivery of materials. All efforts involving construction will be coordinated through the Superintendent of Streets for the Town of Dover. Once the solar facility is

operating, the site will be maintained under an operations and maintenance plan that includes snow removal and grass cutting. Visual impacts of the array will be minimal to any neighbors except the transfer station property.

This project will provide a variety of benefits to all stakeholders, just a few are mentioned in the table below.

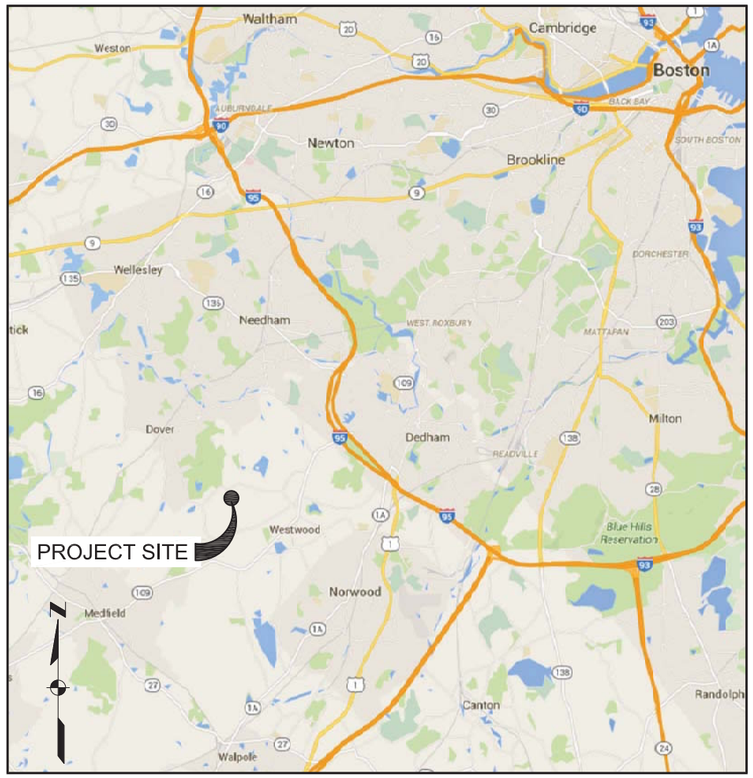
TYPES OF BENEFITS
Lease Payments to Hale Reservation
Tax Agreement with Town of Dover
Electricity Savings for public entity off-takers
Productive Use for land otherwise a net cost to the Town
Carbon Benefits from local clean power production[1]
Public Education and community engagement
Stormwater Management for landfill cap

BlueWave Capital's ultimate goal is to develop this solar facility to provide a source of clean and reliable energy for the Town of Dover and Hale Reservation with minimal impact to the surrounding property. On the following pages of this application for Site Plan Review please find all supporting documentation prepared by Kennedy/Jenks Consultants.

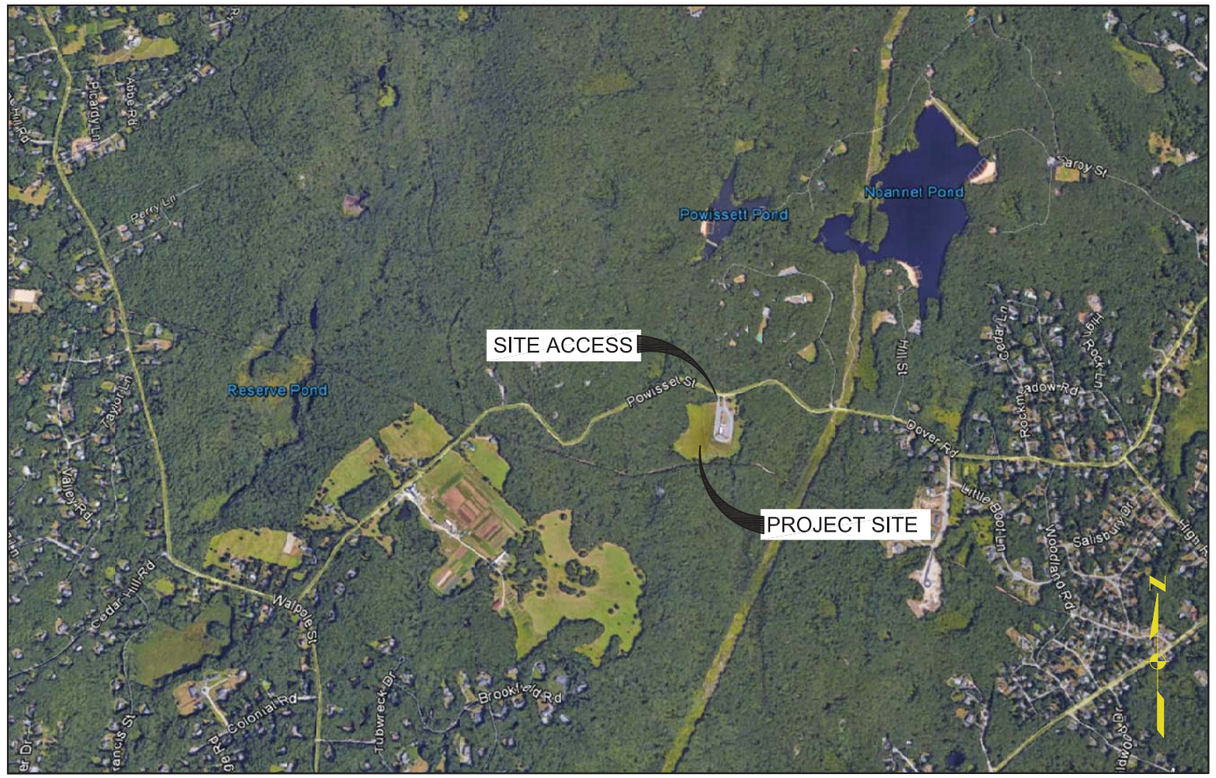
[1] http://newenglandcleanenergy.com/energymiser/2015/09/24/tree-math-2-solar-vs-trees-whats-the-carbon-trade-off/#sthash.mTvTXDPm.dpuf

Site Plans

BWC BUCKMASTER POND, LLC
DOVER LANDFILL
SOLAR DEVELOPMENT PROJECT
POWISSET STREET, DOVER, MASSACHUSETTS



VICINITY MAP
NOT TO SCALE



LOCUS MAP
1" = 800'

SHEET INDEX

PROJECT APPLICANT

BWC BUCKMASTER POND, LLC
137 NEWBURY STREET, 4TH FLOOR
BOSTON, MA 02116
PHONE: (617) 209-3122
ATTN: JON MANCINI

PROPERTY OWNER

HALE RESERVATION TRUST
80 CARBY STREET
WESTWOOD, MA 02040
PHONE: (781) 326-1770
ATTN: ERIC ARNOLD

PV SYSTEM INSTALLER

BLUEWAVE CAPITAL, LLC
137 NEWBURY STREET
BOSTON, MA 02116
PHONE: (617) 209-3122
ATTN: JON MANCINI

PROJECT ENGINEER

KENNEDY/JENKS CONSULTANTS
ONE HIGHWOOD DRIVE, SUITE 301
TEWKSBURY, MA 01876
PHONE: (978) 770-2031
ATTN: MICHAEL CLARK, P.E.

FOR PERMITTING ONLY

Kennedy/Jenks
Consultants©
TEWKSBURY, MA

NO.	REVISION	DATE	BY
2	REVISED FOR PLANNING BOARD	19 JULY 2016	AEW
1	ISSUED FOR PERMITTING	23 JUN 2016	BRK

SCALES
0 1"
0 25mm
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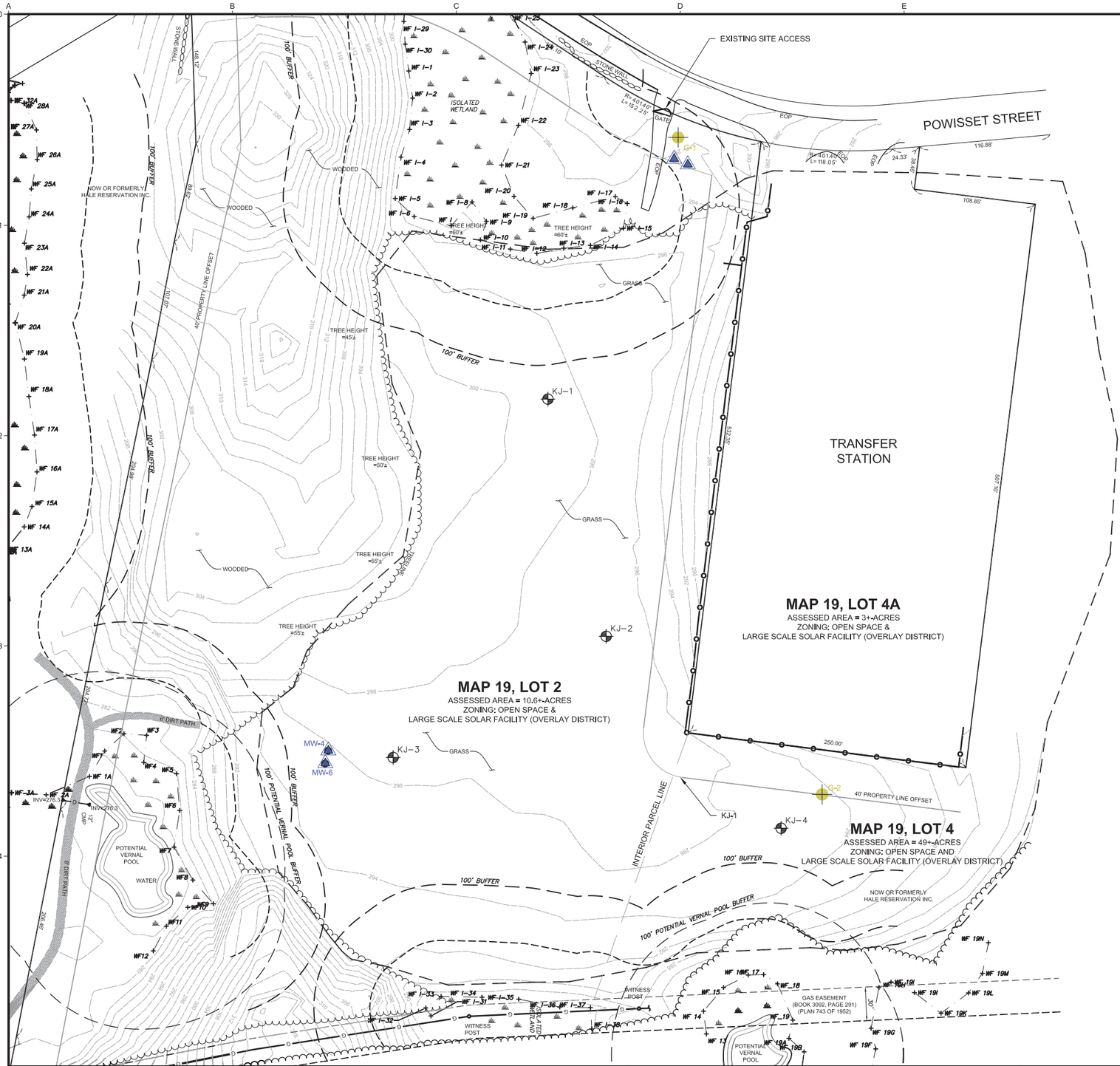
COMMONWEALTH OF MASSACHUSETTS
MICHAEL
REGISTERED PROFESSIONAL ENGINEER

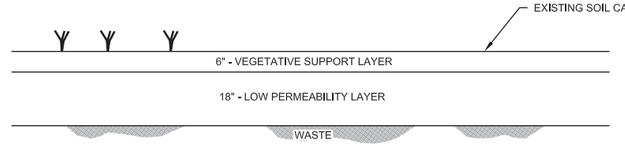
DESIGNED J. SMITH
DRAWN B. KIELY
CHECKED M. CLARK

COVER SHEET

BWC BUCKMASTER POND, LLC
BOSTON, MA
DOVER LANDFILL
SOLAR DEVELOPMENT PROJECT

FILE NAME 1642009_COVER
JOB NO. 1642009*00
DATE 20 JULY 2016
SHEET C1 OF 8





EXISTING SOIL CAP DETAIL (A / C4)

LEGEND

+ WF I-20	WETLANDS FLAG
	WETLANDS SYMBOL
	WETLANDS BOUNDARY
	50' WETLANDS BUFFER
	100' WETLANDS BUFFER
	LIMIT OF LANDFILL CAP
	PROPERTY BOUNDARY
	STONE WALL
	MAJOR ELEVATION CONTOUR (10' INTERVALS)
	MINOR ELEVATION CONTOUR (2' INTERVALS)
	EXISTING CHAIN LINK FENCE
	EXISTING TREE LINE
G G G G	EXISTING UNDERGROUND GAS LINE
EOP	EDGE OF PAVEMENT
INV	INVERT ELEVATION
CMP	CORRUGATED METAL PIPE
G-2	GAS MONITORING WELL
	SURFACE SOIL SAMPLING POINT
MW-2	MONITORING WELL LOCATION

NOTES

1. THE TOPOGRAPHY, SITE DETAIL & SURFACE IMPROVEMENTS DEPICTED HEREON WERE OBTAINED FROM AN ON THE GROUND INSTRUMENT SURVEY CONDUCTED BY MERIDIAN ASSOCIATES, INC. (MAI) BETWEEN APRIL 19-26, 2016.
2. THE LOCATION OF ALL UNDERGROUND UTILITIES SHOWN ARE APPROXIMATE AND ARE BASED UPON A PARTIAL FIELD SURVEY. MERIDIAN ASSOCIATES, INC. DOES NOT WARRANTY NOR GUARANTEE THE LOCATION OF ALL UTILITIES DEPICTED OR NOT DEPICTED. THE CONTRACTOR, PRIOR TO COMMENCEMENT OF CONSTRUCTION, SHALL VERIFY THE LOCATION OF ALL UTILITIES AND CONTACT DIG SAFE AT 1-888-344-7233.
3. THIS PLAN DOES NOT SHOW ANY UNRECORDED OR UNWRITTEN EASEMENTS WHICH MAY EXIST. A REASONABLE AND DILIGENT ATTEMPT HAS BEEN MADE TO OBSERVE ANY APPARENT, VISIBLE USES OF THE LAND; HOWEVER, THIS DOES NOT CONSTITUTE A GUARANTEE THAT NO SUCH EASEMENTS EXIST.
4. THE ELEVATIONS DEPICTED HEREON WERE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88), AS DERIVED FROM GPS OBSERVATIONS.
5. THE WETLAND FLAGS DEPICTED WERE DEMARCATED BY LEC ENVIRONMENTAL CONSULTANTS, INC. ON APRIL 18, 2016.
6. PROPERTY LINES DEPICTED HEREON ARE BASED ON COMPILED DEEDS AND PLANS OF RECORD.

0 50 100
1"=50'

FOR PERMITTING ONLY

Kennedy/Jenks Consultants
TEWKSBURY, MA

USE OF DOCUMENTS:
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1	ISSUED FOR PERMITTING	23 JUN 2016	BRK

SCALES
0 1"
0 25mm
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COMMONWEALTH OF MASSACHUSETTS MICHAEL REGISTERED PROFESSIONAL ENGINEER

DESIGNED J. SMITH
DRAWN B. KIELY
CHECKED M. CLARK

EXISTING CONDITIONS

BWC BUCKMASTER POND, LLC
BOSTON, MA
DOVER LANDFILL SOLAR DEVELOPMENT PROJECT

FILE NAME 1642009_CIVIL
JOB NO. 1642009*00
DATE 20 JULY 2016
SHEET C2 OF 8

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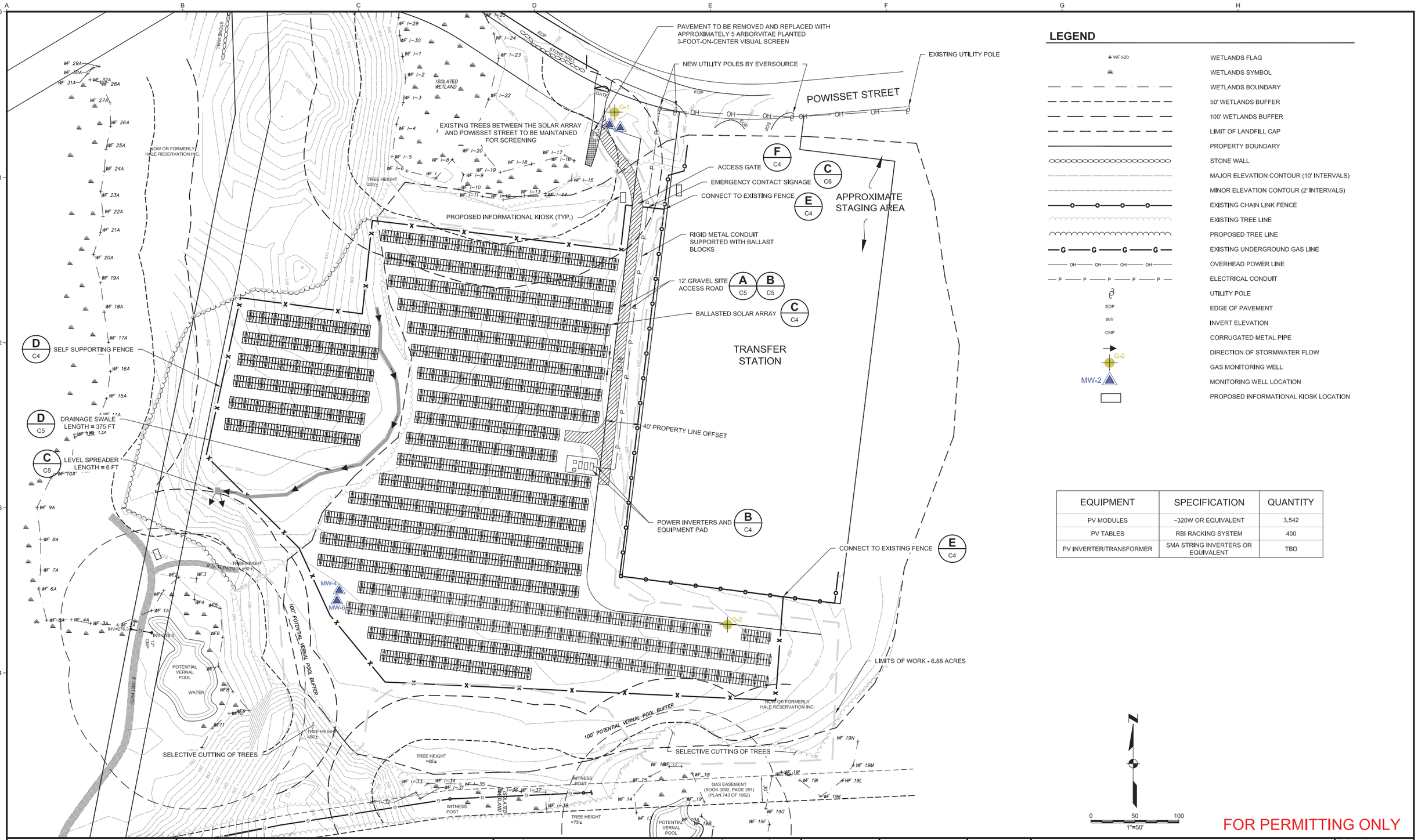

LEGEND

- WETLANDS FLAG
- WETLANDS SYMBOL
- WETLANDS BOUNDARY
- 50' WETLANDS BUFFER
- 100' WETLANDS BUFFER
- LIMIT OF LANDFILL CAP
- PROPERTY BOUNDARY
- STONE WALL
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- EXISTING TREE LINE
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- OVERHEAD POWER LINE
- ELECTRICAL CONDUIT
- UTILITY POLE
- EOP — EDGE OF PAVEMENT
- INV — INVERT ELEVATION
- CMP — CORRUGATED METAL PIPE
- DIRECTION OF STORMWATER FLOW
- GAS MONITORING WELL
- MONITORING WELL LOCATION
- PROPOSED INFORMATIONAL KIOSK LOCATION

EQUIPMENT	SPECIFICATION	QUANTITY
PV MODULES	~320W OR EQUIVALENT	3,542
PV TABLES	RBI RACKING SYSTEM	400
PV INVERTER/TRANSFORMER	SMA STRING INVERTERS OR EQUIVALENT	TBD

0 50 100
1"=50'

FOR PERMITTING ONLY

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Consultants
TEWKSBURY, MA

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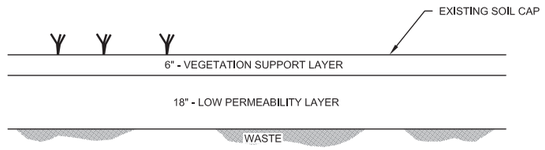
COMMONWEALTH OF MASSACHUSETTS MICHAEL K. CLARK REGISTERED PROFESSIONAL ENGINEER

DESIGNED J. SMITH
DRAWN B. KIELY
CHECKED M. CLARK

SITE DEVELOPMENT PLAN

BWC BUCKMASTER POND, LLC
BOSTON, MA
DOVER LANDFILL
SOLAR DEVELOPMENT PROJECT

FILE NAME 1642009_CIVIL_Site Plan
JOB NO. 1642009*00
DATE 20 JULY 2016
SHEET C3 OF 8



EXISTING SOIL CAP DETAIL (A, C4)

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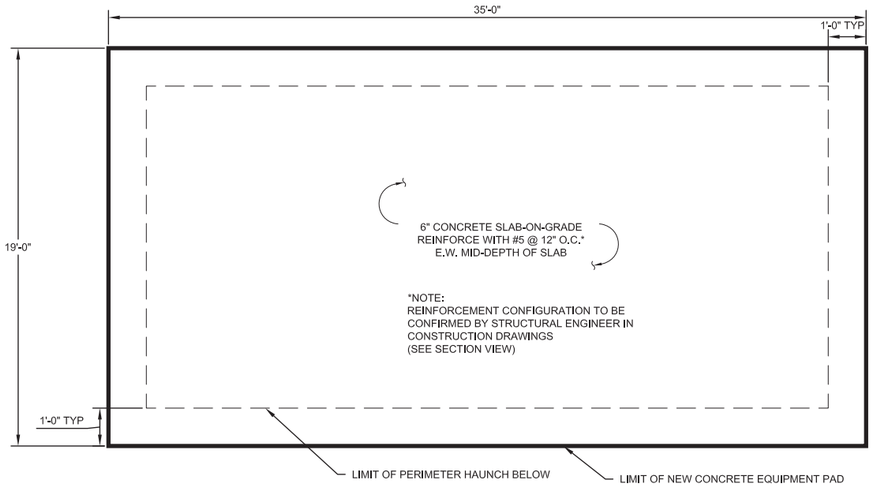
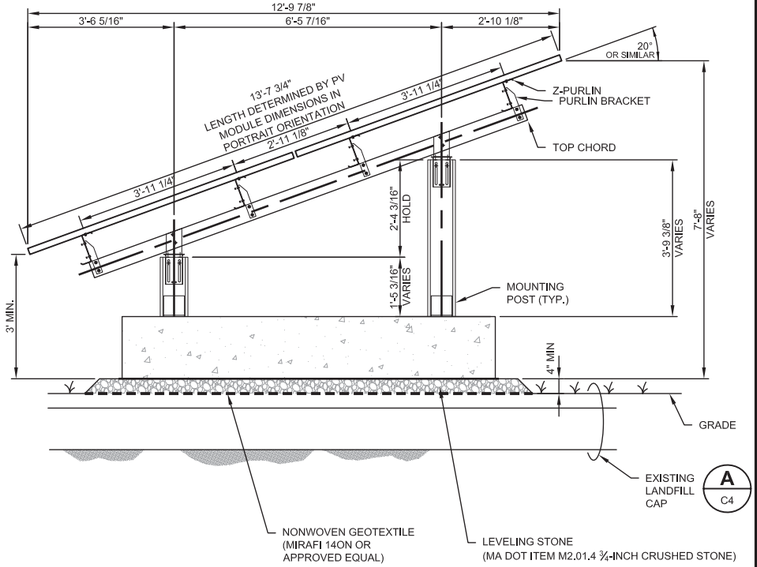


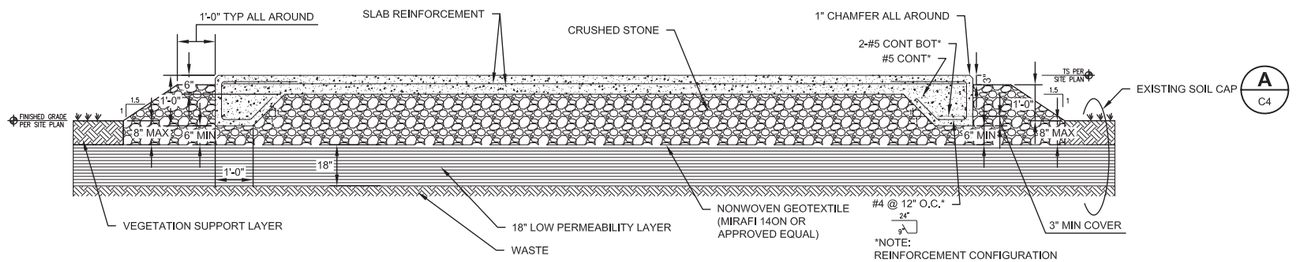
PLAN VIEW



SIDE ELEVATION

SOLAR ARRAY DETAIL (C, C4)

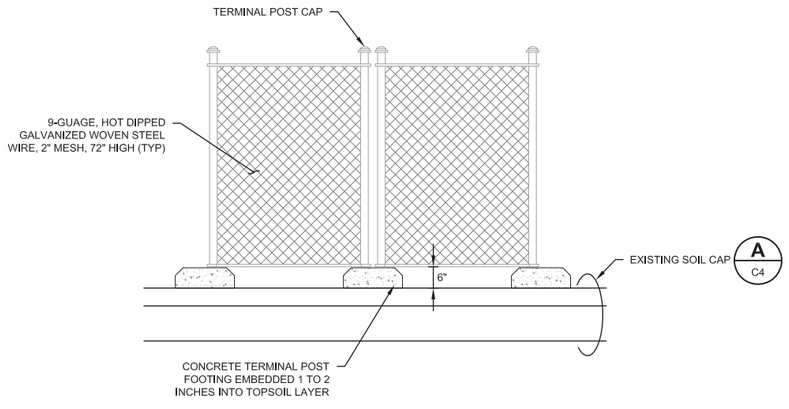
NOT TO SCALE



SECTION VIEW

EQUIPMENT PAD SLAB PLAN AND SECTION (B, C4)

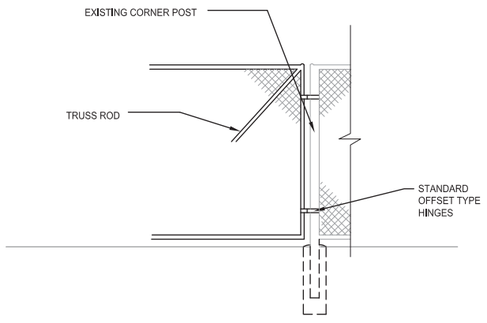
NOT TO SCALE



NOTE:
1. CONTRACTOR IS NOT TO DISTURB LOW PERMEABILITY LAYER DURING INSTALLATION.

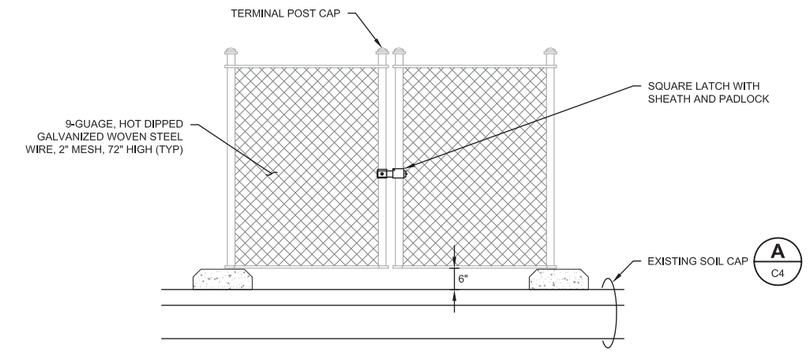
SELF SUPPORTING FENCE DETAIL (D, C4)

NOT TO SCALE



CONNECTION TO EXISITNG FENCE DETAIL (E, C4)

NOT TO SCALE



SELF SUPPORTING FENCE GATE DETAIL (F, C4)

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TEWKSBURY, MA

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1	ISSUED FOR PERMITTING	23 JUN 2016	BRK

SCALES
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COMMONWEALTH OF MASSACHUSETTS MICHAEL J. CLARK REGISTERED PROFESSIONAL ENGINEER

DESIGNED J. SMITH
DRAWN B. KIELY
CHECKED M. CLARK

DETAILS SHEET 1

BWC BUCKMASTER POND, LLC
BOSTON, MA
DOVER LANDFILL SOLAR DEVELOPMENT PROJECT

FILE NAME 1642009_CIVIL_Details
JOB NO. 1642009*00
DATE 20 JULY 2016
SHEET C4 OF 8

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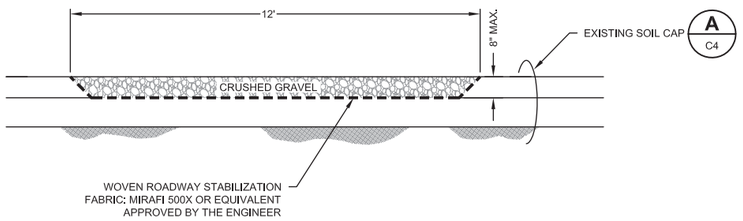
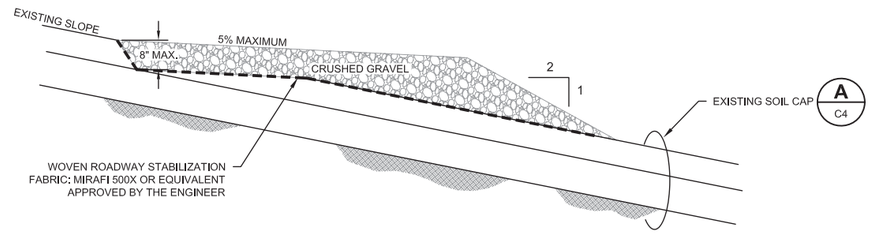


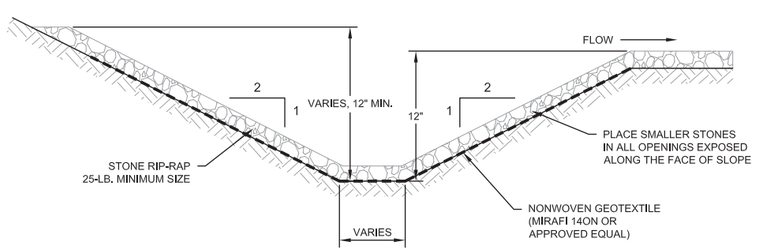
NOTES:
1. PROPOSED GRAVEL ROAD TO BE FLUSH WITH UPGRADIENT EXISTING GROUND SURFACE TO PROMOTE CONTINUED SHEET FLOW OF STORMWATER RUNOFF.
2. MINIMUM 1% SLOPE TO BE MAINTAINED ACROSS ROAD. MAXIMUM CROSS ROAD SLOPE TO BE 5%.

ROAD SECTION DETAIL (A) C5
NOT TO SCALE



NOTES:
1. PROPOSED GRAVEL ROAD TO BE FLUSH WITH UPGRADIENT EXISTING GROUND SURFACE TO PROMOTE CONTINUED SHEET FLOW OF STORMWATER RUNOFF.
2. MINIMUM 1% SLOPE TO BE MAINTAINED ACROSS ROAD. MAXIMUM 5% SLOPE TO BE MAINTAINED WHERE EXISTING SLOPE EXCEEDS 5%.

SLOPED ROAD SECTION DETAIL (B) C5
NOT TO SCALE



RIP RAP LEVEL SPREADER (C) C5
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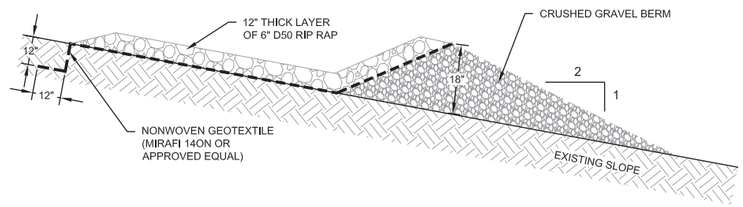

STORMWATER SWALE (D) C5
NOT TO SCALE

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TEWKSBURY, MA

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COMMONWEALTH OF MASSACHUSETTS MICHAEL CLARK 37712 REGISTERED PROFESSIONAL ENGINEER

DESIGNED J. SMITH
DRAWN B. KIELY
CHECKED M. CLARK

DETAILS SHEET 2

BWC BUCKMASTER POND, LLC
BOSTON, MA
DOVER LANDFILL SOLAR DEVELOPMENT PROJECT

FILE NAME 1642009_CIVIL_Details
JOB NO. 1642009*00
DATE 20 JULY 2016
SHEET C5 OF 8

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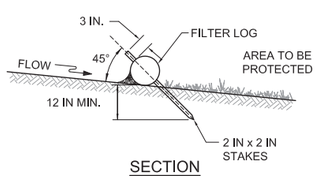
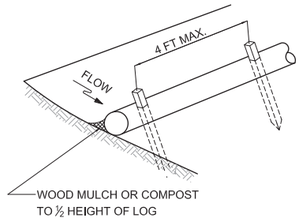


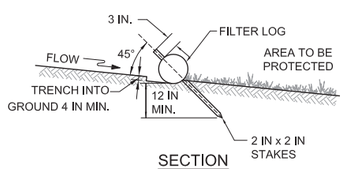
SECTION



ISOMETRIC VIEW

UNTRENCHED INSTALLATION

OR



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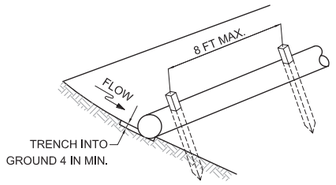
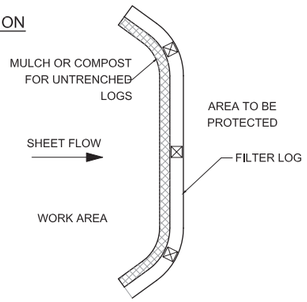


ISOMETRIC VIEW

ENTRENCHED INSTALLATION*

*THIS APPLICATION MAY NOT BE USED WITH LOGS SMALLER THAN 12 IN.



PLAN

STAKE-DRIVEN FILTER LOG DETAIL (A)

NOT TO SCALE — C6

CONSTRUCTION SPECIFICATIONS:

1. PRIOR TO INSTALLATION, CLEAR ALL OBSTRUCTIONS INCLUDING ROCKS, CLODS, AND DEBRIS GREATER THAN ONE INCH THAT MAY INTERFERE WITH PROPER FUNCTION OF FILTER LOG.
2. FILL LOG NETTING UNIFORMLY WITH COMPOST (IN ACCORDANCE WITH SECTION H-1 MATERIALS), OR OTHER APPROVED BIODEGRADABLE MATERIAL TO DESIRED LENGTH SUCH THAT LOGS DO NOT DEFORM.
3. INSTALL FILTER LOGS PERPENDICULAR TO THE FLOW DIRECTION AND PARALLEL TO THE SLOPE WITH THE BEGINNING AND END OF THE INSTALLATION POINTING SLIGHTLY UP THE SLOPE CREATING A "J" SHAPE AT EACH END TO PREVENT BYPASS.
4. FOR UNTRENCHED INSTALLATION BLOW OR HAND PLACE MULCH OR COMPOST ON UPHILL SIDE OF THE SLOPE ALONG LOG.
5. STAKE FILTER LOG EVERY 4 FEET OR CLOSER ALONG ENTIRE LENGTH OF LOG OR TRENCH LOG INTO GROUND A MINIMUM OF 4 INCHES AND STAKE LOG EVERY 8 FEET OR CLOSER.
6. USE STAKES WITH A MINIMUM NOMINAL CROSS SECTION OF 2X2 INCH AND OF SUFFICIENT LENGTH TO ATTAIN A MINIMUM OF 12 INCHES INTO THE GROUND AND 3 INCHES PROTRUDING ABOVE LOG.
7. WHEN MORE THAN ONE LOG IS NEEDED, OVERLAP ENDS 12 INCHES MINIMUM AND STAKE.
8. REMOVE SEDIMENT WHEN IT HAS ACCUMULATED TO A DEPTH OF 1/2 THE EXPOSED HEIGHT OF LOG AND REPLACE MULCH. REPLACE LOG IF TORN. REINSTALL FILTER LOG IF UNDERMINING OR DISLODGING OCCURS. REPLACE CLOGGED FILTER LOGS. FOR PERMANENT APPLICATIONS, ESTABLISH AND CONTINUOUSLY MEET REQUIREMENTS FOR ADEQUATE VEGETATIVE ESTABLISHMENT IN ACCORDANCE WITH SECTION B-4 VEGETATIVE STABILIZATION.

EROSION AND SEDIMENT CONTROL NOTES

1. ALL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE MASSACHUSETTS EROSION AND SEDIMENTATION CONTROL GUIDELINES FOR URBAN AND SUBURBAN AREAS DATED MARCH 1997, THE U.S.D.A. S.C.S. EROSION AND SEDIMENT CONTROL IN SITE DEVELOPMENT, MASSACHUSETTS CONSERVATION GUIDE, DATED SEPTEMBER 1983 AND ALL LOCAL MUNICIPAL REGULATIONS.
2. EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE IN PLACE PRIOR TO THE COMMENCEMENT OF ANY SITE WORK OR EARTHWORK OPERATIONS, SHALL BE MAINTAINED DURING CONSTRUCTION, AND SHALL REMAIN IN PLACE UNTIL ALL SITE WORK IS COMPLETE AND PERMANENT GROUND COVER IS ESTABLISHED.
3. A QUALIFIED ENGINEER WILL OVERSEE CONSTRUCTION ACTIVITIES TO ENSURE THAT MEANS AND METHODS COMPLY WITH APPLICABLE PERMITS AND MGL SOLID WASTE REGULATIONS.
4. ONLY LOW-GROUND PRESSURE EQUIPMENT (7 PSI MAX.) SHALL BE USED WITHIN THE LIMITS OF THE LANDFILL COVER SYSTEM.
5. EACH DAY, GROUND CONDITIONS MUST BE INSPECTED PRIOR TO COMMENCING WORK ACTIVITIES WITHIN THE LIMITS OF THE LANDFILL COVER SYSTEM. NO WORK MAY BE CONDUCTED DURING WET WEATHER THAT COULD LEAD TO RUTTING OR EROSION OF THE LANDFILL COVER SYSTEM.
6. CONSTRUCTION ACTIVITIES MUST BE CEASED IN AREAS WITHIN THE LANDFILL COVER SYSTEM THAT ARE DEMONSTRATING GREATER THAN 1" OF RUTTING UNTIL THOSE AREAS ARE STABILIZED AND REVEGETATED.
7. STOCKPILES SHALL BE OFF THE LIMITS OF THE LANDFILL CAP AND SURROUNDED ON THEIR PERIMETERS WITH STAKED HAY BALES AND/OR SILTATION FENCES TO PREVENT AND/OR CONTROL SILTATION AND EROSION AS REQUIRED.
8. ALL DISTURBED OR EXPOSED AREAS SUBJECT TO EROSION SHALL BE STABILIZED AND SEEDED FOR TEMPORARY/PERMANENT VEGETATIVE COVER WHERE CONSTRUCTION ACTIVITIES HAVE PERMANENTLY CEASED IN ACCORDANCE WITH MASSACHUSETTS DEP EROSION AND SEDIMENT CONTROL GUIDELINES. NO OPEN EXCAVATIONS ARE TO BE LEFT OVERNIGHT WITHIN THE LIMITS OF THE LANDFILL COVER SYSTEM.
9. ALL EROSION CONTROL MEASURES SHALL BE ROUTINELY INSPECTED IN ACCORDANCE WITH THE SWPPP AND THE MASS DEP POST-CLOSURE USE PERMIT.
10. THE CONTRACTOR SHALL KEEP ON SITE AT ALL TIMES ADDITIONAL SILT FENCE AND HAY BALES FOR INSTALLATION AT THE DIRECTION OF THE ENGINEER AND/OR CONSERVATION COMMISSION AGENT TO MITIGATE ANY EMERGENCY CONDITION.
11. THE AREA OF ENTRANCE AND EXIT TO AND FROM THE SITE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHT-OF-WAY. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHT-OF-WAY MUST BE REMOVED IMMEDIATELY.
12. UPON COMPLETION OF ALL SITE WORK CONSTRUCTION, THE SITE CONTRACTOR SHALL INSPECT ALL STORMWATER STRUCTURES AND SWALES AND REMOVE ALL SEDIMENT, TRASH AND DEBRIS THAT HAS ACCUMULATED.
13. DUST CONTROL SHALL BE USED DURING EARTHWORK OPERATIONS AND SHALL CONSIST OF DAMPENING THE GROUND WITH WATER.
14. EROSION CONTROL MEASURES SHOWN ON THE DRAWINGS DEPICT THE MINIMUM REQUIRED CONTROL. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SITING, RELOCATION AND AUGMENTATION OF EROSION CONTROL DEVICES TO PROTECT WETLAND RESOURCES AS THE PROJECT PROGRESSES AND SITE DRAINAGE CONDITIONS CHANGE.
15. THE CONTRACTOR SHALL, AT HIS EXPENSE, SURVEY AND MARK OUT IN THE FIELD THE LIMITS OF CLEARING AND EROSION CONTROL (I.E. SILT FENCE LINE) FOR APPROVAL PRIOR TO COMMENCEMENT OF CLEARING AND GRUBBING ACTIVITIES.
16. PRIOR TO COMMENCEMENT OF CONSTRUCTION ACTIVITIES AT THE SITE, THE CONTRACTOR SHALL ENGAGE AN INDIVIDUAL WITH SPECIFIC TRAINING IN EROSION AND SEDIMENT CONTROL. THE EROSION CONTROL MONITOR SHALL PREPARE A WEEKLY REPORT WHICH SHALL BE KEPT ON SITE AT ALL TIMES AND SHALL BE SHOWN TO LOCAL, STATE AND FEDERAL AGENTS UPON REQUEST. THIS REPORT SHALL INDICATE THE STATUS OF THE EROSION CONTROLS AND ANY MAINTENANCE REQUIRED AND PERFORMED. THIS REPORT SHALL CONFORM TO THE REQUIREMENTS OF THE EPA'S NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) CONSTRUCTION GENERAL PERMIT.
17. WOODEN STAKES SHALL NOT BE DRIVEN INTO GROUND WITHIN THE LIMIT OF THE LANDFILL COVER SYSTEM. SILT FENCE AND COMPOST FIBER ROLLS SHALL NOT BE USED FOR EROSION CONTROL WITHIN THE LIMIT OF THE LANDFILL COVER SYSTEM.

SPECIFICATIONS

TOPSOIL:

1. TOPSOIL SHALL BE FERTILE, NATURAL SOIL CAPABLE OF SUSTAINING VIGOROUS PLANT GROWTH, TYPICAL OF THE LOCALITY, FREE FROM STONES GREATER THAN 3 INCHES, ROOTS, STICKS, CLAY, PEAT, WEEDS AND SOD, AND SHALL BE OBTAINED FROM NATURALLY WELL DRAINED AREAS. IT SHALL NOT BE EXCESSIVELY ACIDIC OR ALKALINE NOR CONTAIN TOXIC MATERIAL HARMFUL TO PLANT GROWTH.

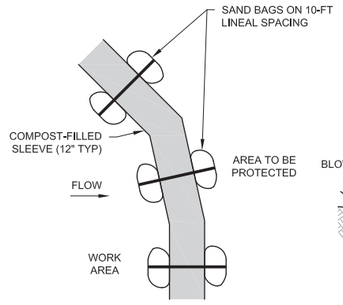
GRASS SEED (FOR DISTURBED AREAS ONLY):

1. GRASS SEED SHALL BE OF THE PREVIOUS YEAR'S CROP AND IN NO CASE SHALL THE WEED CONTENT EXCEED 1% BY WEIGHT. GRASS SEED SHALL BE CONSISTENT WITH TYPE M6.03.0 "FOR SLOPES AND SHOULDERS" OF THE MASSACHUSETTS HIGHWAY DEPARTMENT STANDARD SPECIFICATIONS FOR HIGHWAYS AND BRIDGES AND CONFORM TO THE REQUIREMENTS WITHIN THE TABLE BELOW.
2. A MANUFACTURER'S CERTIFICATE OF COMPLIANCE SHALL BE SUBMITTED BY WITH EACH SHIPMENT OF EACH TYPE OF SEED INDICATING THE GUARANTEED PERCENTAGE OR PURITY, WEED CONTENT AND GERMINATION OF THE SEED, AND THE NET WEIGHT AND DATE OF SHIPMENT.

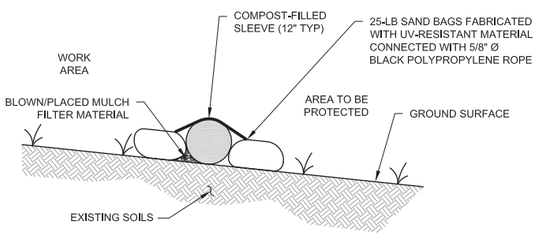
GRASS SEED MIX			
MIXTURE	PROPORTION	GERMINATION MINIMUM	PURITY MINIMUM
CREEPING RED FESCUE	50%	85%	95%
KENTUCKY 31	30%	85%	95%
DOMESTIC RYE	10%	90%	98%
RED TOP	5%	85%	92%
LADINO CLOVER	5%	85%	96%

TREE CLEARING

1. 50% MAXIMUM TREE CLEARING IN WETLANDS BUFFER AREAS PER THE TOWN OF DOVER WETLANDS BY LAWS.
2. TREE CUTTING TO BE COORDINATED WITH THE TOWN OF DOVER CONSERVATION COMMISSION.



PLAN VIEW

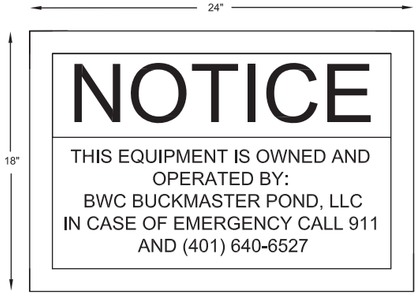


SECTION

NOTE:
1. TUBULAR SEDIMENT CONTROL SHALL BE FILTREXX SILTSOXX OR EQUIVALENT APPROVED BY ENGINEER

FILTER LOG EROSION CONTROL DETAIL (B)

NOT TO SCALE — C6



TO BE INSTALLED ON FENCE ADJACENT TO GATE

EMERGENCY CONTACT SIGNAGE (C)

NOT TO SCALE — C6

FOR PERMITTING ONLY

Kennedy/Jenks
Consultants
TEWKSBURY, MA

NO.	REVISION	DATE	BY
1	ISSUED FOR PERMITTING	23 JUN 2016	BRK

SCALES
0 — 1"
0 — 25mm
IF THIS BAR IS NOT DIMENSION SHOWN, ADJUST SCALES ACCORDINGLY.

COMMONWEALTH OF MASSACHUSETTS — MICHAEL — REGISTERED PROFESSIONAL ENGINEER

DESIGNED	J. SMITH
DRAWN	B. KIELY
CHECKED	M. CLARK

DETAILS SHEET 3

BWC BUCKMASTER POND, LLC
BOSTON, MA
DOVER LANDFILL SOLAR DEVELOPMENT PROJECT

FILE NAME	1642009_CIVIL_Details
JOB NO.	1642009*00
DATE	20 JULY 2016
SHEET	C6
OF	8

P:\2016\1642009.00 - BWC Buckmaster Pond, LLC Dover Landfill\CAD\Design\1642009_CIVIL_Details.dwg 7/25/2016 2:50 PM JONATHAN SMITH

LEGEND

- WETLANDS FLAG
- WETLANDS SYMBOL
- WETLANDS BOUNDARY
- 50' WETLANDS BUFFER
- 100' WETLANDS BUFFER
- LIMIT OF LANDFILL CAP
- PROPERTY BOUNDARY
- STONE WALL
- MAJOR ELEVATION CONTOUR (10' INTERVALS)
- MINOR ELEVATION CONTOUR (2' INTERVALS)
- EXISTING CHAIN LINK FENCE
- TREE LINE
- EXISTING UNDERGROUND GAS LINE
- EDGE OF PAVEMENT
- INVERT ELEVATION
- CORRUGATED METAL PIPE
- MONITORING WELL LOCATION
- GAS PROBE LOCATION
- PROPOSED INFORMATIONAL KIOSK LOCATION

FILTER LOGS

ID	LENGTH (LF)
FL-1	432.9
FL-2	426.5
TOTAL	**859.4**

NON PENETRATING FILTER LOGS

ID	LENGTH (LF)
NPFL-1	275.0
NPFL-2	119.5
NPFL-3	80.8
NPFL-4	37.1
NPFL-5	71.4
NPFL-6	197.3
NPFL-7	142.8
NPFL-8	100.5
NPFL-9	87.7
NPFL-10	67.7
NPFL-11	36.9
NPFL-12	231.3
NPFL-13	612.2
TOTAL	**2060.2**

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Kennedy/Jenks Consultants
TEWKSBURY, MA

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NO.	REVISION	DATE	BY
1	ISSUED FOR PERMITTING	23 JUN 2016	BRK

SCALES
0 1"
0 25mm
IF THIS BAR IS NOT DIMENSION SHOWN, ADJUST SCALES ACCORDINGLY.

COMMONWEALTH OF MASSACHUSETTS MICHAEL TRUPIA REGISTERED PROFESSIONAL ENGINEER

DESIGNED J. SMITH
DRAWN B. KIELY
CHECKED M. CLARK

EROSION AND SEDIMENT CONTROL PLAN

BWC BUCKMASTER POND, LLC
BOSTON, MA
DOVER LANDFILL SOLAR DEVELOPMENT PROJECT

FILE NAME 1642009_CIVIL_ESC
JOB NO. 1642009*00
DATE 20 JULY 2016
SHEET C7 OF 8

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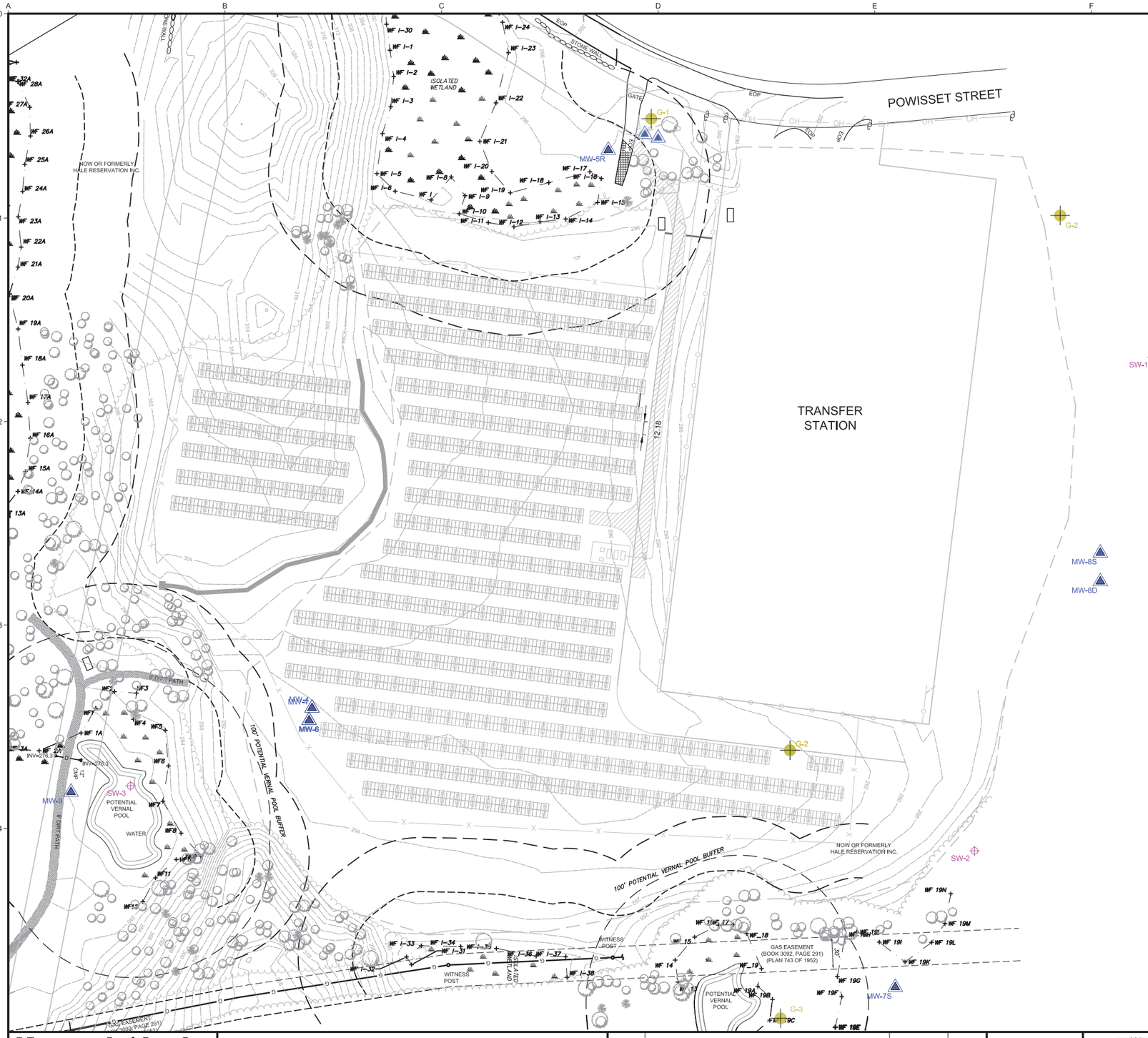

LEGEND

+ WF I-20	WETLANDS FLAG
	WETLANDS SYMBOL
	WETLANDS BOUNDARY
	50' WETLANDS BUFFER
	100' WETLANDS BUFFER
	LIMIT OF LANDFILL CAP
	PROPERTY BOUNDARY
	STONE WALL
	MAJOR ELEVATION CONTOUR (10' INTERVALS)
	MINOR ELEVATION CONTOUR (2' INTERVALS)
	EXISTING CHAIN LINK FENCE
	TREE LINE
G G G G	EXISTING UNDERGROUND GAS LINE
EOP	EDGE OF PAVEMENT
INV	INVERT ELEVATION
CMP	CORRUGATED METAL PIPE
	PROPOSED INFORMATIONAL KIOSK LOCATION

NOTES

THE PURPOSE OF THIS PLAN IS TO DEPICT THE LOCATIONS OF EXISTING ENVIRONMENTAL SAMPLING POINTS PRESENT AT THE SITE. NO ADDITIONAL MONITORING LOCATIONS ARE PROPOSED FOR THIS PROJECT.

ENVIRONMENTAL MONITORING LEGEND

MW-2	MONITORING WELL LOCATION
SW-2	SURFACE WATER MONITORING LOCATION
G-2	GAS PROBE LOCATION

0 50 100
1"=50'

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0 1"
0 25mm
IF THIS BAR IS NOT DIMENSION SHOWN, ADJUST SCALES ACCORDINGLY.

COMMONWEALTH OF MASSACHUSETTS MICHAEL J. CLARK REGISTERED PROFESSIONAL ENGINEER

DESIGNED J. SMITH
DRAWN B. KIELY
CHECKED M. CLARK

ENVIRONMENTAL MONITORING PLAN
BWC BUCKMASTER POND, LLC
BOSTON, MA
DOVER LANDFILL SOLAR DEVELOPMENT PROJECT

FILE NAME 1642010_ENV
JOB NO. 1642009*00
DATE 20 JULY 2016
SHEET C8 OF 8

P:\2016\1642009.00 - BWC Buckmaster Pond, LLC Dover Landfill\CAD\Design\1642009_ENV_Env Monitoring Plan.dwg 7/25/2016 2:18 PM JONATHAN SMITH

Electrical One-Line Diagram

CONDUIT & WIRE SCHEDULE

NO.	DESCRIPTION	CONDUCTORS	CONDUIT
A	PRIMARY SERVICE	3 x 1/0 AL JACKETED UG EPR PRIMARY DISTRIBUTION CABLE	4" PVC
B	INVERTER OUTPUT CIRCUIT	3 x 600 MCM THWN-2 CU; 4 SETS	4" PVC (4)
C	POTS LINE	2 PAIR TELEPHONE AERIAL CABLE w/MESSANGER	N/A
D	AC POWER	2 x #6 THWN-2 & #12 GND	1 1/4" PVC
E	AUX LOAD CENTER	3 x #6 THWN-2 & #8 CU GND	1 1/4" EMT

PV System Specifications	
PV Modules	4130 X MEMC-M315ByC 315W
DC Rating at STC	1.3MW
Inverters	2 x SMA SUNNY CENTRAL 500CP-US
AC Rating	1.0MW

INVERTER SETTINGS

ANSI	SMA	PICKUP		DELAY
#	#	(%V, Hz)	V	(CYCLES : SECONDS)
27	VCtlIILim	V < 50%	135V	9.6 : 0.16
27	VCtlILim	V < 88%	238V	120 : 2.0
59	VCtlLim	V > 110%	297V	60 : 1.0
59	VCtlhhLim	V > 120%	324V	9.6 : 0.16
59	VCtlPeakMax	V > 134%	362V	0.08 : 0.001
81/O	HzCtlhhLim	F > 65.0Hz		6.0 : 0.10
81/O	HzCtlhLim	F > 60.5Hz		9.6 : 0.16
81/U	HzCtlILim	F < 58.0Hz**		2100 : 35.0
81/U	HzCtlIILim	F < 57.0Hz		9.6 : 0.16

**SET ADJUSTABLE UNDERFREQUENCY TRIP TO STANDARD PRC-006-NPCC-1

RELAY SETTINGS

ANSI	PICKUP	DELAY
#	(V, Hz, A)	(CYCLES : SECONDS)
27	V < 50%	9.6 : 0.16
27	V < 88%	120 : 2.0
59	110% < V <120%	60 : 1.0
59	V > 120%	9.6 : 0.16
81/O	F > 60.5Hz	9.6 : 0.16
81/U	58.5 > F > 57.0Hz	6000 : 100.0
81/U	F < 57.0Hz	9.6 : 0.16
51	A > 125A	2.0TD U4

DEVICE LEGEND

27	UNDERVOLTAGE
59	OVERVOLTAGE
81o/u	OVER/UNDER FREQUENCY
50/51	INSTANTANEOUS/ TIME OVER CURRENT

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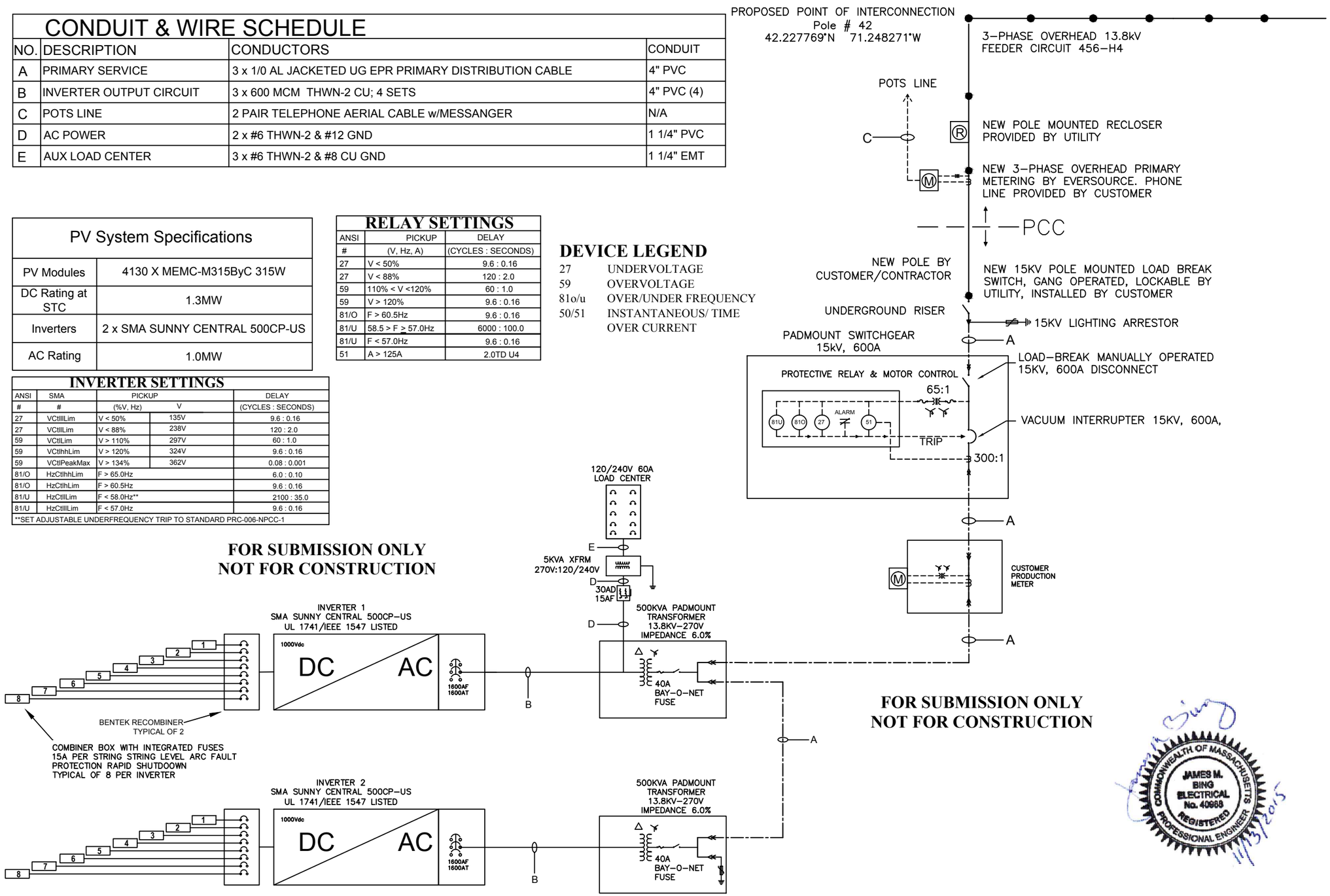
NOT FOR CONSTRUCTION



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COMMONWEALTH OF MASSACHUSETTS
JAMES M. BING
ELECTRICAL
No. 40988
REGISTERED
PROFESSIONAL ENGINEER
11/13/2015

DOVER POWISSETT ST A LF
0 POWISSETT ST
DOVER, MA 02030

SYSTEM OWNER: BWC BUCKMASTER POND, LLC

REVISIONS

REV	DESCRIPTION	DATE	DESIGN	REVIEWED
-	-	-	-	-
-	-	-	-	-
-	-	-	-	-
2	INTERCONNECTION 1-LINE FOR UTILITY SUBMISSION REV	12-15-2015	JB	MH
1	INTERCONNECTION 1-LINE FOR UTILITY SUBMISSION	11-13-2015	JB	MH
0	INTERCONNECTION 1-LINE FOR BWC REVIEW	11-12-2015	JB	MH

NEO Virtus Engineering, Inc.
LITTLETON, MASSACHUSETTS

SIZE B | DWG NAME DOVER POWISSETT ST A LF 1.0MW PV SYSTEM
SCALE NONE | DATE 11-10-2015

DWG NO. E-1

NOT FOR CONSTRUCTION

Solar PV Module and Inverter Specifications

NEW

CanadianSolar

MAXPOWER
CS6U-315|320|325|330P

Canadian Solar's modules use the latest innovative cell technology, increasing module power output and system reliability, ensured by 15 years of experience in module manufacturing, well-engineered module design, stringent BOM quality testing, an automated manufacturing process and 100% EL testing.

KEY FEATURES

- Excellent module efficiency of up to 16.97 %
- Cell efficiency of up to 20.0 %
- Outstanding low irradiance performance: 96.0 %
- No.1 PTC — High PTC rating of up to 91.55 %
- IP67 — IP67 junction box for long-term weather endurance
- Heavy snow load up to 5400 Pa, wind load up to 2400 Pa

25 years linear power output warranty

10 years product warranty on materials and workmanship

MANAGEMENT SYSTEM CERTIFICATES*

ISO 9001:2008 / Quality management system
ISO/TS 16949:2009 / The automotive industry quality management system
ISO 14001:2004 / Standards for environmental management system
OHSAS 18001:2007 / International standards for occupational health & safety

PRODUCT CERTIFICATES*

IEC 61215 / IEC 61730: VDE / CE
UL 1703: CSA / IEC 61701 ED2: VDE / IEC 62716: VDE / Take-e-way

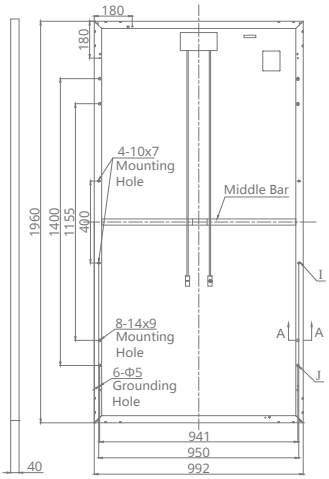
* As there are different certification requirements in different markets, please contact your local Canadian Solar sales representative for the specific certificates applicable to the products in the region in which the products are to be used.

CANADIAN SOLAR INC. is committed to providing high quality solar products, solar system solutions and services to customers around the world. As a leading PV project developer and manufacturer of solar modules with over 15 GW deployed around the world since 2001, Canadian Solar Inc. (NAS-DAQ: CSIQ) is one of the most bankable solar companies worldwide.

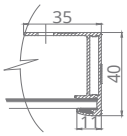
CANADIAN SOLAR INC.
545 Speedvale Avenue West, Guelph, Ontario N1K 1E6, Canada, www.canadiansolar.com, support@canadiansolar.com

ENGINEERING DRAWING (mm)

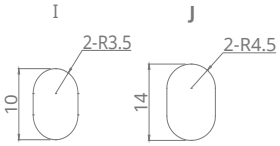
Rear View



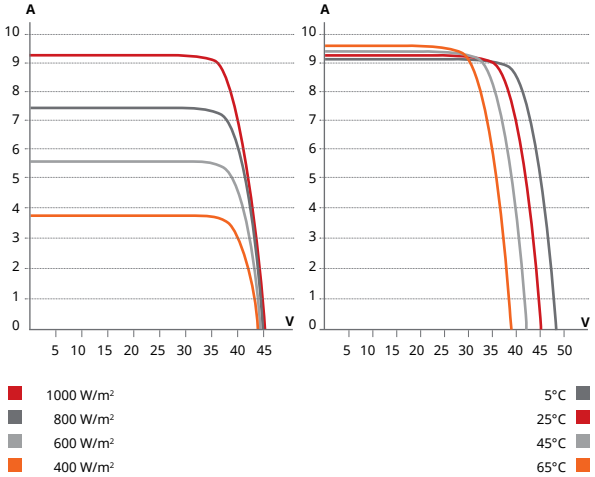
Frame Cross Section A-A



Mounting Hole



CS6U-320P / I-V CURVES



ELECTRICAL DATA | STC*

CS6U	315P	320P	325P	330P
Nominal Max. Power (Pmax)	315 W	320 W	325 W	330 W
Opt. Operating Voltage (Vmp)	36.6 V	36.8 V	37.0 V	37.2 V
Opt. Operating Current (Imp)	8.61 A	8.69 A	8.78 A	8.88 A
Open Circuit Voltage (Voc)	45.1 V	45.3 V	45.5 V	45.6 V
Short Circuit Current (Isc)	9.18 A	9.26 A	9.34 A	9.45 A
Module Efficiency	16.20%	16.46%	16.72%	16.97%
Operating Temperature	-40°C ~ +85°C			
Max. System Voltage	1000 V (IEC) or 1000 V (UL)			
Module Fire Performance	TYPE 1 (UL 1703) or CLASS C (IEC 61730)			
Max. Series Fuse Rating	15 A			
Application Classification	Class A			
Power Tolerance	0 ~ + 5 W			

* Under Standard Test Conditions (STC) of irradiance of 1000 W/m², spectrum AM 1.5 and cell temperature of 25°C.

MECHANICAL DATA

Specification	Data
Cell Type	Poly-crystalline, 6 inch
Cell Arrangement	72 (6×12)
Dimensions	1960×992×40 mm (77.2×39.1×1.57 in)
Weight	22.4 kg (49.4 lbs)
Front Cover	3.2 mm tempered glass
Frame Material	Anodized aluminium alloy
J-Box	IP67, 3 diodes
Cable	4 mm² (IEC) or 4 mm² & 12 AWG 1000V (UL), 1160 mm (45.7 in)
Connector	T4-1000V or PV2 series
Per Pallet	26 pieces
Per container (40' HQ)	572 pieces

ELECTRICAL DATA | NOCT*

CS6U	315P	320P	325P	330P
Nominal Max. Power (Pmax)	228 W	232 W	236 W	239 W
Opt. Operating Voltage (Vmp)	33.4 V	33.6 V	33.7 V	33.9 V
Opt. Operating Current (Imp)	6.84 A	6.91 A	6.98 A	7.05 A
Open Circuit Voltage (Voc)	41.5 V	41.6 V	41.8 V	41.9 V
Short Circuit Current (Isc)	7.44 A	7.50 A	7.57 A	7.66 A

* Under Nominal Operating Cell Temperature (NOCT), irradiance of 800 W/m², spectrum AM 1.5, ambient temperature 20°C, wind speed 1 m/s.

TEMPERATURE CHARACTERISTICS

Specification	Data
Temperature Coefficient (Pmax)	-0.41 % / °C
Temperature Coefficient (Voc)	-0.31 % / °C
Temperature Coefficient (Isc)	0.053 % / °C
Nominal Operating Cell Temperature	45±2 °C

PERFORMANCE AT LOW IRRADIANCE

Outstanding performance at low irradiance, average relative efficiency of 96.0 % from an irradiance of 1000 W/m² to 200 W/m² (AM 1.5, 25°C).

PARTNER SECTION

The specification and key features described in this datasheet may deviate slightly and are not guaranteed. Due to on-going innovation, research and product enhancement, Canadian Solar Inc. reserves the right to make any adjustment to the information described herein at any time without notice. Please always obtain the most recent version of the datasheet which shall be duly incorporated into the binding contract made by the parties governing all transactions related to the purchase and sale of the products described herein.

Caution: For professional use only. The installation and handling of PV modules requires professional skills and should only be performed by qualified professionals. Please read the safety and installation instructions before using the modules.

Economical

- Savings in balance of system costs due to 1,000 V operating voltage
- Outdoor enclosure allows for direct field deployment
- Small footprint and light weight for easy shipping and installation

Efficient

- Highest efficiency in its power class
- Full nominal power at ambient temperatures up to 50 °C
- 10% additional power for continuous operation at ambient temperatures up to 25 °C

Flexible

- Configurable DC voltage range
- Integrated AC disconnect for NEC 2011 compliance
- Optional DC disconnects

Reliable

- Easy and safe installation and with large, separate connection area
- Powerful grid management functions (incl. Low Voltage Ride Through)
- Full UL1741 and IEEE 1547 compliance

SUNNY CENTRAL 500CP-US / 630CP-US / 720CP-US / 750CP-US / 800CP-US / 850CP-US / 900CP-US

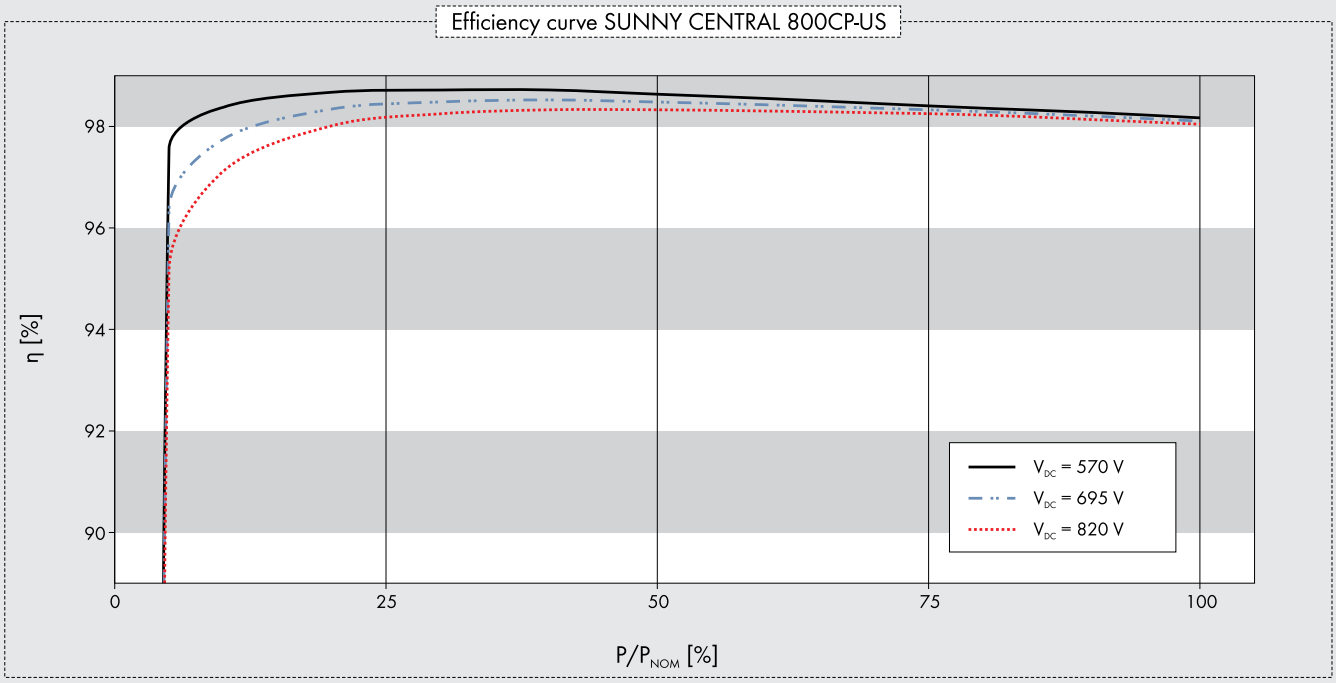
UL listed for commercial and utility-scale projects

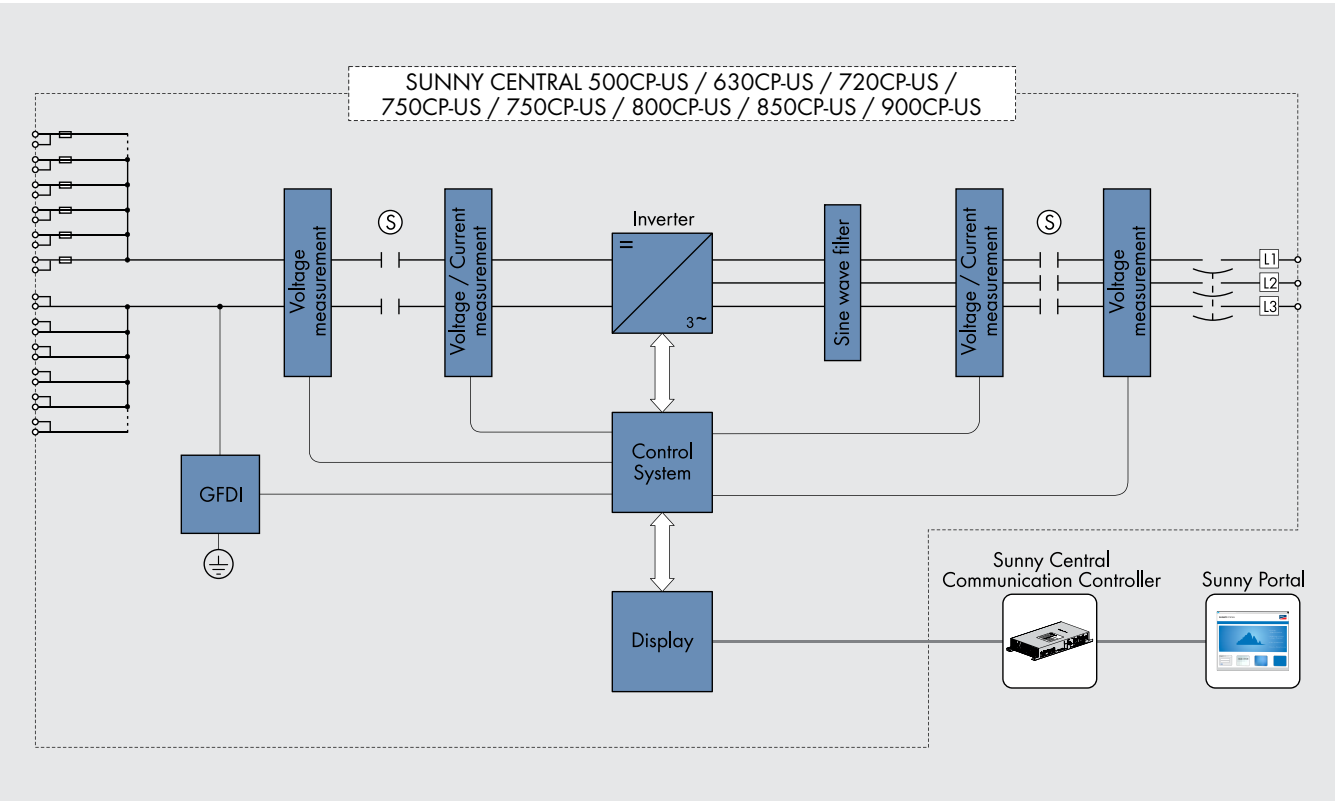
The Sunny Central CP-US series delivers outstanding performance. In combination with an external transformer, the Sunny Central CP-US can be connected to any utility grid or three-phase commercial service while directly providing grid management functions. The CP-US family is UL listed at 1,000 V DC and features an integrated AC disconnect in accordance with NEC 2011 requirements. Both the outdoor enclosure with the OptiCool™ cooling concept and the separate connection area ensures simple installation while maximizing returns. With a peak efficiency of 98.7 percent, it outperforms all other inverters in its class. The Sunny Central CP-US can also be integrated with the Power Plant Controller as well as the Medium-voltage Power Platform for utility-scale applications.

Technical data	Sunny Central 500CP-US	Sunny Central 630CP-US	Sunny Central 720CP-US
Input (DC)			
Max. DC power (@ cos φ = 1)	560 kW	713 kW	808 kW
Max. input voltage [1]	1000 V	1000 V	1000 V
MPP voltage range (@ 25 °C / @ 50 °C at 60 Hz)	430 V – 820 V / 430 V – 820 V [1] [2]	500 V – 820 V / 500 V – 820 V [1] [2]	525 V – 820 V / 525 V – 820 V [1] [2]
Rated input voltage	480 V	550 V	565 V
Max. input current	1250 A	1350 A	1600 A
Min. input voltage / V_{MPP_min} at $I_{MPP} < I_{DCmax}$	429 V	498 V	515 V
Number of independent MPP inputs	1	1	1
Number of DC inputs: busbar / fuses	Busbar / 6 – 9	Busbar / 6 – 9	Busbar / 6 – 9
Output (AC)			
Rated power (@ 25 °C) / nominal AC power (@ 50 °C)	550 kVA / 500 kVA	700 kVA / 630 kVA	792 kVA / 720 kVA
Rated grid voltage / nominal AC voltage range	270 V / 243 V – 297 V	315 V / 284 V – 347 V	324 V / 292 V – 356 V
AC power frequency / range	50 Hz, 60 Hz / 47 Hz ... 63 Hz	50 Hz, 60 Hz / 47 Hz ... 63 Hz	50 Hz, 60 Hz / 47 Hz ... 63 Hz
Rated power frequency / rated grid voltage	50 Hz, 60 Hz / 270 V	50 Hz, 60 Hz / 315 V	50 Hz, 60 Hz / 324 V
Max. output current	1176 A	1283 A	1411 A
Max. total harmonic factor	< 3 %	< 3 %	< 3 %
Power factor at rated power / displacement power factor adjustable	1 / 0.8 leading ... 0.8 lagging		
Feed-in phases / connection phases	3 / 3	3 / 3	3 / 3
Efficiency [3]			
Max. efficiency / European weighted efficiency / CEC efficiency	98.5 % / 98.3 % / 98.0 %	98.5 % / 98.3 % / 98.0 %	98.6 % / 98.4 % / 98.0 %
Protective devices			
DC disconnect device	DC contactor		
AC disconnect device	AC circuit breaker		
DC overvoltage protection	Surge Arrester Type II		
Grid monitoring	●	●	●
Ground-fault monitoring	○	○	○
Ungrounded PV array [4]	○	○	○
Lightning protection	Lightning protection level III	Lightning protection level III	Lightning protection level III
Insulation monitoring	○	○	○
Surge arresters for auxiliary power supply	●	●	●
Protection class / overvoltage category	I / IV	I / IV	I / IV
General data			
Dimensions (W / H / D)	2562 / 2272 / 956 mm (101 / 90 / 38 inches)		
Weight	< 1870 kg (4123 lb)	< 1870 kg (4123 lb)	< 1870 kg (4123 lb)
Operating temperature range	-25 °C ... +50 °C / -13 °F ... +122 °F	-25 °C ... +50 °C / -13 °F ... +122 °F	-25 °C ... +50 °C / -13 °F ... +122 °F
Noise emission [5]	60 db(A)	60 db(A)	60 db(A)
Max. self-consumption (in operation) [7] / self-consumption (at night) [6]	< 1800 W / < 150 W	< 1800 W / < 150 W	< 1800 W / < 150 W
Auxiliary power supply via external 208 V / external 400 V / external 480 V / integrated green power	○ / ○ / ○ / ○	○ / ○ / ○ / ○	○ / ○ / ○ / ○
Cooling concept	OptiCool	OptiCool	OptiCool
Degree of protection: electronics / connection area	NEMA 3R / NEMA 3R	NEMA 3R / NEMA 3R	NEMA 3R / NEMA 3R
Degree of protection	4C2, 4S2	4C2, 4S2	4C2, 4S2
Application	In unprotected outdoor environments	In unprotected outdoor environments	In unprotected outdoor environments
Max. permissible value for relative humidity (non-condensing)	15 % ... 95 %	15 % ... 95 %	15 % ... 95 %
Max. operating altitude above mean sea level	2000 m	2000 m	2000 m
Fresh-air consumption (inverter)	3000 m³/h	3000 m³/h	3000 m³/h
Features			
DC connection	Ring terminal lug	Ring terminal lug	Ring terminal lug
AC connection	Ring terminal lug	Ring terminal lug	Ring terminal lug
HMI touchscreen	●	●	●
Communication / protocols	Ethernet (optical fiber optional), Modbus	Ethernet (optical fiber optional), Modbus	Ethernet (optical fiber optional), Modbus
Communication with Sunny String-Monitor	RS485	RS485	RS485
SC-COM	●	●	●
Color of enclosure, door, base, roof	RAL 9016 / 9016 / 7004 / 7004		
Warranty: 5 / 10 / 15 / 20 / 25 years	● / ○ / ○ / ○ / ○	● / ○ / ○ / ○ / ○	● / ○ / ○ / ○ / ○
Certificates and approvals (more available on request)	EMC conformity according to FCC, Part 15, Class A, UL 1741, UL 1998, IEEE 1547		
● Standard equipment ○ Optional features – Not available			
*Preliminary information, last updated June 2013			
Type designation	SC 500CP-US-10	SC 630CP-US-10	SC 720CP-US-10

Sunny Central 750CP-US	Sunny Central 800CP-US	Sunny Central 850CP-US*	Sunny Central 900CP-US*
853 kW	898 kW	954 kW	1010 kW
1000 V	1000 V	1000 V	1000 V
545 V – 820 V / 545 V – 820 V [1] [2]	570 V – 820 V / 570 V – 820 V [1] [2]	620 V – 820 V / 620 V – 820 V [1] [2]	655 V – 820 V / 655 V – 820 V [1] [2]
595 V	620 V	620 V	620 V
1600 A	1600 A	1600 A	1600 A
545 V	568 V	568 V	568 V
1	1	1	1
Busbar / 6 – 9	Busbar / 6 – 9	Busbar / 6 – 9	Busbar / 6 – 9
825 kVA / 750 kVA	880 kVA / 800 kVA	850 kVA / 935 kVA	900 kVA / 990 kVA
342 V / 308 V – 376 V	360 V / 324 V – 396 V	386 V / 347 V – 425 V	405 V / 364 V – 446 V
50 Hz, 60 Hz / 47 Hz ... 63 Hz	50 Hz, 60 Hz / 47 Hz ... 63 Hz	50 Hz, 60 Hz / 47 Hz ... 63 Hz	50 Hz, 60 Hz / 47 Hz ... 63 Hz
50 Hz, 60 Hz / 342 V	50 Hz, 60 Hz / 360 V	50 Hz, 60 Hz / 360 V	50 Hz, 60 Hz / 360 V
1411 A	1411 A	1411 A	1411 A
< 3 %	< 3 %	< 3 %	< 3 %
1 / 0.8 leading ... 0.8 lagging			
3 / 3	3 / 3	3 / 3	3 / 3
98.6 % / 98.4 % / 98.0 %	98.7 % / 98.4 % / 98.5 %	98.7 % / 98.4 % / 98.5 %	98.7 % / 98.4 % / 98.5 %
DC contactor			
AC circuit breaker			
Surge Arrester Type II			
●	●	●	●
○	○	○	○
○	○	○	○
Lightning protection level III	Lightning protection level III	Lightning protection level III	Lightning protection level III
○	○	○	○
●	●	●	●
I / IV	I / IV	I / IV	I / IV
2562 / 2272 / 956 mm (101 / 90 / 38 inches)			
< 1870 kg (4123 lb)	< 1870 kg (4123 lb)	< 1870 kg (4123 lb)	< 1870 kg (4123 lb)
-25 °C ... +50 °C / -13 °F ... +122 °F	-25 °C ... +50 °C / -13 °F ... +122 °F	-25 °C ... +50 °C / -13 °F ... +122 °F	-25 °C ... +50 °C / -13 °F ... +122 °F
60 db(A)	63 db(A)	63 db(A)	63 db(A)
< 1800 W / < 150 W	< 1800 W / < 150 W	< 1800 W / < 150 W	< 1800 W / < 150 W
○ / ○ / ○ / ○	○ / ○ / ○ / ○	○ / ○ / ○ / ○	○ / ○ / ○ / ○
OptiCool	OptiCool	OptiCool	OptiCool
NEMA 3R / NEMA 3R	NEMA 3R / NEMA 3R	NEMA 3R / NEMA 3R	NEMA 3R / NEMA 3R
4C2, 4S2	4C2, 4S2	4C2, 4S2	4C2, 4S2
In unprotected outdoor environments	In unprotected outdoor environments	In unprotected outdoor environments	In unprotected outdoor environments
15 % ... 95 %	15 % ... 95 %	15 % ... 95 %	15 % ... 95 %
2000 m	2000 m	2000 m	2000 m
3000 m³/h	3000 m³/h	3000 m³/h	3000 m³/h
Ring terminal lug	Ring terminal lug	Ring terminal lug	Ring terminal lug
Ring terminal lug	Ring terminal lug	Ring terminal lug	Ring terminal lug
●	●	●	●
Ethernet (optical fiber optional), Modbus	Ethernet (optical fiber optional), Modbus	Ethernet (optical fiber optional), Modbus	Ethernet (optical fiber optional), Modbus
RS485	RS485	RS485	RS485
●	●	●	●
RAL 9016 / 9016 / 7004 / 7004			
● / ○ / ○ / ○ / ○	● / ○ / ○ / ○ / ○	● / ○ / ○ / ○ / ○	● / ○ / ○ / ○ / ○
EMC conformity according to FCC, Part 15, Class A, UL 1741, UL 1998, IEEE 1547			
SC 750CP-US-10	SC 800CP-US-10	SC 850CP-US-10	SC 900CP-US-10

[1] At 1.00 $U_{AC, nom}$ and cos φ = 1
[2] The inverter will track MPP to 850V before self-protecting
[3] Measured efficiency includes all auxiliary power
[4] Included in the inverter's UL listing
[5] Sound pressure level at a distance of 10 m
[6] Self-consumption at rated operation
[7] By external 400 V auxiliary power supply





Toll Free +1 888 4 SMA USA
www.SMA-America.com

SMA America, LLC

Operation and Maintenance Plan

Operations & Maintenance Plan

BWC Buckmaster Pond LLC (the "Operator") will be responsible for Operations and Maintenance for the Proposed Dover Powisset Street Landfill Solar Facility. Photovoltaic systems have very limited routine maintenance requirements, as the systems are mounted in concrete ballasts and few moving parts that are subject to ongoing maintenance, although it is advisable that a visual inspection occurs on an annual basis.

Through monitoring and proactive maintenance of a photovoltaic (PV) system, BWC Buckmaster Pond LLC can maximize the system availability of an array, help avoid unexpected operating and maintenance costs, and enable the system to achieve the lowest life-cycle cost ($/MWh) for solar generation.

Maintenance and repairs of the facility can be done while the plant is not producing power in the early morning and early evening. Additionally, individual sections of the plant can be taken offline for any other needed repairs, with negligible impact on plant output. Described in the sections below, are the four key elements of our Operations and Maintenance Program:

Solar Array Operations and Maintenance Program

- Visual inspection of array's general site conditions, PV arrays, electrical equipment, mounting structure, fence, shading, vegetation, animal damage, erosion, corrosion, and discolored panels.
- Visual inspection and correction of solar power system for loose electrical connections and ground connections.
- String level open circuit voltage, DC operating current tests, and I-V curve traces on 25% of strings.
- Switches and disconnects test to ensure they are not jammed.
- Sensors and meters, including pyranometers, anemometers, and tilt sensors:
    - Record meter readings as available.
    - Turn off and on to ensure they are communicating and ensure battery backups are working.
    - Exchange units with Owner's spares for calibration per manufacturer's instructions. Report serial numbers of exchanged units.

Inverter Operations and Maintenance Program

- Service for inverters:
    - Replace filters, check pressure gauges (address as necessary), check Metal Oxide Varistors (MOVs), thermal imaging (address connections and hot spots), inspect DC fans (replace as necessary), inspect weather stripping (replace as necessary), inspect AC contactor (replace parts as necessary), and clean large heat exchangers.

  - Clean, inspect fans and replace if necessary.
  - Inspect blower and replace if necessary.
- Clear debris within the fenced area.
- Vegetation within the solar array, under and around the energy collecting panels and inside the perimeter fence shall be mown periodically as needed.
- PV System performance will be monitored on a 24 x 7 x 365 basis with on-site equipment

Service Support

- Contractor will make available a 24 hours per day x 7 days per week x 365 days per year Technical Support.

Division of Responsibilities

On behalf of BWC Buckmaster Pond LLC, Kennedy/Jenks Consultants, Inc. (Kennedy/Jenks) has prepared these summary tables of landfill capping system operation and maintenance (O&M) responsibilities for the proposed Dover Landfill Solar Project. Two separate tables depict the O&M responsibilities "inside the fence" of the proposed solar project and "outside the fence" of the project.

These tables also include our opinion of the anticipated O&M tasks and the typical division of responsibilities, for these types of projects, based on our experience on other landfill post-closure-use solar projects. The complete list of O&M requirements will be detailed in the Massachusetts Department of Environmental Protection (MassDEP) Post-Closure-Use Permit (PCUP).

Operations & Maintenance Plan

Inside the Fence		
	BWC Buckmaster Pond, LLC (Operator)	***Town of Dover***
Stormwater System		
• Maintain swales	X	
• Maintain positive drainage	X	
Vegetation		
• Mowing	X	
• Seeding	X	
• Removing woody growth as-needed	X	
Settlement Maintenance		
• Monitor ponding and settlement	X	
• Infill depressions as-needed	X	
Cap Repair		
• Improvements up to design standards as-needed	X	X
• Inspect for erosion and repair as-needed	X	
Roads and Site/Utility Access		
• Maintain new and existing roads	X	
• Maintain new and existing utilities	X	
Groundwater Monitoring Well, Landfill Gas Well, and Surface Water Monitoring		
• Bi-annual reports to DEP		X
• Field and lab testing		X
Groundwater Monitoring Well & Landfill Gas Well Maintenance		
• Repairs	X	X
Site security		
• Inspection of fence and gates (repair as-needed)	X	
Foundation System Monitoring		
• Inspection of equipment foundations (settlement, erosion, cracking, etc.)	X	

Operations & Maintenance Plan

Outside the Fence		
	BWC Buckmaster Pond, LLC (Operator)	***Town of Dover***
Stormwater System		
• Maintain swales		X
• Maintain positive drainage		X
Vegetation		
• Mowing		X
• Seeding		X
• Removing woody growth as-needed		
Settlement Maintenance		
• Monitor ponding and settlement		X
• Infill depressions as-needed		X
Cap Repair		
• Improvements up to design standards as-needed		X
• Inspect for erosion and repair as-needed		
Road and Site/Utility Access		
• Maintain new and existing roads		X
• Maintain new and existing utilities		X
Groundwater Monitoring Well, Landfill Gas Well, and Surface Water Monitoring		
• Bi-annual reports to DEP		X
Groundwater Monitoring Well and Landfill Gas Well Maintenance		
• Repairs		X
Site security		
• Inspection of fence and gates (repair as-needed)	X	X

Proof of Insurance

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY): 7/21/2016

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER	CONTACT NAME:	
Arthur J. Gallagher Risk Management Services, Inc. 470 Atlantic Avenue Boston MA 02210	PHONE (A/C, No, Ext):	FAX (A/C, No):
	E-MAIL ADDRESS:	

INSURER(S) AFFORDING COVERAGE	NAIC #
INSURER A : Berkley Regional Insurance Company	29580
INSURER B : Berkley National Insurance Company	38911
INSURER C : Travelers Property Casualty Co of A	25674
INSURER D : ACE American Insurance Company	22667
INSURER E : Westchester Surplus Lines Insurance	10172
INSURER F :	

INSURED

BWC Buckmaster Pond, LLC c/o
BlueWave Capital, LLC
137 Newbury Street
4th Floor
Boston MA 02116

COVERAGES **CERTIFICATE NUMBER:** 420363264 **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	X **COMMERCIAL GENERAL LIABILITY** CLAIMS-MADE / OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: X POLICY / PRO-JECT / LOC OTHER:			RGL8021105	10/28/2015	10/28/2016	EACH OCCURRENCE DAMAGE TO RENTED PREMISES (Ea occurrence) MED EXP (Any one person) PERSONAL & ADV INJURY GENERAL AGGREGATE PRODUCTS - COMP/OP AGG	$1,000,000 $100,000 $10,000 $1,000,000 $2,000,000 $2,000,000
A	**AUTOMOBILE LIABILITY** ANY AUTO ALL OWNED AUTOS / SCHEDULED AUTOS X HIRED AUTOS / X NON-OWNED AUTOS			RCA8021140	10/28/2015	10/28/2016	COMBINED SINGLE LIMIT (Ea accident) BODILY INJURY (Per person) BODILY INJURY (Per accident) PROPERTY DAMAGE (Per accident)	$1,000,000 $ $ $
B	X **UMBRELLA LIAB** X OCCUR **EXCESS LIAB** CLAIMS-MADE DED / RETENTION $			RUL8021182	10/28/2015	10/28/2016	EACH OCCURRENCE AGGREGATE	$10,000,000 $10,000,000
C	**WORKERS COMPENSATION AND EMPLOYERS' LIABILITY** ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? Y / N: N **(Mandatory in NH)** If yes, describe under DESCRIPTION OF OPERATIONS below	N / A		7PJUB5B78609416	1/17/2016	1/17/2017	PER STATUTE / OTH-ER E.L. EACH ACCIDENT E.L. DISEASE - EA EMPLOYEE E.L. DISEASE - POLICY LIMIT	$1,000,000 $1,000,000 $1,000,000
D E	Professional Contractors Pollution			EONG25558339001 G27896327001	10/1/2015 8/25/2015	10/1/2016 8/25/2016	Limit Limit	$1,000,000 $1,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

Re: Dover Powisset Street Project
Evidence of Insurance

CERTIFICATE HOLDER

Evidence of Insurance

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

Patrick J. Veale

Site Control Documentation

Lease Option Agreement

OPTION AGREEMENT

THIS OPTION AGREEMENT ("Option") is entered into as of the last date set forth below (the "Effective Date") by **Hale Reservation, Inc.** a Massachusetts **non-profit corporation**, of **80 Carby Street, Westwood, MA 02090** hereinafter referred to as the "Owner," and **BWC Buckmaster Pond, LLC,** a Delaware limited liability company with offices at 137 Newbury St, 4th Floor, Boston, MA 02116, hereinafter referred to as "BlueWave." Owner and BlueWave are at times collectively referred to hereinafter as the "Parties" or individually as the "Party".

WITNESSETH:

WHEREAS, Owner is the owner of certain real estate located on **Powissett Street, Dover MA 02030**, referred to on the **Dover Assessor's Database** as Parcel ID **19-2-0** and Parcel ID **19-4-0**, and being further described in **Deed Book 3869Page 285** and **Deed Book 3061 Page 223** respectively in the **Norfolk County Registry of Deeds**, comprising a total of approximately **60.0** acres of land and improvements (the "Property" as shown in Exhibit A); and

WHEREAS, BlueWave is investigating the development of a portion of the Property comprised of approximately **10.0** acres of land and improvements (the "Project Site") for solar electricity generation (the "Project"); and

WHEREAS, BlueWave desires to obtain from the Owner an option to lease the Project Site, the location and size as generally depicted on Exhibit B; and

WHEREAS, Owner wishes to investigate the feasibility of installing solar photovoltaic systems upon its Property in furtherance of its environmental education and environmental sustainability mission and goals: and

WHEREAS, the parties wish to reduce the terms and conditions of their agreement to writing.

NOW THEREFORE, in consideration of the promises set forth herein and other good and valuable consideration and the mutual benefits accruing to each party, the receipt and value of which is hereby acknowledged, the parties hereby covenant and agree as follows:

1. In consideration of the non-refundable sum of [redacted] (the "First Option Deposit") paid by BlueWave to Owner upon the Effective Date of this Option, Owner hereby grants to BlueWave for a three hundred sixty-five (365) day period ("First Option Period"), in connection with the Project and subject to the terms and conditions contained herein, the exclusive right to explore the development of any portion of the Property for electricity generation and to lease the Project Site, for the purpose of installation, maintenance and operation of a solar energy electric generating facility ("Facility") comprised of solar panels, utility wires, poles, cables, conduits and pipes, and related ground mounted equipment subject to terms and conditions of a Land Lease Agreement, the terms and conditions of which shall include, but shall not be limited to, the matters set forth in Paragraph 10 below.

2. All Deposits hereunder shall be nonrefundable, except as provided in Section 4 below.

3. Prior to the expiration of the First Option Period BlueWave may extend the Option for an additional one hundred eighty five (185) days (the "Second Option Period") upon written notice to Owner, at least thirty (30) days prior to expiration, and payment by BlueWave of an additional, nonrefundable deposit of [redacted] ("Second Option Deposit") prior to the expiration date of the First Option Period. Prior to the expiration of the Second Option Period, BlueWave may extend the Option for an additional one hundred eighty (180) days (the "Third Option Period") upon written notice, at least thirty (30) days prior to expiration, to Owner and payment by BlueWave of an additional, nonrefundable deposit of [redacted] ("Third Option Deposit") prior to the expiration date of the Second Option Period. Together, the First Option Deposit, Second Option Deposit and Third Option Deposit are referred to herein as "Deposits". Together, the First Option Period, Second Option Period and Third Option Period are called "Option Periods". BlueWave shall have the right to terminate the Option, as to all or any part of the Property, at any time and for any reason, with immediate effect during the Second and Third Option

Periods.

4. The Option may be further extended beyond the Option Periods by mutual agreement in writing. Should BlueWave fail to exercise the Option during the Option Periods or any extension thereof, except for matters that specifically survive, all rights and privileges granted hereunder shall be deemed completely surrendered, this Option terminated, and no additional money shall be payable by either Party to the other. The First Option Deposit shall be deemed refundable at any point during the First Option Period only in the event that BlueWave relies, to its detriment, on a specific material representation by Owner that is determined to be negligently or deliberately false.

5. During the Option Period(s), Owner, at reasonable cost to BlueWave which shall be subject to BlueWave's approval, agrees to undertake the necessary steps for the release of the Premises from the provisions of M.G.L. c. 61A, including service of notice of the Town of Dover's right to purchase the Premises as provided in c. 61A and preparation of plans as may be necessary to delineate the Premises for purposes of assessment, including an ANR plan and Form A for submission to the Planning Board. In the event the Town notices Owner of the Town's exercise of its right to purchase the Premises, Owner shall promptly notify BlueWave, and this Option shall be null and void, and the Owner shall withdraw its request to the Town of Dover for the release of the Premises from c. 61A. BlueWave shall be solely responsible to pay for all rollback taxes and any other fees and taxes assessed to effectuate the release of the Premises from the provisions of c. 61A and shall indemnify and hold harmless Owner from any such fees and taxes.

6. During the Option Period(s) and subject to the terms of the Option, BlueWave has the right to make all necessary governmental and utility company filings, survey, identify and flag wetlands, undertake geotechnical and environmental studies and investigations, and design the Facility at the Project Site. BlueWave agrees to keep Owner informed of all material events and activities associated with BlueWave's efforts, including the efforts necessary to secure all permits, negotiate agreements with third parties to purchase the

output of the generating facility, file an interconnection application, survey, design, undertake subsurface geotechnical and environmental testing, financing activities and otherwise to advance the approvals necessary to proceed with the development, all at no monetary cost to Owner ("Due Diligence"). Owner shall provide BlueWave or its agents with information about the Property and in all other ways cooperate to the extent commercially reasonable in BlueWave's Due Diligence activities at no monetary cost to Owner, including the provision of access to the Property to BlueWave or its agents with twenty-four (24) hour advance notice. BlueWave agrees not to submit any applications or plans to any authority having jurisdiction over land-use and/or the issuance of permits without first obtaining the approval of same by Owner, which approval Owner agrees not to unreasonably withhold or delay. The final size and configuration of the Project Site, including access and utility easements, shall be approved in advance by Owner in its reasonable discretion.

7. If BlueWave does not exercise its Option as herein provided, it will immediately return all disturbed areas of the Property and Project Site to their former condition. BlueWave agrees to indemnify and hold harmless Owner from any costs and/or damages resulting from its failure to comply with this provision. This provision shall survive expiration or termination of this Option.

8. All notices required or permitted to be given under this Option shall be given in writing to the addresses above, by certified mail, return receipt requested or by overnight mail via a qualified commercial courier. Notice is effective on the date posted.

9. In the event BlueWave exercises its option to lease the Property as above provided, the Owner hereby grants BlueWave an irrevocable and exclusive option to require the Owner to enter into a mutually agreeable Lease Agreement, the terms and conditions of which shall include, but shall not be limited to, the matters set forth in Paragraph 10 below. Notwithstanding any condition to the contrary that may be contained in this Agreement,

no clause shall be interpreted or deemed to be interpreted so as to render the Option conditional. For the avoidance of doubt, this Option shall be deemed for all intents and purposes to be unconditional and irrevocable and the parties shall proceed in good faith to enter into a mutually agreeable Land Lease Agreement no later than two (2) years from the Effective Date of this Option, failing which, except for matters that specifically survive, all rights and privileges granted and obligations required under this Option shall be deemed completely surrendered and each party releases the other from any and all further obligations hereunder.

10. The Land Lease Agreement shall contain mutually satisfactory terms and conditions which shall include, but not be limited to the following:
    a. Initial term shall be for twenty (20) years ("Initial Term") commencing on the date of Commercial Operation as defined below. Prior to the end of the Initial Term, BlueWave may request from Owner the right to a five (5) year extension term upon mutually agreeable terms and conditions (the "First Extension Term"). Prior to the end of the First Extension Term (if applicable), BlueWave may request from Owner the right to a second five (5) year extension term upon mutually agreeable terms and conditions (the "Second Extension Term").
    b. Commencing upon the earlier of the date that BlueWave commences construction of the Project or installation of any component of the Facility ("Construction Phase") or the third (3rd) anniversary of the date that the Land Lease Agreement is fully executed, rent is payable to Owner, in advance, in equal installments at the beginning of each calendar month , at the annualized rate of [redacted] per megawatt (AC) of power planned and permitted to be installed, which rent shall continue until the date the Facility has been interconnected to the utility electric grid and commercial sale of energy on a commercial basis has commenced ("Commercial Operation").
    c. Commencing on the date that is the earlier of the date of commencement of Commercial Operation or one (1) year from the date of commencement of the

Construction Phase, rent is payable to Owner in advance, in four (4) equal installments at the beginning of each calendar quarter. The rent is payable at the annualized rate of [redacted] per megawatt (AC) of the Facility ("Installed Power"), which rent escalates annually throughout the Initial Term, and any extension term, on the anniversary date of the date of Commercial Operation by 2% over the amount of the rent due in the immediately preceding year.

d. The parties agree to execute a mutually agreeable Commencement Agreement to memorialize the commencement dates of the Construction Phase and Commercial Operation.

e. The parties recognize that one Megawatt of installed capacity will require approximately five to seven acres of useable land on the Property. The parties recognize they have a common interest in maximizing the amount of solar installed on the property and will work cooperatively over the period of this Option to make an informed estimate of the potential commercially viable installed capacity acceptable to Owner and BlueWave. The Property is expected to accommodate between **0.6** and **1.0** MW (AC) which would result in annualized payments ranging from [redacted] to [redacted]. The final size of the project shall be subject to certain criteria, including the available capacity on the local feeder, local and regional land-use regulations, engineering considerations related to the site and project design, state regulations pertaining to the sizing and registration of renewable energy projects, and the availability of financing at acceptable terms, and in all instances BlueWave will make every effort to maximize the amount of installed capacity on the Property.

f. Any payment due under this agreement shall be timely if it is made on the due date, with thirty days grace.

g. BlueWave shall have the sole responsibility to pay any personal property tax, assessments, or charges owed on the Project Site which result from the installation, maintenance, and operation of the solar photovoltaic system. Landowner shall remain responsible for paying any underlying real estate tax.

Notwithstanding the foregoing, BlueWave agrees to reimburse Owner for any increased real estate tax directly resulting from BlueWave's installation, maintenance and operation of the Project upon the Property. Owner currently pays zero dollars ($0.00) in real estate taxes.

h. Educational Installations. BlueWave, with the assistance and approval of Owner, shall (a) install two educational kiosks upon the Property, at locations to be mutually determined; and b) provide for access to site and systems for teaching/experimental learning opportunities.

i. Owner and the Town of Dover require vehicular access to the Property in order to complete maintenance activities for the landfill area; for example mowing the lawn. In the event that the Facility location interferes with the existing access to the Property from Powisset Street, BlueWave and Owner agree to work together to identify an alternative and mutually agreeable access.

11. BlueWave shall require all contractors to maintain commercial general liability insurance and statutory workers' compensation insurance. All construction, alterations and other work performed by BlueWave, its agents and subcontractors at the Project Site and Property are to be performed in a workmanlike manner and done so that no liens for the benefit of contractors, materials providers or trades providing labor or materials to the project are filed against the Project Site or Property. At all times, BlueWave shall maintain commercial general liability insurance in amounts similar to its current policy which Owner has confirmed is satisfactory to Owner.

12. The monetary terms of this Option will be held in strict confidence by the Owner and not shared with any third parties including other developers, investors or brokers unless Owner receives authorization from BlueWave or is compelled by law to make such a disclosure.

13. This Option shall be binding upon the parties hereto and the respective heirs, successors and assigns of each. Without limiting the foregoing, this agreement may be assigned,

with notice to Owner, to BlueWave's affiliates, subsidiaries, and to qualified development and investment partners. Consent of assignment may not be unreasonably withheld by Owner.

14. Notwithstanding anything appearing to the contrary in this Agreement, no direct or indirect partner, member or shareholder of either party (or any manager, director, officer, principal, trustee, employee or agent of any such direct or indirect partner, member or shareholder), disclosed or undisclosed, shall be personally liable for any debts, liabilities or obligations of the party, or for any claims against the party, arising out of or resulting from this Agreement. Any such debts, obligations, liabilities or claims shall be satisfied solely out of the assets of the obligated party. In no event shall any personal judgment be sought or obtained against any partner, member, manager, shareholder, director, officer, principal, employee, agent, or owner of either party, direct or indirect, disclosed or undisclosed.

Executed as an instrument under seal on Nov. 19, 2015.

Hale Reservation, Inc

By: _____

Name: Eric Arnold

Title: Executive Director

Norfolk, ss.

On this 19 day of November, 2015, before me, the undersigned notary public, personally appeared Eric Arnold, proved to me through satisfactory evidence of identification, which was Driver's License, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he signed it voluntarily for its stated purpose on behalf of Hale Reservation.

Printed Name: Teresa A. Riordan
My Commission Expires: 11-26-2021

_____

TERESA A. RIORDAN
NOTARY PUBLIC
COMMONWEALTH OF MASSACHUSETTS
MY COMM. EXPIRES NOV. 26, 2021

BWC Buckmaster Pond, LLC

By: _____

Name: Trevor JF Hardy

Title: President

Suffolk, ss.

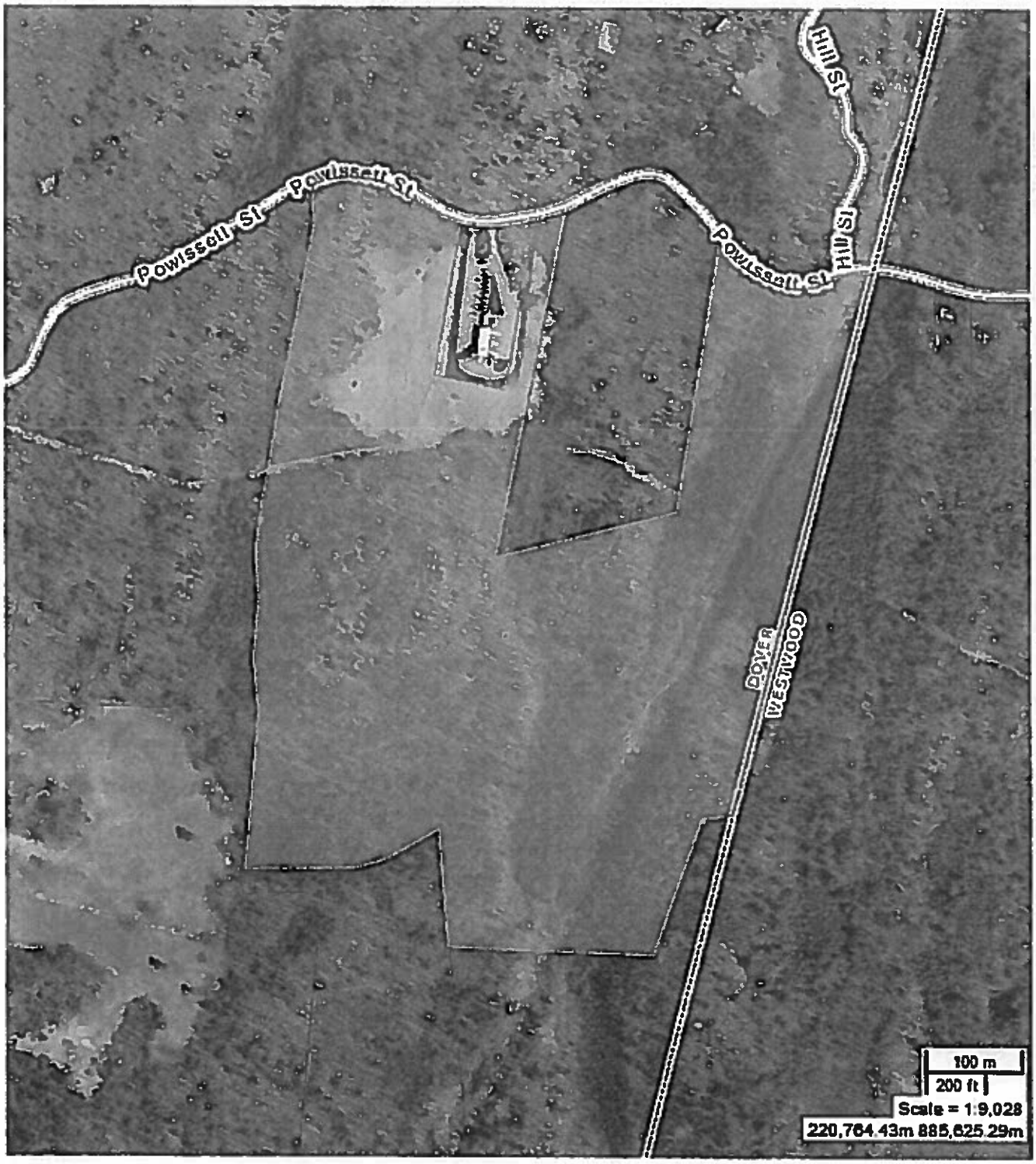
On this 20th day of November, 2015, before me, the undersigned notary public, personally appeared Trevor JF Hardy, proved to me through satisfactory evidence of identification, which was driver license, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he signed it voluntarily for its stated purpose on behalf of BlueWave Capital, LLC.

Printed Name:
My Commission Expires:

YOELISA DC TOMASZEWSKI
Notary Public
COMMONWEALTH OF MASSACHUSETTS
My Commission Expires
August 8, 2019

Yoelisa DC Tomaszewski

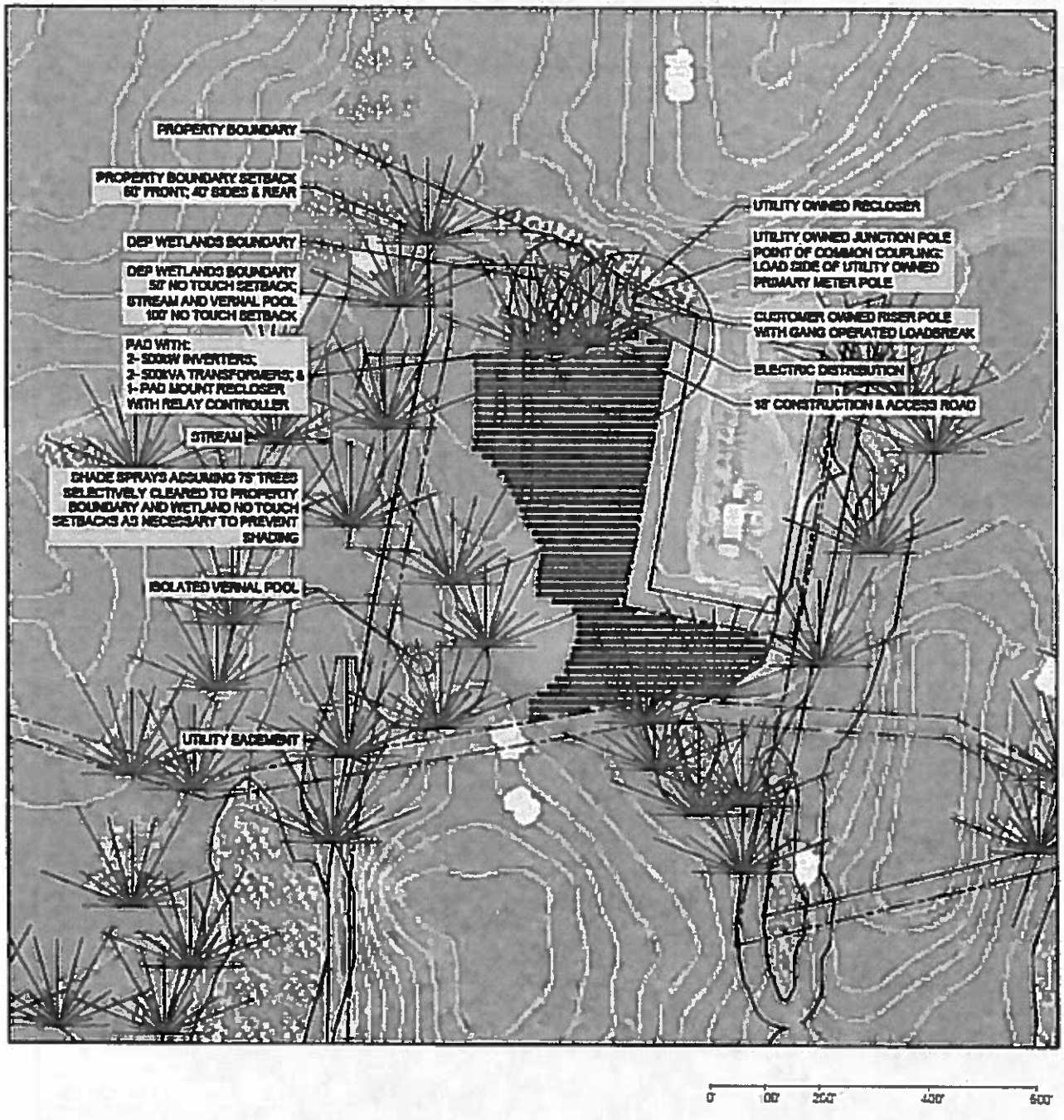
EXHIBIT A: The Property



BLUE WAVE
CAPITAL

Exhibit B: The Project Site
(note: exact usable acreage of the Project Site is to be determined)

DOVER POWISSETT ST A+B LF



1 / P1 PROPOSED GROUNDMOUNT PV ARRAY 1.21 MWDC ; 0.93 MWAC

N

Community Outreach Plan

BLUEWAVE

June 23, 2016

Town of Dover
Planning Board
P.O. Box 250
Dover, MA 02030

RE: Proposed solar project located at the Powisset Street Landfill, located on Powisset Street in Dover, MA 02030

Community Outreach Plan

BlueWave Capital, the sole owner of BWC Buckmaster Pond, LLC (BWC) prides itself on transparency and community involvement in all of our solar projects. This includes a public outreach campaign that includes a presentation to site abutters where BWC will present the project and answer any questions that may be generated from our discussion. We find that this approach allows area residents to ask questions with respect to the project and it allows the community to learn more about solar power in general.

BWC is tentatively scheduling a Community Meeting for July 7, 2016 in the Town of Dover. This date will be finalized upon receiving venue confirmation. Our goal in this meeting will be to share the latest site plan and introduce BWC to the community. This will also give the residents a forum to provide their questions or concerns with the project. Ample notice will be given to project abutters. BWC will request an abutter's list from the Town Assessor's Office in order to mail an invitation to the meeting.

BWC will also post a notice at the Town Hall regarding the July 7th Community Meeting in order to invite all Town residents to listen to the project in order to receive additional information. Should the Town elect to advertise the meeting on their website, BWC will be happy to provide a link to show the project specifics as well on your homepage.

BWC believes that along with this effort, in conjunction with our previous informal meetings at the Planning Board, Conservation Commission and Board of Selectman, will inform the residents of our proposed project. Attached to this document please review the permitting path and expected schedule for the project.

Jonathan Mancini
Project Executive
BlueWave Capital, LLC
for BWC Buckmaster Pond, LLC

Zoning District Designation

TOWN OF DOVER MASSACHUSETTS

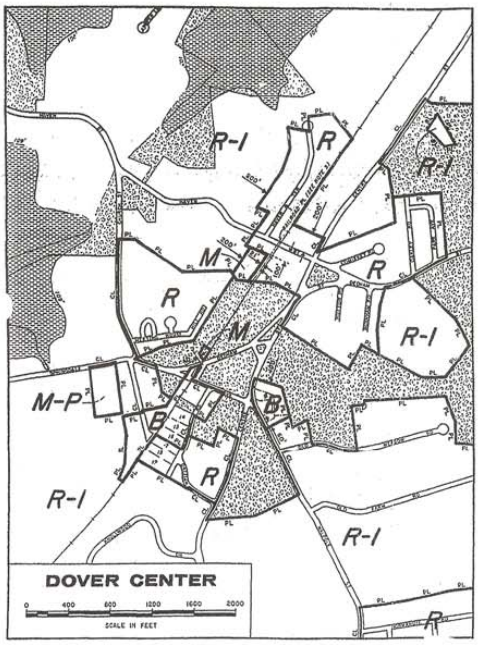
ZONING MAP

MARCH 2009

Dover Planning Board

0 600 1500 2400 3200 4000
SCALE IN FEET

Nancy Lundgren Cartographer
Dover Massachusetts



WELLESLEY

NEEDHAM

NATICK

SHERBORN

MEDFIELD

WESTWOOD

MAIDALE

DISTRICTS

R	SINGLE FAMILY RESIDENCE (1/2 ACRE)
R-1	SINGLE FAMILY RESIDENCE (1 ACRE)
R-2	SINGLE FAMILY RESIDENCE (2 ACRES)
R-M	MULTI-FAMILY RESIDENCE
B	BUSINESS
M	MANUFACTURING - INDUSTRIAL
M-P	Medical-Professional
	O Official or Open Space
	C Conservancy

NOTES

1. CL CENTER LINE
   PL PROPERTY LINE(S)
   SLC STRAIGHT LINE CONNECTION
2. CONSERVANCY AND OFFICIAL OR OPEN SPACE DISTRICTS OVERLAP IN SOME AREAS. IN THESE AREAS UNLESS OTHERWISE SHOWN THE CONSERVANCY DISTRICT SUPERCEDES THE OFFICIAL OR OPEN SPACE DISTRICT.
3. ZONING BOUNDARIES AT RAILROAD TRACK ABUT RAILROAD PROPERTY BOUNDARIES UNLESS OTHERWISE NOTED.

THIS MAP IS THE ZONING MAP REFERRED TO IN SECTION 2 OF THE ZONING BYLAW OF THE TOWN OF DOVER, MASSACHUSETTS WHICH WAS APPROVED BY TOWN MEETING ON_____

DATE OF APPROVAL BY TOWN

ATTEST

TOWN CLERK

TOWN SEAL

The proposed Solar PV Overlay District

The proposed Solar PV Overlay District

This area is comprised of all of two parcels and part of a third:

Parcel (Map 19)	Location	Owner	Approx. Acres	
			Total	Overlay
002	West of Transfer Station, from Powisset Street to gas pipeline	Hale	11	11
004	East, north, and south of Transfer Station (beyond gas pipeline)	Hale	20	3
004A	Transfer Station	Dover	3	3
Total			**34**	**17**