

JOHN A. EDWARDS

P.O. Box 78 – 3 Hawk Meadow Drive

Hadley, MA 01035

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August 30, 2016

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

RE: SITE EVALUATION REPORT OF OAK BLUFFS WATER DISTRICT PROPERTY
 LOCATED AT 4 ALWARDT WAY, OAK BLUFFS, MA

At the request of BWC Wankinco River, LLC (BWC), I conducted a site evaluation of the 10.37 acre area proposed for a solar facility by BWC and the Oak Bluffs Water District, located at 4 Alwardt Way in Oak Bluffs, MA. The site area is described in a plan prepared by Sourati Engineering Group, Revised July 13, 2016.

On Monday, August 29, 2016, I arrived on the site about 10:15 am. The weather was partly cloudy with high temperatures of 86 degrees Fahrenheit. Kevin Johnson, Superintendent of the Oak Bluffs Water District, was present for the day. All trees sampled in this report were located within 100' of Test Pit 4. Test Pit 4 was established by GZA GeoEnvironmental (GZA) as part of the site evaluation efforts commissioned by BWC. Given the level of disturbance associated with these Test Pits, I chose to limit my sampling to a location close to one of the Test Pit areas in order to limit the area of impact. See Exhibit A for a plan prepared by GZA showing the Test Pit locations. A total of seven (7) trees were sampled to determine species and age, and are presented in Table 1.

Table 1

Species	Red Oak	White Oak	White Pine	Scrub Oak
Age (years)	103	103, 103	43, 47	25, 31

The site is flat with a vegetation cover of Red Oak, Black Oak, White Oak, and White Pine, with Scrub Oak, Blueberry, Huckleberry, and ferns in the understory. Sample tree heights varied widely with Red Oaks, White Oaks, and White Pine nearing 40 feet

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in height. Scrub Oak, and some White Oaks, were discovered to be 4 to 6 feet in height. Most of the trees sampled were dominant trees in the canopy, with the exception of the Scrub Oak and a suppressed White Oak that were uprooted by the geotechnical testing. The uprooted trees were tested in an effort to minimize impact to the existing forest.

Several shallow soil pits were established to search for evidence of plowing. Literature suggests that a Lother Planter could have been used during efforts to establish plantations on the island. The planter would plow a furrow and it was thought the furrow could be measured. Transect lines oriented north/ south and east/ west were established to attempt to determine whether there might be a micro-topographic signature from such disturbance. Results were inconclusive. Soils are characterized in great detail in the report completed by GZA, and no attempt was made to analyze the soils for this report.

The site area is predominantly an oak type with typical associated species of Scrub Oak, Huckleberry, Blueberry shrubs species, and ferns. Not surprisingly, hurricane evidence, possibly from 1938, is quite obvious on an adjacent property approximately 500 feet away. There was no hurricane evidence detected on the proposed site. A review of the property title suggests the site was once a woodlot, with parallel property lines of ownerships, sold or traded as currency in the past, to satisfy wood demand or pay bills as needed. As one islander told me, "Land was used as currency because many islanders were rich in land and cash poor". See the attached subdivision plan in Exhibit B.

Based on my observations, I believe the proposed site was a woodlot, with cordwood being the predominant crop. The present-day forest did have some saw log sized trees with Red Oak measuring 19 inches at the root swell, White Pines were 12-14 inch, smaller 3 and 9 inch White Oak, and Scrub Oaks at an inch or less. Most of the dominant trees however were poor grade with significant defect. Although slightly over 100 years old, these trees are not unique in age or size. Many low productivity sites exist in the Commonwealth and share a similar land-use history. I observed no evidence of stumps on the site. It is possible the site was once planted in White Pine, assuming that planting efforts on the island extended into the 1970's. The pines found were dominant, but scarce on the site. Some pine seedlings were present on the site as well.

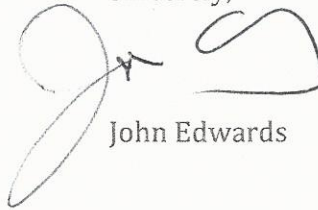
In view of the probable history of land use, this property appears to be typical of how marginal land was used by the islanders and has no unique history as such. Present site conditions suggest the site was marginally productive for the island, most likely a woodlot. Additionally, given how the proposed site is bisected by roads and water

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well infrastructure, and dwarfed by the dominance of a vital gravel mine adjacent to the property, the proposed Dual Use of this site seems quite practical. The present owner is a utility, and overlaying solar onto the Zone II Water Protection Area seems well suited to the site, as Dual Use.

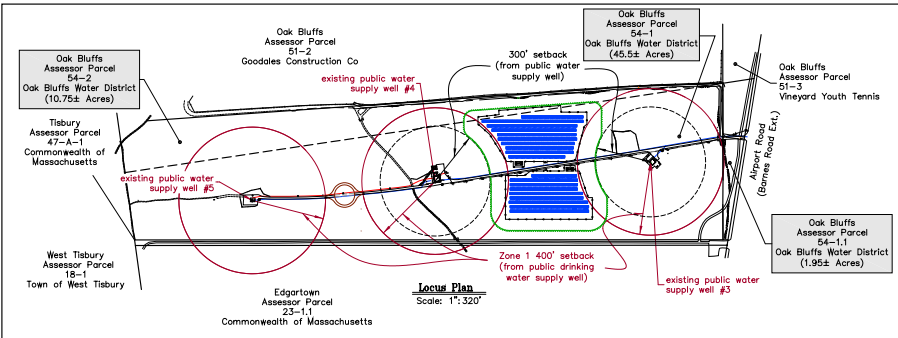
Sincerely,

A handwritten signature in black ink, appearing to read 'John Edwards', with a large loop on the left side and a horizontal stroke at the end.

John Edwards

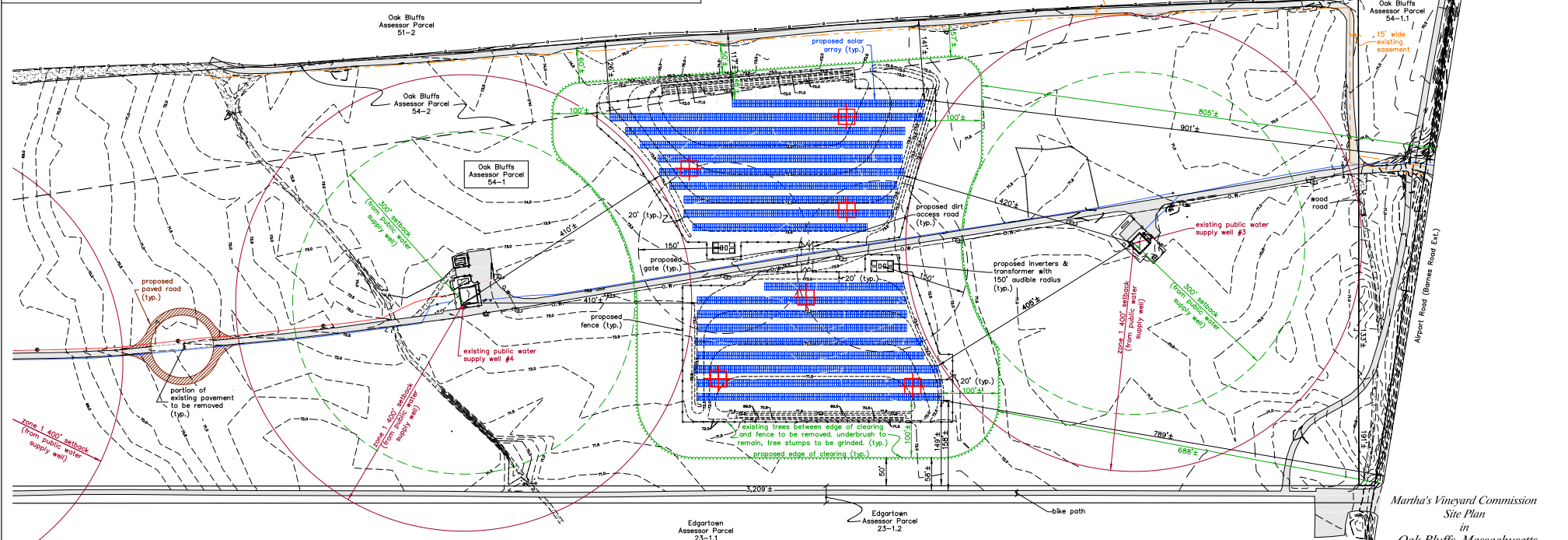


Exhibit A – Test Pit Location Plan

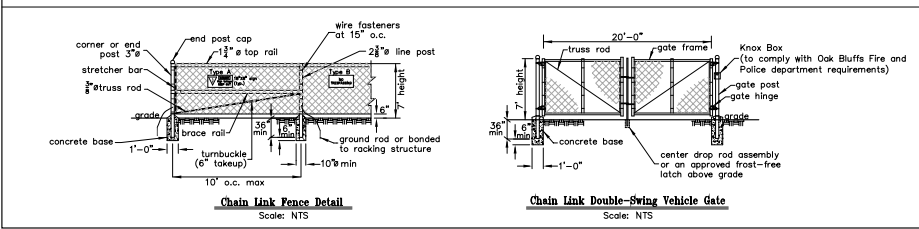


- Legend**
- denotes existing pavement
 - denotes existing dirt road
 - denotes proposed pavement
 - denotes existing chain link fence
 - denotes stockade fence
 - denotes existing easement
 - denotes overhead wire
 - denotes utility pole
 - denotes electric manhole cover
 - denotes hydrant
 - denotes existing gate
 - denotes existing contour
 - denotes proposed contour
 - denotes proposed underground electric
 - denotes proposed fence
 - denotes proposed access road
 - denotes proposed edge of clearing
 - denotes approximate water main locations as marked by Dig Safe System, Inc.
 - denotes approximate electric line locations as marked by Dig Safe System, Inc.

- Notes**
- 1.) Lot Area: 45.5± Acres + 10.75 Acres = 56.25 Acres
 - 2.) System Size (DC):
247 Arrays x 18 Modules/Array = 4,446 Modules
4,446 Modules x 330 Watts/Module = 1,467,180 Watts DC = **1.46 MW DC**
 - 3.) Solar Array Area: 4,446 Modules x 19.41 Sq. Ft./Module = 1.98± Acres
 - 4.) Project Area: 10.37± acres
 - 5.) The entire site lies entirely within N.H.E.S.P. jurisdiction.
 - 6.) All elevations are relative to the North American Vertical Datum of 1988
 - 7.) The entire site lies entirely within Zone II of a Public Water Supply Well
 - 8.) Assessor's Parcels 54-2 & 54-1 shall merge into a single parcel



Proposed Test Pit Locations



- Notes:**
- A.) Signs Type A and B must be located at eye level and located on all gates. Distance between signs must not exceed 50'. Affix appropriate company owner name and contact info decal to both signs A and B.
 - B.) All fence materials shall be hot-dipped galvanized
 - C.) Perimeter fencing shall be raised 6" off of finished grade, and shall have a mesh size of 1 1/2".

Martha's Vineyard Commission
Site Plan
in
Oak Bluffs, Massachusetts
Assessor Parcel 54 - 1 & 2
prepared for
Oak Bluffs Water District
Scale 1" = 80' January 14, 2016
Revised: June 28, 20016
Revised: July 13, 2016

Sourati Engineering Group
P.O. Box 4458
107 Beach Road, Suite 202
Vineyard Haven, MA 02568
Phone (508) 693-9933 Fax (508) 693-4933

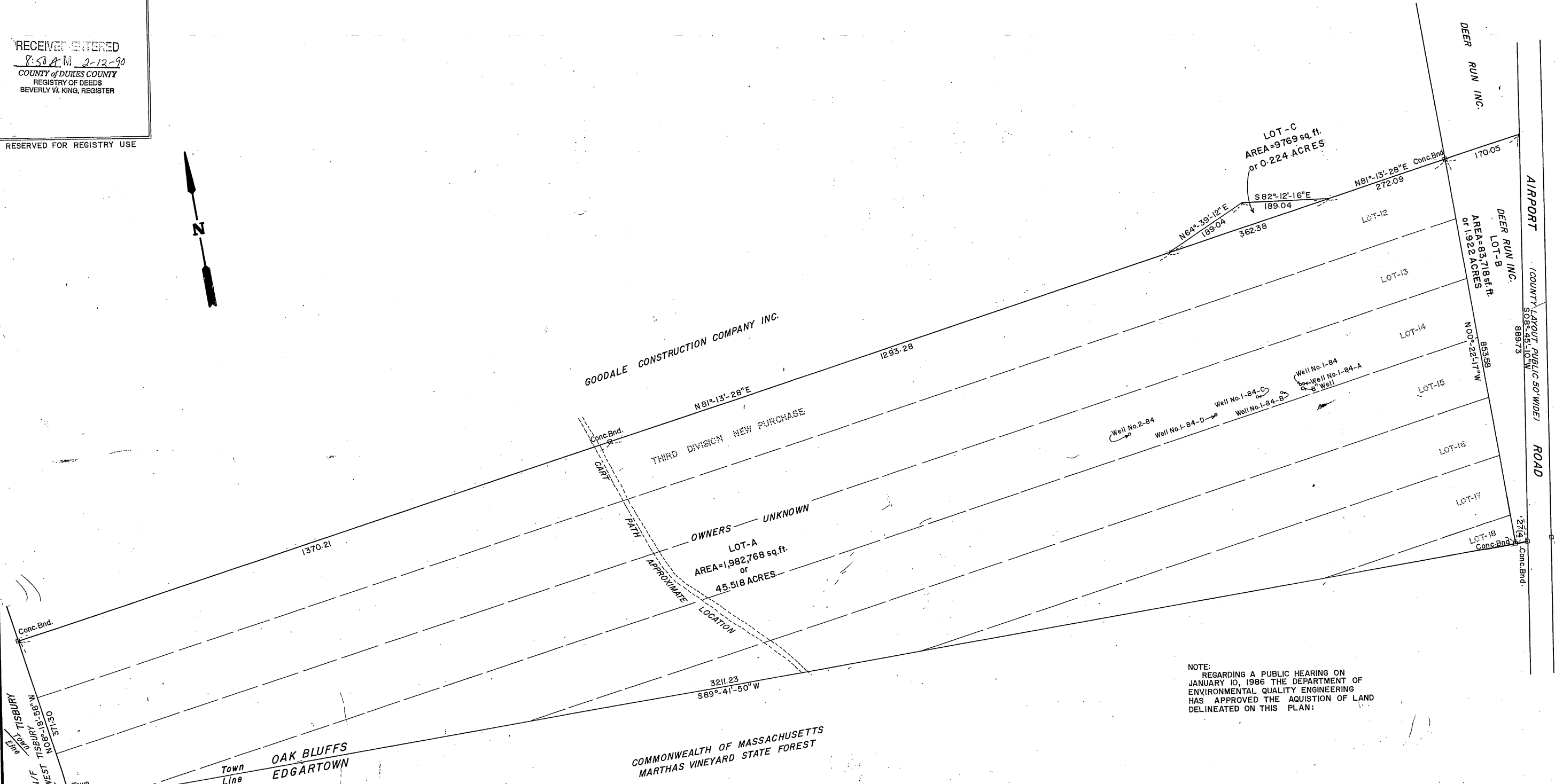


Exhibit B – Subdivision Plan dated November
11, 1985

252 728 of 252 P.C. 192

RECEIVED ENTERED
 8:50 AM 2-12-90
 COUNTY OF DUKES COUNTY
 REGISTRY OF DEEDS
 BEVERLY W. KING, REGISTER

RESERVED FOR REGISTRY USE

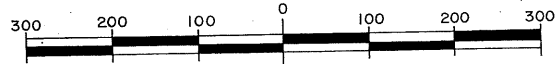


NOTE: REGARDING A PUBLIC HEARING ON JANUARY 10, 1986 THE DEPARTMENT OF ENVIRONMENTAL QUALITY ENGINEERING HAS APPROVED THE ACQUISITION OF LAND DELINEATED ON THIS PLAN:

AREA LOT -A= 45.518 ACRES
 AREA LOT -B = 1.922 ACRES
 AREA LOT -C = 0.224 ACRES
 TOTAL AREA OF TAKING = 47.664 ACRES

APPROVAL UNDER THE SUBDIVISION CONTROL LAW NOT REQUIRED - OAK BLUFFS PLANNING BOARD
 [Signature]
 DATE: 3-14-86

REFERENCE
 LAND COURT PLAN No. 12402^B DATED APRIL 13, 1928.
 PLAN BY Wm. F. SWIFT DATED NOV. 5, 1943
 PLAN BY DEAN R. SWIFT DATED JULY 27, 1970



PREPARED FOR TOWN OF OAK BLUFFS	Computed by: J.M.C.C. Drawn by: J.M.C.C. Checked by: P.J.D. Job No: 85-288
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NOTE: I CERTIFY THAT THIS PLAN CONFORMS TO THE RULES AND REGULATIONS OF THE REGISTER OF DEEDS, DUKES COUNTY.
 [Signature]
 REGISTERED LAND SURVEYOR



**TAKING
 PLAN OF LAND IN
 OAK BLUFFS, MASS.**
 SCALE: 1" = 100'
 NOV. 11, 1985
 WHITMAN & HOWARD INC.
 45 WILLIAM STREET WELLESLEY, MASS.

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Exhibit C – Resume of John A. Edwards

John Edwards

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(413) 461-1051 Cell (413) 320-5912 Email: edwards7739@yahoo.com

Summary

Master of Science Degree in Forestry and 20 years experience managing a diverse range of forestry, facilities, construction, and landowners' forestry needs. Highly experienced licensed forester supervising forestry practices, facilities, plant operations, and renovations with an emphasis on safe, environmentally compliant, workplace space. Demonstrated skilled ability in resolving public relations issues involving divergent populations.

Selected Accomplishments

Property Manager

- Acted as Industrial Hygiene and Safety Officer, complying with D.E.P. and state health code regulations.
- As Industrial Hygiene and Safety Officer, managed lab waste complying with D.E.P. statute.
- Created a chemical inventory for a research facility, and organized and disposed of chemical stocks dating from the 1940's including corrosives, acids, flammables, pesticides, and radioactive isotopes, in accordance with state regulatory agencies.
- Complied with D.E.P. water quality regulations including Small System Operators License for facilities drinking water supply.
- Supervised numerous bid contract asbestos abatement projects in occupied buildings in accordance with state and university specifications.
- Worked closely with town and state boards, local inspectors, and residents.
- Supervised, scheduled, and hired permanent and casual housekeeping and maintenance staff for main buildings, residential housing, dormitories, labs, and offices.
- Conducted walk-through and visually assessed the safe and efficient maintenance and operation of the physical structure of buildings, mechanicals, HVAC, and other related systems.
- Directed previous projects such as constructing a 40,000gpd wastewater treatment plant, an 80-guest room 40,000 sq. ft. expansion to existing center, and a 250-space parking lot.

Related Experience

Right of Way Agent

2009-2014

**Massachusetts Department of Transportation
10 Park Plaza, Boston MA. 02116-3969**

Collect data from the Registry of Deeds, municipal assessors' offices and through interviews with property owners; review appraisals and agency guidelines; provide technical assistance in such matters as land takings, business and homeowner relocation; make on-site visits of properties and structures in order to obtain information for record and appraisal purposes; respond to inquiries by providing information to landowners and others concerning policies and

procedures governing land takings, status of cases, timetables; negotiate with landowners for the purchase of real property or payment of damages; review and analyze data; prepare reports; maintain records; attend public meetings.

Project and Facilities Manager **2004 to 2009**
Kripalu Center for Yoga & Health
Stockbridge, MA. 01262

Project Manager,

Scheduled and verified completion of projects, maintenance, repairs, and renovations. Participated in weekly construction meetings with contractors to evaluate progress, identify issues, and manage critical path problems. Tracked all payment requests, change orders, RFI's, and RFP's. Worked directly with engineers, architects, and contractors to design build/prepare technical specifications and bid documents. Processed AIA payment requests, change orders, and reviewed work schedules to track projects through completion. Projects exceeded \$20 million.

Facilities Manager, 2004-2006

Directed maintenance, HVAC, housekeeping, and custodial staff of 40+ people for a 180,000 sq. ft., 500-bed, 125-acre resort. Developed departmental budgets and work schedules, oversaw volunteers and outside contractors.

Facilities Manager **1984 - 2002**
Harvard Forest
Harvard University, Cambridge, MA. 02138

Managed all aspects of physical plant for a 3,000-acre research complex, which included a main research complex, greenhouses, garages, a sawmill, dormitories, single-family dwellings, and four-unit apartment buildings. Physical plant activities included planning, contracting, and supervising all capital improvements on physical plant from schematic design through design development and value engineering.

Other Experience

Real Estate Professional **1980 – Present**
Owned and managed over twenty residential properties. Conducted extensive rehabilitation and remodeling.

Real Estate Appraiser Trainee **2002 - 2004**
Provided real estate appraisals for banks, estates, and other related institutions in Western Massachusetts and Northern Connecticut completing over 300 appraisals consisting of single family homes, multi-family homes, and raw land.

Consulting Forester **1986 – Present**
Managed forest land as a private consultant for landowners requesting timber appraisals

and management plans. Provided landscape level planning and management for universities, banks, trusts, and individuals with thousands of acres currently under management.

Edwards,J.
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Education

University of Massachusetts, Amherst, Massachusetts **1980 - 1986**
M.S. Forestry, B.S. Forestry: Cum Laude,

Building Inspector Institute of America, Wallingford, Connecticut, 2002
Completed 48 classroom and field hours with examination for home inspectors.

JMB Real Estate Academy, Lowell, Massachusetts, 2002
Attended 30-hour classroom course with examination, Basics of Real Estate Appraisal.
Attended 15-hour classroom course with examination, Complete USPAP Course.

Memberships

Society of American Forester
Massachusetts Association of Professional Foresters
Massachusetts Forestry Alliance, Membership Committee
Hadley Shade Tree Committee