

Weaver Wind Project

MDEP Site Location of Development/NRPA Combined Application

SECTION 31: LUPC CERTIFICATION

31.0 LUPC CERTIFICATION

31.1 INTRODUCTION AND PROJECT DESCRIPTION

The Weaver Wind Project (project) is a grid-scale wind energy development that is partially located in unorganized or deorganized areas of the State (Osborn, T16MD and T22MD). Pursuant to 12 M.R.S.A §685-B(2-C) and 38 M.R.S.A. §489-A-1(1,2), such projects are reviewed and permits are issued by the Maine Department of Environmental Protection (MDEP). However, MDEP may not issue a permit until the Land Use Planning Commission (LUPC) has certified that (1) the proposed development is an allowed use within the subdistrict(s) for which it is proposed; and (2) the proposed development meets any land use standard established by the LUPC and applicable to the project that is not considered as part of MDEP's review.

A previous design for this project received certification in 2015. Changes to the design in LUPC jurisdiction since 2015 are:

- Elimination of Turbine 21 in Osborn;
- Location of temporary construction trailers outside LUPC jurisdiction;
- Modifications to road alignments; and
- Addition of several short segments of above ground electrical collector in sections that were to be buried.

The following sections demonstrate that the project is an allowed use in the subdistricts for which it is proposed, and that is in compliance with applicable land use standards established by LUPC and not considered by MDEP in review of the project.

Principal and accessory project components proposed for construction within LUPC jurisdiction include:

- 14 Vestas V126-3.45 MW turbines, up to six temporary and four permanent meteorological (met) towers, 14.5 miles of 34.5 kV electrical collecting lines, and 6.7 miles of new or expanded access roads and crane paths within the **Town of Osborn**;
- A substation and 0.8 miles of 34.5 kV electrical collection lines within **T16 MD**; and
- 1.0 mile of 34.5 kV electrical collection lines within **T22 MD**.

31.2 LUPC ZONING COMPLIANCE

The portions of the project within LUPC jurisdiction in Osborn, T22 MD, and T16 MD are located entirely within the expedited wind permitting area (Figure 31-1). The project extends through areas zoned as a General Management Subdistrict (M-GN) and includes some limited areas of Shoreland Protection Subdistricts (P-SL) and Wetland Protection Subdistricts (P-WL) (Figure 31-2). Grid-scale wind energy

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development, including both the generating and associated facilities, is an allowed use in each of the subdistricts.¹

31.3 OVERVIEW OF LUPC LAND USE STANDARDS

The applicable land use standards established by the LUPC that are not specifically considered in MDEP's project review are discussed below, and include:

- Land division history, as required by the LUPC definition of subdivision (04-061 CMR 10.24, F);
- Dimensional requirements (04-061 CMR 10.26);
- Vehicular access, circulation, and parking (04-061 CMR 10.24,B and 10.25,D);
- Lighting (04-061 CMR 10.25,F);
- Activities in flood prone areas (04-061 CMR 10.25,T); and
- Signs (04-061 CMR 10.27,J).

Section 31.4 identifies land use standards that are not applicable as the project does not include elements subject to those standards. Section 31.5 identifies applicable land use standards that are considered by MDEP during review. Section 31.6 identifies and demonstrates compliance with those land use standards not considered by MDEP. Chapter 10.24, E is not a land use standard but instead refers to guidance that informs LUPC's interpretation and application of land use standards.

31.4 INAPPLICABLE STANDARDS

The following LUPC standards set forth in 04-061 CMR sections are inapplicable as the project does not include the elements subject to these standards:

- Non-Conforming Uses and Structures (04-061 CMR 10.11);
- Review Standards for Structures Adjacent to Lakes (04-061 CMR 10.25,A);
- Review Standards for Subdistricts In Prospectively Zoned Areas (04-061 CMR 10.25,B);
- Subdivision and Lot Creation (04-061 CMR 10.25,Q);
- Cluster Development (04-061 CMR 10.25,R);
- Open Space (04-061 CMR 10.25,S);
- Affordable Housing (04-061 CMR 10.25,U);
- Agricultural Management Activities (04-061 CMR 10.27,A);
- Mineral Exploration Activity (04-061 CMR 10.27,C);

¹04-061 CMR 10.22,A(3)(c)(27)(M-GN), 10.23,L(3)(c)(24)(P-SL), and 10.23,N(3)(c)(18)(P-WL)

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- Timber Harvesting (04-061 CMR 10.27,E);
- Motorized Recreational Gold Prospecting (04-061 CMR 10.27,G);
- Driveways Associated With Residential Structures and Uses (04-061 CMR 10.27,H);
- Pesticide Application (04-061 CMR 10.27,I);
- Water Impoundments (04-061 CMR 10.27,K);
- Trailered Ramps, Hand-Carry Launches, and Water-Access Ways (04-061 CMR 10.27,L);
- Service Drops (04-061 CMR 10.27,M);
- Home Occupations (04-061 CMR 10.27,N);
- Permanent Docking Structures (04-061 CMR 10.27,O);
- Accessory Structures (04-061 CMR 10.27,P);
- Recreational Lodging Facilities (04-061 CMR 10.27,Q); and
- Rural Businesses (04-061 CMR 10.27,R).

31.5 STANDARDS CONSIDERED IN REVIEW BY MDEP

The following LUPC standards are considered by MDEP in the review of the project:

- Technical and Financial Capacity, Solid Waste, and Water Supply (04-061 CMR 10.24,A) and (38 M.R.S.A. § 484(1),(4),(6); 06-096 CMR 373, 375.6, 376);
- Existing Uses, Scenic Character, and Natural and Historic Resources (04-061 CMR 10.24,C) and (38 M.R.S.A. § 484(3); 06-096 CMR 375.11);
- Soil Erosion, Soil Capacity, and Sewage Disposal (04-061 CMR 10.24,D) and (38 M.R.S.A. § 484(4); 06-096 CMR 376);
- Technical and Financial Capacity (04-061 CMR 10.25,C) and (38 M.R.S.A. § 484(1); 06-096 CMR 373);
- Scenic Character, Natural and Historic Features (04-061 CMR 10.25,E) and (38 M.R.S.A. § 484; 06-096 CMR 375.11,12,14);
- Noise (04-061 CMR 10.25,F.1) and (38 M.R.S.A. § 484(3); 06-096 CMR 375.10);
- Soil Suitability (04-061 CMR 10.25,G) and (38 M.R.S.A. § 484(4); 06-096 CMR 376);
- Solid Waste Disposal (04-061 CMR 10.25,H) and (38 M.R.S.A. § 484(6));
- Subsurface Waste Water Disposal (04-061 CMR 10.25,I) and (38 M.R.S.A. § 484(4); 06-096 CMR 376);

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- Water Supply (04-061 CMR 10.25,J) and (38 M.R.S.A. § 484; 06-096 CMR 375.7,8);
- Surface Water Quality(04-061 CMR 10.25,K) and (38 M.R.S.A. § 484; 06-096 CMR 375.6);
- Phosphorus Control (04-061 CMR 10.25,L) and (38 M.R.S.A. § 484; 06-096 CMR 500);
- Erosion and Sedimentation Control (04-061 CMR 10.25,M) and (38 M.R.S.A. § 484(4- A); 06-096 CMR 375.5);
- Groundwater Quality (04-061 CMR 10.25,N) and (38 M.R.S.A. § 484(3), (5); 06-09 CMR 375.7,8);
- Air Quality (04-061 CMR 10.25,O) and (38 M.R.S.A. § 484; 06-096 CMR 375.1);
- Protected Natural Resources (04-061 CMR 10.25,P) and (38 M.R.S.A. § 480-A et seq.; 06-096 CMR 310);
- Vegetation Clearing (04-061 CMR 10.27,B) and (38 M.R.S.A. § 484; 06-096 CMR 375.9)²;
- Roads and Water Crossings (04-061 CMR 10.27,D) and (38 M.R.S.A. § 484, 06-096 CMR 375.3, 377); and
- Filling and Grading (04-061 CMR 10.27,F) and (38 M.R.S.A. § 484(4-A)).

31.6 APPLICABLE LUPC LAND USE STANDARDS

The applicable LUPC standards not considered in MDEP's review of the project are discussed below.

31.6.1 Land Division History

The LUPC definition of subdivision requires that applicants demonstrate that any division of land does not create a subdivision.

Subdivision: Except as provided in 12 M.R.S.A. § 682-B, "subdivision" means a division of an existing parcel of land into 3 or more parcels or lots within any 5-year period, whether this division is accomplished by platting of the land for immediate or future sale, by sale of land or by leasing. The term subdivision also includes the division, placement or construction of a structure or structures on a tract or parcel of land resulting in 3 or more dwelling units within a 5-year period. 12 M.R.S.A. § 682(2-A).

The Applicant must, therefore, demonstrate that the project does not constitute a subdivision. The Applicant has obtained title, right, or interest for the three parcels in LUPC jurisdiction (see Section 2).

Attached as Exhibit 31-1 is a 20-year land division analysis demonstrating that none of the title, right, or interest agreements creates a subdivision. The Exhibit includes a copy of Figure 2-1 which depicts that parcels within LUPC jurisdiction.

² Based on LUPC guidance (1/24/13 LUPC memorandum from Samantha Horn-Olson), MDEP will apply clearing standards for NRPA resource areas, and LUPC will apply clearing standards for other areas, and the two agencies will coordinate review. Clearing is addressed in the following sections, as appropriate, based on that guidance.

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31.6.2 Dimensional Requirements

The applicable dimensional requirements standards (04-061 CMR 10.26) reviewed by the LUPC are detailed below.

- *Minimum Lot Size:* The minimum lot size for commercial or industrial development involving one or more buildings is 40,000 square feet (04-061 CMR 10.26,A,2). While the Project does not include development of any buildings within LUPC jurisdiction, the Project is proposed on lots that exceed the required minimum lot size for commercial or industrial development. The parcels owned by Ursa Major, LLC in Osborn (Map 1, Lot 6) and in T22 MD (Map 1, Lot 1) that are subject to the Wind Energy Easement Agreement with the Applicant include most of the Town of Osborn and T22 MD. Similarly, the parcel owned by Lakeville Shores, Inc. in T16 MD (Map 1, Lot 1) that is subject to the Easement Agreement for collector lines and facilities with Weaver Wind, LLC includes the majority of T16 MD. The Tree Top Manufacturing, Inc. parcels located in Osborn (Map 1, Lots 2 and 3) and Eastbrook (Map 18, Lot 15) that are subject to the Land Lease Agreement to the Applicant total approximately 3,178 acres.
- *Minimum Shoreline Frontage:* The minimum shoreline frontage for a commercial or industrial development is 200 feet for parcels bordering a minor flowing water or standing body of water less than 10 acres in size, and the frontage for a parcel located on a waterbody greater than 10 acres in size is 300 feet (04-061 CMR 10.26,B,1,b and 2,b). The Tree Top Manufacturing, Inc. leased parcel in Osborn (Map 1, Lot 2) is the only project parcel with shoreline frontage on a waterbody greater than 10 acres, which in this case is Spectacle Pond. This parcel (Map 1, Lot 2) has approximately 29,300 feet of water frontage along Spectacle Pond, the East Branch of the Union River, and the Bog River (Figure 31-2).
- *Minimum Road Frontage:* The minimum road frontage for commercial or industrial development is 200 feet for any road used for public access (04-061 CMR 10.26,C,1,b). With the exception of Route 9, all existing and proposed project roads are privately owned with no legal right of public access. The Wind Energy Easement Agreement with Ursa Major, LLC (Map 1, Lot 6 in Osborn) includes Access Easement rights for access to Route 9, including the privately- owned 73-00-00 Road (Spectacle Pond Road) as shown on Figure 31-2. Similarly, the Land Lease Agreement from Tree Top Manufacturing, Inc. includes access rights over existing private roads, including 73-34-00 Road (Stone Dam Road) in Osborn. The Easement Agreement from Lakeville Shores, Inc. includes access rights over existing private roads in T16 MD, including Bull Hill Road.
- *Minimum Setbacks:* Sections 10.26,D,2, 10.26,D,3, and 10.26.G,5 specify the relevant minimum setbacks. Sections 10.26,D,2 and D,3 specify that the minimum setback for commercial or industrial development is 100 feet from flowing waters draining less than 50 square miles, P-WL1 wetlands and waterbodies less than 10 acres; 150 feet from flowing water draining 50 square miles or more and waterbodies greater than 10 acres in size, 75 feet from roads used by the public for access, and 25 feet from side and rear property boundary lines. Section 10.26,G,5 allows an exception for structures that must be located less than the setbacks specified due to the nature of their use. Table 31-1 and Figure 31-3 summarize the setbacks for the Project components.

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- *Turbines*: All turbines are proposed to be located in excess of the minimum setback requirements. Turbine 19 is the closest turbine to a road used by the public for access and is approximately 1250' from the nearest road. Turbine 25 is the closest turbine to a property line and is approximately 1720' from the nearest property line.
- *Temporary and Permanent Meteorological Towers*: Temporary and permanent met towers will be located in excess of minimum setback requirements.
- *Collector Lines and Poles*: The majority of the 34.5 kV collector lines are proposed to be located underground in the shoulder of existing gravel roads and proposed new gravel roads. In general, collector lines and pole locations will be in excess of minimum setback requirements. Three exceptions include: (1) placement of 2 poles within 100 feet of a flowing water draining less than 50 square miles; (2) placement of 4 poles within 100 feet of a P-WL 1 subdistrict, none of which are located within the wetland; and (3) placement of 11 poles within 75 feet of an E911 road used by the public for access. For each of these exceptions, the pole locations are necessary to provide adequate support for the collector line pole-to-pole spans (Exhibit 2). Collector line poles proposed to be located less than the setback distances in 04-061 CMR 10.26,D would be consistent with 04- 061 CMR 10.26,G,5, which provides that an exception may be made to a setback requirement if the structure must be located closer due to the nature of its use. The collector poles will be located farther than the minimum setback requirements for a body of water less than 10 acres, flowing water greater than 50 acres, a body of water greater than 10 acres, and property lines.
- *Substation Expansion*: The substation is proposed to be located in excess of the minimum setback requirements for natural resources, roads and property lines.
- *Temporary Laydown Areas*: All proposed laydown areas will be temporary; therefore, setbacks are not required.
- *Maximum Lot Coverage*: The maximum lot coverage is 30 percent for all uses involving one or more buildings (04-061 CMR 10.26,E,1). There are no lots with buildings within LUPC jurisdiction.
- *Maximum Structure Height*: The maximum height of structures which contain no floor area such as freestanding towers and turbines may exceed 100 feet with the Commission's approval (04-061 CMR 10.26,F,3). The maximum height of the turbines will be 591 feet.

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Table 31-1. Minimum Setbacks for all Project Companies in LUPC Jurisdiction

Chapter 10.26 Reference	Minimum Setback Requirement	Distance of Closest Project Component that Exceed Minimum Setbacks	Project Component		
			Turbines and Met Towers	Collector Poles	Substation Expansion
D.2.a	100 feet from the nearest shoreline of (a) a flowing water draining less than 50 square miles, (b) a body of standing water less than 10 acres in size, or a tidal water, and from (c) the upland edge of wetlands designated as P-WL1 subdistricts	(a) 1677' from Turbine 17 to Kingman Brook (b) 296' from a collector pole Hazlam Pond (c) 153' from collector pole to P-WL1 subdistrict	All turbines and met towers exceed minimum setbacks.	2 poles are less than 100' from a flowing water draining less than 50 square miles. 4 poles are within a P-WL1 subdistrict, but not in the wetland. All other poles exceed other minimum setbacks.	Location exceeds minimum setbacks.
D.2.b	150 feet from the nearest shoreline of (a) a flowing water draining 50 square miles or more and (b) a body of standing water 10 acres or greater in size	(a) 3.3 miles from the substation to West Branch Narraguagus River (b) 907' from a collector pole to Spectacle Pond	All turbines and met towers exceed minimum setbacks.	All poles exceed minimum setbacks.	Location exceeds minimum setbacks.
D.2.c	75 feet from the traveled portion of the nearest roadway	188' from substation to nearest E911 road.	All turbines and met towers exceed minimum setbacks.	11 poles are less than 75 feet from E911 roads.	Location exceeds minimum setbacks.
D.2.f	25 feet from the side and rear property lines	43' from a collector pole to property line.	All turbines and met towers exceed minimum setbacks.	All poles exceed minimum setbacks.	Location exceeds minimum setbacks.

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31.6.3 Vehicular Circulation, Access, and Parking

All of the existing and proposed roads are privately owned, with no legal right of public access. The project includes one access point from the privately-owned 73-00-00 Road, two access points from the privately-owned Stone Dam Road, and improvements to three existing access points from the publicly-owned Route 9 East, as depicted on the Civil Design Plans (Exhibit 1).

The project includes provisions for vehicular access to and within the project, as depicted on the Civil Design Plans (Exhibit 1), which safely and efficiently handles the traffic attributable to the development as required by 04-061 CMR 10.25,D.1.

With regard to access to roadways, the project includes improvements to three existing access roads to Route 9, two of which are within LUPC jurisdiction. These entrances to these access roads will comply with all applicable Maine Department of Transportation (MDOT) safety standards and that will meet standards defined in 04-061 CMR 10.25,D.2. A MDOT road opening/driveway permit will be obtained prior to construction.

As the project is not expected to generate a significant amount of traffic, no traffic study has been commissioned. During peak construction, approximately 30 to 40 worker vehicles per day will be traveling to and from the project site, which constitutes a minor demand on project roads. Once fully operational, the number of worker vehicles traveling to the project site within LUPC jurisdiction will be approximately two to four per day. During construction for a 24-week period, up to 40 large vehicles per day on some days are anticipated for turbine component delivery and installation. It is anticipated that two large pickup trucks will be needed to operate and maintain the project.

To assist with traffic management at the proposed temporary laydown areas, warning signs will be installed on the private road to alert approaching vehicles of entering construction traffic. Standard sized loads and unescorted oversized loads will be managed by the truck driver (i.e. rules of the road apply and driver will be responsible for safety). Oversized loads escorted by a chase vehicle will have the assistance of the chase vehicle to spot other traffic and alert the oversized vehicle driver.

With regard to parking areas, the project will use the O&M building, which is in Aurora, outside LUPC jurisdiction. All temporary construction trailers will also be located outside LUPC jurisdiction. No on-street parking is associated with the project.

One temporary turnout, measuring approximately 16 feet by 400 feet, will be constructed on the Een Ridge access road. After construction is complete, this turnout will be revegetated. It is unlikely to be used for forest operations during its short life span.

Development roadways, access roads, and crane paths associated with the project will be reviewed by the MDEP with regard to road, grading, and erosion and safety standards. Length of roads within LUPC jurisdiction include:

- Crane paths, approximately 2.6 miles;
- New access roads, approximately 1.2 miles;
- Existing roads to be upgraded, approximately 2.4 miles; and

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- Existing roads not to be upgraded, approximately 7.9 miles.

It is anticipated that road maintenance and minor regrading will be performed on all existing roads.

31.6.4 Noise and Lighting

MDEP will evaluate the noise effects from the project in Section 5.0 of this application, thus 04-061 CMR 10.25,F.1 is not applicable.

The project will include lighting associated with turbines and meteorological towers as required by the FAA for air traffic safety (Section 27.0); therefore, the project is exempt from LUPC lighting standards (04-061 CMR 10.25.F.2.e.1). The only other permanent lighting that may be associated with the turbines will be motion sensitive entry lights adjacent to the stairs located at the base of each turbine.

Other lighting associated with the project within LUPC jurisdiction includes lighting at the substation. The substation will be fenced and have pole mounted floodlights used for nighttime work at the substation. For safety reasons, personnel will need to be able to manually operate lighting at the new substation. Certain maintenance tasks involve sedentary work on electrical components that may not result in adequate movement to trigger the motion sensor, thereby presenting a potential safety concern. To prevent lights from remaining on when unnecessary, each employee will be trained in lock up procedures, including checking light switches to ensure lights are left in motion-sensing mode upon exiting the area.

Turbine erection must occur in low wind conditions. Therefore, methods such as nighttime lighting are anticipated in order to take advantage of favorable construction conditions. If required, portable (i.e., trailer-mounted) flood light systems will be used to facilitate nighttime tower erection. Approximately three of these portable flood light units would be used at each tower location. During construction, the access points for the project may also be lit with temporary nighttime security lighting.

31.6.5 Activities in Flood Prone Areas

Although MDEP generally regulates flooding (38 M.R.S.A. § 484.7), the MDEP is not authorized to regulate compliance with FEMA standards and does not specifically consider FEMA standards under the National Flood Insurance Program (44 C.F.R. Parts 59-149). LUPC has sought and obtained authorization to do so pursuant to their specific flood prone area requirements (04-061 CMR 10.25,T).

Proposed project development will not occur in any flood-prone areas. Based on FEMA Flood Rate Insurance Maps (FIRM), there are no project components to be constructed within any mapped 100-year floodplains. Based on LUPC zoning maps, the project does not include any areas where the project crosses LUPC Flood Prone Area Protection subdistricts. Therefore, the proposed project will not cause or increase flooding, or cause a flood hazard to any existing structure.

31.6.6 Vegetation Clearing

Permanent clearing for the project within LUPC jurisdiction will consist of approximately 70 acres associated with the construction of turbines, crane paths, upgraded access roads, temporary and permanent met towers, and the substation expansion. Vegetation will need to be maintained (i.e., cut) to prevent dense growth from overwhelming roadside ditches and turbine pad areas. Temporary clearing for the project will consist of approximately 105 acres, primarily for the laydown areas and areas around

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turbines and met towers that will be revegetated. The temporary clearing for laydown areas includes 9 acres in existing cleared areas and 25 acres in locations that are not currently cleared. Estimates for both permanent and temporary vegetation clearing are conservative, as estimates do not account for currently cleared areas in existing fields. These conservative clearing estimates help account for any unknowns that may develop in the interim period between map creation and the beginning of project construction.

The turbines, met towers, and laydown areas will not require clearing within 100 feet of any public roadway, waterbody, or flowing water; therefore, the standards in 04-061 CMR 10.27,B are not applicable. However, for pole placement and access road upgrades, permanent or temporary clearing will occur within 75 feet of 14 streams (flowing waters draining less than 50 square miles) in LUPC jurisdiction. For the above-ground portions of the 34.5-kV collector lines, the tree canopy along the corridor will be permanently removed and shrub vegetation will be retained. Tree removal and vegetation management will be required within 75 feet of three streams located in the overhead portion of the corridor; overhead portions of the corridor will be maintained as required by MDEP. Temporary clearing will be required within 75 feet of 11 streams, primarily associated with upgraded access roads.

31.6.7 Signs

Signage on leased areas will be limited to informational signs associated with site activities. Any permanent signs will comply with the standards described in 04-061 CMR 10.27,J.

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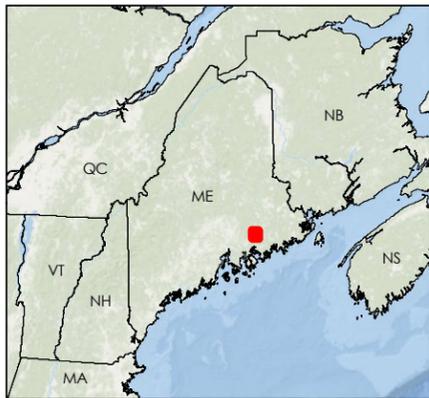
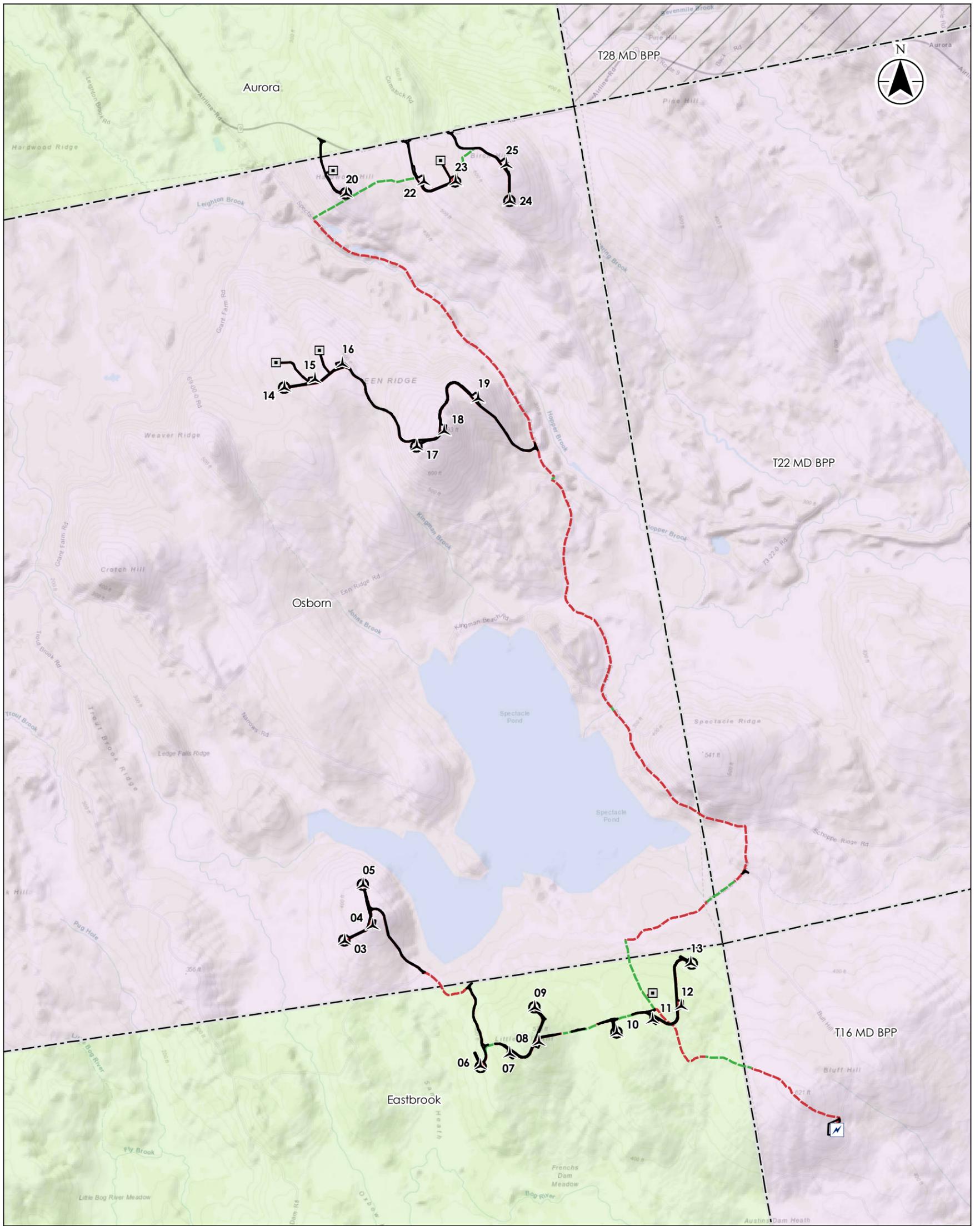
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Figures

31-1 Areas of Expedited Permitting for Grid-Scale Wind Energy

31-2 Land Use Zoning

31-3 Dimensional Requirements



- Legend**
- Turbine Layout
 - MET Tower
 - Substation
 - Overhead Collector
 - Underground Collector
 - Access Road
 - Town Boundary
 - Organized Township – Expedited Wind Permitting Area
 - LUPC Unorganized Township – Expedited Wind Permitting Area
 - LUPC Unorganized Townships outside Expedited Wind Permitting Area

Notes
 1. Coordinate System: NAD 1983 UTM Zone 19N FT
 2. Base map: ESRI World Topographic Map

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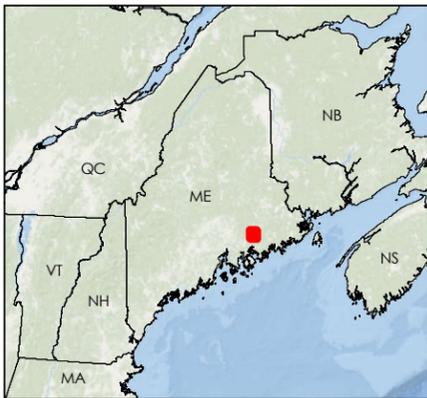
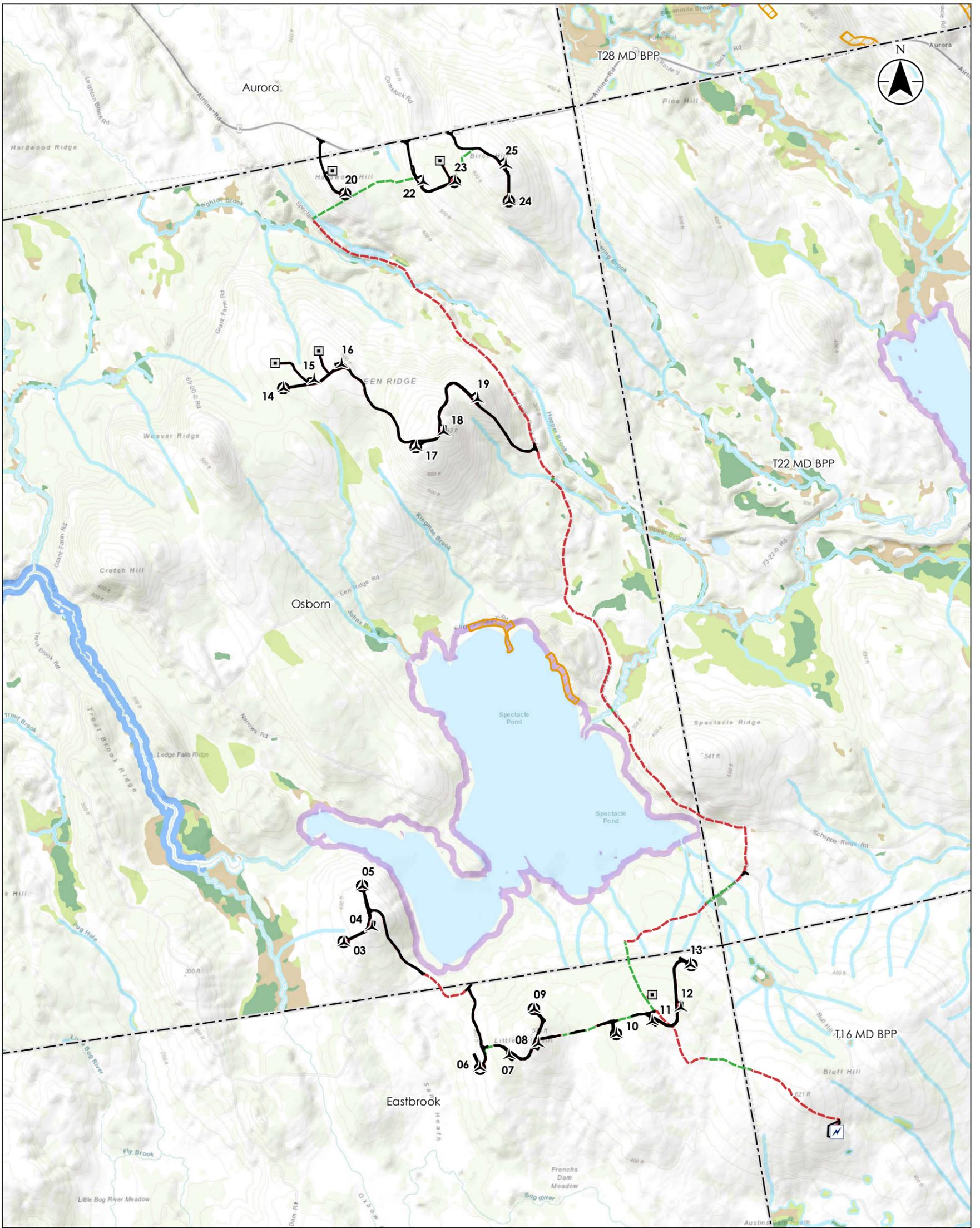
Project Location 195601223
 Hancock County, Maine Prepared by GAC on 2018-09-21
 Reviewed by JYP on 2018-09-24

Client/Project
 Weaver Wind Project
 Longroad Energy Partners LLC

Figure No. **31-1** **DRAFT**
 Title

Areas of Expedited Permitting for Grid-Scale Wind Energy

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- Notes**
1. Coordinate System: NAD 1983 UTM Zone 19N FT
 2. Base map: ESRI World Topographic Map

Legend

- Turbine Layout
- MET Tower
- Substation
- Overhead Collector
- Underground Collector
- Access Road
- Town Boundary

LUPC Development and Protection Subdistricts

- D-RS: Residential
- P-GP: Great Pond
- P-SL1: Shoreland - 250'
- P-SL2: Shoreland - 75'
- P-WL1: Wetlands of Special Significance
- P-WL2: Scrub-shrub Wetlands
- P-WL3: Forested Wetlands

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Project Location
Hancock County, Maine

195601223

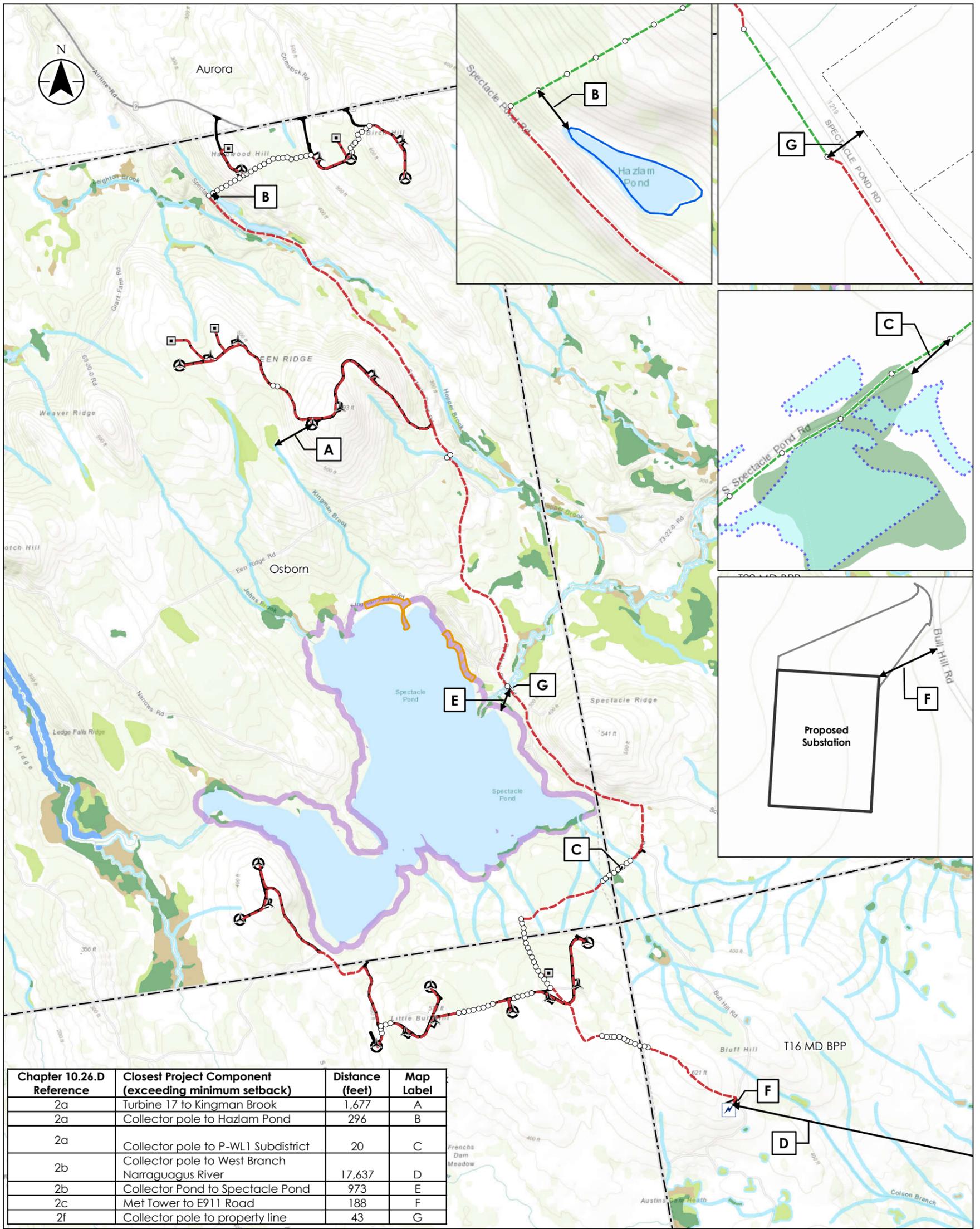
Prepared by GAC on 2018-09-21
Reviewed by JYP on 2018-09-24

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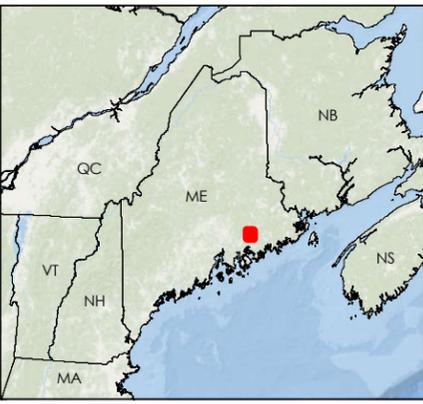
Figure No.
31-2
Title

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Land Use Guidelines



Chapter 10.26.D Reference	Closest Project Component (exceeding minimum setback)	Distance (feet)	Map Label
2a	Turbine 17 to Kingman Brook	1,677	A
2a	Collector pole to Hazlam Pond	296	B
2a	Collector pole to P-WL1 Subdistrict	20	C
2b	Collector pole to West Branch Narraguagus River	17,637	D
2b	Collector Pond to Spectacle Pond	973	E
2c	Met Tower to E911 Road	188	F
2f	Collector pole to property line	43	G



Notes
 1. Coordinate System: NAD 1983 UTM Zone 19N
 2. Base map: ESRI World Topographic Map

- Legend**
- Turbine Layout
 - MET Tower
 - Collector Pole
 - Substation
 - Access Road
 - Town Boundary
 - Delineated Wetland
- LUPC Development and Protection Subdistricts**
- D-RS: Residential
 - P-GP: Great Pond
 - P-SL1: Shoreland - 250'
 - P-SL2: Shoreland - 75'
 - P-WL1: Wetlands of Special Significance
 - P-WL2: Scrub-shrub Wetlands
 - P-WL3: Forested Wetlands

0 4,000 Feet
 1:48,000 (At Original document size of 11x17)



Project Location: Hancock County, Maine
 195601223
 Prepared by GAC on 2018-09-21
 Reviewed by JYP on 2018-09-24

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 Longroad Energy Partners LLC

Figure No. **31-3** **DRAFT**

Title: **Dimensional Requirements**

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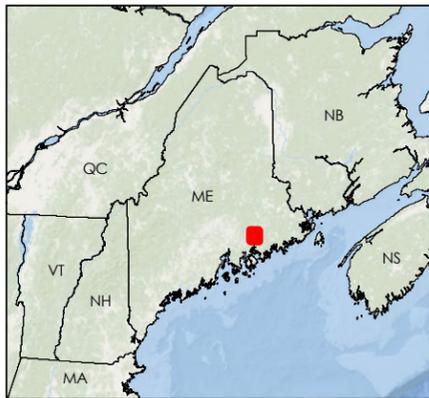
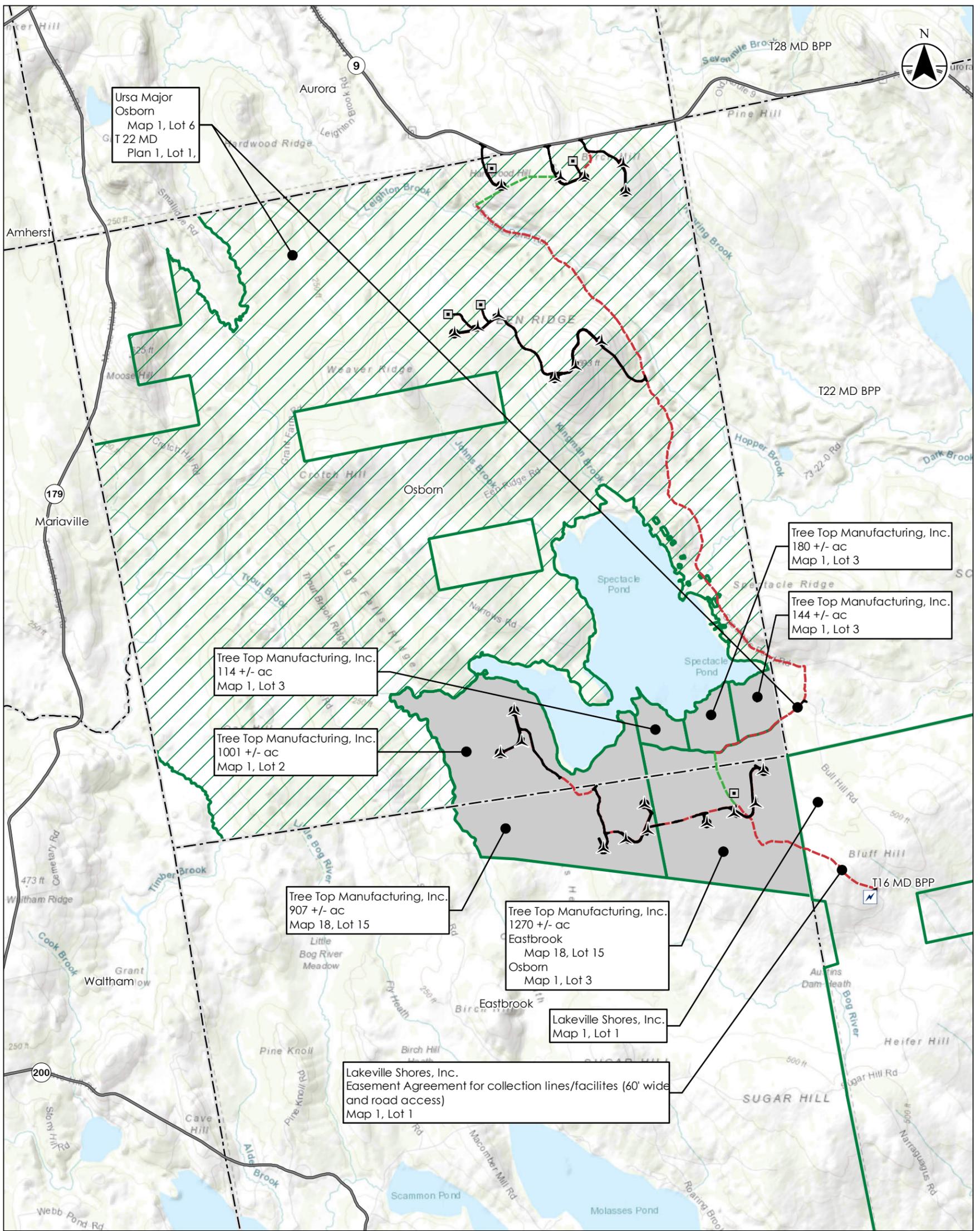
Weaver Wind Project

MDEP Site Location of Development/NRPA Combined Application

SECTION 31: LUPC CERTIFICATION

Exhibit 31-1

20-Year Land Division History



- Legend**
- Turbine Layout
 - MET Tower
 - Substation
 - Overhead Collector
 - Underground Collector
 - Town Boundary
 - Ursa Major
 - Tree Top Manufacturing, Inc.
 - Lakeville Shores, Inc.

Notes

- Coordinate System: NAD 1983 UTM Zone 19N FT
- Base map: ESRI World Topographic Map

Disclaimer: Stantec assumes no responsibility for data supplied in electronic format. The recipient accepts full responsibility for verifying the accuracy and completeness of the data. The recipient releases Stantec, its officers, employees, consultants, and agents, from any and all claims arising in any way from the content or provision of the data.

0 1 Mile
1:63,360 (At Original document size of 11x17)



Project Location: Hancock County, Maine
195601223
Prepared by GAC on 2018-09-12
Reviewed by BRB on 2018-09-17

Client/Project: Weaver Wind Project
Longroad Energy Partners LLC

Figure No.: **2-1**
Title: **Weaver Wind Easement and/or Leased Land**

MEMORANDUM

To: Joy Prescott, Stantec

From: Anthony Calcagni, Verrill Dana LLP

Date: August 22, 2018

Re: Longroad Energy - Weaver Wind Project
20 year land division history – Property of Tree Top Manufacturing, Inc. in Osborn, Hancock County

The following is a land division history¹ through August 22, 2018 for the subject parcel in the Town of Osborn, Hancock County, Maine now owned by Tree Top Manufacturing, LLC:

TREE TOP MANUFACTURING SUBJECT PARCEL – TOWN OF OSBORN

The subject parcel in Osborn was acquired by Tree Top Manufacturing, Inc. (“TTM”) by deed from SP Forests LLC dated July 21, 2005. Prior to the ownership of TTM, the parent parcel was conveyed as follows (in chronological order beginning in 1998):

- 1998, January 1: Entire parent parcel is owned by Champion International Corporation by virtue of a merger with St. Regis Corporation as evidenced by a Certificate of Merger effective January 31, 1985 and filed with the Maine Secretary of State on April 1, 1985.
- 2000, December 31: Entire parent parcel is owned by International Paper Company by virtue of a merger with Champion International Corporation effective December 31, 2000 and recorded in the Hancock County Registry of Deeds on January 25, 2001 in Book 3017, Page 191.
- 2001, March 12: Entire parent parcel is conveyed to IP Maine Forests LLC by a Quitclaim Deed with Covenant from International Paper Company dated March 12, 2001 and recorded in said Registry in Book 3036, Page 212. (International Paper Co. reserves mineral rights from this conveyance.)
- 2001, March 26: Entire parent parcel is owned by SP Forests LLC by virtue of a merger with IP Maine Forests LLC effective March 26, 2001 and recorded in said Registry on March 27, 2001 in Book 3042, Page 257.
- 2003, November 25: Out-parcel conveyed to TTM by deed from SP Forests LLC dated November 25, 2003 and recorded in said Registry on December 17, 2003 in Book 3809, Page 303. Assuming no other exemption, this lot was the first division in a five-year period and is not counted for subdivision purposes after November 25, 2008.
- 2004, December 30: Parent parcel conveyed to Kennebec West Forest LLC by SP Forests LLC by deed dated December 30, 2004 and recorded in said Registry in Book 4107, Page 70.
- 2004, December 30: International Paper Company conveyed to Kennebec West Forest LLC by Quitclaim Deed dated December 30, 2004 and recorded in Book 4107, Page 133, the mineral rights related to the parent parcel (excepting mineral rights in certain “Mineral Reservation Tracts”).
- 2005, July 21: Kennebec West Forest LLC conveys 1,540± acre subject parcel to TTM by deed dated July 21, 2005 and recorded in Book 4253, Page 54. (This parcel was not contiguous with the parcel conveyed to TTM back on November 25, 2003.) Kennebec West Forest retained the remaining land (believed to be 18,380± acres) for forest management purposes (*see* LURC Advisory Ruling AR 08-33 ¶3(c) (Jan. 6, 2009) – “The

¹ Granted easements are not addressed in this report.

remaining 18,380 acres of Tract 8 was retained by KWF for forestry and was exempt from being counted toward subdivision.”). This conveyance is not counted for subdivision purposes after July 21, 2010.

- 2006, April 19: TTM conveys a 245± acre parcel in the Town of Osborn to WGJ Maine Properties, LLC by deed dated April 19, 2006 and recorded in Book 4467, Pg 33. This conveyance is not counted for subdivision purposes as it is a conveyance to an abutter; WGJ Maine Properties having acquired an adjacent parcel in the Town of Eastbrook on April 18, 2006.
- 2007, August 17: TTM conveys a 180± acre parcel in the Town of Osborn to WGJ Maine Properties, LLC by deed dated August 17, 2007 and recorded in Book 4830, Pg 263. This is a conveyance to an abutter and as such is not counted for subdivision purposes.
- 2008, September 23: TTM leases to Blue Sky East, LLC, 1001± acres of the remaining 1,115± acre subject parcel (i.e., all but 114± acres of the subject parcel) by Land Lease Agreement dated September 23, 2008, recorded in Book 5304, Page 184 (the “Land Lease”). TTM retains the remaining 114 acre parcel. This was the first division of the subject parcel within a five year period. TTM still owns this 114± acre parcel as of December 12, 2014, and it is our understanding that it has been used by TTM solely for forestry purposes.
- 2014, June 30: By Assignment and Assumption of Lease effective June 30, 2014 and recorded in Book 6255, Page 277, the Lessee’s entire interest in the Land Lease is assigned to Weaver Wind, LLC.
- 2014, August 1: By Deed from WGJ Maine Properties, LLC to TTM dated August 1, 2014 and recorded in Book 6260, Page 318, TTM re-acquires the entirety of (i) the 245± acre parcel in the Town of Osborn described above (Book 4467, Pg 33) and (ii) the 180± acre parcel in the Town of Osborn described above (Book 4830, Pg 263).
- 2014, December 4: By Amendment dated December 4, 2014 and evidenced by Supplemental Memorandum of Lease recorded at the Hancock County Registry of Deeds in Book 6333, Page 331, the Land Lease is amended by TTM and Weaver Wind, LLC to add approximately 98 acres of land in the Town of Osborn (and approximately 1172 adjacent acres in the Town of Eastbrook) to the leased Premises. The additional 98± acres is adjacent to the existing leased Premises, and therefore is a transfer to an abutter.

MEMORANDUM

To: Joy Prescott, Stantec

From: Anthony Calcagni, Verrill Dana LLP

Date: August 22, 2018

Re: Longroad Energy - Weaver Wind Project
20 year land division history – Property of Ursa Major in Osborn, Hancock County

The following is a land division history¹ through August 22, 2018 for the parent parcel in the Town of Osborn, Hancock County, Maine now owned by Ursa Major, LLC:

URSA MAJOR PARENT PARCEL – OSBORN

The parent parcel in Osborn was acquired by Ursa Major from Kennebec West Forest LLC by deed dated January 28, 2011 and recorded in the Hancock County Registry of Deeds in Book 5571, Page 1. Prior to the ownership of Ursa Major, the parent parcel was conveyed as follows (in chronological order beginning in 1998):

- 1998, January 1: Entire parent parcel is owned by Champion International Corporation by virtue of a merger with St. Regis Corporation as evidenced by a Certificate of Merger effective January 31, 1985 and filed with the Maine Secretary of State on April 1, 1985.
- 2000, December 31: Entire parent parcel is owned by International Paper Company by virtue of a merger with Champion International Corporation effective December 31, 2000 and recorded in the Hancock County Registry of Deeds on January 25, 2001 in Book 3017, Page 191.
- 2001, March 12: Entire parent parcel is conveyed to IP Maine Forests LLC by a Quitclaim Deed with Covenant from International Paper Company dated March 12, 2001 and recorded in said Registry in Book 3036, Page 212. (International Paper Co. reserves mineral rights from this conveyance.)
- 2001, March 26: Entire parent parcel is owned by SP Forests LLC by virtue of a merger with IP Maine Forests LLC effective March 26, 2001 and recorded in said Registry on March 27, 2001 in Book 3042, Page 257.
- 2003, November 25: Out-parcel conveyed to Tree Top Manufacturing, Inc. by deed from SP Forests LLC dated November 25, 2003 and recorded in said Registry on December 17, 2003 in Book 3809, Page 303. Assuming no other exemption, this lot was the first division in a five-year period and is not counted for subdivision purposes after November 25, 2008.
- 2004, December 30: Parent parcel conveyed to Kennebec West Forest LLC by SP Forests LLC by deed dated December 30, 2004 and recorded in said Registry in Book 4107, Page 70.
- 2004, December 30: International Paper Company conveyed to Kennebec West Forest LLC by Quitclaim Deed dated December 30, 2004 and recorded in Book 4107, Page 133, the mineral rights related to the parent parcel (excepting mineral rights in certain “Mineral Reservation Tracts”).
- 2005, July 21: Kennebec West Forest LLC conveys 1,540± acre parcel to Tree Top Manufacturing Inc. by deed dated July 21, 2005 and recorded in Book 4253, Page 54. (This parcel was not contiguous with the parcel conveyed to Tree Top Manufacturing back on November 25, 2003.) Kennebec West Forest retained the remaining land (believed to be 18,380 acres) for forest management purposes (*see* LURC Advisory Ruling AR

¹ Granted easements are not addressed in this report.

08-33 ¶3(c) (Jan. 6, 2009) – “The remaining 18,380 acres of Tract 8 was retained by KWF for forestry and was exempt from being counted toward subdivision.”). This conveyance is not counted for subdivision purposes after July 21, 2010.

- 2005: Numerous conveyances were made by Kennebec West Forests LLC to various individuals of lots on a recorded plan entitled “Plan One Spectacle Pond Camp Lots” dated August 3, 2005 and recorded in the Hancock County Registry of Deeds in File 34, Number 73 as follows:
 - Lot 7N on sheet 5 to Gerald T. Cormier and Elaine E. Cormier by deed of October 31, 2005 in Book 4333, Page 13;
 - Lot 13E on sheet 5 to Judith W. Thornton and Marli F. Weiner by deed of October 18, 2005 in Book 4336, Page 161;
 - Lot 14E on sheet 5 to Robert C. Hutchinson by deed of October 28, 2005 in Book 4339, Page 347;
 - Lot 10E on sheet 5 to Christopher H. Owen and Nancy B. Owen by deed of October 21, 2005 in Book 4354, Page 288;
 - Lot 20N on sheet 7 to Chris W. Burke and Julie B. Burke by deed of October 21, 2005 in Book 4355, Page 71;
 - Lot 25E on sheet 4 to Joseph W. Beggs and Julie L. Beggs by deed of October 21, 2005 in Book 4360, Page 52;
 - Lot 3N on sheet 6 to Jennifer M. Wingard and Geoffrey H. Wingard by deed of October 21, 2005 in Book 4360, Page 152;
 - Lot 23N on sheet 7 to Kenneth R. Simpson and Kristen L. Simpson by deed of November 23, 2005 in Book 4367, Page 65;
 - Lot 17E on sheet 5 to Joan H. Robbins by deed of Nov. 21, 2005 in Book 4367, Page 68;
 - Lot 17N. sheet 7 to Jonathan S. Osgood and Iris M. Osgood by deed of Nov. 21, 2005 in Book 4367, Page 71;
 - Lot 6N on sheet 6 to Hiestand Family Partnership by deed of November 21, 2005 in Book 4367, Page 74;
 - Lot 15N on sheet 6 to Bruce H. Armstrong by deed of Nov. 21, 2005 in Book 4367, Page 81;
 - Lot 20E on sheet 4 to Marjorie C. Lawrence by deed of Nov. 21, 2005 in Book 4367, Page 84;
 - Lot 29E on sheet 4 to Alick R. Thibault and Debra J. Thibault by deed of Dec. 20, 2005 in Book 4380, Page 68;
 - Lot 19E on sheet 5 to Margaret E. Bachelder by deed of Oct. 21, 2005 in Book 4380, Page 167;
 - Lot 18N on sheet 7 to Elizabeth A. Hammond and Arthur W. Hammond by deed of Nov. 16, 2005 in Book 4381, Page 11;
 - Lot 28E on sheet 4 to Michael J. Benjamin and Cheryl A. Benjamin by deed of Dec. 13, 2005 in Book 4381, Page 39;
 - Lot 2N on sheet 6 to Geneva A. Duncan-Front, Austin C. Frost, Jennifer M. Wingard and Cyrus M. Duncan by deed of Dec. 13, 2005 in Book 4390, Page 255;
 - Lot 26E on sheet 4 to Donna M. Nealley by deed of Dec. 13, 2005 in Book 4390, Page 273;
 - Lot 32E on sheet 4 to Patrick A. Cormier and Terry Lynn Cormier by deed of Nov. 23, 2005 in Book 4395, Page 296;
 - Lot 38E on sheet 2 to Herbert R. Jordan, Sr. and Phyllis A. Jordan by deed of Nov. 22, 2005 in Book 4395, Page 301;
 - Lot 35E on sheet 3 to Steven A. Moulton by deed of Nov. 22, 2005 in Book 4395, Page 306;
 - Lot 4N on sheet 6 to Wendell S. Ogden and Ellen M. Ogden by deed of Nov. 22, 2005 in Book 4395, Page 309;
 - Lot 14N on sheet 6 to Richard P. Randall and Jean L. Randall by deed of Nov. 22, 2005 in Book 4395, Page 312;
 - Lot 26N on sheet 7 to Jason D. Lane and Cornelius C. Sullivan by deed of Nov. 22, 2005 in Book 4395, Page 321;
 - Lot 24N on sheet 7 to Barbara A. Acord by deed of Nov. 28, 2005 in Book 4395, Page 328;
 - Lot 27E on sheet 4 to Elaine Louise Bennett by deed of Nov. 7, 2005 in Book 4395, Page 346;
 - Lot 16E on sheet 5 to Eleanor M. Hammond by deed of Dec. 28, 2005 in Book 4396, Page 78;
 - Lot 18E on sheet 5 to Harold Hammond by deed of Dec. 28, 2005 in Book 4396, Page 81;
 - Lot 37E on sheet 3 to Todd E. Sawyer, Jr. and Brenda L. Sawyer by deed of Nov. 28, 2005 in Book 4396, Page 154; and

- Lot 15E on sheet 5 to Wendy L. Whitmore and Markham L. Whitmore by deed of Dec. 14, 2005 in Book 4402, Page 230.
- 2005, December: Kennebec West Forest LLC conveys to Black Bear Forest, Inc. by deed recorded on Feb. 2, 2006 in Book 4413, Page 255, as corrected by deed recorded on March 31, 2006 in Book 4453, Page 319 and confirmed by deed dated December 29, 2005 and recorded in Book 4490, Page 192, previously existing lease lots and any additional land that may have been conveyed with the original lots to bring the lots into compliance; therefore, this conveyance is not counted for subdivision purposes.
- 2011, January 28: Entire remaining parcel conveyed by Kennebec West Forest LLC to Ursa Major, LLC by deed dated January 28, 2011 and recorded in Book 5571, Page 1.

Notes Regarding Lease Lots Conveyed by Black Bear Forest/Black Bear Cub/BBC Land:

Although none of the lease lots conveyed by Kennebec West Forest LLC to Black Bear Forest, Inc. in December 2005 are included as part of the proposed Weaver Wind Project, for your information, based on our discussion with Ursa Major, LLC's property manager, it is our understanding that during the last 20 years all of the non-Commission-approved leased lots in Osborn that were sold² had been continuously leased prior to sale, with no gaps of two (2) years or more, with the following three exceptions:

- Lots 104, Spectacle Pond: The lease agreement for Lot 104 expired on April 30, 2008, at a time when Black Bear Cub owned no land adjacent to Lot 104 (adjacent lease lots already had been sold). Kennebec West Forest (not Black Bear Cub) did own adjacent lands in 2008 (which adjacent lands now are owned by Ursa Major), but there was no "merger" of lands owned by different entities. Lot 104 was sold by Black Bear Cub on November 10, 2010.
- Lot 150, Spectacle Pond: The lease agreement for Lot 150 expired on April 30, 2008, at a time when Black Bear Cub owned no land adjacent to Lot 150 (adjacent lease lots already had been sold). Kennebec West Forest (not Black Bear Cub) did own adjacent lands in 2008 (which adjacent lands now are owned by Ursa Major), but there was no "merger" of lands owned by different entities. Lot 150 was sold by BBC Land, LLC on April 23, 2012.
- Lot 170, Spectacle Pond: The lease agreement for Lot 170 was canceled on September 10, 2009, at a time when Black Bear Cub owned no land adjacent to Lot 170 (adjacent lease lots already had been sold). Kennebec West Forest (not Black Bear Cub) did own adjacent lands in 2009 (which adjacent lands now are owned by Ursa Major), but there was no "merger" of lands owned by different entities. Lot 170 was sold by BBC Land, LLC to Hancock Wind, LLC on December 17, 2012 (Bk 6043, Pg 23).

² After Black Bear Forest, Inc. acquired the lease lots from Kennebec West Forest LLC in December 2005, Black Bear Forest (parent) conveyed them to Black Bear Cub, Inc. (sub). BBC Land, LLC acquired Black Bear Cub's remaining lease lots in January 2011.

MEMORANDUM

To: Joy Prescott, Stantec

From: Anthony Calcagni, Verrill Dana, LLP

Date: August 22, 2018

Re: Longroad Energy - Weaver Wind Project
20 year land division history – Property of Ursa Major in T22 MD, Hancock County

The following is a land division history¹ through August 22, 2018 for the parent parcel in Township 22 MD, Hancock County, Maine now owned by Ursa Major, LLC:

URSA MAJOR PARENT PARCEL – T22

The parent parcel in T22 MD was acquired by Ursa Major from Kennebec West Forest LLC by deed dated January 28, 2011 and recorded in the Hancock County Registry of Deeds in Book 5571, Page 1. Prior to the ownership of Ursa Major the parent parcel was conveyed as follows (in chronological order beginning in 1998):

- 1998, January 1: Entire parent parcel is owned by Champion International Corporation by virtue of a merger with St. Regis Corporation as evidenced by a Certificate of Merger effective January 31, 1985 and filed with the Maine Secretary of State on April 1, 1985.
- 2000, December 31: Entire parent parcel is owned by International Paper Company by Virtue of a merger with Champion International Corporation effective December 31, 2000 and recorded in the Hancock County Registry of Deeds on January 25, 2001 in Book 3017, Page 191.
- 2001, March 12: Entire parent parcel, except for 31.8-acre “First Parcel,” is conveyed to IP Maine Forests LLC by a Quitclaim Deed with Covenant from International Paper Company dated March 12, 2001 and recorded in said Registry in Book 3036, Page 212. (International Paper Co. reserves mineral rights from this conveyance.) Assuming no other exemption, this was the first division in a five-year period and is not counted for subdivision purposes after March 12, 2006.
- 2001, March 26: Parent parcel is owned by SP Forests LLC by virtue of a merger with IP Maine Forests LLC effective March 26, 2001 and recorded in said Registry on March 27, 2001 in Book 3042, Page 257.
- 2004, December 30: Parent parcel conveyed to Kennebec West Forest LLC by SP Forests LLC by deed dated December 30, 2004 and recorded in said Registry in Book 4107, Page 70.
- 2004, December 30: International Paper Company conveyed to Kennebec West Forest LLC by Quitclaim Deed dated December 30, 2004 and recorded in Book 4107, Page 133, the mineral rights related to the parent parcel (excepting mineral rights in certain “Mineral Reservation Tracts”).
- 2005, November 17: Out-parcel conveyed by Kennebec West Forest LLC to Laurie Lee recorded on November 30, 2005 in Book 4358, Page 242. This lot is not counted for subdivision purposes as this was a transfer to an abutter.
- 2005: Conveyances were made by Kennebec West Forests LLC to various individuals of existing lease lots as follows:

¹ Granted easements are not addressed in this report.

- Site 747-5, Rocky Pond to Floyd W. Hardison and Norma M. Hardison by deed of Dec. 20, 2005 in Book 4396, Page 84; and
- Site 747-8, Rocky Pond to Mark MacLeod and Suzanne T. MacLeod by deed of Dec. 21, 2005 in Book 4396, Page 112.
- 2005, December: Kennebec West Forest LLC conveys to Black Bear Forest, Inc. by deed recorded on Feb. 2, 2006 in Book 4413, Page 255, as corrected by deed recorded on March 31, 2006 in Book 4453, Page 319 and confirmed by deed dated December 29, 2005 and recorded in Book 4490, Page 192, previously existing lease lots as well as lots on approved and recorded plans; therefore, this conveyance is not counted for subdivision purposes.
- 2011, January 18: Out-parcel conveyed to Jasper Wyman & Son by deed from Kennebec West Forest LLC dated January 18, 2011 and recorded in Book 5562, Page 251. Assuming no other exemption, this represents the first division in a five year period and is not counted for subdivision purposes after January 18, 2016.
- 2011, January 28: Remainder of parcel conveyed by Kennebec West Forest LLC to Ursa Major, LLC by deed dated January 28, 2011 and recorded in Book 5571, Page 1.

Since the acquisition by Ursa Major on January 28, 2011 and through August 22, 2018, Registry records indicate only the following conveyances:

- 2011, November 3: Ursa Major, LLC conveys to David N. Bragg, Sr. by deed recorded on Nov. 30, 2011 in Book 5723, Page 250. This is a conveyance of a previously existing lease lot and therefore is not counted for subdivision purposes.
- 2013, October 2: Ursa Major, LLC conveys existing, LURC-approved camp lease parcel to Judy Pinkham by deed recorded at the Hancock County Registry of Deeds in Book 6140, Page 215. This is Lot 111 as shown on Sheet 3 of a plan entitled “Plan Two Upper Lead Mountain Pond Camp Lot Subdivision” dated June 1, 2006 and recorded in File 35, Number 108. This conveyance of an existing camp lease parcel is not counted for subdivision purposes.
- 2014, June 4: BBC Land, LLC² conveys existing, LURC-approved camp parcel to Jeffrey Grant by deed recorded in Book 6247, Page 346. This is Lot 119 as shown on Sheet 3 of a plan entitled “Plan Two Upper Lead Mountain Pond Camp Lot Subdivision” dated June 1, 2006 and recorded in File 35, Number 108.

² As mentioned in our land division history report on the Town of Osborn, after Black Bear Forest, Inc. acquired the lease lots from Kennebec West Forest LLC in December 2005, Black Bear Forest (parent) conveyed them to Black Bear Cub, Inc. (sub). BBC Land, LLC acquired Black Bear Cub’s remaining lease lots in January 2011.

MEMORANDUM

To: Joy Prescott, Stantec

From: Anthony Calcagni, Verrill Dana LLP

Date: August 22, 2018

Re: Longroad Energy - Weaver Wind Project
20 year land division history – Property of Lakeville Shores, Inc. in T16 MD BPP,
Hancock County

The following is a land division history¹ through August 22, 2018 for the subject parcel now owned by Lakeville Shores, Inc. (“Lakeville Shores”) in T16 MD BPP, Hancock County, Maine:

LAKEVILLE SHORES PARENT PARCEL – T16 MD, HANCOCK COUNTY, MAINE

The parent parcel in Township 16 was acquired by Lakeville Shores from Five Islands Land Corporation and Herbert C. Haynes, Inc. a/k/a H.C. Haynes, Inc.² by deed dated February 18, 2009 and recorded at the Hancock County Registry of Deeds in Book 5141, Page 309.³ Prior to Lakeville Shores’ ownership, the parent parcel was conveyed as follows (in chronological order):

- 1998, January 1: Entire parent parcel owned in fee by Champion International Corporation, which had acquired the parent parcel by the following: (i) deed dated May 17, 1985 and recorded in Book 1539, Page 426; (ii) deed dated June 12, 1987 and recorded in Book 1647, Page 359; and (iii) merger with St. Regis Corporation by Certificate of Merger dated April 1, 1985 and recorded in Book 9, Page 151.
- 2000, December 31: Champion International Corporation merged with International Paper Company by Certificate of Merger recorded in Book 3017, Page 191.

¹ Granted easements are not addressed in this report, except that a 2011 easement for the “BHE Substation,” two separate easements for collection lines and facilities connecting to the BHE Substation, and a 2012 easement granted to Hancock County for a telecommunications tower, are addressed for informational purposes.

² Herbert C. Haynes, Inc. a/k/a H.C. Haynes, Inc. joined in this deed for the sole purpose of conveying its interest in a certain Permit to Use Sand, Clay and Gravel from International Paper Company dated May 20, 2004 and recorded in the Hancock County Registry of Deeds in Book 3934, Page 165.

³ The deed into Lakeville Shores also reserves and excepts seven lease lots that are part of a previously approved LURC subdivision.

- 2001, March 12: Entire parent parcel conveyed to IP Maine Forests L.L.C. by International Paper Company by deed recorded in Book 3036, Page 212, as corrected by deed dated June 20, 2001 and recorded in Book 3095, Page 274.
- 2001, March 26: IP Maine Forests L.L.C. merged with S.P. Forests L.L.C. by Certificate of Merger recorded in Book 3042, Page 257.
- 2003, November 25: Outparcel conveyed by S.P. Forests L.L.C. to Tree Top Manufacturing, Inc. by deed recorded in Book 3809, Page 286. This lot was the first division in a five-year period; this lot is not counted for subdivision purposes after November 25, 2008.
- 2004, May 20: Entire parent parcel conveyed to Herbert C. Haynes, Inc. a/k/a H.C. Haynes, Inc. by S.P. Forests L.L.C. by deed recorded in Book 3809, Page 286.
- 2004, May 28: Entire parent parcel conveyed to Five Islands Land Corporation by Herbert C. Haynes, Inc. a/k/a H.C. Haynes, Inc. by deed recorded in Book 3936, Page 18.
- 2009, February 18: Entire parent parcel conveyed to Lakeville Shores, Inc. by Five Islands Land Corporation and Herbert C. Haynes, Inc. a/k/a H.C. Haynes, Inc. by deed recorded in Book 5141, Page 309.
- 2009, August 17: Amended and Restated Land Lease Agreement to Blue Sky East, LLC dated August 17, 2009, a Memorandum of which having been recorded in Book 5523, Page 201 and also in Book 5701, Page 307 (the "Blue Sky East Lease"), leasing the entire parcel of Lakeville Shores described in the deed recorded in Book 5141, Page 309.
- 2011, October 19. Lakeville Shores granted an Easement to Bangor Hydro Electric Company for a substation, recorded in Book 5706, Page 53 (the "BHE Substation"). The 2.31 acre easement area is adjacent to the 150'-wide transmission line corridor, also held as an easement by Bangor Hydro Electric Company. Blue Sky East joined in this Easement, since the easement area falls within a portion of the leased premises under the Blue Sky East Lease.
- 2012, April 2: By Amendment dated April 2, 2012 (Book 5793 Page 129), the Blue Sky East Lease was amended to reduce the area leased to a 2,300± acre portion of the Lakeville Shores parcel. Also, by Land Lease Agreement to Hancock Wind, LLC dated April 2, 2012, a Memorandum of which having been recorded at said Registry in Book 5793, Page 270 (the "Hancock Wind Lease"), the remaining portion of the Lakeville Shores parcel (i.e., everything except the 2,300± acre portion now subject to the Blue Sky East Lease, being approximately 16,300 acres) was leased to Hancock Wind, LLC. This amendment of the Blue Sky East Lease and leasing of all remaining land with the Hancock Wind Lease was the first division in a five-year period; the 2,300± acre leased premises under the Blue Sky East Lease is not counted for subdivision purposes after April 2, 2017.

- 2012, April 2: Lakeville Shores also granted to Hancock Wind, LLC an Easement Agreement (Book 5793, Page 276) to construct collection lines and facilities connecting to the BHE Substation. Blue Sky East joined in this Easement Agreement, since a portion of the easement area falls within the 2,300± acre leased premises under the Blue Sky East Lease. This Easement was amended by Amendment dated November 8, 2017 (Book 6876, Page 955) to more particularly describe the easement corridors connecting to the BHE Substation.
- 2012, Sept. 21 and Oct. 11: Lakeville granted to Hancock County an Easement dated September 21, 2012 and recorded in Book 5908, Page 77, as corrected by Amended and Restated Easement dated October 11, 2012 and recorded in Book 5931, Page 218, for a telecommunications tower. The easement area falls within the 2,300± acre leased premises under the Blue Sky East Lease.
- 2013, April 11: Lakeville Shores conveyed a 1,115± acre parcel to Elliot Jordan & Son, Inc. by deed dated April 11, 2013 and recorded in Book 6020, Page 38, for the purpose of converting a portion of the 1,115 acres from forest land to blueberry agricultural land. This conveyance was exempt from being counted toward subdivision because it is used for agricultural and land management activities, as set forth in Land Use Planning Commission Advisory Ruling AR 13-4 (Mar. 26, 2013). Since the 1,115± acre Jordan parcel was included as part of the leased premises under the Hancock Wind Lease, by Amendment to Land Lease Agreement dated April 11, 2013 and recorded in Book 6020, Page 52, the leased premises were reduced to no longer include the 1,115± acre Jordan parcel.
- 2014, June 23: Lakeville Shores conveyed a 2,950± acre parcel to Joseph P. Romance and Pamala D. Romance by deed dated June 23, 2014 and recorded in Book 6241, Page 89, for the purpose of converting a portion of the 2,950 acres from forest land to blueberry agricultural land. This conveyance was exempt from being counted toward subdivision because it is used for agricultural and land management activities, as set forth in Land Use Planning Commission Advisory Ruling AR 14-04 (amended June 23, 2014). Since the 2,950± acre Romance parcel was included as part of the leased premises under the Hancock Wind Lease, by Second Amendment to Land Lease Agreement dated June 23, 2014 and recorded in Book 6241, Page 101, the leased premises were reduced to no longer include the 2,950± acre Romance parcel.
- 2014, December 22: Lakeville Shores granted to Weaver Wind, LLC an Easement Agreement dated December 22, 2014 and recorded in Book 6347, Page 15, to construct collection lines and facilities connecting to the BHE Substation. This is the same form of Easement Agreement as was previously granted to Hancock Wind, LLC and discussed above (Book 5793, Page 276). Both Blue Sky East and Hancock Wind joined in this Easement Agreement, since a portion of the easement area falls within the 2,300± acre leased premises under the Blue Sky East Lease.
- 2015, June 25: the 2012 Hancock Wind Lease was amended by Third Amendment between Lakeville Shores and Hancock Wind, LLC dated June 25, 2015 and recorded in

Book 6422, Page 241, to reduce the area leased to a 528.6± acre portion of the Lakeville Shores parcel. The remaining land of Lakeville Shores, not including the 2,300± acres leased under the Blue Sky East Lease or the contiguous 528.6± acres leased under the Hancock Wind Lease, may not be divided and must be used solely for forest management activities or conservation of natural resources during the five-year period ending June 25, 2020.

- 2018, April 30: Lakeville Shores conveyed its remaining land, not including the 2,300± acres leased under the Blue Sky East Lease or the contiguous 528.6± acres leased under the Hancock Wind Lease, to The Conservation Fund by deed dated April 30, 2018 and recorded in Book 6886, Page 308. As mentioned above, this outparcel may not be divided and must be used solely for forest management activities or conservation of natural resources during the five-year period ending June 25, 2020.