



October 7, 2022

Town of Wareham Planning Board  
c/o Kenneth Buckland, Dir. Of Planning & Community Dev.  
54 Marion Road  
Wareham, MA 02571

Re: Special Permit and Site Plan Extension Requests  
150 Tihonet Road and 27 Charge Pond Road  
Case Nos. 7-20 & 9-20

Board Members,

We provide this letter in response to your request for more detail regarding the change of ownership surrounding the projects listed above. Borrego Solar Systems, Inc. (“BSSI”) applied for Special Permits for large ground mounted solar arrays at the properties commonly known as 150 Tihonet Road and 27 Charge Pond Road on land owned by A.D. Makepeace Company. BSSI submitted the applications on behalf of its wholly owned affiliates 150TIH Wareham Solar, LLC for the 150 Tihonet Road project and 27CPR Wareham Solar 1, LLC for the 27 Charge Pond Road project. The organizational structures at the time of the applications were submitted and the Special Permits approved were as follows:

Borrego Solar Systems, Inc.  
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1115 Solar Development, LLC  
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150TIH Wareham Solar, LLC

Borrego Solar Systems, Inc.  
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1115 Solar Development, LLC  
|  
27CPR Wareham Solar 1, LLC

The Special Permit for the project at 150 Tihonet Road was granted on December 28, 2020. Thereafter, on June 17, 2021, 1115 Solar Development, LLC, sold the membership interests in 150TIH Wareham Solar, LLC and the project is now owned by SunRaise Development LLC, which is owned by REA Investments, LLC. Such sale included the Special Permit on 150 Tihonet Road. The Special Permit runs with the property owned by A.D. Makepeace Company.

The Special Permit for the project at 27 Charge Pond Road was granted on October 19, 2020. On December 31, 2021, 1115 Solar Development, LLC sold the membership interests in 27CPR Wareham Solar 1, LLC and the project is now owned by Distributed Solar Projects, LLC which is



owned by Distributed Solar Development (DSD). Such sale included the Special Permit on 27 CPR. The Special Permit runs with the property owned by A.D. Makepeace Company.

On July 27, 2022, BSSI engaged in a series of restructuring transactions and in the process sold its development business and distributed the development business, including its wholly owned subsidiary 1115 Solar Development, LLC, to New Leaf Energy, Inc. ("New Leaf"). 150 TIH Wareham Solar, LLC and 27CPR Wareham Solar 1, LLC were not transferred to New Leaf as they had been previously sold to third parties, but pursuant to the Membership Interest Purchase Agreements in which the project companies were sold, 1115 Solar Development, LLC retained certain obligations to the new project owners, such obligations residing under New Leaf.

New Leaf, and before it BSSI, sells development assets to ultimate Independent Power Producers who build, own, and operate the projects, as part of our normal course of business. We spend a lot of time vetting our partners in this space for both financial health and stability as well as a proven track record of success to ensure that the projects are being financed and constructed successfully and responsibly. In the case of 27 Charge Pond Road, the project company was sold to Distributed Solar Development (DSD). DSD was originally GE Solar as part of the General Electric Corporation. In 2019 they rebranded GE Solar as DSD and raised \$250M in project funding. Since then, they have raised over \$1B in funding including a partial acquisition by BlackRock Capital. DSD has developed hundreds of projects nationally and has a combined 240GWh of renewable energy generation in operation. DSD's website is [www.dsdrenewables.com](http://www.dsdrenewables.com). As for 150 Tihonet Road, this project is now owned by Renewable Energy Alternatives (REA Investments, LLC) who have been in business since 2012 and have completed over 80 projects. REA Investments website is [www.rea-investments.com](http://www.rea-investments.com).

New Leaf continues to have a role in the projects as the sole member and manager of 1115 Solar Development, LLC who agreed to pursue permit extensions on behalf of the new project owners. The Special Permits run with the land and all conditions of compliance are the obligation of the owner/operator of these projects once they are constructed and placed in service.

Please let me know if I can answer any further questions you may have.

Sincerely,

A handwritten signature in black ink, appearing to read "Shana M.G.", written over a light blue rectangular background.

Shana Margolis Goldberg  
VP and General Counsel  
New Leaf Energy, Inc.