

EXHIBIT – 4.0

Town of Dover Land Owner Authorization Letter

Howlands Lake Partners LLC,
P.O. Box 285
Mount Kisco, NY 10549

November 3, 2009

Town of Dover
126 East Duncan Hill Road
Dover Plains, New York 12522

Re: Applications of Cricket Valley Energy Center, LLC

To Whom It May Concern:

Howlands Lake Partners, LLC ("HLP"), a New York limited liability company, owns the fee interest in property (the "Property") described on Dutchess County Tax maps as:

- Lot 7061-00-580190 = approximately 54.6 acres
- Lot 7060-00-493989 = approximately 44.0 acres
- Lot 7061-00-465190 = approximately 27.0 acres
- A portion of Lot 7061-00-585063 equal to approximately 6 acres
- Total acreage approximately= 131.6 acres

Howlands Lake Partners, LLC has entered into a Purchase Option Agreement with AP Dutchess Properties, Inc., a New York corporation to purchase the Property.

Howlands Lake Partners, LLC hereby authorizes AP Dutchess Properties, Inc. or its designee, Cricket Valley Energy Center, LLC, to make applications to the Town of Dover, agencies of the County of Dutchess and State of New York and all other applicable regulatory bodies for approval of plans to develop the Property.

Very truly yours,
Howlands Lake Partners, LLC

By: 
Jonathan Schachter, Member