



TRELINA SOLAR ENERGY CENTER

Case No. 19-F-0366

1001.13 Exhibit 13

Real Property

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Appendices

Appendix 13-1 Surveys of Properties Leased by Applicant

Exhibit 13: Real Property

This Exhibit will track the requirements of proposed Stipulation 13, dated June 19, 2020, and therefore, the requirements of 16 New York Codes, Rules and Regulations (NYCRR) § 1001.13.

13(a) Real Property Map

Figure 4-3 of Exhibit 4 illustrates the locations of Project facilities as well as property boundaries with tax map sheet, block, and lot numbers; the owner of record and all parcels included in the Project Area and for all adjacent parcels; land rights, easements, grants and related encumbrances on the Project Area parcels; public and private roads on or adjoining or planned for use as access to the Project Area; local designations applicable to the Project Area and adjoining properties (as applicable). Zoning information for the Town of Waterloo is included on Figure 4-4. The locations of Project facilities are indicated on Appendix 13-1, Surveys of Properties Leased by the Applicant. Boundary surveys will be prepared by a New York State-licensed professional and will comply with the Town of Waterloo Code. Survey maps are included as Appendix 13-1 for the parcels that are currently under lease by the Applicant. Data used in the preparation of Figure 4-3 was obtained from the Seneca County Real Property Tax Office and the boundary survey prepared for the Applicant.

13(b) Right-of-Way Map of Interconnection Facilities

Figure 3-1 of Exhibit 3 illustrates the locations of proposed interconnection facilities as part of the Project, as well as right-of-way access drives and construction lay-down/staging areas. No off-property access roads are proposed as part of the interconnection facilities. Figure 3-1 depicts the existing New York State Electric & Gas (NYSEG) Border City to Station 122 115kV transmission line and proposed switchyard that will interconnect the Project to the Point of Interconnection (POI) via a proposed 120-foot 115kV transmission line.

13(c) Demonstration of Title or Leasehold Interest in the Project Area

The 1,067 acres that comprise the Project Area are generally contracted under option-to-lease agreements, and all parcels located within the Project Area are participating landowners. In general, the agreements have lease terms and extension periods that last for no less than the expected useful life of the Project. Should the option be exercised, the Applicant will gain easements including but not limited to construction, operation and maintenance of all Project Components, vehicular and pedestrian ingress and egress, and capturing of the sun's rays.

Annual payments are made during the Option Term. Once the Option is exercised, annual payments will be made to the landowners depending upon the total acreage of Project Components sited on the respective properties.

In certain cases, including (but not limited to) the property that will be used for the Project interconnection facilities, site control is obtained through land purchase options. Should the option be exercised, the option agreements will become a binding contract for the purchase and sale of the property.

13(d) Demonstration of Property Rights to Interconnection Site

The Applicant has rights to all of the land required for the Project interconnections facilities. Project interconnection facilities are contracted under agreements as discussed in Section 13(c).

13(e) Improvement District Extensions

No improvement district extensions will be necessary for the Project, and as such, this section is not applicable.