



WATKINS GLEN SOLAR ENERGY CENTER

Case No. 17-F-0595

1001.13 Exhibit 13

Real Property

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Exhibit 13: Real Property

This Exhibit will track the requirements of Stipulation 13, dated February 21, 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 Components as well as property boundaries with the tax map sheet, block, and lot numbers; the owner of record of all parcels included in the Watkins Glen Solar Energy Center (the Watkins Glen Solar Energy Center or 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; and local designations applicable to the Project Area and adjoining properties. Zoning information for the Town of Dix is included on Figure 4-4. The locations of Project Components are indicated on Figure 13-1, the Real Property Map. The survey map is included as Appendix 13-1 for the parcels that are currently under lease by the Watkins Glen Solar Energy Center, LLC (the Applicant). Data used in the preparation of Figure 4-4 was obtained from the Schuyler County Real Property Tax Department 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 laydown/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 and Gas Bath-Montour Falls 115-kilovolt (kV) transmission line and proposed switchyard that will interconnect the Project to the Point of Interconnection via a proposed approximately 375-foot 115-kV transmission line. The 375-foot transmission line is part of the Project for this Article 10 Application and is not required to be permitted separately under Article VII of the New York Public Service Law.

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

The approximately 771 acres that comprise the Project Area are contracted under a lease option agreement. In general, the agreement has option terms that last for no less than the expected useful life of the Project plus any necessary extension period. 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, additional payments will be made to the landowner depending upon the total acreage of components sited on the property. Appendix 13-2 contains a demonstration that the Applicant has obtained all necessary title or leasehold interest in the Project Area.

13(d) Demonstration of Property Rights to Interconnection Site

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

13(e) Improvement District Extensions

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