



South Ripley
SOLAR PROJECT

ConnectGen Chautauqua County LLC

South Ripley Solar Project

Matter No. 21-00750

900-2.5 Exhibit 4

Real Property

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EXHIBIT 4 REAL PROPERTY

(a) Real Property Map of Generating Site

The Applicant is developing the Project on 55 parcels of private land held by 39 landowning entities, including two parcels held by National Grid that are associated with the existing transmission line. A tax parcel map of the Facility Site has been prepared for this Application (Figure 4-1) and depicts the following:

- tax parcel boundaries, including the parcel ID and the owner of record for all parcels within and directly adjacent to the Facility Site;
- current zoning designations for the Facility Site and adjoining parcels;
- necessary access and utility easements for the Facility; and
- public roads planned for use as access to the Facility Site.

The data for this map was obtained from the Chautauqua County Tax Parcel GIS data, Erie County, Pennsylvania Tax Parcel GIS Data, NYS GIS Clearinghouse, United States Census Bureau (TIGER/line files), and Environmental Systems Research Institute (ESRI).

In addition, the Applicant performed a 150-year title review and an on-site ALTA survey which identified existing easements and potential lease agreements associated with existing utility crossings on the parcels comprising the Facility Site (Figure 4-2). The title review and ALTA survey identified no other grants, deed restrictions, or related encumbrances. ALTA survey plat maps will be submitted as a pre-construction compliance filing pursuant to §900-10.2(h)(2) of the 94-c regulations.

(b) Real Property Map of Transmission Lines and Interconnection Facilities

There are no components of the electrical collection system that exceed 34.5 kV in design capacity. The Facility will tie into the existing National Grid Erie to Dunkirk 230 kV transmission line at the existing National Grid 230 kV South Ripley substation and point of interconnection (POI) via a new co-located collection substation. Proposed interconnection facilities and associated access drives/laydown areas are displayed in Figure 4-1. All proposed interconnection facilities and associated access drives/laydown areas will be located on land controlled by the Applicant. Therefore, no off-property access is anticipated to be necessary. A full description of the interconnection facilities is provided in Exhibit 21 and depicted in the design drawings included in Exhibit 5.

(c) Demonstration that the Applicant Has Obtained, or Can Obtain, Title or Lease Interest in Facility Site

The Applicant is not registered as a transportation corporation and, as such, does not plan to acquire necessary lands for generating or transmission line or other facility-related infrastructure pursuant to New York State Eminent Domain Procedure Law.

The Applicant has secured, or is in the process of securing, all required real property rights for the Facility utilizing the following types of long-term agreements: (i) Solar Lease and Easement Agreement; (ii) Collection Line Easement Agreement; (iii) the Purchase Option Agreement; and (iv) Neighbor Agreement from the landowners of record. All agreements and easements have terms that last through the projected lifespan of the Facility.

Solar Lease and Easement Agreements and/or Purchase Option Agreements have been executed with twenty-seven (27) landowners of record. These agreements allow for the installation, access, and maintenance of photovoltaic panels and associated infrastructure, including, but not limited to, electric collection, access roads, fencing, and the battery energy storage system (BESS). Solar Lease and Easement Agreements generally provide for a term of at least 30 years after the start of operations. Additional survey access or exclusive letters of intent have been executed with nine (9) additional landowners of record and negotiations for final lease, easement, and purchase agreements are ongoing.

Collection Line Easement Agreements have been executed with two (2) landowners of record. These easements provide for the installation, access, and maintenance of electrical and communications cables for a period of up to 49 years.

The Applicant has executed a Purchase Option Agreement specific to a portion of one (1) parcel that will house the proposed collection substation and POI to the existing National Grid 230kV South Ripley Substation.

There are 46 locations where new ingress and egress access to a town road, county road, or state highway will be required to access the Facility Site for construction, operation, and maintenance of the Facility. The Applicant's lease, purchase, and easement agreements include, or will include all access points from public roadways. Prior to construction, the Applicant or the contractor will obtain highway permits needed to utilize the new entrances to the Facility Site.

(d) Statement that the Applicant Has Obtained Property Rights to Interconnection Site

The Applicant hereby states that it has obtained, or will obtain, access and siting rights to all parcels needed for Facility interconnection and utility infrastructure (i.e., POI). As discussed above, the Project's POI is located on-site, such that no gen-tie route is required for the interconnection of the Project.

(e) Improvement District Extensions

Based on discussions with local municipal representatives, the Facility will not need any improvement district extensions. Therefore, a demonstration that the Applicant can obtain such extensions is not necessary.

REFERENCES

Chautauqua County. 2021. Chautauqua County Parcel Viewer 2.0. Available at: <https://www.arcgis.com/apps/webappviewer/index.html?id=82233170274a4e3a8f79f94ea90f278f>

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