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**NORTH SENECA**  
**SOLAR PROJECT**

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**North Seneca Solar Project**

**ORES Permit Application No. 23-00036**

**1100-2.5 Exhibit 4**

**Real Property**

**REVISION 1**

**TABLE OF CONTENTS**

EXHIBIT 4 REAL PROPERTY..... 1

- (a) Real Property Map of Generating Site..... 1
- (b) Property Map of Proposed Transmission and Interconnection Facilities..... 1
- (c) Demonstration that the Applicant Has Obtained, or Can Obtain, Title or Lease Interest in Facility Site..... 1
- (d) Demonstration that the Applicant Has Obtained Property Rights to Interconnection Site ..... 3
- (e) Improvement District Extensions..... 3

**LIST OF TABLES**

Table 4-1. Status of Landowner Agreements..... 2

**LIST OF FIGURES**

Figure 4-1. Real Property - Revision 1

## **EXHIBIT 4 REAL PROPERTY**

### **(a) Real Property Map of Generating Site**

A tax parcel map of the Facility Site has been prepared for this Application (Figure 4-1) which depicts the following:

- Tax parcel boundaries, owner, and ID numbers for all parcels within and directly adjacent to the Facility Site
- Easements, grants, deed restrictions, and related encumbrances on the parcels comprising the Facility Site
- Public and private roads planned for use as access to the Facility Site
- Current zoning designations for the Facility Site and adjoining parcels.

The data for this map were obtained from the results of a professional survey completed for the Facility Site, along with Seneca County Tax Parcel GIS data (from 2021), and Environmental Systems Research Institute Street Map. The final American Land Title Association survey will be provided as a pre-construction compliance filing for the Facility, along with mapping of plottable encumbrances.

### **(b) Property Map of Proposed Transmission and Interconnection Facilities**

Using the data referenced in Section (a), a map showing all proposed transmission lines and interconnection facilities and associated access drives and temporary laydown areas was prepared (Figure 4-1). All proposed infrastructure will be located on land controlled by the Applicant. Therefore, no off-property access is anticipated to be necessary.

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

The Applicant will secure from the landowners of record all required real property rights for the Facility Site, including ingress and egress to a public street, utilizing the following types of long-term agreement: (i) the Option and Solar Energy Lease Agreement; (ii) the Easement Agreement; and (iii) the Real Estate Option Agreement. All agreements and easements have terms that last through the projected lifespan of the Facility. The status of landowner agreements is shown in Table 4-1.

In addition, the Applicant has initiated consultations with local utilities for which crossing agreements will be required. It is anticipated that these crossing agreements will be secured after the issuance of the siting permit and copies of such agreements will be provided to the Office of Renewable Energy Siting and Electric Transmission prior to the commencement of construction, in accordance with Section 1100-10.2(c)(3).

Table 4-1. Status of Landowner Agreements

Landowner	Tax ID	Agreement Type	Status
MARTIN, ALLEN & SANDRA	13-1-19.212 13-1-25.12 14-1-15	OPTION AND SOLAR ENERGY LEASE	SECURED
TRAMMEL, KENNETH & BESSIE R.	14-1-19 14-1-25.1 14-1-27.1 17-1-08.111 17-1-59	OPTION AND SOLAR ENERGY LEASE	SECURED
GOOD, QUENTIN D. & ELLEN W.	15-1-9	OPTION AND SOLAR ENERGY LEASE	SECURED
MARTIN, ALLEN & SANDRA	13-1-19.212	REAL ESTATE OPTION AGREEMENT	SECURED
MARTIN, ERVIN S. & ESTHER S.	15-1-07.211	OPTION AND SOLAR ENERGY LEASE	SECURED
BRUBAKER, JERRY L. & JOANNE R.	14-1-08	EASEMENT AGREEMENT	SECURED
TRAMMEL, KENNETH & BESSIE R.	15-1-03.1	EASEMENT AGREEMENT	SECURED
BUCK, DALE R. & THELMA	15-1-31.111	OPTION AND SOLAR ENERGY LEASE	SECURED
BUCK, DALE R. & THELMA	15-1-31.111	EASEMENT AGREEMENT	SECURED
LINEHAN, TIMOTHY P. & ELEANOR	15-1-04.1	EASEMENT AGREEMENT	SECURED

Solar Land Lease Agreements have been executed with five landowners of record. The agreement allows for the installation, access, and maintenance of photovoltaic panels and associated infrastructure. Solar Land Lease Agreements provide for a term of 32 years after the start of operations, with options to extend.

The parcel that hosts the proposed collection substation and point of interconnection (POI) switchyard will be purchased. The Applicant intends to construct the POI switchyard, with the intention of turning over the land and switchyard facility components to National Grid ownership on or about commercial operation. Either a subdivision of land to effectuate the transfer at the Town level, or a perpetual easement, would be required.

Purchase Agreements have been executed with two landowners of record. These agreements provide the Applicant with full control of the parcels in question.

The Applicant is not a transportation corporation and does not have—nor does it intend to obtain—power to condemn property via eminent domain.

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

The Applicant hereby states that it has obtained, or can obtain (with commercially reasonable certainty), access and siting rights to all parcels needed for Facility interconnection and utility infrastructure (i.e., POI and transmission line).

**(e) Improvement District Extensions**

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