



NORTH SIDE ENERGY CENTER

Case No. 17-F-0598

1001.13 Exhibit 13

Real Property

Contents

Exhibit 13: Real Property	1
13(a) Real Property Map.....	1
13(b) Right-of-Way Map of Interconnection Facilities.....	1
13(c) Demonstration of Title or Leasehold Interest in the Project Area	1
13(d) Demonstration of Property Rights to Interconnection Site.....	2
13(e) Improvement District Extensions	2

Figures

Figure 13-1. Real Property Map of Generating Site and Interconnection Facilities

Appendices

Appendix 13-1. Survey of Properties Leased by Applicant

Appendix 13-2. Demonstration that the Applicant has Obtained Rights in the Project Area

Exhibit 13: Real Property

This Exhibit will track the requirements of Stipulation 13, dated February 10, 2021, 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 tax map sheet, block, and lot numbers; the owner of record of 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 Towns of Massena, Norfolk, and Brasher are included on Figure 4-4. The locations of Project Components are indicated on Figure 13-1, the Real Property Map. A survey map is included as Appendix 13-1 for parcels that are under lease by the Applicant. Data used in the preparation of Figure 4-3 and Figure 13-1 was obtained from the St. Lawrence County Real Property 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 (ROW) 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 Power Authority (NYPA) Massena-Moses 230 kilovolt (kV) transmission line and proposed switchyard that will interconnect the Project to the Point of Interconnection (POI) via a proposed 230 kV transmission line. The transmission line connecting the collection substation to the POI is considered to be part of the Project for this Article 10 Application. Therefore, it 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 2,241 acres that comprise the Project Area are contracted under lease easement, purchase option agreements, or owned by North Side Energy Center, LLC. In general, the agreements have 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 landowners 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 interests in the Project Area.

13(d) Demonstration of Property Rights to Interconnection Site

The Applicant has the rights to all of 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.