



BROOKSIDE SOLAR, LLC

Matter No. 21-00917

900-2.5 Exhibit 4

Real Property

Contents

Acronym List ii

Glossary Terms..... iii

Exhibit 4: Real Property 1

 4(a) Real Property Map..... 1

 4(b) Right-of-Way Map of Interconnection Facilities, Access, and Lay-down or Preparation Areas 1

 4(c) Demonstration of Title or Leasehold Interest in the Facility Site..... 1

 4(d) Demonstration of Property Rights to Interconnection Site(s)..... 2

 4(e) Improvement District Extensions 2

Conclusions 2

References..... 3

Figures

Figure 4-1 Real Property Map

Appendices

Appendix 4-1 Survey of Properties Leased by Applicant

Appendix 4-2 Demonstration of Title or Lease in Facility Site

Acronym List

AES	The AES Corporation, Inc.
kV	kilovolt
NYCRR	New York Codes, Rules and Regulations
NYSEG	New York State Electric and Gas
ORES	Office of Renewable Energy Siting
ORPTS	Office of Real Property Tax Services
PSL	Public Service Law
ROW	right-of-way
USCs	Uniform Standards and Conditions

Glossary Terms

Applicant

Brookside Solar, LLC, a subsidiary of The AES Corporation, Inc. (AES), the entity seeking a siting permit for the Facility from the Office of Renewable Energy Siting (ORES) under Section 94-c of the New York State Executive Law.

Facility

The proposed components to be constructed for the collection and distribution of energy for the Brookside Solar Project, which includes solar arrays, inverters, electric collection lines, and the collection substation.

Facility Site

The parcels encompassing Facility components which totals 1,471 acres in the Towns of Burke and Chateaugay, Franklin County, New York (Figure 2-1).

Exhibit 4: Real Property

This Exhibit provides information required in accordance with the requirements of §900-2.5 of the Section 94-c Regulations.

4(a) Real Property Map

Figure 4-1 illustrates the Facility Site as well as property boundaries with tax map sheet, block and lot numbers; the owner of record of all parcels included in the Facility Site and for all adjacent parcels; land rights, easements, grants and related encumbrances on the Facility Site parcels; public and private roads on or adjoining or planned for use as access to the Facility Site; local zoning designations applicable to the Facility Site and adjoining properties; and landowner-imposed development restriction areas. The Applicant has indicated these areas as portions of participating parcels which the landowner has requested not be used for the siting of Facility components. These areas remained within the boundaries of the Facility Site to accurately reflect parcel boundaries and identify limitations placed upon the Applicant during siting of Facility components. A survey map is included as Appendix 4-1 for parcels that are under lease option by the Applicant. Real estate data used in preparation of Figure 4-1 was obtained from the Franklin County Office of Real Property Tax Services (ORPTS).

4(b) Right-of-Way Map of Interconnection Facilities, Access, and Lay-down or Preparation Areas

Figure 4-1 illustrates the locations of proposed interconnection facilities as part of the Facility, as well as right-of-way (ROW) haul drives and construction laydown/staging areas. No off-property haul roads are proposed as part of interconnection facilities. Figure 4-1 also depicts the existing New York State Electric and Gas (NYSEG) Line 911 Willis Road to Chateaugay 115-kilovolt (kV) transmission line. The approximately 173-foot and 210-foot transmission lines are part of the Facility for this 94-c Application and are not required to be permitted separately under Article VII of the New York State Public Service Law (PSL).

4(c) Demonstration of Title or Leasehold Interest in the Facility Site

The Applicant has executed lease and/or option contracts for all parcels within the Facility Site. Appendix 4-2 contains a demonstration that the Applicant has obtained all necessary title or leasehold interest in the Facility Site. Signed lease/option memorandums are included as

Appendix 4-2. Land lease and solar easements have been executed with the landowners of record for the properties within the Facility Site, in which the landowners have granted the Applicant the right to lease all or a portion of the properties. The Applicant is not a transportation corporation and does not have the ability, or intend to pursue the ability, to acquire land through eminent domain.

4(d) Demonstration of Property Rights to Interconnection Site(s)

The Applicant has the rights to all the parcels needed for the Facility interconnection facilities and will obtain any further rights needed to interconnect with the utility infrastructure (i.e., POI and switchyard), through the interconnection agreement.

4(e) Improvement District Extensions

No improvement districts are located within the Town of Burke or the Town of Chateaugay (Town of Burke, n.d.; Town of Chateaugay, n.d.; Franklin County, n.d.). Therefore, improvement district expansions will not be necessary for the Facility and this section is not applicable.

Conclusions

The Applicant has obtained or can obtain all necessary title or leasehold interest in the Facility Site, in the form of Solar Land Purchase Agreements and Land Lease and Solar Easements and will obtain any further rights needed to interconnect with the utility infrastructure through the interconnection agreement. The Facility has been designed to comply with 19 New York Codes, Rules and Regulations (NYCRR) §900-2.5 and the Uniform Standards and Conditions (USCs) and impacts related to real property have been avoided and minimized to the maximum extent practicable.

References

Franklin County (n.d.) County of Franklin, New York, Website. Available at:

<https://www.franklincountyny.gov/>. Accessed August 2021.

Town of Burke (n.d.). Town of Burke, New York, Website. Available at:

<https://www.burkeny.org/>. Accessed July 2021.

Town of Chateaugay (n.d.). Town of Chateaugay, New York, Website. Available at:

<https://www.chateaugayny.org/>. Accessed July 2021.