



**Exhibit 4: Real Property**

Cider Solar Farm  
Towns of Oakfield and Elba  
Genesee County, New York

**Matter No. 21-1108**

**EXHIBIT 4: REAL PROPERTY**

Matter No. 21-1108

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## EXHIBIT 4: REAL PROPERTY

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### Abbreviations

kV	kilovolt
NYPA	New York Power Authority
NYS	New York State
ROW	right-of-way

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**Glossary of Terms**

Applicant	Hecate Energy Cider Solar LLC
Project	Refers to the proposed Cider Solar Farm, an up to 500-megawatt utility scale solar project that will be comprised of photovoltaic panels, inverters, access driveways, electrical collection lines, point of interconnection/substation, construction staging areas, fencing and plantings, located on private land in the towns of Elba and Oakfield, Genesee County, New York.
Project Area	Refers to the Project Site and surrounding/adjacent land totaling approximately 7,518 acres.
Project Footprint	Refers to the limit of temporary and permanent disturbance within the Project Site caused by the construction and operation of all components of the Project totaling approximately 2,452 acres.
Project Site	Refers to those privately owned parcels under option to lease, purchase, easement or other real property interests with the Applicant in which all Project components will be sited totaling approximately 4,650 acres.

## **EXHIBIT 4: REAL PROPERTY**

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The content of Exhibit 4 is provided in conformance with Chapter XVIII, Title 19 of the New York Codes, Rules, and Regulations § 900-2.5, as follows.

### **a) Real Property Map**

The Project will be developed on 67 parcels of leased private land held by 31 land holding entities and associated easements for buried electrical collection lines between parcels (the Project Site). A boundary and topographic survey of the Project Site and adjacent properties was prepared by MJ Engineering and Land Survey, P.C., under the direction of a New York Licensed Land Surveyor. This survey is presented in Appendix 4-A: *Real Property Maps* and consists of 35 full-size to scale georeferenced drawings of each land holding entity. Information presented in these survey drawings include topography/contours, boundary dimensions and information for each lot, tax map parcel identification, the owner of record, title report information, zoning designations, and Federal Emergency Management Administration floodplain information.

For general context, Figure 4-1: *Project Area Tax Parcels* includes a set of 9 maps at 1:9,600 scale of the Project Site and adjacent properties, illustrating property boundaries with tax map, block and lot numbers, the owner of record for parcels, public and private roads planned for use as access, and zoning designations. Please note that this map is provided for general context and the parcel boundary data used in the preparation of Figure 4-1 was obtained from the New York State (NYS) Geographic Information System Clearinghouse and depicts county tax parcel data. Appendix 4-A should be referenced for survey level boundary and easement information. Municipal land use zoning and ordinances for the Town of Elba and Town of Oakfield is described in Exhibit 3: *Location of Facilities and Surrounding Land Use* of this Application.

As depicted in the title report summaries on each sheet comprising Appendix 4-A, within the Project Site, various rights-of-way (ROWs), easements, leases, conveyances and other encumbrances exist. These include utility easements (gas, electric and telecommunication), mortgages, heirship and estate designations, historic oil and gas leases (dated 1966 to 1982), an historic mining lease option, and access easements. Prior to construction, the identified conveyances, reservations, grants, restrictions, easements, mortgages, leases, or other encumbrances affecting the parcels comprising the Project Site will be properly cured, remedied, or otherwise subordinated, such that same will not inhibit the development of the Project Site.

### **b) Right-of-Way Map of Interconnection Facilities**

There are no off-property or off-site parcels to be developed or used for interconnection facilities, access roads, or construction laydown. All Project components are located on-site.

The substation and switchyard that form the interconnection facilities are located on a private land parcel north of the existing New York Power Authority (NYPA) Dysinger – New Rochester 345- kilovolt (kV) transmission line, west of Graham Road in the Town of Elba. The NYPA transmission line is located within a 300-foot-wide ROW, and the proposed interconnection facilities are located immediately adjacent to the ROW. Real property maps of all Project components, including the on-site interconnection facilities, are presented on of Appendix 4-A (See Tax Map Parcel ID's 16.-1-26.1 and 16.1-7-21). For further

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context, Figure 4-1 illustrates the locations of proposed interconnection facilities as part of the Project, as well as ROW access drives and nearby construction lay-down areas. Also depicted is the existing NYPA Dysinger – New Rochester 345-kV transmission line that will connect the Project to the NYS electricity grid. Medium voltage transformers will raise the low voltage from the inverters to medium voltage that flows through cable collection systems (13.8 kV and 34.5 kV) that will extend underground to collection points for connection to the transmission grid. A full description of the interconnection facilities is provided in Exhibit 21: *Electric Systems Effects and Interconnection* of this Application.

### **c) Demonstration of Title or Leasehold Interest in the Project Site**

The Applicant is not registered as a transportation corporation and does not plan to acquire land for purposes of generation or transmission line or other facility-related infrastructure pursuant to NYS Eminent Domain Procedure Law.

To secure title or leasehold interest in the private land required for Project development, the Applicant has entered into lease option or easement option agreements, or can obtain lease option or easement option agreements, with all landowners for all parcels that comprise the Project Site. Appendix 4-B: *Status of Land Interests* contains a summary of the status of all necessary title or leasehold interests in the Project Site, presented by tax parcel number and landowner name. The agreements have lease terms that last for no less than the expected useful life of the Project plus any necessary extension period. In the event that the Applicant chooses to exercise its option, the Applicant will gain relevant property rights<sup>1</sup> necessary to construct, operate, and maintain all Project components and access the Project Site through vehicular and pedestrian ingress and egress.

There are 37 locations where new ingress and egress access to a town road, county road, or state highway will be required to access the Project site for construction, operation, and maintenance of the facility. The Applicant's lease or easement options include all areas needed to access the site from public roadways. Prior to construction, the Applicant or the contractor will obtain highway permits needed to utilize the new entrances to the Project Site.

### **d) Demonstration of Property Rights to Interconnection Site**

The Applicant has rights to all the land required for the Project interconnection facilities.<sup>1</sup> The Applicant has obtained real property rights to the property on which Project interconnection facilities will be located through lease options discussed in Section (c) of this Exhibit. The Project's interconnection facilities are located on-site, such that no gen-tie route is required for the interconnection of the Project.

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<sup>1</sup> The majority of parcels will convert to leases upon option execution. The area designated for the Project substation is currently under an option to lease that includes both substation land and other facilities, but upon refining the substation location, the specific area designated for the substation is likely to be converted to a purchase structure. Additionally, there are a limited number of options for easement, which upon exercise will convert to easement rights that can be used to connect otherwise noncontiguous portions of the property.

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### **e) Improvement District Extension**

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

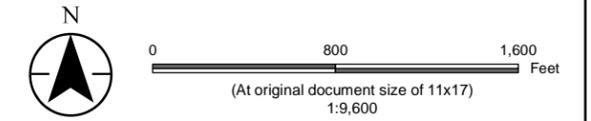
**EXHIBIT 4: REAL PROPERTY**

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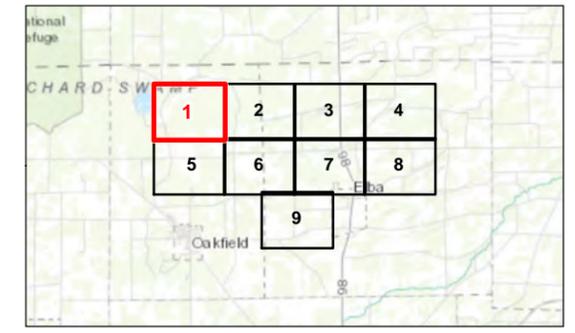
**FIGURES**

Legend

- Project Area
- Proposed Project**
  - Substation and Switchyard
  - Inverter
  - PV Panel Array
  - Collection Line
  - Fence Line
  - Access Road
  - Laydown Area
  - Project Site
- Existing Features**
  - Access Road for Construction
  - Tax Parcels
  - Municipal Boundary
- Genesee County Zoning District**
  - Agricultural Residential (A-R)
  - Business (B)
  - Commercial (C, C-1, C-2)
  - Industrial (I, I-1)
  - Land Conservation (LC)
  - Mobile Home Overlay (MHO)
  - Residential (R, R-1, R-2, R+A)



**Notes**  
 1. Coordinate System: NAD 1983 StatePlane New York West FIPS 3103 Feet  
 2. Data Sources: NYS GIS Clearinghouse (<https://gis.ny.gov>)



**Project Location**  
 Towns of Elba and Oakfield  
 Genesee County, NY

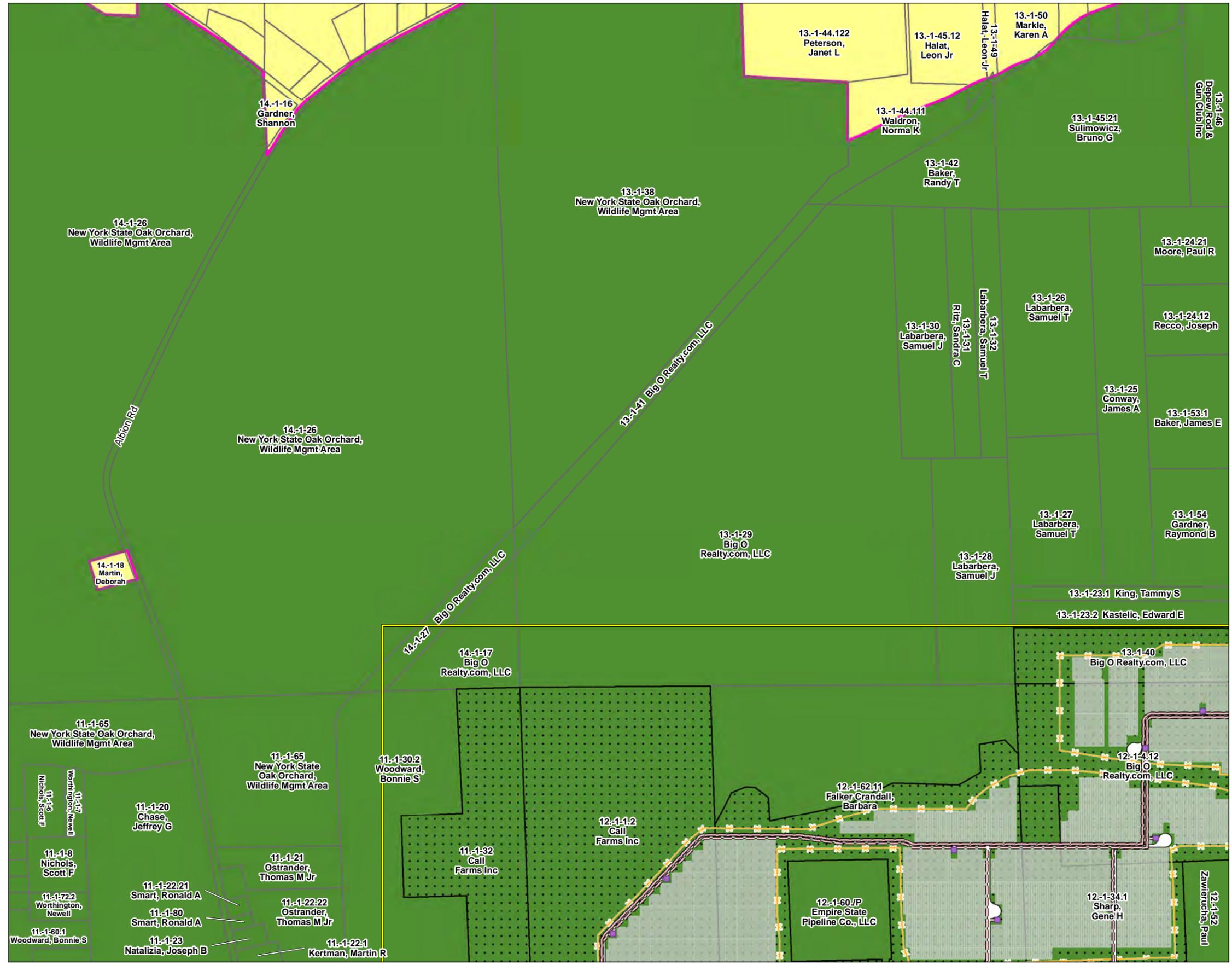
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 TR by EE on 2021-04-23  
 IR by SB on 2021-04-23

**Client/Project**  
 Hecate Energy Cider Solar LLC  
 Cider Solar Farm

190502038 REV B

Figure No.  
**4-A**

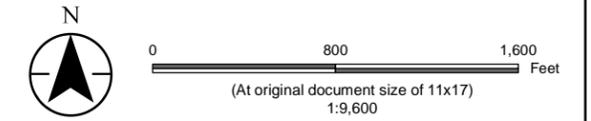
**Title**  
**Project Area Tax Parcels**  
**Map 1 of 9**



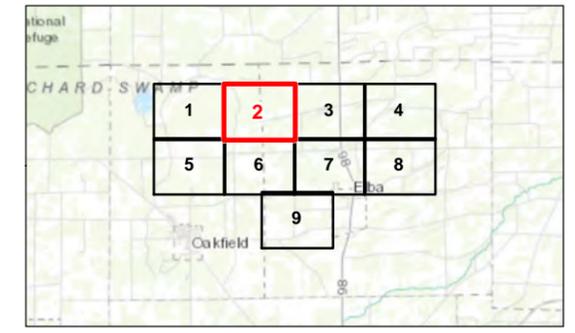
U:\190502038\03\_data\gis\mxd\Application\Exhibit\Fig\_4-1\_Project\_Area\_Tax\_Parcels\_CSF.mxd Revised: 2021-05-21 By: astaplebin

Legend

- Project Area
- Proposed Project**
- Substation and Switchyard
- Inverter
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**Notes**  
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 Genesee County, NY

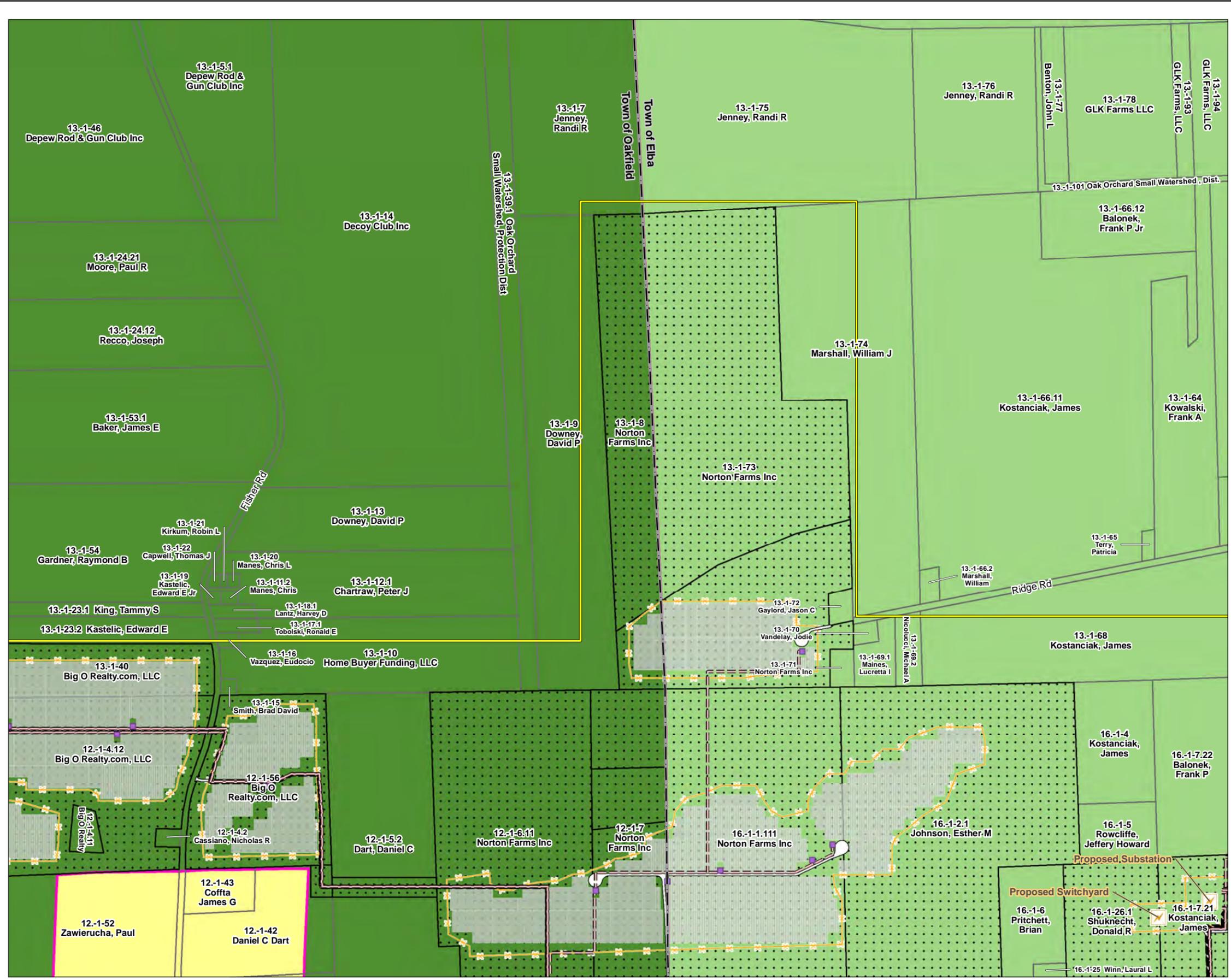
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 TR by EE on 2021-04-23  
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 Hecate Energy Cider Solar LLC  
 Cider Solar Farm

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Figure No.  
**4-A**

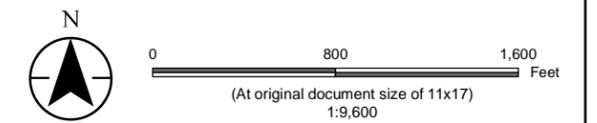
**Title**  
**Project Area Tax Parcels**  
**Map 2 of 9**



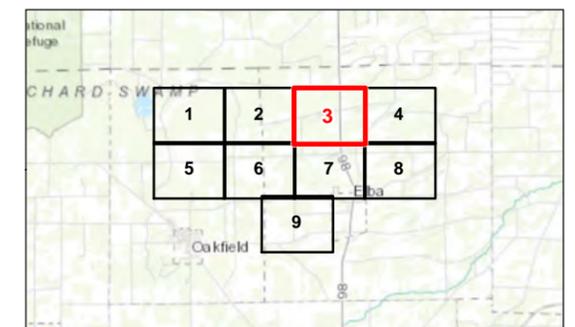
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Legend

- Project Area
- Proposed Project**
  - Substation and Switchyard
  - Inverter
  - PV Panel Array
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  - Project Site
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  - Mobile Home Overlay (MHO)
  - Residential (R, R-1, R-2, R+A)



- Notes**
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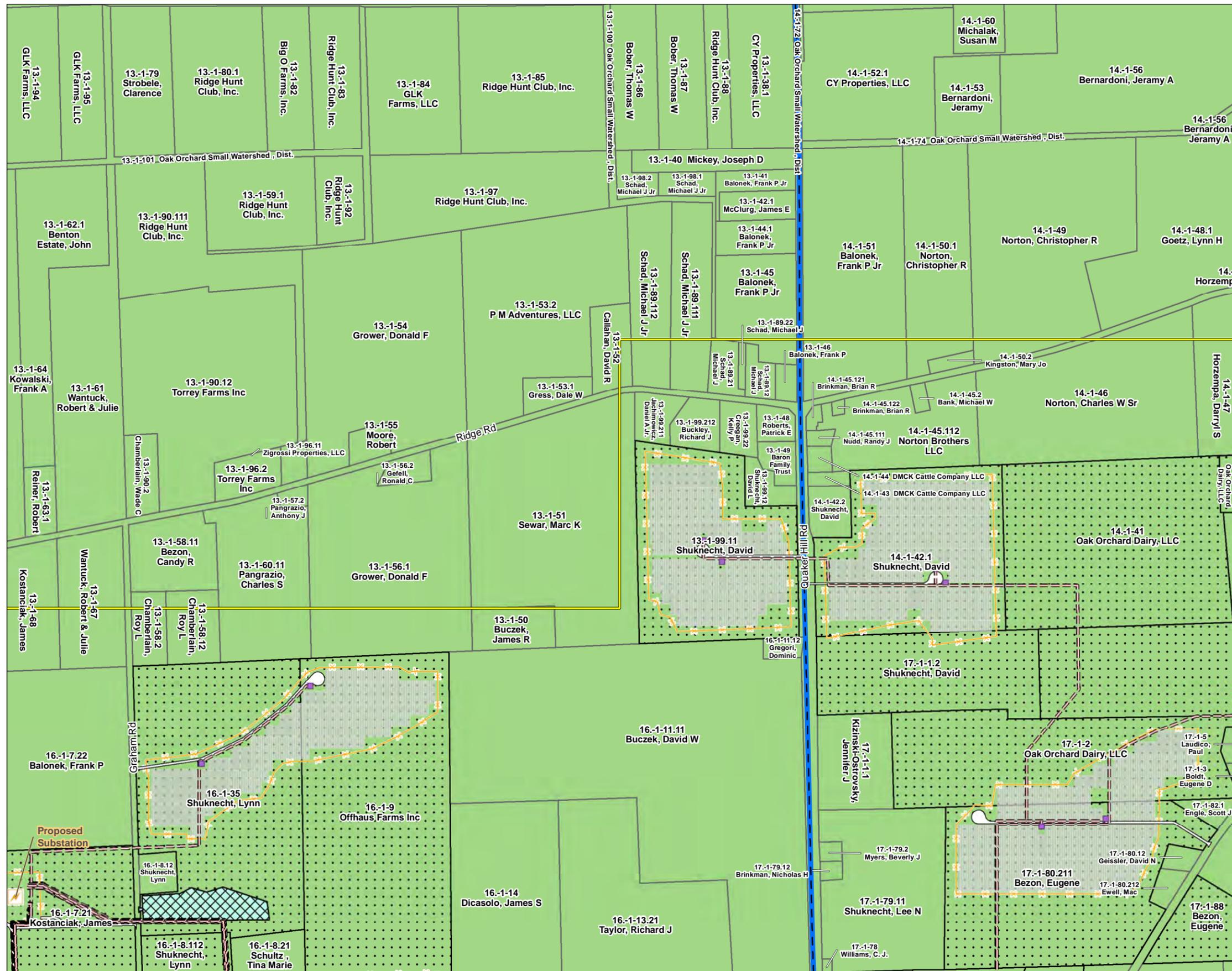


Project Location: Towns of Elba and Oakfield, Genesee County, NY  
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Client/Project: Hecate Energy Cider Solar LLC, Cider Solar Farm  
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Figure No. 4-A

**Project Area Tax Parcels Map 3 of 9**



Legend

Project Area

Proposed Project

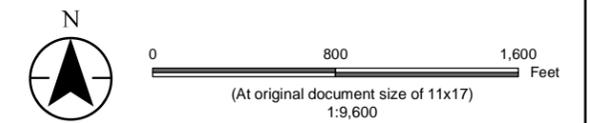
- Substation and Switchyard
- Inverter
- PV Panel Array
- Collection Line
- Fence Line
- Access Road
- Laydown Area
- Project Site

Existing Features

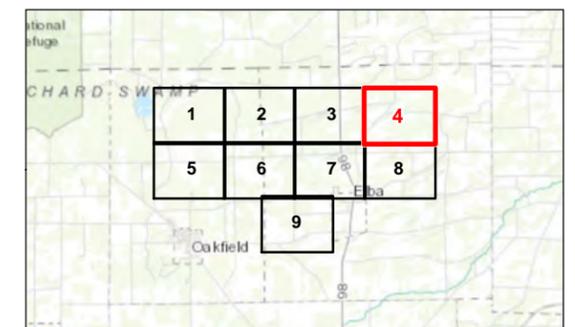
- Access Road for Construction
- Tax Parcels
- Municipal Boundary

Genesee County Zoning District

- Agricultural Residential (A-R)
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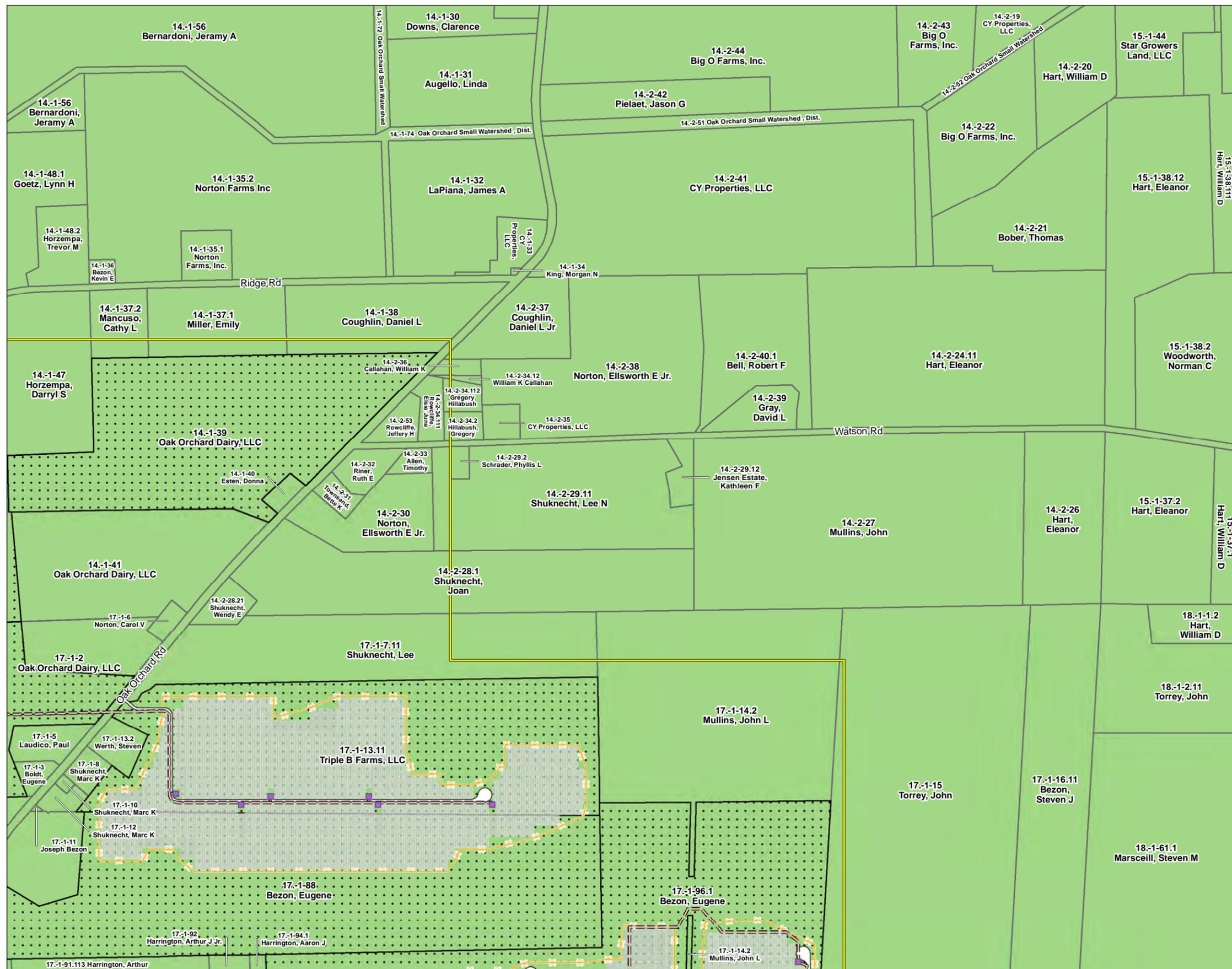
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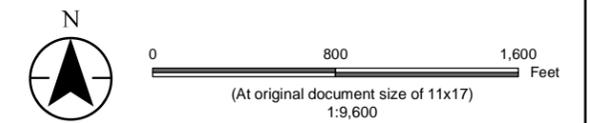
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4-A

**Title**  
Project Area Tax Parcels  
Map 4 of 9

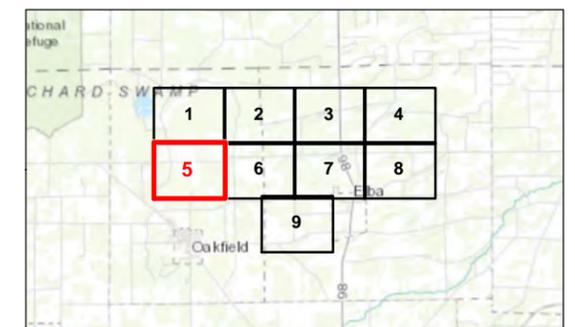


Legend

- Project Area
- Proposed Project**
  - Substation and Switchyard
  - Inverter
  - PV Panel Array
  - Collection Line
  - Fence Line
  - Access Road
  - Laydown Area
  - Project Site
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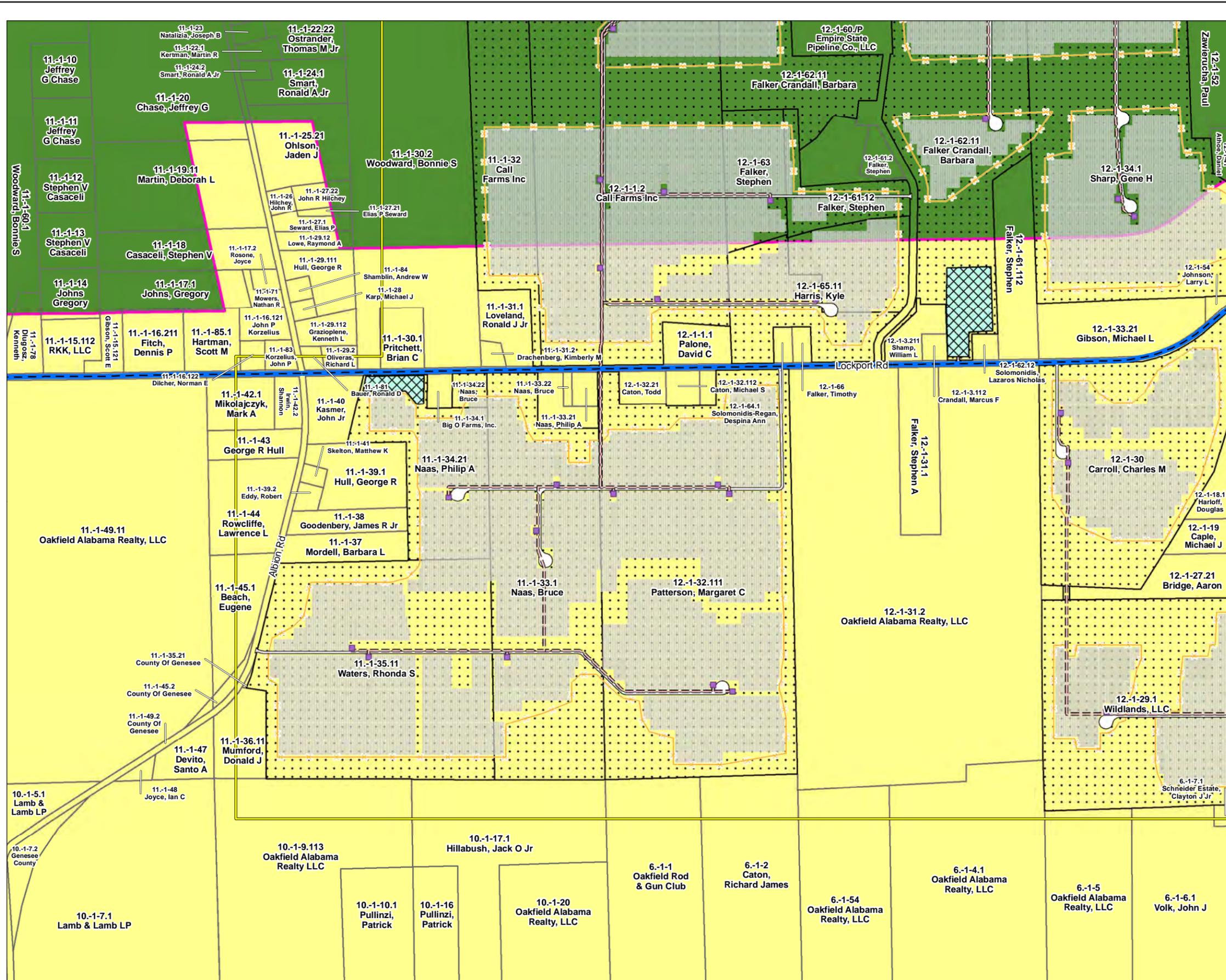
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 Hecate Energy Cider Solar LLC  
 Cider Solar Farm

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Figure No.  
**4-A**

**Title**  
**Project Area Tax Parcels**  
**Map 5 of 9**





Legend

Project Area

Proposed Project

Substation and Switchyard

Inverter

PV Panel Array

Collection Line

Fence Line

Access Road

Laydown Area

Project Site

Existing Features

Access Road for Construction

Tax Parcels

Municipal Boundary

Genesee County Zoning District

Agricultural Residential (A-R)

Business (B)

Commercial (C, C-1, C-2)

Industrial (I, I-1)

Land Conservation (LC)

Mobile Home Overlay (MHO)

Residential (R, R-1, R-2, R+A)

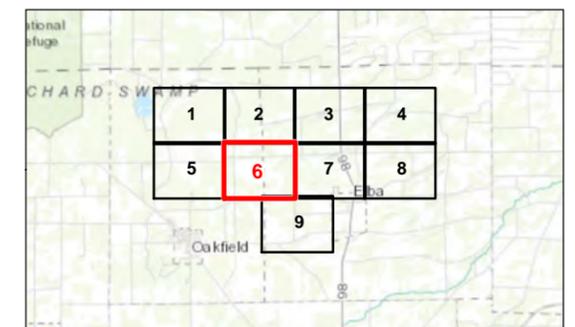


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Notes

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2. Data Sources: NYS GIS Clearinghouse (<https://gis.ny.gov>)



Project Location  
Towns of Elba and Oakfield  
Genesee County, NY

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Client/Project

Hecate Energy Cider Solar LLC  
Cider Solar Farm

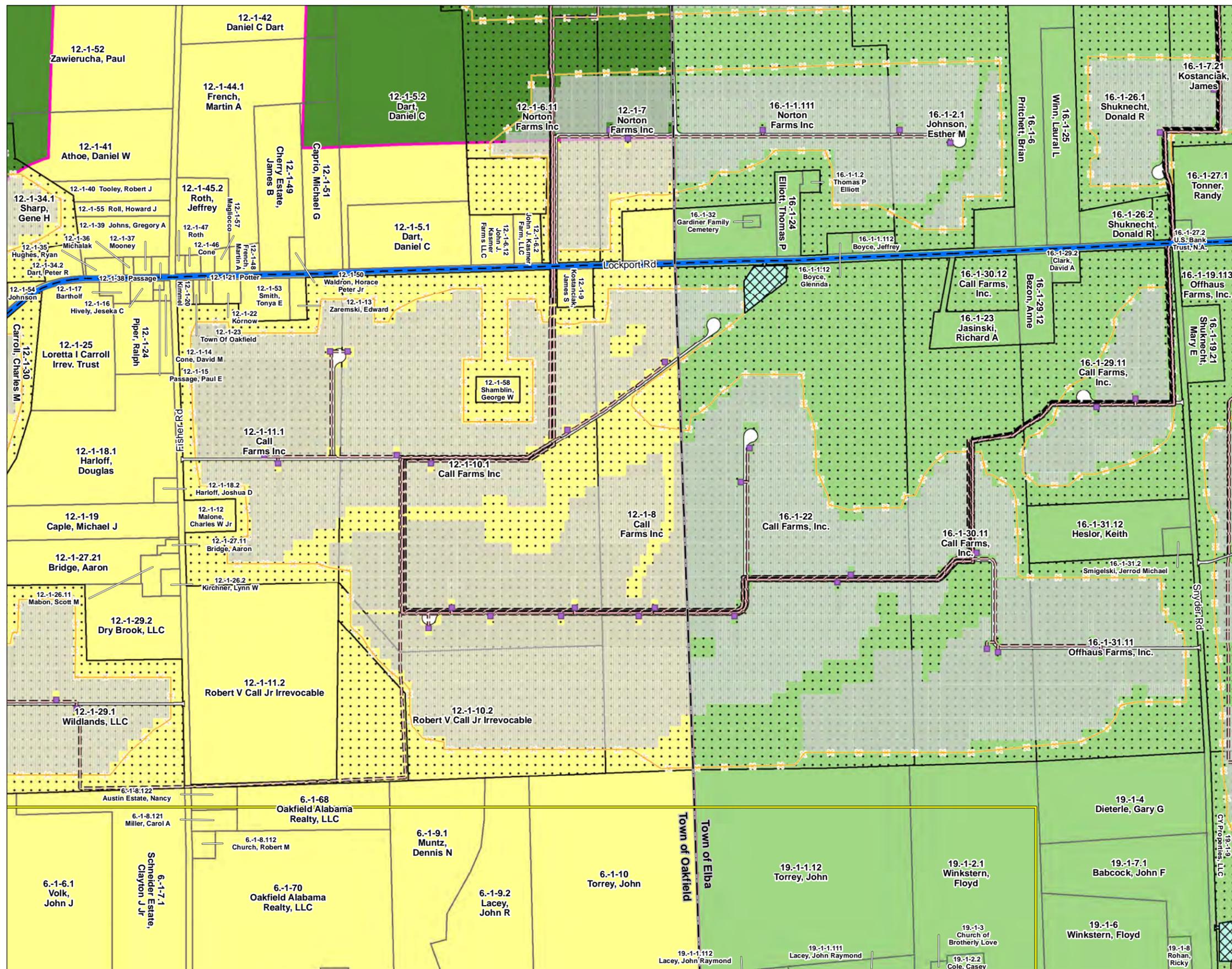
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Figure No.

4-A

Title

Project Area Tax Parcels  
Map 6 of 9





Legend

Project Area

Proposed Project

Substation and Switchyard

Inverter

PV Panel Array

Collection Line

Fence Line

Access Road

Laydown Area

Project Site

Existing Features

Access Road for Construction

Tax Parcels

Municipal Boundary

Genesee County Zoning District

Agricultural Residential (A-R)

Business (B)

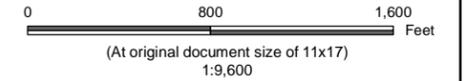
Commercial (C, C-1, C-2)

Industrial (I, I-1)

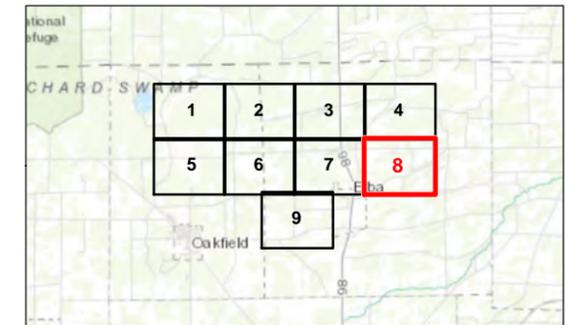
Land Conservation (LC)

Mobile Home Overlay (MHO)

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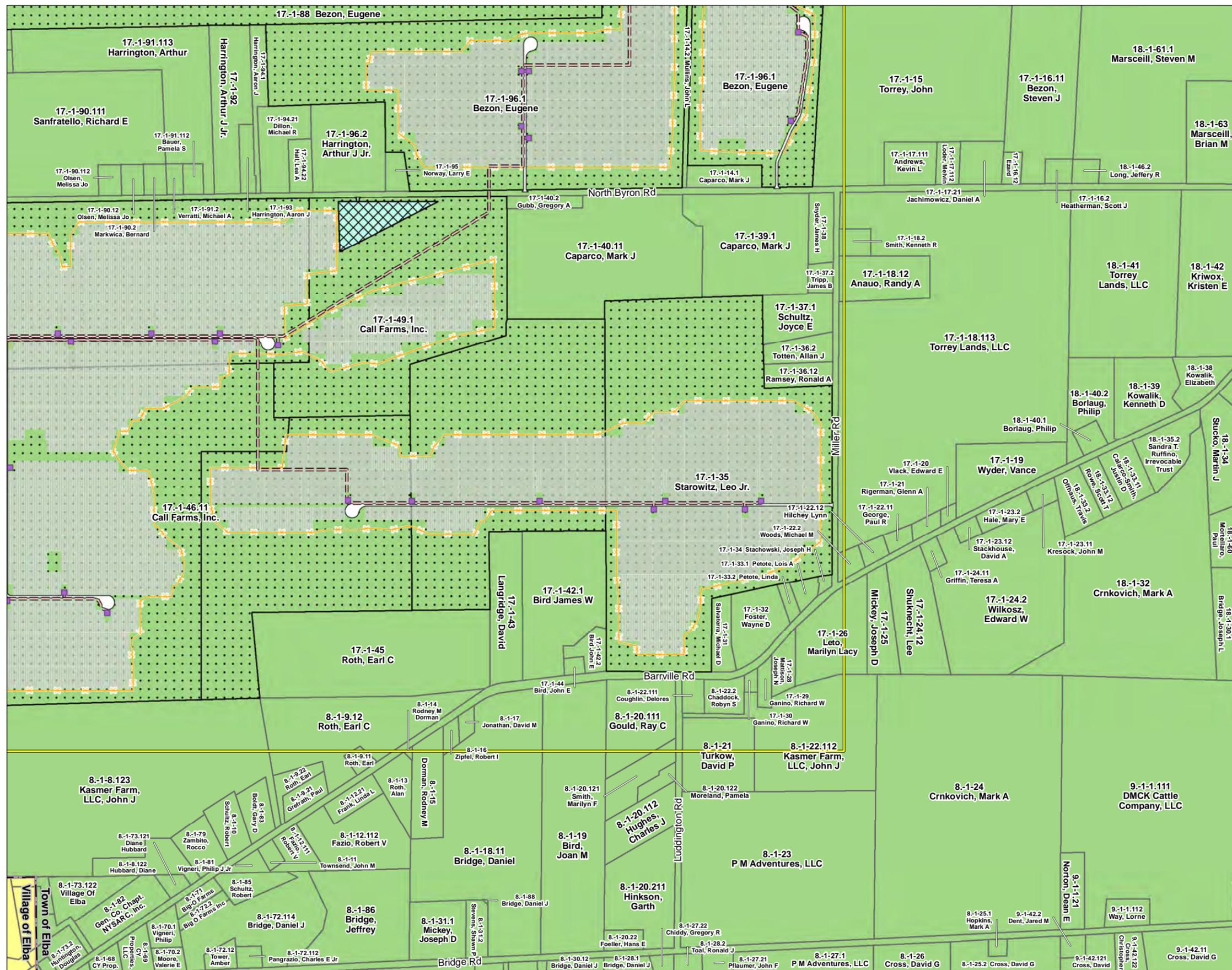
Hecate Energy Cider Solar LLC  
Cider Solar Farm

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Figure No.

4-A

**Project Area Tax Parcels**  
**Map 8 of 9**





Legend

Project Area

Proposed Project

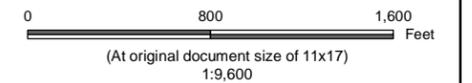
- Substation and Switchyard
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- PV Panel Array
- Collection Line
- Fence Line
- Access Road
- Laydown Area
- Project Site

Existing Features

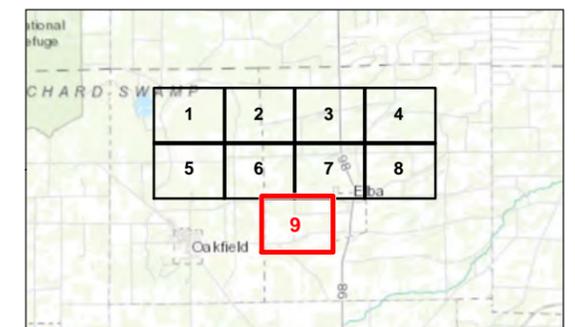
- Access Road for Construction
- Tax Parcels
- Municipal Boundary

Genesee County Zoning District

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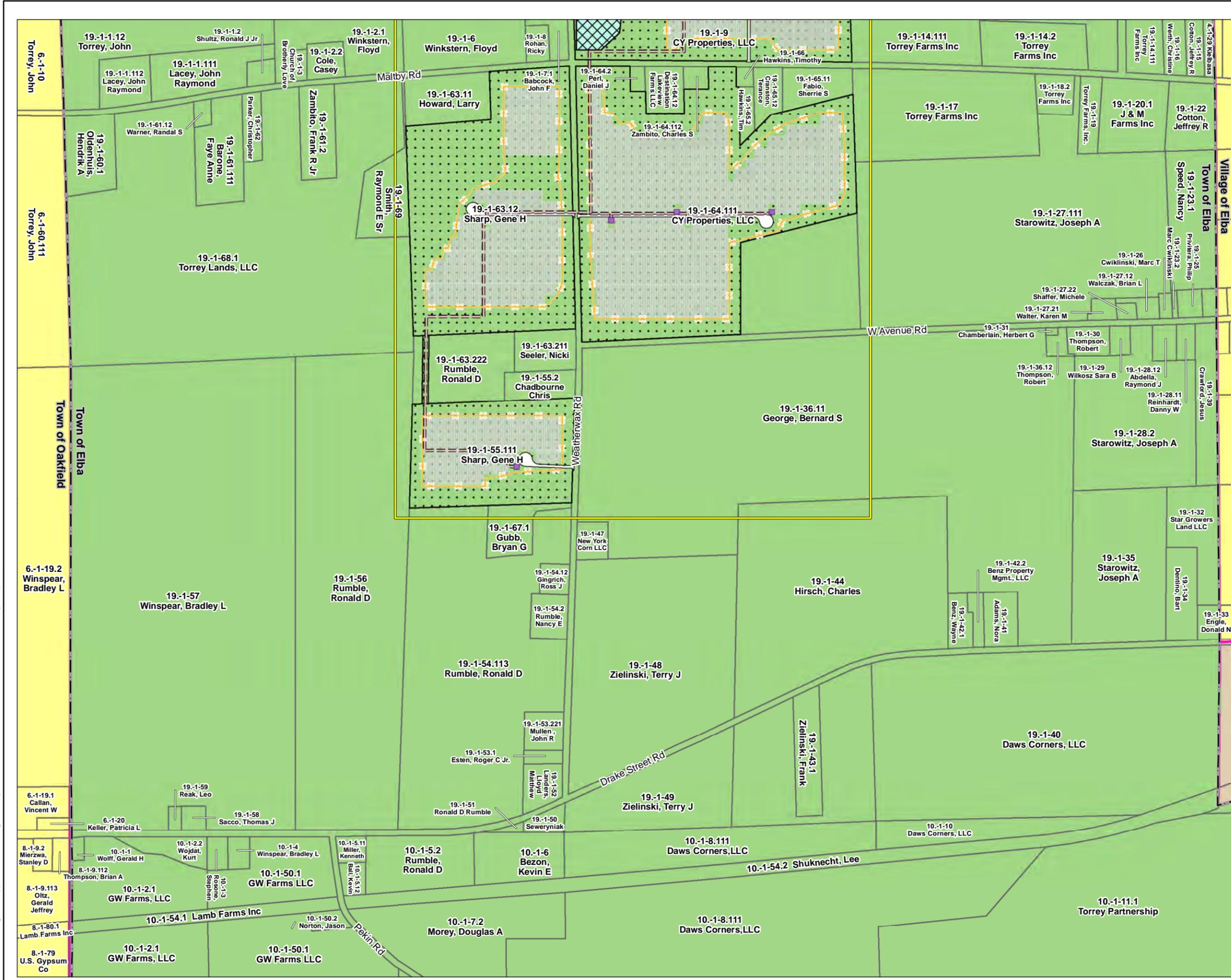


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Client/Project: Hecate Energy Cider Solar LLC, Cider Solar Farm  
 190502038 REV B

Figure No. 4-A

Title: Project Area Tax Parcels Map 9 of 9

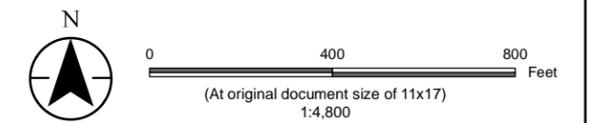


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Legend

Proposed Project

- Substation and Switchyard
  - Point of Interconnection
  - Inverter
  - Proposed Structure
  - Proposed Transmission Line
  - PV Panel Array
  - Collection Line
  - Fence Line
  - Access Road
  - Laydown Area
  - Project Site
- Existing Features
- NYPA Transmission Line
  - Access Road for Construction
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Figure No.

4-B

Title

Interconnection Facility Tax Parcels

