

Mohawk Solar

Case No. 17-F-0182

1001.13 Exhibit 13

Real Property

EXHIBIT 13 REAL PROPERTY

(a) Real Property Map of Generating Site

A tax parcel map of the Facility Site has been prepared for the Application, which depicts the following: (i) the tax parcel IDs for land parcels that are part of, and adjacent to the Facility; (ii) current land use and zoning for the parcels that are part of, and adjacent to, the Facility; (iii) necessary access and utility easements for the Facility; (iv) proposed laydown area(s) and O&M building; (v) public roads planned for use as access to the Facility Site; and (vi) an identification of properties proposed to be acquired in fee ownership by the Applicant (see Figure 13-1). Data for this map was obtained from the Montgomery County GIS (parcels) along with the United States Census Bureau (TIGER/line files) and the NYS GIS Clearinghouse. These data were also used to identify owners of record of all parcels included within the Facility Site and for all adjacent properties.

(b) Real Property Map of Interconnection Facilities

Using the data referenced above, a map showing all proposed interconnection facilities and associated access drives/laydown areas has been prepared (Figure 13-2). All proposed interconnection facilities and associated access roads/laydown areas will be located on land controlled by the Applicant; no off-property access is anticipated.

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

The Applicant has secured from the landowners of record all required real property rights for the Facility utilizing two long-term agreements, the Transmission and Access Agreement and the Solar Energy Lease Agreement. The Solar Energy Lease Agreement provides for a Commercial Term of thirty (30) years after ground-breaking, with the option to extend the Commercial Term for two (2) periods of five (5) years each.

In five locations, long-term utility and/or access easements have been executed with landowner of record, under the Transmission and Access Agreement, which provide for the installation, access and maintenance of underground electrical and communications cables for a period of thirty (30) years after ground-breaking, with the option to extend for two (2) periods of five (5) years each.

The Applicant has identified the following Facility component crossings and easements of public roads in Table 13-1 below.

Table 13-1. Facility Component Crossings of Public Roads

Associated PV Panel Array(s)	Component(s)	Public Road Crossed
2B and 2D	Access road and collection line	Moyer Road
3F; 3H; 3I and 3J	Access road and collection line	Dunkel Road
3G and 2G	Collection line	Nestle Road
3B	Collection line	Nestle Road
4C	Collection line	Marshville Road
4G and 4F	Collection line	Dygart Road
4I and 4H	Collection line	Marshville Road
1C and 1A	Collection line	Clinton Road

Figure 13-1 graphically depicts the information presented above in Table 13-1.

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

The Applicant has secured the property rights for the parcel needed for the Facility's POI switchyard and utility infrastructure, although access to the transmission grid is still pending.

(e) Improvement District Extensions

Based on discussions with local municipal representatives, the Facility will not need any improvement district extensions. As a result, the requirement that the Applicant demonstrate that it can obtain such extensions is not applicable.