

COIL

## CORTLAND COUNTY INDUSTRIAL DEVELOPMENT AGENCY

### APPLICATION FOR FINANCIAL ASSISTANCE

**IMPORTANT NOTICE:** The answers to the questions contained in this application are necessary to determine the applicant's eligibility for financial assistance from the Cortland County Industrial Development Agency. The answers will also be used in the preparation of papers in this transaction. Accordingly, an officer or other employee of the applicant who is thoroughly familiar with the business and affairs of the applicant and who is also thoroughly familiar with the proposed project should answer all questions accurately and completely. This application is subject to acceptance by the Agency.

**TO: CORTLAND COUNTY INDUSTRIAL DEVELOPMENT AGENCY**  
37 CHURCH STREET  
CORTLAND, NEW YORK 13045

**APPLICANT: Cortlandville PV, LLC**

**APPLICANT'S STREET ADDRESS: c/o Luminace, 200 Liberty Street, 14<sup>th</sup> Floor**

**CITY: New York STATE: NY PHONE NO.: 646-992-2376**

**E-MAIL ADDRESS: Jackie.Thaler@luminace.com**

**NAME OF PERSON(S) AUTHORIZED TO SPEAK FOR APPLICANT WITH RESPECT TO THIS APPLICATION: Jackie Thaler, Luminace Senior Attorney**

**IF APPLICANT IS REPRESENTED BY AN ATTORNEY, COMPLETE THE FOLLOWING:**

**NAME OF FIRM: Barclay Damon LLP**

**NAME OF ATTORNEY: Kevin R. McAuliffe**

**ATTORNEY'S STREET ADDRESS: 125 East Jefferson Street**

**CITY: Syracuse STATE: New York PHONE NO.: 315-382-8703**

**E-MAIL ADDRESS: kmcauliffe@barclaydamon.com**

---

**NOTE: PLEASE READ THE INSTRUCTIONS ON PAGE 2 BEFORE FILLING OUT THIS APPLICATION**

---

#### INSTRUCTIONS

1. The Agency will not approve any applications unless, in the judgment of the Agency, said application contains sufficient information upon which to base a decision whether to approve or tentatively approve an action.
2. Fill in all blanks, using "none" or "not applicable" or "N/A" where the question is not appropriate to the project which is the subject of this application (the "Project").
3. If an estimate is given as the answer to a question, put "(est)" after the figure or answer, which is estimated.
4. If more space is needed to answer any specific question, attach a separate sheet.
5. When completed, return two (2) copies of this application to the Agency at the address indicated on the first page of this application.
6. The Agency will not give final approval to this application until the Agency receives a completed environmental assessment form concerning the Project, which is the subject of this application.
7. Please note that Article 6 of the Public Officers Law declares that all records in the possession of the Agency (with certain limited exceptions) are open to public inspection and copying. If the applicant feels that there are elements of the Project which are in the nature of trade secrets or information, the nature of which is such that if disclosed to the public or otherwise widely disseminated would cause substantial injury to the applicant's competitive position, the applicant may identify such elements in writing and request that such elements be kept confidential in accordance with Article 6 of Public Officers Law.
8. The applicant will be required to pay to the Agency all actual costs incurred in connection with this application and the Project contemplated herein (to the extent such expenses are not paid out of the proceeds of the Agency's bonds issued to finance the project). The applicant will also be expected to pay all costs incurred by general counsel and bond counsel to the Agency. The costs incurred by the Agency, including the Agency's general counsel and bond counsel, may be considered as a part of the project and included as a part of the resultant bond issue.
9. The Agency has established an application fee of Five Hundred Dollars (\$500) to cover the anticipated costs of the Agency in processing this application. A check or money order made payable to the Agency must accompany each application. **THIS APPLICATION WILL NOT BE ACCEPTED BY THE AGENCY UNLESS ACCOMPANIED BY THE APPLICATION FEE.**
10. The Agency has established a project fee for each project in which the Agency participates. **UNLESS THE AGENCY AGREES IN WRITING TO THE CONTRARY, THIS PROJECT FEE IS REQUIRED TO BE PAID BY THE APPLICANT AT OR PRIOR TO THE GRANTING OF ANY FINANCIAL ASSISTANCE BY THE AGENCY.**

**FOR AGENCY USE ONLY**

1.	Project Name or Number	
2.	Date Application Received by Agency	20__
3.	Date Application Referred to Attorney for Review	20__
4.	Date Copy of Application Mailed to Members	20__
5.	Date Notice of Agency Meeting on Application Posted	20__
6.	Date Notice of Agency Meeting on Application Mailed	20__
7.	Date of Agency Meeting on Application	20__
8.	Date Agency Conditionally Approved Application	20__
9.	Date Scheduled for Public Hearing	20__
10.	Date Environmental Assessment Form ("EAF") Received	20__
11.	Date Agency Completed Environmental Review	20__
12.	Date of Final Approval of Application	20__

**I. APPLICANT INFORMATION-COMPANY TO RECEIVE BENEFITS (the "COMPANY")**

A. Identity of Company:

1. Company Name: **Cortlandville PV, LLC**  
Present Address: **c/o Luminace 200 Liberty Street, 14<sup>th</sup> Floor, New York, NY**  
Zip Code: **10281** Employer ID No.:

2. Indicate type of business organization of Company:

a.  Corporation. Incorporated in what country? \_\_\_\_\_ ;  
State: \_\_\_\_\_ ; Date Incorporated: \_\_\_\_\_ ;

Authorized to do business in New York State? Yes \_\_\_\_\_ No \_\_\_\_\_  
xxi. Is the Corporation Publicly Held? Yes \_\_\_\_\_ No \_\_\_\_\_. If yes, please list exchanges where stock is traded: \_\_\_\_\_

i. If no, list all Stockholders having a 5% or more interest in the Company:

Name	Address	Percentage of Holding

b.  Partnership. General or Limited partnership?  
Name all partners below:

Name	Address	General Partner	Limited Partner

c.  Limited Liability Company. Formed in what country **USA**;  
 State: **Delaware**; Date of Formation: **September 14, 2022**;  
 Authorized to do business in New York State? Yes  No ;  
 Name all members below:

Name	Address	Membership Percentage
Luminace Sunbeam Development Holdings, LLC	200 Liberty Street, 14 <sup>th</sup> Floor, New York, NY 10281	100%

d. Sole proprietorship. Name of Sole Proprietor:

3. Is the Company a subsidiary or direct or indirect affiliate of any other organization(s)? If so, indicate name of related organization(s) and relationship: \_\_\_\_\_

**B. Management of Company:**

List all officers/directors/managers (complete all columns for each person):

Name and Home Address	Office Held
Luminace Sunbeam Development Holdings, LLC	Managing Member (a subsidiary of Brookfield Renewable)

**C. Company/Management History:**

1. Is the Company or management of the Company now a plaintiff or a defendant in any civil or criminal litigation? Yes  No .
2. Has any person listed above ever been convicted of a criminal offense (other than a minor traffic violation)? Yes  No .
3. Has any person listed above or any concern with whom such person has been connected ever been in receivership or been adjudicated a bankrupt? Yes  No .

If the answer to any of questions 1 through 3 is yes, please furnish details in a separate attachment.

## II. PROPOSED PROJECT DATA

### A. Description of the Project:

1. Provide a narrative of the Project and the purpose of the Project (acquisition, construction, renovations and/or equipment purchases). Identify specific uses occurring with the Project. Describe any and all tenants and any/all end users (attach additional pages):

**\*See Attached Cover Letter. Cortlandville Solar is a 5 MW AC community solar project to be constructed on approximately 32 acres of land. This project is being developed in accordance with NYSERDA guidelines under the Community Distributed Generation Program.**

2. Describe the reasons why the Agency's Financial Assistance is necessary and the effect the Project will have on the Company's business or operations and any corresponding benefit to the Cortland County community (attach additional pages):  
**\*See Attached Cover Letter. This renewable energy project requires the Agency's Financial Assistance in order to be economically feasible.**
3. Is there a likelihood that the Project would not be undertaken but for the Financial Assistance provided by the Agency:

Yes       No

4. If the Project could be undertaken without the Financial Assistance provided by the Agency, then provide a statement indicating why the Project should be undertaken by the Agency (attach additional pages): **NA**

### B. Location of Project:

1. Street Address: **3023 Route 215**
2. City:
3. Town: **Cortlandville**
4. Village:
5. Is any portion of the Project located outside of Cortland County? If so, identify the other county: **No**
6. School District: **Cortland City**
7. Tax Parcel Nos.: **106.00-03-13.120 (Formerly part of 106.00-13.100)**

C. **Description of the Project site:**

1. Approximate size (in acres or square feet) of the Project site:

**32 Acres**

Attach a map, survey or sketch of the Project site.

2. Are there existing buildings on the Project Site?

Yes        No  X  . If yes,

a. Indicate each existing building and indicate the approximate size (in square feet) of each building:

---

---

b. Are the existing buildings in operation? Yes        No  X  . If yes, describe the present use of each building in operation:

---

---

c. Are the existing buildings abandoned? Yes        No  X  ; About to be abandoned? Yes        No       . If yes, describe:

---

---

d. Attach photographs of existing buildings. **NA**

3. Utilities Serving the Project Site:

Water: Municipal       , Other       . If other, describe **None required**

Sewer: Municipal       , Other       . If other, describe **None required**

Electric Utility Co.: **National Grid**

Natural Gas Utility Co.: **None required**

Other Utility Sources: **None**

4. Present Legal Owner of the Project Site:

a. If the Company owns the Project site,

indicate: **NA**

Date of Purchase:

Purchase Price:

b. If the Company does not own the Project site, does the Company have the contractual right to purchase the Project site? Yes        No X       . If yes, indicate:

Date Contract Signed: \_\_\_\_\_  
Date Ability to Purchase Expires: \_\_\_\_\_

c. If the Company does not own the Project site, is there a relationship legally or by common control between the Company and present owner of the Project site?

Yes X        N       . If yes, describe:

**Cortlandville PV, LLC has leased the property from fee owner RIC New York LLC.**

5. Zoning District in which the Project is located: **Agricultural**

6. Are there any variances or special permits affecting the Project site now or which need to be obtained to complete the Project?  
Yes X        No       . If yes, list below and attach copies of all variances or special permits:  
**The project received a Conditional Permit and an Aquifer Protection District Special Permit from the Town of Cortlandville Planning Board (see attached).**

**D. Description of the Proposed Construction:**

1. Does part of the Project consist of the acquisition or construction of a new building or buildings? Yes        No X       . If yes, indicate number of and size of new buildings:

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

2. Does part of the Project consist of additions and/or renovations to existing buildings located on the Project site? Yes        No X       . If yes, indicate:

a. The number of buildings to be expanded or renovated: NA

b. The size of any expansions: \_\_\_\_\_

c. The nature of expansion and/or renovation: NA

3. Describe the principal uses to be made by the Company of the building or buildings to be acquired, constructed or expanded: NA

**E. Description of the Equipment:**

1. Does part of the Project consist of the acquisition or installation of machinery, equipment or other personal property (the "Equipment")?  
Yes  No . If yes, describe the Equipment:  
**10,612 Photovoltaic panels mounted on single axis trackers; 23 DC to AC inverters; 2 step-up electrical transformers.**
2. With respect to the Equipment to be acquired, will any of the Equipment be previously used Equipment?  
Yes  No . If yes, please provide detail below:
3. Describe the principal uses to be made by the Company of the Equipment to be acquired or installed:  
**The project will generate renewable energy converting sunlight into electricity to be delivered onto the local distribution system and available for purchase by residents and businesses.**

**F. Project Use:**

1. What are the principal products to be produced at the Project site?  
**A 5MW AC community solar project is to be constructed on approximately 32 acres of land. The project is being developed in accordance with the NYSERDA guidelines of the Community Distributed Generation Program.**
2. What are the principal activities to be conducted at the Project?  
**Conversion of sunlight into electricity.**

3. Does the Project include facilities or property that are primarily used in making retail sales of goods or services to customers who personally visit such facilities?

Yes        No  X  . If yes please provide detail:

---

---

---

4. If the answer to question 3 is yes, what percentage of the cost of the Project will be expended on such facilities or property primarily used in making retail sales of goods or services to customers who personally visit the Project? **NA**

5. If the answer to question 3 is yes, and the answer to question 4 is more than 33.33%, indicate whether any of the following apply to the Project:

a. Will the Project be operated by a not-for-profit corporation?  
Yes        No       . If yes, please explain:

---

---

---

b. Is the Project likely to attract a significant number of visitors from outside the economic development region (as established by Section 230 of the Economic Development Law) in which the Project will be located?

Yes        No       . If yes, please explain:

---

---

---

c. Would the Project occupant, but for the contemplated Financial Assistance from the Agency, locate the related jobs outside of New York State?

Yes        No       . If yes, please explain:

---

---

---

d. Is the predominant purpose of the Project to make available goods or services which would not, but for the Project, be

reasonably accessible to the residents of the city, town or village within which the Project will be located because of a lack of reasonably accessible retail trade facilities offering such goods or services?

Yes        No       . If yes, please provide detail:

---

---

---

e. Will the Project be located in one of the following: (i) an area which was designed as an empire zone pursuant to Article 18-B of the General Municipal Law; or (ii) a census tract or block numbering area (or census tract or block numbering area contiguous thereto) which, according to the most recent census data, has (a) a poverty rate of at least 20% for the year in which the data relates, or at least 20% of households receiving public assistance, and (b) an unemployment rate of at least 1.25 times the statewide unemployment rate for the year to which the data relates?

Yes       ; No       . If yes, please explain:

---

---

---

6. If the answers to any of subdivisions c. through e. of question 5 are yes, will the Project preserve permanent, private sector jobs or increase the overall number of permanent, private sector jobs in the State of New York?

Yes        No X. If yes, please explain:

---

---

---

7. Will the completion of the Project result in the removal of an industrial or manufacturing plant of the Company or another proposed occupant of the Project (a "Project Occupant") from one area of the State of New York to another area of the State of New York?

Yes        No X. If yes, please explain:

---

---

---

8. Will the completion of the Project result in the abandonment of one or more plants or facilities of the Company or a Project Occupant located in

the State of York?

Yes        No X      . If yes, provide detail:

---

---

---

9. If the answer to either question 7 or question 8 is yes, indicate whether any of the following apply to the Project:

a. Is the Project reasonably necessary to preserve the competitive position of the Company or such Project Occupant in its industry?

Yes       ; No X      . If yes, please provide detail:

---

---

---

b. Is the Project reasonably necessary to discourage the Company or such Project Occupant from removing such other plant or facility to a location outside the State of New York?

Yes        No X      . If yes, please provide detail:

---

---

---

**G. Project Status:**

1. If the Project includes the acquisition of any land or buildings, have any steps been taken toward acquiring same?

Yes X       No       . If yes, please discuss in detail the approximate stage of such acquisition:

**Applicant has entered into a lease with RIC New York, LLC for utilization of the project site.**

2. If the Project includes the acquisition of any Equipment, have any steps been taken toward acquiring same?

Yes X       No       . If yes, please discuss in detail the approximate stage of such acquisition:

**Applicant has made deposits on equipment and design.**

3. If the Project involves the construction or reconstruction of any building or other improvement, has construction work on any such building or improvement begun? Yes        No X. If yes, please discuss in detail the approximate extent of construction and the extent of completion. Indicate in your answer whether such specific steps have been completed as site clearance and preparation; completion of foundations; installation of footings; etc.:

---

---

---

---

---

4. Please indicate the amount of funds expended on the Project by the Applicant in the past three (3) years and the purpose of such expenditures: \*See Attached Exhibit "A"

### **III. INFORMATION CONCERNING LEASES OR SUBLEASES OF THE PROJECT**

**(PLEASE COMPLETE THE FOLLOWING SECTION IF THE APPLICANT INTENDS TO LEASE OR SUBLEASE ANY PORTION OF THE PROJECT)**

A. Does the Company intend to lease or sublease more than 10% (by area or fair market value) of the Project? Yes        No X. If yes, please complete the following for **each** existing or proposed tenant or subtenant:

Sublessee Name: \_\_\_\_\_

Present Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Employer's ID No.: \_\_\_\_\_

Sublessee is: \_\_\_\_\_ Corporation; \_\_\_\_\_ Partnership; \_\_\_\_\_ Limited Liability Company; \_\_\_\_\_ Sole Proprietor

Relationship to Company: \_\_\_\_\_

Percentage of Project to be leased or subleased: \_\_\_\_\_

Use of Project intended by Sublessee: \_\_\_\_\_

Date of lease or sublease to Sublessee: \_\_\_\_\_

Term of lease or sublease to Sublessee: \_\_\_\_\_

Will any portion of the space leased by this sublessee be primarily used in making retail sales of goods or services to customers who personally visit the Project? Yes        No       .

If yes, please provide on a separate attachment

- a. details; and
- b. the answers to questions II (F) (4) through (6) with respect to such sublessee.

**B.** What percentage of the space intended to be leased or subleased is now subject to a binding written lease or sublease? **NA**

#### **IV. EMPLOYMENT IMPACT**

**A.** Indicate below the number of people presently employed at the Project Site and the number that will be employed at the Project site at the end of the first and second years after the Project has been completed (Do not include construction workers). Also indicate below the number of workers employed at the Project site representing newly created positions as opposed to positions relocated from other project sites of the Applicant.

	Current # of Jobs at proposed Project location or to be relocated to Project location	If Financial Assistance is granted, estimate the number of FTE and PTE jobs to be Retained	If Financial Assistance is granted, estimate the number of FTE and PTE jobs to be Created by	Estimate number of residents of the Labor Market Area in which the Project is located that will fill the retained and created FTE and PTE jobs Two years after Project completion
			Two years after Project completion	
Present Full Time	0	0	0	0
Present Part Time	0	0	0	0
First Year Full Time	0	0	0	0
First Year Part Time	0	0	0	0
Second Year Full Time	0	0	0	0
Second Year Part Time	0	0	0	0
<b>Total:</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

\*\*For purposes of the question, please estimate in the fourth column the number of FTE and PTE jobs, as indicated in the second and third columns, that will be filled by residents of the Labor Market Area. The Labor Market Area includes Cortland County as well as the counties of Cayuga, Onondaga, Tompkins, Broome and Chenango.

Category of Jobs to be Retained and Created	Estimated Average Salary or Range of Salary	Estimated Average Fringe Benefits or Range of Fringe Benefits
Management		
Professional		
Administrative		
Production		
Independent Contractors		
Other		

B. Please state the anticipated date of completion of the Project site and the anticipated date of occupancy of the Project site:

Project Site Completion Date: **September 2025**

Project Site Occupancy Date: **September 2025**

V. **PROJECT COST**

A. State the costs reasonably necessary for the acquisition of the Project site, the construction of the proposed buildings and the acquisition and installation of any machinery and equipment necessary or convenient in connection therewith, and including any utilities, access roads or appurtenant facilities, using the following categories:

<b><u>Description of Cost:</u></b>	<b><u>Amount:</u></b>
Land Acquisition	\$0
Building Construction	\$4,090,029
Building Renovation	NA
Machinery and equipment costs	\$5,990,656
Utilities, roads and appurtenant costs	\$724,607
Architects and engineering fees	\$355,989
Costs of Bond issue (legal, financial and printing)	\$130,512
Construction loan fees and interest (if applicable)	\$0
Other (specify):	
Site Work	\$1,141,250
<b>TOTAL:</b>	<b>\$12,433,043</b>

Have any of the above expenditures already been made by the Applicant?

Yes X No \_\_\_\_\_. If yes, indicate particulars: **See Attached Exhibit "A"**

VI. FINANCIAL ASSISTANCE EXPECTED FROM THE AGENCY

A. Tax Benefits:

1. Is the Applicant requesting a real property tax exemption in connection with the Project from the Agency? Yes  No \_\_\_\_\_.
2. Is the Applicant expecting to be appointed agent of the Agency for purposes of receiving an exemption from N.Y.S. Sales Tax or Compensating Use Tax? Yes  No \_\_\_\_\_.
3. Is the Applicant requesting a mortgage recording tax exemption in connection with the Project from the Agency? Yes \_\_\_\_\_ No  \_\_\_\_\_.
4. What is the estimated value of each type of tax exemption being sought in connection with the Project? Please detail the type of tax exemption and value of each exemption:
  - a. N.Y.S. Sales and Compensating Use Taxes: \$ 496,000
  - b. Mortgage Recording Taxes: \$
  - c. Real Property Taxes: \$

**(Please consult with the Agency in calculating the estimated value of the real property tax exemption)**

  - d. Other (please specify):  
\$ \_\_\_\_\_  
\$ \_\_\_\_\_  
\$ \_\_\_\_\_

5. Are any of the tax-exemptions being sought in connection with the Project inconsistent with the Agency's Uniform Tax-exemption Policy? Yes  No \_\_\_\_\_. If yes, please explain how the request of the Applicant differs from the Agency's Uniform Tax-Exemption Policy:

**\*See Attached Cover Letter. We are asking for a PILOT that has payments based on a \$5,500 per megawatt basis, escalating at 2% per annum. We seek a term beyond the standard 10 years as we would request a 15 year PILOT Agreement.**

B. Financing:

1. Is the Applicant requesting that the Agency issue bonds to assist in financing the Project? Yes  No  If yes, indicate:
  - a. Principal Amount of Bonds Requested \$ \_\_\_\_\_
  - b. Maturity Requested \_\_\_\_\_ Years
  - c. Is the Interest on such bonds intended to be exempt from federal income taxation? Yes \_\_\_\_\_ No \_\_\_\_\_

2. What is the approximate amount of private sector financing to be obtained? **\$ 12,433,043**. Is the Applicant expecting that the private sector financing of the Project will be secured by one or more mortgages? Yes        No **X**.  
If yes, what is the approximate amount of private sector financing to be secured?
3. Is the Applicant expecting that any of the financing of the Project will come from public sector sources? Yes        No **X**.  
What is the approximate amount of public sector financing to be obtained? \$  
If yes, is the Company expecting that the public sector financing of the Project will be secured by one or more mortgages or grant agreements? Yes        No **X**.  
If yes, what is the approximate amount of public sector financing to be secured? \$
4. Please state the approximate amount to be invested in the Project (not borrowed or the subject of a grant) by the Applicant  
**\$ 0**
5. Please state the approximate total amount of borrowed funds to be invested in the Project **\$ 12,433,043**

## **VII. REPRESENTATIONS BY THE APPLICANT**

The Applicant understands and agrees with the Agency as follows:

- A. Job Listings:** In accordance with Section 858-b (2) of the New York General Municipal Law, the Applicant understands and agrees that, if the Project receives any Financial Assistance from the Agency, except as otherwise provided by collective bargaining agreements, new employment opportunities created as a result of the Project will be listed with the New York State Department of Labor Community Services Division (the "DOL") and with the administrative entity (collectively with the DOL, the "JTPA Entities") of the service delivery area created by the Federal Job Training Partnership Act (Public Law 97-300) ("JTPA") in which the Project is located.
- B. First Consideration for Employment:** In accordance with Section 858-b (2) of the New York General Municipal Law, the Applicant understands and agrees that, if the Project receives any Financial Assistance from the Agency, except as otherwise provided by collective bargaining agreements, where practicable, the Applicant will first consider persons eligible to participate in JTPA programs who shall be referred by the JTPA Entities for new employment opportunities created as a result of the Project.

C. **Local Workforce Development:** The Applicant understands and agrees that if the Project receives Financial Assistance from the Agency, except as provided by collective bargaining where practicable, the Applicant will increase the skill base of the local workforce through training, opportunities for professional development and career track advancement.

D. **Annual Sales Tax Filings:** In accordance with Section 874(8) of the New York General Municipal Law, the Applicant understands and agrees that, if the Project receives any sales tax exemptions as part of the Financial Assistance from the Agency, in accordance with Section 874(8) of the General Municipal Law, the Applicant agrees to file, or cause to be filed, with the New York State Department of Taxation and Finance, the annual form prescribed by the Department of Taxation and Finance, describing the value of all sales tax exemptions claimed by the Applicant and all consultants or subcontractors retained by the Applicant.

E. **Annual Employment Reports:** The Applicant understands and agrees that, if the Project receives any Financial Assistance from the Agency, the Applicant will file, or cause to be filed, with the Agency, on an annual basis, reports regarding the number of people employed at the Project site.

F. **Absence of Conflicts of Interest:** The Applicant has received from the Agency a list of the members, officers and employees of the Agency. No member, officer or employee of the Agency has an interest, whether direct or indirect, in any transaction contemplated by this Application, except as hereinafter described:

---

---

---

---

G. **Federal, State and Local Laws:** The Applicant/Owner/Occupant/Operator receiving the Financial Assistance understands and agrees that it must be, at all times, in compliance with applicable local, state and federal tax, worker protection and environmental laws, rules and regulations.

H. **Environmental Matters:** The Applicant acknowledges that certain environmental representations will be required at closing. The Applicant shall provide copies of any known environmental reports, including any existing Phase I Environmental Site Assessment Report(s) and/or Phase II Environmental Investigations. The Agency may require the Company and/or Owner of the Premises to prepare and submit an environmental assessment and audit report including, but not limited to, a Phase I Environmental Site Assessment Report and a Phase II Environmental Investigation, with respect to the Premises at the sole cost and expense of the Owner and/or the Applicant.

All environmental assessment and audit reports shall be completed in accordance with ASTM Standard Practice E1527-13, and shall be conformed over to the Agency so that the Agency is authorized to use and rely on the reports. The Agency, however, does not adopt, ratify, confirm or assume any representation made with reports required herein.

- I. Release:** The Applicant and/or Owner, and their successors and assigns, hereby release, defend and indemnify the Agency from any and all suits, causes of action, litigations, damages, losses, liabilities, obligations, penalties, claims, demands, judgments, costs, disbursements, fees or expenses of any kind or nature whatsoever (including, without limitation, attorneys', consultants' and experts' fees) which may at any time be imposed upon, incurred by or asserted or awarded against the Agency resulting from or arising out of any inquiries and/or environmental assessments, investigations and audits performed on behalf of the Applicant and/or Owner pursuant hereto, including the scope, level of detail, contents or accuracy of any environmental assessment, audit, inspection or investigation report completed hereunder and/or the selection of the environmental consultant, engineer or other qualified person to perform such assessments, investigations and audits.
- I. Hold Harmless Provision:** The Applicant acknowledges and agrees that the Applicant shall be and is responsible for all costs of the Agency incurred in connection with any actions required to be taken by the Agency in furtherance of the Application including the Agency's costs of general counsel and/or the Agency's bond/transaction counsel whether or not the Application, the proposed Project it describes, the attendant negotiations, or the issue of bonds or other transaction or agreement are ultimately ever carried to successful conclusion and agrees that the Agency shall not be liable for and agrees to indemnify, defend and hold the Agency harmless from and against any and all liability arising from or expense incurred by: (i) the Agency's examination and processing of, and action pursuant to or upon, the Application, regardless of whether or not the Application or the proposed Project described herein or the tax exemptions and other assistance requested herein are favorably acted upon by the Agency; (ii) the Agency's acquisition, construction and/or installation of the proposed Project described herein; and (iii) any further action taken by the Agency with respect to the proposed Project including, without limiting the generality of the foregoing, all causes of action and attorneys' fees and any other expenses incurred in defending any suit or actions which may arise as a result of any of the foregoing. Applicant hereby understands and agrees, in accordance with Section 875(3) of the New York General Municipal Law and the policies of the Agency that any New York State and local sales and use tax exemption claimed by the Applicant and approved by the Agency, any mortgage recording tax exemption claimed by the Applicant and approved by the Agency, and/or any real property tax abatement claimed by the Applicant and approved by the Agency in connection with the Project, may be subject to recapture and/or termination by the Agency under such

terms and conditions as will be established by the Agency and set forth in transaction documents to be entered into by and between the Agency and the Applicant. The Applicant further represents and warrants that the information contained in this Application including, without limitation, information regarding the amount of the New York State and local sales and use tax exemption benefit, the amount of the mortgage recording tax exemption benefit, and the amount of the real property tax abatement, if and as applicable, to the best of the Applicant's knowledge, is true, accurate and complete.

K. **False or Misleading Information.** The submission of any knowingly false or misleading information by the applicant may lead to the immediate termination of any Financial Assistance and the reimbursement of an amount equal to all or part of any tax exemptions claimed by reason of Agency involvement in the Project.

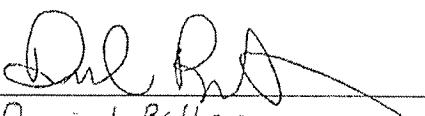
REMAINDER OF PAGE INTENTIONALLY BLANK

## VERIFICATION

(If Applicant is a Corporation, Limited Liability Company, General or Limited Partnership)

STATE OF New York )  
COUNTY OF New York ) ss.:

Daniel Biller deposes and says, under the penalties of perjury, that he/she is the Senior Director, Legal + Assistant Secretary (must be the chief executive officer, member, manager, general partner or such other individual duly authorized to bind the applicant) of Cortlandville PV, LLC (name of applicant); that he/she has read the foregoing application and knows the contents thereof; and that the same is true, complete and accurate to the best of his/her knowledge; that the reason this verification is made by the deponent and not by the applicant is the applicant is a Limited Liability Company (Corporation, Limited Liability Company, General or Limited Partnership). The grounds of deponent's belief relative to all matters in the application which are not stated upon his/her own personal knowledge are investigations which deponent has caused to be made concerning the subject matter of this application as well as information acquired by deponent in the course of his/her duties as Senior Director, Legal + Assistant Secretary of the applicant and from the books and records of the applicant.

Signature:   
Print Name: Daniel Biller

Sworn to before me this 23<sup>rd</sup>  
day of April, 20 24

Shannon Waters  
Notary Public

Shannon Waters
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01WA0011890
Qualified in New York County
Commission Expires 8/11/2027

## EXHIBIT "A"

### Cortlandville PV, LLC

#### Expenditures

Site Prep	\$34,459.32
Environmental Studies	\$10,974.80
Legal	\$14,519.59
Permit Engineering	\$103,799.64
Interconnection	\$5,065.26
Lease Option	\$33,000.0
Application Fees	\$1,750.00
<b>TOTAL</b>	<b>\$203,568.61</b>

\*In excess of \$1,000,000 has been paid to the EPC contractor for designs and deposits.



After recording, return to:

RIC New York, LLC  
85 Broad Street, 28<sup>th</sup> Floor  
New York, NY 10004

## WARRANTY DEED

THIS INDENTURE, made the 17<sup>th</sup> day of March, 2023,

Between **MICHAEL A. GROSSI** with a mailing address at 1547 Tower Road, Cortland, NY 13045 ("Grantor"),

And **RIC NEW YORK, LLC** with a mailing address at 85 Broad Street, 28<sup>th</sup> Floor, New York, NY 10004 ("Grantee"),

**WITNESSETH**, that the said Grantor, in consideration of One and More Dollars (\$1.00 and More) lawful money of the United States, paid by the Grantee, does hereby grant and release unto the Grantee, its heirs and assigns forever,

**ALL THAT TRACT OR PARCEL OF LAND**, situate in the Town of Cortland, County of Cortland, and State of New York, being more particularly described on the attached Schedule A.

Being and intended to be a portion of the same premises conveyed to Grantor by Quitclaim Deed made by County of Cortland dated June 17, 2019 and recorded in the Cortland County Clerk's Office on June 20, 2019 as Instrument No. 2019-02450

**SUBJECT TO** all easements, covenants and restrictions of record.

**TOGETHER WITH** the appurtenances and all the estate and rights of the Grantor in and to the said premises.

**TO HAVE AND TO HOLD**, the above granted premises unto the said Grantee, its heirs and assigns forever.

**AND** the said Grantor does covenant with said Grantee as follows:

**FIRST:** That the Grantor is seized of said premises in fee simple, and has good right to convey the same;

**SECOND:** That the Grantee shall quietly enjoy the said premises.

**THIRD:** That the said premises are free from encumbrances except as aforesaid;

**FOURTH:** That the Grantor will execute or procure any further necessary assurance of the title to said premises;



# CORTLAND COUNTY – STATE OF NEW YORK

ELIZABETH LARKIN, COUNTY CLERK

46 GREENBUSH ST, SUITE 105, CORTLAND, NEW YORK 13045

## COUNTY CLERK'S RECORDING PAGE

\*\*\*THIS PAGE IS PART OF THE DOCUMENT – DO NOT DETACH\*\*\*



INSTRUMENT #: 2023-01374

Receipt #: 2023337148

Clerk: TB

Rec Date: 04/13/2023 03:04:15 PM

Doc Grp: RP

Descrip: DEED

Num Pgs: 5

Rec'd Frm: CHICAGO TITLE SYRACUSE - 120  
MADISON ST STE 1610 NY 13202

Party1: GROSSI MICHAEL A

Party2: RIC NEW YORK LLC

Town: CORTLANDVILLE

106.00-03-13.100

### Recording:

Cover Page	5.00
Recording Fee	20.00
Per Page Fee	20.00
Cultural Ed	14.25
Records Management - Coun	1.00
Records Management - Stat	4.75
TP584	5.00
Notice Transfer of Sale	10.00
RP5217 Residential/Agricu	116.00
RP5217 - County	9.00

Sub Total: 205.00

Transfer Tax	
Transfer Tax	1000.00

Sub Total: 1000.00

Total: 1205.00  
\*\*\*\*\* NOTICE: THIS IS NOT A BILL \*\*\*\*\*

### \*\*\*\*\* Transfer Tax \*\*\*\*\*

Transfer Tax #: 941  
Standard Transfer Tax

Transfer Tax 1000.00

Total: 1000.00

Record and Return To:

CHICAGO TITLE SYRACUSE - 120 MADISON ST STE  
1610 NY 13202  
120 MADISON STREET STE 1610  
SYRACUSE, NY 13202

*Elizabeth Larkin*

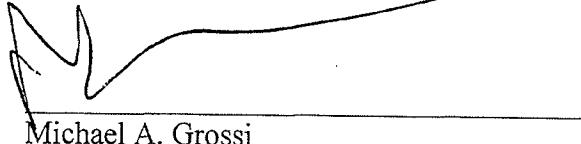
Cortland County Clerk

**FIFTH:** That the Grantor will forever warrant the title to said premises; and

**SIXTH:** That in compliance with Section 13 of the Lien Law, the Grantor will receive the consideration for this conveyance and will hold the right to receive such consideration as a trust fund to be applied first for the purpose of paying the cost of the improvement and will apply the same first to the payment of the cost of the improvement before using any part of the total of the same for any other purpose.

[Remainder of page intentionally left blank; signature page follows]

IN WITNESS WHEREOF, The said Grantor has signed this deed the day and year first above written.



---

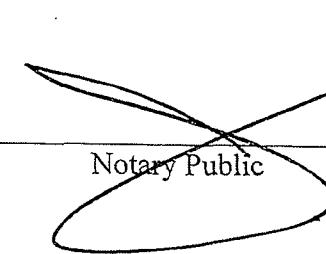
Michael A. Grossi

STATE OF NEW YORK)

COUNTY OF Cortland)<sup>ss</sup>

On the 17<sup>th</sup> day of March, in the year 2023, before me, the undersigned, personally appeared Michael A. Grossi, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his capacity, and that by his signature on the instrument, the individual, or the person upon behalf of which the individuals acted, executed the instrument.

JOHN DELVECCHIO  
Notary Public, State of New York  
No. 02DE6194045  
Qualified in Cortland County  
Commission Expires Sept. 29, 2023

  
Notary Public

---

**SCHEDULE A**

ALL THAT TRACT OR PARCEL OF LAND, situate in the Town of Cortlandville, County of Cortland and State of New York, being part of Military Lot No 94, bounded and described as follows

COMMENCING at a point where the town line between the Towns of Virgil and Cortlandville intersects the west line of New York State Route 215;  
Thence S 87°-12'-18" W, a distance of 366.52 feet, to the Point of Beginning;  
Thence S 87°-12'-18" W, a distance of 3163.85 feet, to a point;  
Thence N 2°-38'-45" W, a distance of 1057.10 feet, to a point;  
Thence N 87°-21'-24" E, a distance of 1142.84 feet, to a point;  
Thence N 87°-34'-38" E, a distance of 1251.58 feet, to a point;  
Thence N 87°-16'-49" E, a distance of 853.95 feet, to a point in the west line of New York State Route 215;  
Thence along a curve to the right having a radius of 2734.50 feet, a chord bearing of S 23°-57'-55"  
E and an arc length of 367.39 feet, to a point;  
Thence S 75°-54'-52" W, a distance of 24.89 feet, to a point;  
Thence N 70°-20'-20" W, a distance of 311.13 feet, to a point;  
Thence S 87°-20'-04" W, a distance of 78.74 feet, to a point;  
Thence S 14°-36'-44" E, a distance of 834.31 feet, to the Point of Beginning. Containing 75.78 acres of land, more or less.

**SBL No.: Part of 106.00-03-13.100**