

2025 Bulk Power Energy Storage Request for Proposals

APPENDIX C1 – Site Control 1

 Project Overview 1

 Site Control..... 1

APPENDIX C1 – Site Control

Project Overview

Please provide the following Project information in the order requested. Indicate if a question is not applicable and do not leave responses blank. The location identified in Phase I is binding.

1. Project Name
2. Site Name (if different from Project Name)
3. Project Street Address, City, State, Zip
4. Project Longitude, Latitude
5. Project parcel numbers
6. Site location map(s) clearly showing the location, size, and orientation of the site; the location of the expected electrical interconnections and voltages for charging and discharging and, if applicable, fuel and water;
7. Site location map(s) clearly showing the location of schools, hospitals, airports, churches, or other expected sensitive public assembly locations within a radius of 1000 feet from the site.

Site Control

Please provide the following project information in the order requested. Indicate if a question is not applicable, do not leave responses blank. Include all relevant information regarding status during Phase I. Actual site control must be demonstrated during Phase II. Without appropriate site control documentation, the Offer will be disqualified.

1. Describe merits of proposed site/location.
2. Discuss status of site control, including required easements. For Phase II, please also provide proof of control of the proposed property site. Note that the site control documentation should be in the name of the entity that will sign the Agreement. If not, please provide explanation.
3. Please provide a preliminary site layout, accounting for local zoning rules for the proposed Project and demonstrate Project details including:
 - a. The proposed location of the battery assets in respect to the property boundary condition, including clearly demonstrating required buffers as dictated by local zoning and Governmental Authority requirements
 - b. A zoning analysis, including bulk table requirements and identified area and use variances that existed or may be required

2025 Bulk Power Energy Storage Request for Proposals

- c. An inventory of current site conditions considering any environmental or wetland constraints
 - d. Details of how State Environmental Quality Act (SEQRA) requirements are met. A detailed description of the steps and schedule to receive a SEQR Determination, if required, should be included for consideration in the evaluation of Project viability.
4. Specify the legal and property interests through which the Bidder has control over the land on which the Project and other appurtenances required for the construction, operation and maintenance of the Project will be situated for the entire term of the proposed Agreement. "Interests" may include fee ownership, leasehold or easement interest, or other valid and enforceable real estate interest that permits the use of the land for the purposes contemplated by the Agreement, and may be existing or exercisable options. If interests are contingent, please specify the nature and timing of the contingencies.
 5. Provide a current (no greater than 6 months from Offer submittal date) preliminary title reports for the lands on which the Project and other appurtenances are required for the operation and maintenance of the storage facility.
 6. Provide any survey drawings completed for the Project and appurtenances required for the operation and maintenance of the storage facility. In addition, identify any such required surveys that have not been completed and any that are in process with known or estimated completion dates.
 7. Provide all environmental due diligence undertaken for the proposed site, including without limitation, all Phase I Environmental Site Assessments (prepared in accordance with the most recent ASTM E-1527 standard) and the results of all environmental testing obtained or conducted. Providing such information as required hereunder shall be for informational purposes and shall not be construed as shifting any costs or liability for environmental matters to any of the Companies.