

**DRAFT**  
**Generator Interconnection**  
**Facility Study Report**

for the

**[REDACTED] IPC Project Queue #512**

for

**[REDACTED]**  
in

**Baker County**

**December 14, 2016**

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# DRAFT - FACILITY STUDY REPORT (FSR)

[REDACTED]  
**IPC Project Queue #512**  
**December 14, 2016**

## 1. General Facility Description

[REDACTED] has stated that the proposed project consists of a single 2.75 MW photovoltaic (PV) solar plant which will be interconnected to Idaho Power's [REDACTED] ([REDACTED]) [REDACTED] 12.47 kV distribution feeder in Baker County, Oregon.

Contact Information for the Seller is as follows:

[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]

The Seller's photovoltaic system will be constructed as follows:

1. The photovoltaic inverter system will be comprised of three [REDACTED] inverter and one [REDACTED] inverter. Two of the [REDACTED] inverters will be connected to a 1.8 MVA transformer with a fused disconnect to step-up the voltage from 315 V to 12.47 kV. The third [REDACTED] inverter and [REDACTED] inverter will be connected to a 315 V–12.47 kV generator step-up transformer with fused disconnect rated for 1.5 MVA. The project will use 11,932 72-cell multicrystalline 310 kW photovoltaic inverters, for a total DC capacity of 3,669 MWp.
2. The transformers must have a grounded-wye 12.47 kV connection on the IPC side, as well as a grounded-wye connection on the project side.
3. An SEL-3530 grid connection control system will be used to control the inverter system locally and remotely in order to implement smart inverter functionality for controlling the real and reactive power output at the project point of interconnection within the operating requirements specified by Idaho Power in the Schedule 72 Generation Interconnection Agreement. Such functionality may include voltage dependant reactive power control, as well as real power control functions.

A Standard Generator Interconnection Agreement (the "GIA") under Idaho Power Company's Open Access Transmission Tariff (OATT) or Schedule 72 between Seller and Idaho Power Company – Delivery (Transmission Owner) for the [REDACTED], specifically Generator Interconnection Project # 512, will be prepared for this project. The GIA will be a definitive agreement that contains terms and conditions that supersedes this FSR.

If an earlier queue project that is responsible for providing additional sub-transmission capacity should drop out of the queue, a later queue project that may have been relying on at least a portion of

any “surplus” capacity may then be faced with additional project costs for sub-transmission capacity additions of their own. As of the date of this report, there are projects in the queue ahead of GI#512 for which costs related to sub-transmission capacity upgrades or additions could be passed on to GI#512 should changes be made to their queue position or generation output.

The recommended upgrades for projects in the queue ahead of GI#512 were assumed to be completed prior to the interconnection of the Project. For this and other reasons, the cost estimates included in this FSR are estimates only, are based on currently known or assumed facts that may not be accurate or materialize, and are subject to change.

### 1.1 Interconnection Point

The project’s location is in IPC’s Western Region, within █ miles of █ Substation, █ miles █ of █ (█) and █ (█). The Interconnection Point for the GI#512 Project will be █ degrees, █ minutes, █ seconds █, █ degrees, █ minutes █ seconds, █. A single line drawing identifying the Point of Interconnection is attached.

### 1.2 Point of Change of Ownership

The Point of Change of Ownership for the GI#512 Project is electrically the same as the Point of Interconnection.

### 1.3 Customer’s Interconnection Facilities

The Seller will install the inverters, transformer, associated auxiliary equipment etc. beyond the customer side of the disconnect switch. Seller will build facilities to the Point of Change of Ownership for the generator facility. The low-side disconnect switch shall be as specified or as determined by mutual agreement and be readily accessible, operable, and lockable by Idaho Power personnel at all times.

### 1.4 Other Facilities Provided by Interconnection Customer

#### 1.4.1 Telecommunications

In addition to communication circuits that may be needed by the Seller, **it is the Seller’s responsibility to provide the following communication circuits for IPC’s use. These circuits can be long-lead items and typically require coordination with third party telecommunications providers. The project’s in-service date cannot be granted prior to complete circuit acceptance and testing as referenced below.**

1. One POTS (Plain Old Telephone Service meeting the technical requirements of TR-NWT-000335:1993; NCI code 02LS2-2wire, loop start, 600 ohm) dial-up circuit for querying the revenue meter and protection relay at the generation interconnect site. The POTS line must be capable of supporting reliable sustained data communication at a minimum of 4800 bps with a modem using V.32bis modulation. If the minimum data rate is or becomes unattainable or unreliable, Seller will be responsible for the circuit repair.

2. One DDS (Digital Data Service meeting the technical requirements of TR-NWT-000341:1993; NCI code 04DU5.19, 04DU5.56, or 04DU5.64) data circuit, with a guaranteed minimum data rate of 19,200 bits per second, for SCADA between the generation interconnection site demarcation and (EMS FEP location). No Seller equipment may be located at IPC FEP location. Please note that Frame Relay Service is not acceptable. If the minimum data rate is or becomes unattainable or unreliable, Seller will be responsible for the circuit repair.

The Seller shall provide all of the required communications circuits between the Interconnection site and IPC's operations points (i.e. IPC FEP location, etc.) as specified by IPC.

**RELIABILITY AND DATA SECURITY:** The communication circuits shall be DC powered at the terminus locations and within any telecommunications provider's network, such that they will continue operation during a power outage for a minimum of 4 hours, and meet the specified reliability and bandwidth requirements. At distribution connected Generation Interconnect sites, the Seller is responsible for supplying stable metered AC power during circuit testing and commissioning, and battery backed DC power during operation. At transmission connected Generation Interconnect sites, Idaho Power can extend its station battery to a circuit marshalling location in a shared access portion of the station yard if needed for Seller telecommunications equipment used only to deliver IPC required circuits, but the Seller is responsible for any required AC local service required by their equipment at their station or in the shared access portion of the station yard. The Seller may choose to coordinate with a third party communications provider to provide the communications circuits and pay the provider's associated one time setup and periodic charges, deliver the circuits using their own infrastructure, or a combination thereof. Regardless of circuit transport implementation, in all cases the SCADA circuit must be transported using solely Layer 2 protocols (e.g. serial point-to-point data communication, no routable Layer 3 transport, such as Internet Protocol).

**CIRCUIT ACCEPTANCE AND TESTING:** The communication circuits shall be terminated in an approved demarcation box with the cable pairs punched down on a telecom block and labeled accordingly at a location approved by IPC. The communication circuits will need to be installed and tested by the Seller prior to Idaho Power acceptance testing, and operational prior to the Seller being allowed to generate power into IPC's system. IPC will perform acceptance testing of DDS circuits with industry standard test patterns, namely: 2047, DDS1, DDS2, DDS3, DDS4, and DDS6, each tested to meet the performance of Qwest Techpub 77312, followed by end-to-end serial data BERT testing with a 2047 test pattern at 19.2kbps and require 15 consecutive minutes error free operation to pass. IPC will perform acceptance testing of modem serial data over the POTS line with BERT testing using a 2047 test pattern at 4800bps using V.32bis modem modulation will require 15 consecutive minutes of error free operation to pass. Circuits with demonstrated reliability issues during commissioning will be required to demonstrate 24 hours of reliable service by the Seller prior to final acceptance testing by IPC. **Note that installation by a third party communications provider may take several months and these service should be ordered well in advance to avoid delaying the project.**

The Seller or their third party communications provider may need to install communications equipment (i.e. batteries, multiplexers, etc) near each terminus of the required communications circuits. If this equipment is required, the Seller shall be responsible to install this equipment in facilities/locations that are not owned or operated by IPC. If high voltage protection is required

by the communications provider for the incoming copper cable, the high voltage protection assembly shall be engineered, supplied, and maintained by the Seller.

OPERATIONAL RESPONSE: Once telecommunications circuits are placed into service, Idaho Power Dispatch will open a ticket with Idaho Power's IT department for circuits suspected as intermittent or non-operational. Idaho Power's IT department will contact the Seller, manage the Idaho Power trouble ticket, and await repair status from Seller. The Seller is responsible for repairing any circuits and contacting any third party telecom provider as needed. [Note: Idaho Power cannot contact third party telecom providers on behalf of the Seller for circuit outages.] A third party telecom provider is expected to have the ability to perform some level of remote circuit testing. If the Seller's third party telecom provider needs access to Idaho Power facilities, they will make contact with Idaho Power technicians through Idaho power's IT department. Idaho Power's IT department will close the Idaho Power trouble ticket once the circuit is restored to service and Idaho Power technicians have successfully completed end-to-end testing.

Seller's failure to maintain and/or restore and repair intermittent or non-operational telecommunications circuits may result in disconnection of Seller's generation facility/facilities until the circuits successfully complete Idaho Power's end-to-end testing.

#### **1.4.2 Ground Fault Equipment**

The Seller will install transformer configurations that are Grounded-WYE to Grounded-WYE and will limit the ground fault current to less than 20 amps as measured at the Interconnection Point.

#### **1.4.3 Easements/Permits**

The Seller will provide to Idaho Power a surveyed (Metes & Bounds) legal description along with exhibit map for Idaho Power's facilities. After the legal description has been delivered to IPC for review, IPC will supply to the Seller a completed IPC easement for signature by the land owner of record. Once the signatures have been secured, the Seller will return the signed easement to IPC for recording. **Note: Easement procurement should begin early in the process so as not to impact milestone dates.**

The Seller will coordinate with IPC to insure the easement will include enough space for maintenance access. Year-round access to the IPC 4-pole site shall be incorporated in the Seller's project site plan.

Construction permits are the responsibility of the Seller, including the IPC side of the interconnection site), subject to local regulations.

#### **1.4.4 Property**

The Seller, at its sole cost and expense, will provide to IPC documents and services as identified below relating to IPC's land rights required for its interconnection facilities:

**1. Land Transaction Documents.** Land transaction documents ("Land Transaction Documents") in a form approved by IPC that may include, but are not limited to, the following:

- a. Right of Entry Agreement;

- b. Interconnection Facility Easement OR fee ownership parcel (“Fee Ownership Parcel”) conveyance pursuant to a Warranty Deed. IPC shall determine whether an Interconnection Facility Easement or a Fee Ownership Parcel is required for the Project and shall advise Seller, accordingly;
- c. For Fee Ownership Parcels, a Purchase and Sale Agreement;
- d. Access Easement;
- e. Completed Applications with respective fees for Release of Easements and/or Crossing Agreements that may be required for the Project;
- f. Crossing Agreements; and
- g. Any other Project specific documents deemed necessary by IPC.

**2. Project Map/Site Plan.** A 90% complete informational map or site plan of the Project Property with locations of all easements to be released, new easements proposed for both Seller and IPC, existing IPC lines to be crossed by Seller’s facilities, Seller’s lease and easement areas (if any), access roads, and any other features or elements requested to be included by IPC to facilitate review and processing of the project documents.

**3. Surveyed Legal Descriptions and Maps.** Written legal description and map for each Land Transaction Document, stamped and signed by a licensed surveyor. Each legal description and map is to be submitted to and approved by IPC’s surveyor. See IPC survey requirements in Appendix B, attached hereto and made a part hereof.

**4. Title Insurance.** Title report and A.L.T.A. extended owners’ pro forma policy of title insurance for the amount of the value of the Interconnection Facility Easement or Fee Ownership Parcel and access easement areas. Seller shall provide proof and information to establish the value of the easement or property to be insured. IPC will review the title policy pro forma and will advise of any necessary title mitigation measures to ensure clear and unencumbered title to the Interconnection Facility Easement or Fee Ownership Parcel and access easement areas. Title mitigation measures shall be performed by Seller at Seller’s sole cost and expense. Title policy to include endorsements as required by IPC at Seller’s sole cost and expense. Seller to provide an electronic copy of all exceptions to title insurance for IPC review. Seller to provide Idaho Power with a final A.L.T.A. extended owners’ policy of title insurance.

**5. A.L.T.A. Survey.** An A.L.T.A. survey of the Project property with all existing IPC easement rights and facilities identified. The A.L.T.A. survey shall include and identify all proposed land transaction areas. If IPC requires a Fee Ownership Parcel for the Interconnection Facility, Seller shall provide an A.L.T.A. survey of the Fee Ownership Parcel to be conveyed to IPC and all Land Transactions. If IPC requires an Easement for the Interconnection Facility, Seller may provide IPC with a copy of Seller’s A.L.T.A. survey or with an A.L.T.A. survey in IPC’s name but the A.L.T.A. survey shall include the Interconnection Facility Easement Area, as well as all Land Transactions.

**6. Phase I Environmental Analysis.** A Phase I environmental analysis (“Phase I EA”) of Seller’s Project property (whether fee-owned, leased, or on an easement premises) for IPC review. The Phase I EA shall provide a map indicating the location of the IPC Interconnection Facilities in relation to any identified areas of concern. If IPC requires a Fee Ownership Parcel for the Interconnection Facility, Seller shall provide a Phase 1 EA in IPC’s name with warranties for IPC. If IPC requires an Easement for the Interconnection Facility, Seller shall provide IPC with a copy of Seller’s Phase 1 EA but which shall include and reference the Interconnection Facility Easement Area.

**7. Land Use Authorizations/Permits.** The Seller shall secure all necessary local jurisdiction, state, and/or federal land use authorizations and permits for the IPC Interconnection Facilities, access road, new transmission and distribution lines, buildings, and all facilities in support of Seller’s Project, as required by local, state or federal entities. A copy of each authorization pertaining to IPC Facilities shall be provided to IPC.

**8. Land Division.** Should a division of land be necessary to create a new Fee Ownership Parcel, Seller shall submit application to the proper local jurisdiction and complete all requirements to finalize the creation of a new Fee Ownership Parcel in IPC’s name. Seller shall provide final approval documentation to IPC.

Seller is advised that IPC review and approval of the Land Transaction Documents may require six (6) to nine (9) months. Seller is advised to provide all required Land Transaction Documents at earliest possible time. Refer to Appendix B for a quick reference guide to Idaho Power Corporate Real Estate Easement Parcel requirements. Upon IPC approval of all Land Transaction Documents, IPC will supply to the Seller final form documents for signature by the land owner of record. The Seller shall return original signed and recorded Land Transaction Documents to IPC. All recording and mailing fees shall be paid by Seller. IPC shall provide to Seller electronic copies of all fully executed and recorded Land Transaction documents.

#### **1.4.5 Generator Output Limit Control**

For Interconnections of 3 MW and greater, the Seller will install equipment to receive signals from Idaho Power Grid Operations for Generation Output Limit Control (“GOLC”) - see Section 3 Operating Requirements and Appendix A. GOLC is not required for interconnections less than 3 MW, **and therefore is not required for this project.**

#### **1.4.6 Local Service**

The Seller is responsible to arrange for local service to their site, as necessary.

### 1.4.7 Monitoring Information

If the Seller requires the ability to monitor information related to the IPC recloser in the generation interconnection package they are required to supply their own communications circuit to the control box.

## 1.5 Idaho Power Company's Interconnection Facilities

**Idaho Power will install** a standard generation interconnection package that will connect to distribution feeder [REDACTED]. If the Seller is going underground to the Interconnection Point, IPC will include a pole riser for the Seller to install cables to interconnect to the Idaho Power system. If the Seller is going overhead to the Interconnection Point, it will be at a tension not to exceed the design tension specified by Idaho Power.

The new interconnection package will include four distribution poles to mount a local service transformer, solid blade disconnects, primary metering package, recloser, relays, RTU, fuses and riser necessary for the package. The interconnection will be controlled by a SEL-421 line protection relay and a GE iBox RTU. The relay and RTU will be located in a pole mounted enclosure and will also contain a test switch (TS4), SLSS, dialup modem, DDS CSU/DSU, isolation interface, power supply, DC converter, control switch and surge protector.

Concrete barriers may be necessary to protect this equipment from local area traffic. The single line for the interconnection package is shown in Appendix C.

A 2" conduit will be installed alongside the underground primary to facilitate information exchange to the Seller about the recloser. (The Seller is responsible for providing and installing the appropriate cable.)

## 2. Estimated Milestones

Estimated milestones, which will be updated and revised for inclusion in the GIA in light of subsequent developments and conditions, are as follows:

<b>Estimated Date</b>	<b>Responsible Party</b>	<b>Estimated Milestones</b>
TBD	<i>Seller</i>	<i>Construction funds received by IPC</i>
2 months after construction funds received	<i>Idaho Power</i>	<i>Idaho Power Engineering and Design Complete</i>
4 months after construction funds received	<i>Idaho Power</i>	<i>Idaho Power Long Lead Material Procured/Received</i>
6 months after construction funds received	<i>Seller</i>	<i>Telecommunication circuits identified in Section 1.4.1 are operational and provided to the IPC site</i>
6 months after construction funds	<i>Seller</i>	<i>Easements and permits procured for IPC site, construction will not begin until easements</i>



received		<i>and permits are in place</i>
8 months after construction funds received	<i>Idaho Power</i>	<i>Idaho Power Construction Complete</i>
9 months after construction funds received	<i>Idaho Power</i>	<i>Idaho Power Commissioning Complete, commissioning will not take place until Telecommunication circuits are operational</i>
TBD	<i>Idaho Power</i>	<i>Notification from Idaho Power's Energy Contracting Coordinator confirming First Energy of Non-Firm Output</i>
TBD	<i>Seller</i>	<i>Seller testing begins</i>
TBD	<i>Idaho Power</i>	<i>Notification from Idaho Power's Energy Contracting Coordinator confirming Operation Date (pending all requirements are met) of Firm Network Resource Output</i>

IPC does not warrant or guarantee the foregoing estimated milestone dates, which are estimates only. These milestone dates assume, among other things, that materials can be timely procured, labor resources are available, and that outages to the existing transmission system are available to be scheduled. Additionally, there are several matters, such as permitting issues and the performance of subcontractors that are outside the control of IPC that could delay the estimated Operation Date. For purposes of example only, federal, state, or local permitting, land division approval, identification of Interconnection Facilities location, access to proposed Interconnection Facilities location for survey and geotechnical investigation, coordination of design and construction with the Seller, failure of IPC's vendors to timely perform services or deliver goods, and delays in payment from Seller, may result in delays of any estimated milestone and the Operation Date of the project. To the extent any of the foregoing are outside of the reasonable control of IPC, they shall be deemed Force Majeure events.

### 3. Operating Requirements

The project is required to comply with the applicable Voltage and Current Distortion Limits found in IEEE Standard 519-1992 *IEEE Recommended Practices and requirements for harmonic Control in Electrical Power Systems* or any subsequent standards as they may be updated from time to time. Voltage fluctuation at startup and during operation must be limited to less than 5% as measured at the Point of Interconnection.

**Low Voltage Ride Through:** The Project must be capable of riding through faults on adjacent section of the power system without tripping due to low voltage. It has been determined, through study, that the Project must be capable of remaining interconnected for any single phase voltage as low as 0.7 PU for 30 cycles, and for all three phase voltages as low as 0.8 PU for 30 cycles.

Seller will be able to modify power plant facilities on the Seller side of the Interconnection Point with no impact upon the operation of the transmission or distribution system whenever the generation facilities are electrically isolated from the system via the disconnect switch on pole #4 of the POI four pole package and a terminal clearance is issued by Idaho Power Company's Grid Operator.

**Frequency Response Requirements:** Generator must be capable of providing Fast Frequency Response for both positive and negative frequency deviations from 60Hz ( +/- 0.036 Hz) for Bulk

Electric System disturbances. The required frequency response will be linear for a deviation of 0 to +/- 0.1 Hz, a response of 0% to 3% of generator capacity, with a maximum required response of 3% of generator's full capacity for as long as the generator is able to provide support or the frequency deviation is reduced to within stated limits, whichever occurs first. Provided that Generator meets the above Fast Frequency Response requirements, IPC shall not curtail Seller when such curtailments are caused by a need to comply with applicable Frequency Responsive reliability standards.

## 4. Reactive Power

The Project is required to be able to inject or absorb a minimum of 1.33 MVAR at all active power output between 20% and 100% of nameplate active power rating. The reactive power operating requirements are typically specified in the Schedule 72 Generation Interconnection Agreement.

IPC will determine the reactive power required to be supplied by IPC to the Seller, based upon information provided by the Seller. IPC will specify the equipment required on IPC's system to meet the Facility's reactive power requirements. These specifications will include but not be limited to equipment specifications, equipment location, IPC-provided equipment, Seller provided equipment, and all costs associated with the equipment, design and installation of the IPC provided equipment. The equipment specifications and requirements will become an integral part of this Agreement. IPC owned equipment will be maintained by IPC, with total cost of purchase, installation, operation, and maintenance, including administrative cost to be reimbursed to IPC by the Seller. Payment of these costs will be in accordance with Schedule 72 and the total reactive power cost will be included in the calculation of the Monthly Operation and Maintenance Charges specified in Schedule 72.

## 5. Upgrades

### 5.1 Upgrades to the Distribution System

- No upgrades to the IPC distribution system have been identified.

### 5.2 Upgrades to Substations

- Replace the [REDACTED] controller with a type Beckwith M2001-D controller.
- Install dead line check functionality on the [REDACTED] feeder in the substation.
- Upgrade [REDACTED] AMI transformer.

## Estimated Costs

The following good faith estimates are provided in 2016 dollars and are based on a number of assumptions and conditions:

Description	Ownership	Cost Estimate
<b>Interconnection Facilities</b>		
4-pole interconnection package	IPC	\$243,000
<b>TOTAL</b>		<b><u>\$243,000</u></b>
<b>Substation Upgrades (██████ Substation):</b>		
Upgrade AMI transformer and regulator controller, add deadline check.	IPC	\$33,000
<b>TOTAL</b>		<b><u>\$33,000</u></b>
<b>GRAND TOTAL</b>		<b><u>\$276,000</u></b>

Note: IPC does not warrant or guarantee the estimated costs in the table above, which are estimates only and are subject to change. Seller will be responsible for actual costs, under the terms and subject to the conditions included in any definitive GIA executed by IPC and Seller.

### Note Regarding Transmission Service:

This FSR is a Network Resource Interconnection Facility Study. This FSR identifies the facilities necessary to integrate the Generating Facility into Idaho Power’s network to serve load within Idaho Power’s balancing area. Network Resource Interconnection Service in and of itself does not convey any right to deliver electricity to any specific customer or Point of Delivery.

### Note Regarding Definitive GIA:

This FSR is a study and preliminary evaluation only and does not constitute, or form the basis of, a definitive agreement related to the matters described in this FSR. Unless and until a definitive GIA is negotiated and executed by IPC and Seller, no party will have any legal rights or obligations, express or implied, related to the subject matter of this FSR.

# Appendix A

## IPC Survey Requirements

- Is the Grantor's Deed Instrument No. noted in the Exhibit 'A' Legal Description or Exhibit 'B' Survey Map?
- Are the Section, Township, Range, and County information clearly stated on the Exhibits?
- Is the Basis of Bearings between found monuments called out and noted on the Exhibits?
- Are the Point of Commencement, Point of Beginning and or Point of Terminus shown on the Exhibits?
- Do all lines have a bearing and distance associated with them on the Exhibits?
- All lines need bounding calls to Grantor's ownership lines, Rights-of-Way, etc in Exhibit A.
- Are the Subdivision names, lot & block, and streets labeled on the ExhibitB?
- Are any existing Utility Easements adjoining this Easement called out and shown on the Exhibits?
- Is the map scale noted and is there a North arrow shown on the Exhibit B?
- On a strip easement is the width given and does it call to form a closed figure in the Exhibit A?
- Does the Parcel description close?
- Are the reference surveys of record or CP&Fs used to prepare the easement called out and shown on the Exhibits?
- A Professional Land Surveyor or Engineer in responsible charge must stamp, sign and date the exhibits for submission.
- A copy of the current Deed of Record for the Grantor is needed for submission.

# Appendix B

## Idaho Power Company Corporate Real Estate Department Requirements of Developers for Interconnection Facility/Substation Land for Development of Idaho Power Company Interconnection Facilities

### Substation Easement

An easement may be secured if Idaho Power will not have a purpose or need to use the property beyond the current development. An example would be a solar farm development that requires a new Idaho Power interconnect substation that will not be used by Idaho Power in the future if the solar farm operation is discontinued.

Corporate Real Estate process will require the following steps and/or documents.

### Process time frame: 6 mos. to 1 year depending on project specifics

1. **Right of Entry Agreement.** A Right-of-Entry Agreement will allow Idaho Power to conduct necessary due diligence studies and review of the property and substation lands to determine feasibility for development. This document is required to be signed by the underlying property owner prior to Idaho Power entry onto the owner's lands for testing, surveying, ect. and will allow the preliminary stages of project development to commence pending completion of the transfer of substation lands to Idaho Power.
2. **Purchase and Sale Agreement – Substation Easement – Access Easement – Power Line Easements.** Idaho Power requires the following easements from the underlying property owner for our interconnection facilities: (1) substation easement, (2) access easement (for access to the substation) and (3) transmission and distribution line easements. Corporate Real Estate will enter into a purchase and sale agreement with the underlying property owner to provide for the grant of the easements to Idaho Power.
3. **Title Commitment.** Idaho Power requires that Developer ensure the substation, access, and power line easement lands are free from any encumbrances to title. To meet this requirement, a Title Commitment with A.L.T.A. extended coverage owner's policy in Idaho Power's name is required. All exceptions to title insurance need to be provided with the Title Commitment for Idaho Power review. Upon receipt, Corporate Real will review all exceptions and will advise of any necessary follow-up actions. Importantly, Idaho Power requires a form of ownership that is free and clear from all encumbrances.
4. **Survey.** An A.L.T.A survey for the substation, access and power line easements is required. The A.L.T.A. survey will be reviewed by Idaho Power's surveyor who will advise of any necessary revisions.
5. **Legal Descriptions.** Written legal descriptions, stamped and signed by a surveyor licensed in the state of Idaho, are required for the substation easement, access easement, and distribution/transmission line easements. The written legal descriptions will be reviewed by Idaho Power's surveyor who will advise of any necessary revisions.

6. **Phase I Study**. Developer shall provide Idaho Power with a Phase I environmental site assessment study for the substation, access and power line easement lands, which (1) is prepared by an independent environmental site assessment company, in Idaho Power's name, (2) recognizes that Idaho Power holds an interest in the easement areas and is a User of the Phase I report, and (3) provides appropriate environmental warranties to Idaho Power for the lands over which the substation, access and power line easements will be located. The Phase I study will be reviewed by Idaho Power and Idaho Power will advise if a Phase II environmental site assessment or other actions are required based on the results of the Phase I study.
7. **Public Lands Permits/Authorizations (if needed)**. Should any public lands, rights-of-way, etc. be affected by Idaho Power's use of or access to the interconnection facilities, Developer shall be responsible to secure any necessary agency authorizations or permits in Idaho Power's name, at Developer's sole cost and expense. Developer shall be responsible to ensure all conditions of approval are satisfied, fees are paid, etc. for the agency permits.
8. **Land Use Permits/Authorizations**. Developer shall be responsible to secure any necessary land use entitlements or authorizations from the local jurisdiction, local agencies, state of Idaho, or Federal or other agencies for Idaho Power's construction, operation and maintenance of the interconnection facilities (example: Conditional Use Permit from city or county). Any such authorizations shall be secured in Idaho Power's name and for the benefit of Idaho Power. Idaho Power will require that the Developer satisfy all conditions of approval and requirements for any such entitlement or authorization.
9. **Costs**. Any costs pertaining to the above items shall be at the Developer's sole cost and expense.
10. **Miscellaneous Documents**. Other Miscellaneous Documents as necessary for the specific project, and which may include Memorandums of Understanding or Agreement, etc.