## COLUMBIA COUNTY INDUSTRIAL DEVELOPMENT AGENCY

9 Schuyler Hills Road Hudson, New York 12534

November 18, 2015

AGEN

To Whom It May Concern:

Re: New York State Sales or Use Tax Exemption
Columbia County Industrial Development Agency

SunStream Hudson I LLC and SunStream Hudson II LLC Project

Pursuant to TSB-M-87(7) issued by the New York State Department of Taxation and Finance on April 1, 1987, as modified by TSB-M-14(1.1)S issued by the New York State Department of Taxation and Finance on February 12, 2014 (collectively, the Policy Statement"), SunStream Hudson I LLC and SunStream Hudson II LLC (as tenants in Common and hereinafter collectively referred to as the "Company") has requested a letter from Columbia County Industrial Development Agency (the "Agency"), a public benefit corporation created pursuant to Chapter 1030 of 1969 Laws of New York, constituting Title 1 of Article 18-A of the General Municipal Law, Chapter 24 of the Consolidated Laws of New York, as amended (the "Enabling Act") and Chapter 366 of the 1976 Laws of New York, as amended, constituting Section 895-1 of said General Municipal Law (said Chapter and the Enabling Act being hereinafter collectively referred to as the Mactin containing the information required by the Policy Statement regarding the sales tax exemption with respect to the captioned project (the "Project") located at Blue Hill Road (a portion of tax map nos. 129.00-02-24 and 129.00-02-22) to be known as 90 Blue Hill Road, in the Town of Greenport, Columbia County, New York (the "Project Site").

The Company has applied to and been approved for financial assistance from the Agency in the matter of completion of the Project on the Project Site. The Project Includes the following: (A) (1) the acquisition of an interest in an approximately 21 acre parcel of land located on Blue Hill Road (a portion of tax map nos. 129.00-02-24 and (129.00-02-22) to be known as 90 Blue Hill Road in the Town of Greenport, Columbia County, New  $\overline{Y}$  ork (the "Land"), (2) the construction on the Land of a solar energy generation facility, and (3) the acquisition and installation therein and thereon of certain machinery and equipment (collectively, the "Equipment") (the Land, the Facility and the Equipment hereinafter collectively referred to as the "Project Facility"), all of the foregoing to be owned by the Company and operated as a ground mount solar generating system facility and other directly and indirectly related activities; (B) the granting of certain "financial assistance" (within the meaning of Section 854(14) of the Act) with respect to the foregoing, including potential exemptions from certain sales and use taxes real property transfer taxes and mortgage recording taxes (collectively, the "Financial Assistance"); and (C) the lease of the Project Facility to the Company pursuant to the terms of a lease agreement dated as of November 1, 2015 (the "Lease Agreement") by and between the Agency and the Company. Please be advised that on or about November 18, 2015, the Agency executed and delivered the Lease Agreement, pursuant to which the Agency appointed the Company as agent of the Agency to acquire, construct and install the Project Facility.

The Company, as agent of the Agency, is authorized to make purchases of materials to be incorporated in the Project and machinery and equipment constituting a part of the Project, and purchases or rentals of supplies, tools, equipment, or services necessary to acquire, construct, reconstruct or install the Project, as provided in the IDA Agent or Project Operator Exempt Purchase Certificate ("Form ST-123"), a current form of which is attached hereto as Exhibit A.

To ensure that the above purchases or rentals are exempt from any sales or use tax imposed by the State of New York or any governmental instrumentality located within the State of New York, the vendor must identify the Project on each bill and invoice for such purchases and indicate on the bill or invoice that the Company as agent for the Agency was the purchaser (e.g., "SunStream Hudson I LLC and SunStream Hudson II LLC, as agent for Columbia County Industrial Development Agency"). In addition, the following procedures should be observed:

- 1. The Company, as agent of the Agency, must complete Form \$7-123 and provide same to vendor, with a copy to the Agency.
- 2. Each bill and invoice should identify the date of delivery and indicate the place of delivery.
- 3. Payment should be made by the company acting as agent, directly to the vendor from a requisition from a special project fund of the payor.
- 4. Deliveres should be made to the Project Site, or under certain circumstances (such as where the materials require additional fabrication before installation on the Project Site or for storage to protect materials from theft or vandalism prior to installation at the Project Site) deliveries may be made to a site other than the Project Site, providing the ultimate delivery of the materials is made to the Project Site. Where delivery is made to a site other than his project Site, the purchases should be billed or invoiced by the vendor to the Company as agent of the Agency, identify the date and place of delivery, the Agency's full name and address and the Project Site where the materials will ultimately be delivered for installation.

A contractor or subcontractor not appointed as agent or project operator of the Agency must present suppliers with Form ST-130.1, Contractor Exempt Purchase Certificate, when making purchases that are ordinarily exempt from tax in accordance with Tax an executions 1115(a)(15) and 1115(a)(16).

Pursuant to Section 874(8) of the Act, the Company, as agent of the Agency, must annually file a statement with the New York State Department of Taxation and Finance, on a form and in such a manner as is prescribed by the Commissioner of Taxation and Finance, of the value of all sales tax exemptions claimed by the Company under the authority granted by the Agency. The penalty for failure to file such a statement under Section 874(8) of the Act shall be the removal of authority to act as an agent for the Agency.

Pursuant to Section 874(9) of the Act, the Company, as agent of the Agency must file within thirty (30) days of the date the Agency designates the Company as agent of the Agency a statement with the New York State Department of Taxation and Finance, on a form and in such manner as prescribed by the Commissioner of Taxation and Finance, identifying the Company as agent of the Agency.

This letter shall serve as proof of the existence of an agency contract between the Agency and the Company for the SOLE EXPRESS PURPOSE OF SECURING EXEMPTION FROM NEW YORK

STATE SALES AND USE TAXES FOR THE PROJECT ONLY. NO OTHER PRINCIPAL/AGENT RELATIONSHIP BETWEEN THE AGENCY AND THE COMPANY IS INTENDED OR MAY BE IMPLIED OR INFERRED BY THIS LETTER.

It is hereby further certified that, under the Policy Statement, since the Agency is a public benefit corporation, neither the Agency nor the Company as its agent, is required to furnish an "Exempt Organization Certificate" in order to secure exemption from any sales or use tax for such items or services.

Under the Policy Statement, a copy of this letter received by any vendor or seller to the Company as agent for the Agency, may be accepted by such vendor or seller as a "statement and additional documentary evidence of such exemption" as provided by New York State Tax Law Section 1132(c)(1), thereby relieving such vendor or seller from the obligation to collect sales and use tax on purchases or rentals of such materials, supplies, tools, equipment, or sendor by the Agency through its agent, the Company.

 In the event you have any questions with respect to the above, please do not hesitate to call the Chairman of the Agency, at (518) 828-4718.

Very truly yours,

COLUMBIA COUNTY INDUSTRIAL DEVELOPMENT AGENCY

(Vice) Chairman

VELOPMENT

COLUMBIA COUNTY

## EXHIBIT A

## IDA AGENT OR PROJECT OPERATOR EXEMPT PURCHASE CERTIFICATE

## COLUMBIA COUNTY

# INDUSTRIAL DEVELOPMENT AGENCY



## New York State Department of Taxation and Finance New York State Sales and Use Tax IDA Agent or Project Operator Exempt Purchase Certificate Effective for projects beginning on or after June 1, 2014

Requirements for Industrial Development Agencies and Authoritic	Name of agent or project opera	ator		
Sireet address	Street address			· · · · ·
City, town, or village State ZIP code	City, town, or village		State	ZIP code
	Agent or project operator sales	s tax IO number (	ke instrutions)	
	<u> </u>			
Mark an X in one: Single-purchase certificate B	ankel-purchase certificate (	valid only for	the project	isted below)
To the seller:				
You must identify the project on each bill and Invoice for such pur	chases and indicate on the	bill or involce	that the ID.	4 or agent
or project operator of the IDA was the purchaser.				
		<del></del>		
Project Information	11MA 24L 4 5	v		
I certify that I am a disty appointed agent or project operator of the named In the following IDA project and that such purchases qualify as exempt fro	IDA and that I am purchasing I Im sales and use taxes under i	ine tangible pe: ny agreamant v	sonal proper with the IDA.	ty of services for t
Name of IDA				
Name of project		IDA project nur	nber (vsa OSC /	urbej
Street address of project site		<u> </u>		
				Tata
Cay, lown, or vitage			State	ZIP code
Enter the date that you were appointed agent or	Enter the date that agent o			· · · · · · · · · · · · · · · · · · ·
project operator (mentid/yy)/	status ends (mm/dd///)	***************************************		//
Exempt purchases				
(Mark an X in boxes that apply)				
A. Tangible personal property or services (other than installed in a qualifying motor vehicle) used to cor				
L! B. Certain utility services (gas, propane in containe used to complete the project, but not to operate t		вестислу, гепт	geranon, or	steam)
C. Motor vehicle or tangible personal property insta	iled in a qualifying motor ve	hide		
Certification: I certify that the above statements are true, complete, and				
statements and issue this exemption certificate with the knowledge that the	is document provides evidence and that willfully issuing this do	cument with the	intent to eva	de any such tax
apply to a transaction or transactions for which I tendered this document:		ne fiel alreasen.	nionea liina	
may constitute a fatony or other crime under New York State Law, punish, document is required to be filed with, and delivered to, the yendor as age	able by a substantial fine and a nt for the Tax Department for th	e purposes of 1	Tax Law secti	on 1838 and is
may constitute a fatony or other crime under New York State Law, punish, document is required to be filed with, and delivered to, the vendor as age deemed a document required to be filed with the Tax Department for the p	able by a substantial fine and a nt for the Tax Department for th purpose of prosecution of ollers	e purposes of I ses. I also unde	fax Law secti Italand that ti	on 1838 and is ne Tax Departmen
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may constitute a falony or other crima under New York State Law, punish document is required to be filed with, and delivered to, the vendor as age deemed a document required to be filed with the Tax Department for the I is authorized to Investigate the validity of tax exclusions or exemptions cl	able by a substantial fine and a nt for the Tax Department for th purpose of prosecution of ollers	e purposes of I ses. I also unde	fax Law secti tratand that ti ered on this o	on 1838 and is ne Tax Department locument.

## Instructions

## To the purchaser

You may use Form ST-123 if you:

- have been appointed as an agent or project operator by an industrial development agency (IDA) and
- the purchases qualify for exemption from sales and use tax as described in the IDA contract.

You may use Form ST-123 as a single-purchase certificate or as a blanket certificate covering the first and subsequent purchases qualifying for the project listed.

Agent or project operator sales tax ID number — If you are registered with the Tex Department for sales tax purposes, you must enter your sales tax identification number on this certificate. If you are not required to be registered, enter N/A.

Industrial development agencies and authorities (IDAs) are public benefit corporations under General Municipial Law Article 18-A and the Public Authorities Law, for the purpose of promoting, developing, encouraging, and assisting in the acquisition, construction, reconstruction, improvement, maintenance, equipping, and furnishing of industrial, manufacturing, warehousing, commercial, research, and recreational facilities in New York State.

IDAs are exempt from the payment of sales and use tax on their purchases, in accordance with Tax Law section 1116(a)(1). However, IDAs do not normally make direct purchases for projects. Commonly, IDAs instead appoint a business enterprise or developer, contractor, or subcontractor as its agent or project operator. Such purchases made by the agent or project operator, acting within the authority granted by the IDA, are deemed to be made by the IDA and therefore exempt from tax.

Example 1: IDA agreement with its agent or project operator states that contractor X may make all purchases of materials and equipment necessary for completion of the project, as agent for the IDA. Contractor X rents a backhoe and a buildozer for site preparation, purchases concrete and lumber to construct a building, and purchases machinery to be instelled in the building. All these purchases by contractor X as agent of the IDA are exempt from tax.

Purchases by exhibition A as agent or the IDA are stempilion (a). Example 2: IDA agreement with its egent or project operator states that contractor X may make all purchases of meterials and equipment to be incorporated into the project, as egent for the IDA. Contractor X makes the same purchases as in Example 1. Since the concrete, himber, and machinery will actually be incorporated into the project, contractor X may purchase these items exempt from tax. However, rental of the backing and buildozer is not exempt since these banasectors are normally taxable and the IDA agreement does not authorize contractor X to make such rentals as agent of the IDA.

A contractor or subcontractor not appointed as agent or project operator of an IDA must present suppliers with Form ST-120.1, Contractor Exempt Purchase Certificate, when making purchases that are ordinarity exempt from tax in accordance with Tax Law sections 1115(a)(15) and 1115(a)(16). For more information, see Form ST-120.1.

## **Exempt purchases**

To qualify, the purchases must be made within the authority granted by the IDA and used to complete the project (not to operate the completed project).

- A. Mark box A to indicate you are purchasing tangible personal property and services (other than utility services and motor vehicles or tangible personal property installed in a qualifying motor vehicle) exempt from tax.
- B. Mark box B to indicate you are purchasing certain consumer utility services used in completing the project exempt from tax. This includes gas, electricity, refringeration, and steam; and gas, electric, refringeration, and steam services.
- Mark box C to indicate you are purchasing a motor vehicle or tangible personal property related to a qualifying motor vehicle exempt from tax.

## Misuse of this certificate

Misuse of this exemption certificate may subject you to serious civil and criminal seriodons in addition to the payment of any tax and interest due. These include:

- A penalty equal to 100% of that tax due;
- · A \$50 penalty for each fraudulent exemption certificate issued;
- Criminal felony prosecution, punishable by a substantial fine and a possible jail sentence; and
- Revocation of your Certificate of Authority, if you are required to be registered as a vendor. See TSB-M-09(17)S, Amendments that Encourage Compliance with the Tax Law and Enhance the Tax Department's Enforcement Ability, for more information.

## To the selle.

When making purchases as agent or project operator of an IDA, the purchaser must provide you with this exemption certificate with all entries completed to establish the right to the exemption. You must identify the project on each bit and invoke for such purchases and indicate on the bit or invoke that the IDA or agent or project operator of the IDA was the purchases.

As a New York State registered vendor, you may accept an exemption certificate in feu of collecting tax and be protected from Babifry for the tax if the certificate is valid. The certificate will be considered valid if it is:

- accepted in good faith;
- in your possession within 90 days of the transaction; and
- properly completed (all required entries were made).

An exemption certificate is accepted in good faith when you have no knowledge that the exemption certificate is false or is fraudulently given, and you exercise reasonable ordinary due cane. If you do not receive a property completed certificate within 90 days after the delivery of the property or service, you will share with the purchaser the burden of proving the sale was exempt.

You must also maintain a method of associating an invoice (or other source document) for an exempt sale with the exemption certificate you have on file from the purchaser. You must keep this certificate at least three years after the due date of your sales tax return to which it retates, or the date the return was filed, if later.

## Privacy notification

The Commissioner of Taxation and Finance may collect and maintain personal information pursuant to the New York State Tax Law, including but not fimited to, sections 5-a, 171, 171-a, 287, 303, 429, 415, 505, 697, 1098, 1142, and 1415 of that Law, and may require disclosure of social security numbers pursuant to 42 USG 405(c)(2)(C)(i).

This information will be used to determine and administer tax liabilities and, when authorized by law, for certain lax offset and auchange of tax information programs as we'll as for any other taxful purpose.

Information concerning quarterly wages paid to employees is provided to certain state agencies for purposes of fraud prevention, support enforcement, evaluation of the effectiveness of certain employment and training programs and other purposes authorized by law.

Failure to provide the required information may subject you to civil or criminal penalties, or both, under the Tex Law.

This Information is maintained by the Manager of Document Management, NYS Tax Department, W.A. Harriman Campus, Albany NY 12227; telephone (518) 457-5181.

## Need help?



Visit our Web site at www.tax.ny.gov

- · get information and manage your taxes online
- · check for new online services and features

Sales Tax Information Center:

To order forms and publications:

(518) 485-2889

(518) 457-5431

Text 7

Text Telephone (TTY) Hotiline (for persons with hearing and speech disabilities using a TTY):

(518) 485-5082

New York State Department of Taxation and Finance

## IDA Appointment of Project Operator or Agent

For Sales Tax Purposes

The industrial development agency or authority (IDA) must submit this form within 30 days of the appointment o whether appointed directly by the IDA or indirectly by the operator or another agent.	of a project of	perator or agent,	F	or IDA use	only
Name of IDA COLUMBIA COUNTY INDUSTRIAL DEVELOPMENT AGENCY		IDAproject number (use OSC 1001- 15 02		- · · · ·	iter 1998)
Street address 4303 U.S. Route 9			Telephone (518)828	<del>-4718</del>	
Cily Hudson			State NY	ZIP code 12534	
Name of IDA project operator or agent Mark an X in the box if Sunstream Hudson II LLC directly appointed by the IDA		Employer identification			
Street address 9 Schuyler Hills Road	Telephone n (518)813-9			imary operator or ⊠Yes	r agent?
City Albany		·	State NY	ZIP code 12211	
Name of project Sunstream Hudson 111C and Sunstream Hudson II LLC Street address of project site		project (see instructions) Nount Solar Generation		ı Fadlitv	
90 Blue Hill Road City Greenport		•	State NY	ZIP code 12534	
Description of goods and services intended to be exempted from sales and use taxes Various machinery and equipment, t	ogether v	with related build	ding imp	provement	s, and
other directly and indirectly related activities		·			
	<del></del>	· · · · · · · · · · · · · · · · · · ·	<del></del>		
Date project operator or agent appointed (mm/dd/yy) 11/ 18/2015 Date project operator or agent status ends (mm/dd/yy)	12/31	L/16 extension	to an orig	x if this is an linal project:	
Estimated value of goods and services that will be exempt from New York State and local sales and use tax \$6,704,250 (est.)		rk State and local sat 3,170 (est		e tax	
Certification: I certify that the above statements are true, complete, and correct, and that no ma with the knowledge that willfully providing false or fraudulent information with this document may Law, punishable by a substantial fine and possible jail sentence. I also understand that the Tax E information entered on this document.	r constitute :	a felony or other crim	ıə under N	lew York State	∍ ]
Print name of officer or employee signing on behalf of the IDA  Signey D. Richter (Vice) Chai		· · · · · · · · · · · · · · · · · · ·			
Signature D. Link	Da	ate 11/ <i>101</i> 2015	Telephone (518)828		

## Instructions

## Filing regulrements

An IDA must file this form within 30 days of the date the IDA appoints any project operator or other person as agent of the IDA, for purposes of extending any sales and compensating use tax exemptions.

The IDA must file a separate form for each person it appoints as agent, whether directly or indirectly, and regardless of whether the person is the primary project operator or agent. If the IDA authorizes a project operator or agent to appoint other persons as agent of the IDA, the operator or agent making such an appointment must advise the IDA that it has done so, so that the IDA can file a form within 30 days of the date of the new agent's appointment. The IDA should not file this form for a person blind to work on an IDA project if that person is not appointed as agent of the IDA. The IDA need not file this form if the IDA does not extend any sales or use tax exemption benefits for the project.

If an IDA modifies a project, such as by extending it beyond its original completion date, or by increasing or decreasing the amount of sales and use tax exemption benefits authorized for the project, the IDA must, within 30 days of the change, file a new form with the new information.

If an IDA amends, revokes, or cancels the appointment of an agent, or if an agent's appointment becomes invalid for any reason, the IDA must, within 30 days, send a letter to the address below for filing this form, indicating that the appointment has been amended, revoked, or cancelled, or is no longer valid, and the effective date of the change. It should attach to the letter a copy of the form it originally filed. The IDA need not send a letter for a form that is not valid merely because the "Completion date of project" has passed.

## Purpose of project

For Purpose of project, enter one of the following:

- Services - Agriculture, forestry, fishing
- Finance, insurance, real estate
- Transportation, communication, electric, gas, senitary services
- Construction
- Wholesale trade Retail trade
- Manufacturing Other (specify)

## Mailing instructions

Mail completed form to:

NYS TAX DEPARTMENT IDA UNIT WA HARRIMAN CAMPUS ALBANY NY 12227

## Privacy notification

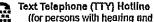
The Commissioner of Transion and Finance may collect and maintain personal information pursuant to the New York State Tax Lay, including but not firmful to, sections 6-a, 171, 171-a, 287, 306, 429, 476, 505, 687, 1090, 1142, and 1416 of that Law, and may require disclosure of social security numbers pursuant to 42 USG 405(6)(5)(7)).
This information will be used to determine and administer tax liabilities and, when authorized by law, for catian lax offset and exchange of tax information programs as well as for any other lawful purpose.

information concerning quarterly wages paid to employees is provided to certain state expendes for purposes of traud provention, support enforcement, evaluation of the effectiveness of carein employment and training programs and other purposes authoritied by law.

Failure to provide the required information may subject you to civil or criminal penalties, or both, under the fax Law.

This information is maintained by the Manager of Document Management, NYS Tax Department, W.A. Hantman Campus, Albary NY 12227; Islaphone (516) 457-5181.

## Need help? Internet access: www.tax.nv.gov MMM (for information, forms, and publications) Sales Tax Information Center, (518) 485-2889 To order forms and publications: (518) 457-5431



speech disabilities using a TTY):

(518) 485-5082

## AFFIDAVIT OF MAILING OF THIRTY-DAY SALES TAX REPORT (ST-60)

STATE OF NEW YORK	)
• • • • • • • • • • • • • • • • • • • •	) SS.:
COUNTY OF ALBANY	)

The undersigned, being duly sworn, hereby states:

That on December 11, 2015, I mailed a Thirty-Day Sales Tax Report (ST-60) by and between Columbia County Industrial Development Agency (the "Agency") and Sunstream Hudson I LLC and Sunstream Hudson II LLC (the "Company"), both relating to the Agency's Sunstream Hudson II LLC and Sunstream Hudson II LLC Project, to the following:

NYS Tax Department IDA Unit Building 8, Room 738 W.A. Harriman Campus Albany, New York 12227

In witness thereof, I have hereunto set my hand this 11th day of December, 2015.

Adam Carson

Sworn to before me this 11<sup>th</sup> day of December, 2015.

Notary Public

Notary Public, State of New York
Qualified in Schoharie County
No. 01R06269484
Commission Expires September 24, 20 16

A. Joseph Scott, III Partner ascott@hodgsonruss.com



December 11, 2015

CERTIFIED MAIL
RETURN RECEIPT REQUESTED

7014 1200 0001 3866 6762

NYS Tax Department IDA Unit Building 8, Room 738 W.A. Harriman Campus Albany, New York 12227

Re:

Columbia County Industrial Development Agency

Sunstream Hudson I LLC and Sunstream Hudson II LLC Project

## Ladies/Gentlemen:

Enclosed herewith please find an executed Tax Form ST-60 - IDA Appointment of Project Operator or Agent for Sales Tax Purposes regarding the above-captioned transaction.

If you have any questions or comments regarding the foregoing, please do not hesitate to contact me.

Sincerely yours,

A. Joseph Scott, III

AJS/nhb Enclosure

ce: Theodore Guterman II, Esq. (with enclosure, via e-mail)

Jill D. Winans, Esq. (with enclosure, via e-mail)



SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY			
<ul> <li>Complete Items 1, 2, and 3. Also complete Item 4 if Restricted Delivery is desired.</li> <li>Print your name and address on the reverse so that we can return the card to you.</li> <li>Attach this card to the back of the maliplece, or on the front if space permits.</li> </ul>	A. Signature  X ☐ Agent ☐ Addressee			
	B. Received by (Printed Name) C. Date of Delivery			
1. Article Addressed to:	,D. Buenvery Addess Uniferent from item 17 口 Yes しいかだち, enter delivery address below: 口 No			
NYS Tax Department IDA Unit	DEC 11 SOI2			
Building 8, Room 738 W.A. Harriman Campus Albany, NY 12227				
	3. Service Type			
	4. Restricted Delivery? (Extra Fee)			
2. Article Number (Transfer from service label) 7014 1200 0001 3866 6762				

PS Form 3811, July 2013

Domestic Return Receipt