

O'HANLON, DEMERATH & CASTILLO

ATTORNEYS & COUNSELORS AT LAW

808 WEST AVE

AUSTIN, TEXAS 78701

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June 26, 2019

Local Government Assistance & Economic Analysis
Texas Comptroller of Public Accounts
P.O. Box 13528
Austin, Texas 78711-3528

RE: Amendment003 to the Iraan-Sheffield Independent School District from RE
Maplewood LLC.

To the Local Government Assistance & Economic Analysis Division:

Enclosed is Amendment003 to the Iraan-Sheffield Independent School District from RE
Maplewood LLC. The following changes have been made:

1. Tab 1: Section 2 (Authorized School District Representative updated to Daniel Casey)
2. Tab 4: Description of Reinvestment Zone
3. Tab 7: Description of Reinvestment Zone
4. Tab 8: Description of Reinvestment Zone
5. Tab 16: Resolution creating Tunas Creek Two Reinvestment Zone
6. Tab 17: New signature page

A copy of the amended application will be submitted to the Pecos County Appraisal District.

Please do not hesitate to call with any questions.

Sincerely,



William Eggleston
Assistant to Kevin O'Hanlon

Cc: Pecos County Appraisal District



KE Andrews
1900 Dalrock Road
Rowlett, Texas 75088

May 30, 2019

Superintendent Michael Meek
cc. Texas Comptroller of Public Accounts
Iraan-Sheffield ISD
100 S. Farr Street
Iraan, Texas 79744

Re: Amendment for Texas Property Tax Code Section 313 Value Limitation Agreement #1233

Mr. Meek:

Please find attached Amendment III for Section 313 Value Limitation Agreement #1233. On behalf of our client, RE Maplewood LLC and in accordance with the guidelines and principles outlined in Section 313 of the Texas Property Tax Code, it is our request that Iraan-Sheffield ISD consider the approval of this amendment.

Please find the following sections updated:

- Tab 1: Section 2 (Authorized School District Representative updated to Daniel Casey)
- Tab 4: Description of Reinvestment Zone
- Tab 7: Description of Reinvestment Zone
- Tab 8: Description of Reinvestment Zone
- Tab 16: Resolution creating Tunas Creek Two Reinvestment Zone
- Tab 17: New signature page

Please note: since the time of the original application the capacity of RE Maplewood LLC increased from 100 MW-AC to 222 MW-AC. Due to the increase in project size, the number of photovoltaic panels also increased. This increase in capacity and photovoltaic panels necessitated the incorporation of additional land, hence the creation of Tunas Creek Two Reinvestment Zone. Additionally, the map in Tab 11 notes the overlapping of the two reinvestment zones. The County created this overlapping area to accommodate a potential second project that may be developed by RE Maplewood 2 LLC. RE Maplewood 2 LLC's project, if developed, would be located entirely in Tunas Creek Two Reinvestment Zone. It is possible that RE Maplewood LLC's project and RE Maplewood 2 LLC's project could have shared facilities located in the area where the two reinvestment zones overlap. The overlapping was necessary because the County preferred for RE Maplewood 2 LLC's project, if developed, to be wholly contained within the Tunas Creek Two Reinvestment Zone. RE Maplewood 2 LLC's project has no relation to Application No. 1233 filed by RE Maplewood LLC.

If you have any questions, please feel free to contact me at 469-298-1594 or mike@keatax.com. We look forward to working with you, and appreciate your consideration of this request.

Sincerely,

A handwritten signature in black ink that reads "Mike Fry". The signature is written in a cursive, slightly slanted style.

Mike Fry
Director—Energy Services

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Tab 1

Page 1

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Application for Appraised Value Limitation on Qualified Property

SECTION 1: School District Information (continued)

3. Authorized School District Consultant (If Applicable)

<u>Daniel</u> First Name	<u>Casey</u> Last Name
<u>Partner</u> Title	
<u>Moak, Casey & Associates</u> Firm Name	
<u>512-485-7878</u> Phone Number	<u>512-485-7888</u> Fax Number
	<u>dcasey@moakcasey.com</u> Email Address
<u>Mobile Number (optional)</u>	

4. On what date did the district determine this application complete? January 18, 2018
5. Has the district determined that the electronic copy and hard copy are identical? Yes No

SECTION 2: Applicant Information

1. Authorized Company Representative (Applicant)

<u>Michael</u> First Name	<u>Arndt</u> Last Name
<u>Vice President</u> Title	<u>Recurrent Energy LLC</u> Organization
<u>3000 Oak Road, Suite 300</u> Street Address	
<u>3000 Oak Road, Suite 300</u> Mailing Address	
<u>Walnut Creek</u> City	<u>California</u> State
<u>415-675-1500</u> Phone Number	<u>94597</u> ZIP
	<u>415-675-1501</u> Fax Number
	<u>Michael.arndt@recurrentenergy.com</u> Business Email Address
<u>Mobile Number (optional)</u>	

2. Will a company official other than the authorized company representative be responsible for responding to future information requests? Yes No

2a. If yes, please fill out contact information for that person.

<u>Daniel</u> First Name	<u>Uminski</u> Last Name
<u>Manager</u> Title	<u>Recurrent Energy LLC</u> Organization
<u>3000 Oak Road, Suite 300</u> Street Address	
<u>3000 Oak Road, Suite 300</u> Mailing Address	
<u>Walnut Creek</u> City	<u>California</u> State
<u>412-298-1042</u> Phone Number	<u>94597</u> ZIP
	<u>415-675-1501</u> Fax Number
	<u>daniel.uminiski@recurrentenergy.com</u> Business Email Address
<u>Mobile Number (optional)</u>	

3. Does the applicant authorize the consultant to provide and obtain information related to this application? Yes No

For more information, visit our website: www.TexasAhead.org/tax_programs/chapter313/



Tab 4

Detailed Description of the Project

RE Maplewood LLC is developing a solar photovoltaic facility designed to use solar power to generate electricity. The anticipated generation capacity of the project is 222 MW-AC and will feature approximately 799,300 photovoltaic panels and 91 central inverters.

Construction is anticipated to commence in October of 2019. During this timeframe, equipment and machinery will be purchased. New employees will be hired in November 2020. The facility is set to be complete in December 2020, when it will be fully operational, and facilities will be placed in service.

RE Maplewood LLC requests that this application includes but it not limited to the following components of this project:

- Solar Modules & Panels
- Inverter Boxes
- Meteorological Equipment
- Operation & Maintenance Building
- Electrical Substations
- Associated Towers
- Racking & Mounting Structures
- Combiner Boxes
- Foundations
- Roadways, Paving, & Fencing
- Generation Transmission Tie Line
- Interconnection Facilities

The project will be located entirely within Pecos County and the Iraan-Sheffield Independent School District. Currently, the project design is not finalized at this time thus the exact location of the improvements cannot be specified. The land used for the project is privately owned under long term leases and is currently shrub land not actively used for profitable ventures.

RE Maplewood LLC will be located across two reinvestment zones, Tunas Creek and Tunas Creek Two. Collectively, these reinvestment zone encompass 6,364 acres with Tunas Creek and Tunas Creek Two incorporating 1,728 acres and 4,636 acres respectively.



Tab 7

Description of Qualified Investment

RE Maplewood LLC is developing a solar photovoltaic facility designed to use solar power to generate electricity. The anticipated generation capacity of the project is 222 MW-AC and will feature approximately 799,300 photovoltaic panels and 91 central inverters.

Construction is anticipated to commence in October of 2019. During this timeframe, equipment and machinery will be purchased. New employees will be hired in November 2020. The facility is set to be complete in December 2020, when it will be fully operational, and facilities will be placed in service.

RE Maplewood LLC requests that this application includes but it not limited to the following components of this project:

- Solar Modules & Panels
- Inverter Boxes
- Meteorological Equipment
- Operation & Maintenance Building
- Electrical Substations
- Associated Towers
- Racking & Mounting Structures
- Combiner Boxes
- Foundations
- Roadways, Paving, & Fencing
- Generation Transmission Tie Line
- Interconnection Facilities

RE Maplewood LLC will be located across two reinvestment zones, Tunas Creek and Tunas Creek Two. Collectively, these reinvestment zone encompass 6,364 acres with Tunas Creek and Tunas Creek Two incorporating 1,728 acres and 4,636 acres respectively.



Tab 8

Description of Qualified Property

RE Maplewood LLC is developing a solar photovoltaic facility designed to use solar power to generate electricity. The anticipated generation capacity of the project is 222 MW-AC and will feature approximately 799,300 photovoltaic panels and 91 central inverters.

Construction is anticipated to commence in October of 2019. During this timeframe, equipment and machinery will be purchased. New employees will be hired in November 2020. The facility is set to be complete in December 2020, when it will be fully operational, and facilities will be placed in service.

RE Maplewood LLC requests that this application includes but it not limited to the following components of this project:

- Solar Modules & Panels
- Inverter Boxes
- Meteorological Equipment
- Operation & Maintenance Building
- Electrical Substations
- Associated Towers
- Racking & Mounting Structures
- Combiner Boxes
- Foundations
- Roadways, Paving, & Fencing
- Generation Transmission Tie Line
- Interconnection Facilities

RE Maplewood LLC will be located across two reinvestment zones, Tunas Creek and Tunas Creek Two. Collectively, these reinvestment zone encompass 6,364 acres with Tunas Creek and Tunas Creek Two incorporating 1,728 acres and 4,636 acres respectively.



Tab 16

Description of Reinvestment Zone

Please note: RE Maplewood LLC is to be located within two reinvestment zones, Tunas Creek and Tunas Creek Two. Tunas Creek has already been created, while Tunas Creek Two has not. The following documentation is a copy of the public notice for the creation of Tunas Creek Two. Upon creation of the Tunas Creek Two Reinvestment Zone, the ordinance establishing it will be submitted to the comptroller.

**RESOLUTION ADOPTING AND DESIGNATING REINVESTMENT ZONE
IN THE JURISDICTION OF PECOS COUNTY, TEXAS**

STATE OF TEXAS)
)
COUNTY OF PECOS)

WHEREAS, the Commissioners Court of Pecos County, Texas (the "County") desires to make available tax abatement relief in the area which is the subject of this resolution in order to encourage the development of primary employment and to attract major investment in the County; and,

WHEREAS, the County has elected to become eligible to participate in tax abatement agreements under the provisions of the Texas Property Redevelopment and Tax Abatement Act (Chapter 312 of the Texas Tax Code); and,

WHEREAS the County has adopted guidelines and criteria governing tax abatement agreements in a resolution dated on or about July 24, 2017 (the "Abatement Guidelines and Criteria"); and,

WHEREAS, a public hearing is required by Chapter 312 of the Texas Tax Code prior to approval of a reinvestment zone; and

WHEREAS, the County (a) timely published or posted all applicable notices of public hearing regarding the designation of the real estate described in the attached Exhibit A as a reinvestment zone for tax abatement purposes, and (b) timely notified all applicable presiding officers of the governing body of each taxing unit that includes in its boundaries real property that may be included in the proposed reinvestment zone;

WHEREAS, the improvements proposed by RE Maplewood LLC and RE Maplewood 2 LLC are feasible and of benefit to the reinvestment zone after expiration of an abatement agreement; and

WHEREAS, the property described on Exhibit A meets the criteria established in the Abatement Guidelines and Criteria; and

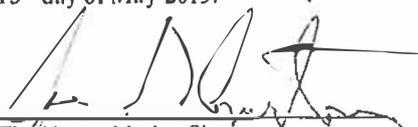
WHEREAS, the designation of the reinvestment zone would contribute to the retention or expansion of primary employment or would attract major investment in the reinvestment zone that would be of benefit to the property described on Exhibit A and would contribute to the economic development of the County; and

WHEREAS, all interested members of the public were given an opportunity to make comment at the public hearing.

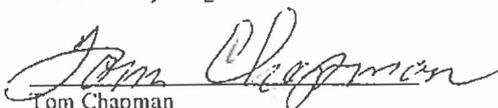
NOW, THEREFORE, BE IT ORDERED, by the Commissioners Court of Pecos County, that

The County hereby designates the property located in Pecos County, Texas having the property description in Exhibit A attached to this Order, as the Tunas Creek Two Reinvestment Zone under the Pecos County Abatement Guidelines and Criteria, having determined that (a) the property described on Exhibit A meets the criteria established in the Pecos County Abatement Guidelines and Criteria, (b) the designation of such Reinvestment Zone would contribute to the retention or expansion of primary employment or would attract major investment in the Reinvestment Zone that would be of benefit to the property described on Exhibit A and would contribute to the economic development of the County.

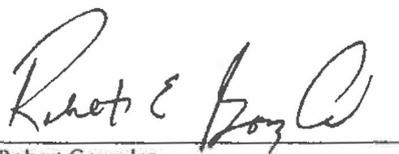
The foregoing Resolution was lawfully moved by Commissioner Carter, duly seconded by Commissioner Chapman, and duly adopted by the Pecos County Commissioner's Court, the 13th day of May 2019.



The Honorable Joe Shuster
Pecos County Judge



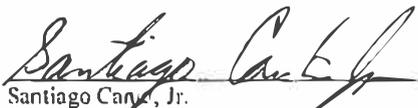
Tom Chapman
Commissioner Precinct 1



Robert Gonzales
Commissioner Precinct 2



Mickey Mack Peck
Commissioner Precinct 3



Santiago Canal, Jr.
Commissioner Precinct 4

ATTEST:



LIZ CHAPMAN,
PECOS COUNTY CLERK

Exhibit A

TUNAS CREEK TWO REINVESTMENT ZONE

TRACT I:

The West One half (W/2), and being 48 acres, of Section 80, Block 194 GC&SF RR CO. Survey, Pecos County, Texas.

TRACT II:

All that certain Lot, Tract or Parcel of land located in Pecos County, Texas, and being 659.78 acre(s), of land out of the Section Three (3), Block Sixteen (16), University Lands Survey, Pecos County, Texas.

TRACT III:

All that certain Lot, Tract or Parcel of land located in Pecos County, Texas, and being 300.0 acre(s), of land out of the East half of Section Four (E/2 of 4), Block Sixteen (16), University Lands Survey, Pecos County, Texas.

TRACT IV:

All that certain Lot, Tract or Parcel of land located in Pecos County, Texas, and being 330.0 acre(s), of land out of the North Half Section One (N/2 of 1), Block Sixteen (16), University Lands Survey, Pecos County, Texas.

TRACT V:

All that certain Lot, Tract or Parcel or land located in Pecos County, Texas, and being 659.78 acre(s), or land out or the Section Two (2), Block Sixteen (16), University Lands Survey, Pecos County, Texas.

TRACT VI:

All that certain Lot, Tract or Parcel or land located in Pecos County, Texas, and being 659.78 acre(s), or land out of the Section Nine (9), Block Sixteen (16), University Lands Survey, Pecos County, Texas.

TRACT VII:

All that certain Lot, Tract or Parcel of land located in Pecos County, Texas, and being 659.78 acre(s), or land out or the Section Ten (10), Block Sixteen (16), University Lands Survey, Pecos County, Texas.

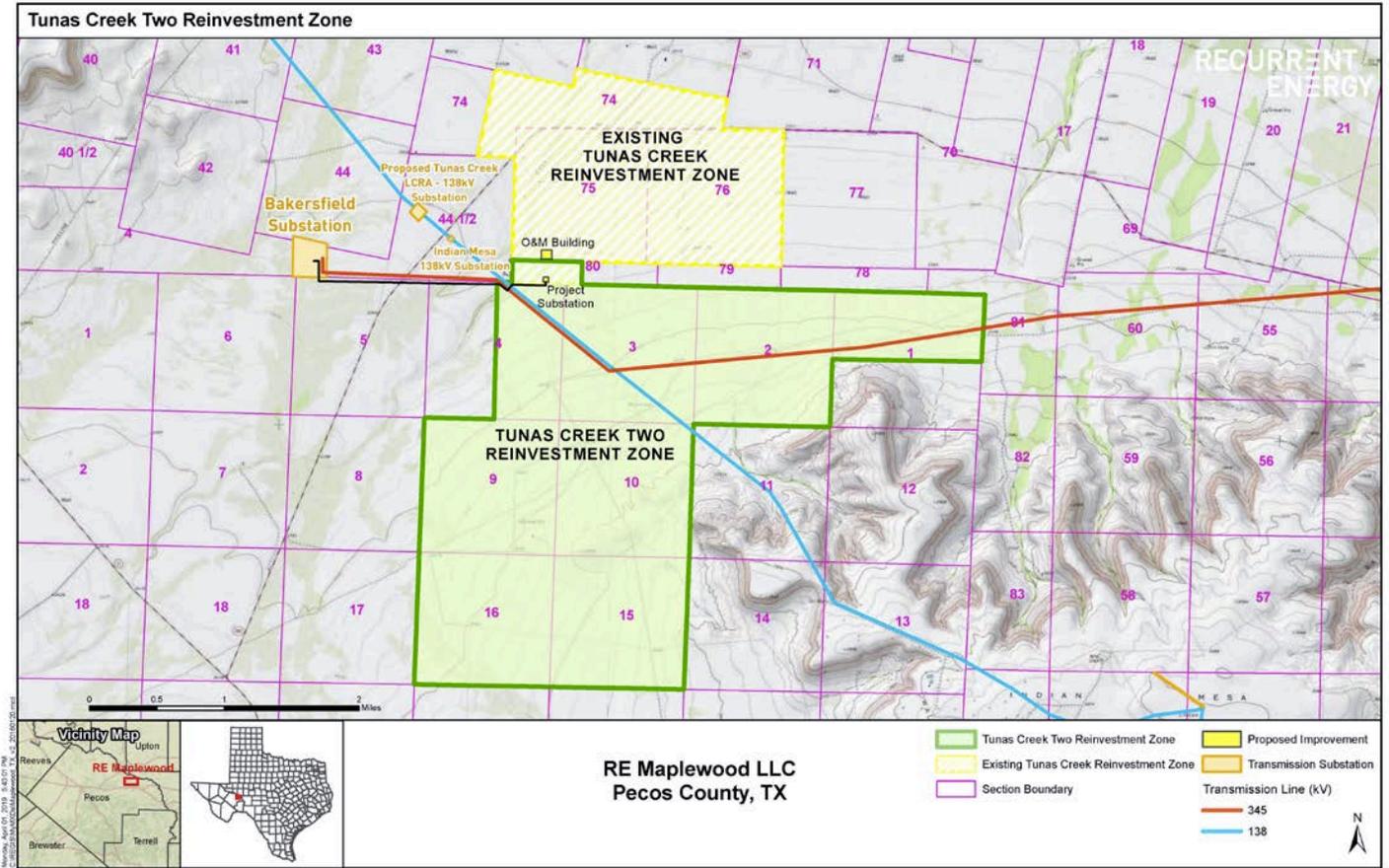
TRACT VIII:

All that certain Lot, Tract or Parcel of land located in Pecos County, Texas, and being 659.78 acre(s), or land out of the Section Fifteen (15), Block Sixteen (16), University Lands Survey, Pecos County, Texas.

TRACT IX:

All that certain Lot, Tract or Parcel or land located in Pecos County, Texas, and being 659.78 acre(s), or land out or the Section Sixteen (16), Block Sixteen (16), University Lands Survey, Pecos County, Texas.

Exhibit A
TUNAS CREEK TWO REINVESTMENT ZONE





Tab 17

Signatures and Certification

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Texas Comptroller of Public Accounts

Data Analysis and
Transparency
Form 50-296-A

SECTION 16: Authorized Signatures and Applicant Certification

After the application and schedules are complete, an authorized representative from the school district and the business should review the application documents and complete this authorization page. Attach the completed authorization page in Tab 17. NOTE: If you amend your application, you will need to obtain new signatures and resubmit this page, Section 16, with the amendment request.

1. Authorized School District Representative Signature

I am the authorized representative for the school district to which this application is being submitted. I understand that this application is a government record as defined in Chapter 37 of the Texas Penal Code.

print here

Michael Meek

Superintendent

Print Name (Authorized School District Representative)

Title

sign here

Michael Meek

6/26/19

Signature (Authorized School District Representative)

Date

2. Authorized Company Representative (Applicant) Signature and Notarization

I am the authorized representative for the business entity for the purpose of filing this application. I understand that this application is a government record as defined in Chapter 37 of the Texas Penal Code. The information contained in this application and schedules is true and correct to the best of my knowledge and belief.

I hereby certify and affirm that the business entity I represent is in good standing under the laws of the state in which the business entity was organized and that no delinquent taxes are owed to the State of Texas.

print here

Michael Annett

Vice President

Print Name (Authorized Company Representative (Applicant))

Title

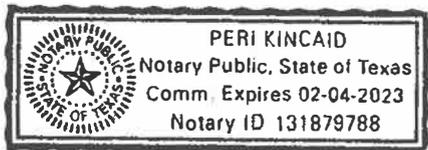
sign here

Michael Annett

6/12/19

Signature (Authorized Company Representative (Applicant))

Date



(Notary Seal)

GIVEN under my hand and seal of office this, the

12 day of JUNE 2019

Peri Kincaid

Notary Public in and for the State of Texas

My Commission expires: 2/24/23

If you make a false statement on this application, you could be found guilty of a Class A misdemeanor or a state jail felony under Texas Penal Code Section 37.10.