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Jay Youngblood
Tyler, Texas
John J. Janssen, Ph.D.
Corpus Christi, Texas
Geneva L. Taylor
Houston, Texas
Rick W. Powell
Pittsburg/Lewisville, Texas

October 1, 2018

Via Electronic Mail

Via Hand Delivery

Local Government Assistance & Economic Analysis
Texas Comptroller of Public Accounts
Attention: Tabita Collazo
111 E. 17th Street
Austin, Texas 78774

Re: Application #1279 for a Chapter 313 Value Limitation Agreement between the Blooming Grove Independent School District and Clean Vision Solar, LLC

First Year of Qualifying Time Period: 2019

First Year of Limitation: 2020

Dear Local Government Assistance and Economic Analysis Division:

Please find enclosed a hardcopy and digital copy of Amendment #001 to the above-referenced Application, pursuant to your Office's request for additional information dated August 28, 2018. The Amendment contains the following:

1. Section 5 Q5—Additional information provided.
2. Section 9 Q1—Date added.
3. Section 12 Q3—Answer provided.
4. Tab 12—Revised job waiver request letter provided.
5. Page 7 and Tab 13—Updated to reflect 1st quarter 2018 wages.
6. Tab 11—Updated Vicinity Map and Qualified Property Map.

Respectfully submitted,

A handwritten signature in blue ink that reads "Sara Leon".

Sara Hardner Leon

cc: *Via Electronic Mail:* jlee@bgrove.org
Mr. Jack Lee, Superintendent of Schools, Blooming Grove Independent School District

Via Electronic Mail: Mike@keatax.com
Mr. Mike Fry, Director of Energy Services, K.E. Andrews

Via Electronic Mail: jchristman@keatax.com
Ms. Jordan Christman, Property Tax Incentive Coordinator, K.E. Andrews

1001 ESE Loop 323, Ste. 450 Tyler, Texas 75701 t: 903-526-6618 f: 903-526-5766
115 Wild Basin Rd., Ste. 106 Austin, Texas 78746 t: 512-494-1177 f: 512-494-1188
7324 Southwest Freeway, Ste. 365 Houston, Texas 77074 t: 713-779-7500 f: 713-485-0169
802 N. Carancahua, Ste. 665 Corpus Christi, Texas 78401 t: 361-452-2804 f: 361-452-2743

www.powell-leon.com
Toll Free: 800-494-1971

SECTION 2: Applicant Information (continued)

4. Authorized Company Consultant (If Applicable)

Mike Fry
First Name Last Name
Director-Energy Services
Title
K.E. Andrews & Company
Firm Name
469-298-1618 469-298-1619
Phone Number Fax Number
mike@keatax.com
Business Email Address

SECTION 3: Fees and Payments

- 1. Has an application fee been paid to the school district? [checked] Yes [] No
The total fee shall be paid at time of the application is submitted to the school district. Any fees not accompanying the original application shall be considered supplemental payments.
1a. If yes, attach in Tab 2 proof of application fee paid to the school district.
For the purpose of questions 2 and 3, "payments to the school district" include any and all payments or transfers of things of value made to the school district or to any person or persons in any form if such payment or transfer of thing of value being provided is in recognition of, anticipation of, or consideration for the agreement for limitation on appraised value.
2. Will any "payments to the school district" that you may make in order to receive a property tax value limitation agreement result in payments that are not in compliance with Tax Code §313.027(i)? [] Yes [checked] No [] N/A
3. If "payments to the school district" will only be determined by a formula or methodology without a specific amount being specified, could such method result in "payments to the school district" that are not in compliance with Tax Code §313.027(i)? [] Yes [checked] No [] N/A

SECTION 4: Business Applicant Information

1. What is the legal name of the applicant under which this application is made? Clean Vision Solar, LLC
2. List the Texas Taxpayer I.D. number of entity subject to Tax Code, Chapter 171 (11 digits) 32067167778
3. List the NAICS code 221114
4. Is the applicant a party to any other pending or active Chapter 313 agreements? [] Yes [checked] No
4a. If yes, please list application number, name of school district and year of agreement

SECTION 5: Applicant Business Structure

- 1. Identify Business Organization of Applicant (corporation, limited liability corporation, etc) Limited Liability Cooperation
2. Is applicant a combined group, or comprised of members of a combined group, as defined by Tax Code §171.0001(7)? [] Yes [checked] No
2a. If yes, attach in Tab 3 a copy of Texas Comptroller Franchise Tax Form No. 05-165, No. 05-166, or any other documentation from the Franchise Tax Division to demonstrate the applicant's combined group membership and contact information.
3. Is the applicant current on all tax payments due to the State of Texas? [checked] Yes [] No
4. Are all applicant members of the combined group current on all tax payments due to the State of Texas? [] Yes [] No [checked] N/A
5. If the answer to question 3 or 4 is no, please explain and/or disclose any history of default, delinquencies and/or any material litigation, including litigation involving the State of Texas. (If necessary, attach explanation in Tab 3)

Clean Vision Solar, LLC is a stand-alone entity and is not part of a combined group of taxpaying entities.

SECTION 6: Eligibility Under Tax Code Chapter 313.024

1. Are you an entity subject to the tax under Tax Code, Chapter 171? Yes No
2. The property will be used for one of the following activities:
 - (1) manufacturing Yes No
 - (2) research and development Yes No
 - (3) a clean coal project, as defined by Section 5.001, Water Code Yes No
 - (4) an advanced clean energy project, as defined by Section 382.003, Health and Safety Code Yes No
 - (5) renewable energy electric generation Yes No
 - (6) electric power generation using integrated gasification combined cycle technology Yes No
 - (7) nuclear electric power generation Yes No
 - (8) a computer center that is used as an integral part or as a necessary auxiliary part for the activity conducted by applicant in one or more activities described by Subdivisions (1) through (7) Yes No
 - (9) a Texas Priority Project, as defined by 313.024(e)(7) and TAC 9.1051 Yes No
3. Are you requesting that any of the land be classified as qualified investment? Yes No
4. Will any of the proposed qualified investment be leased under a capitalized lease? Yes No
5. Will any of the proposed qualified investment be leased under an operating lease? Yes No
6. Are you including property that is owned by a person other than the applicant? Yes No
7. Will any property be pooled or proposed to be pooled with property owned by the applicant in determining the amount of your qualified investment? Yes No

SECTION 7: Project Description

1. In **Tab 4**, attach a detailed description of the scope of the proposed project, including, at a minimum, the type and planned use of real and tangible personal property, the nature of the business, a timeline for property construction or installation, and any other relevant information.
2. Check the project characteristics that apply to the proposed project:

<input type="checkbox"/> Land has no existing improvements	<input checked="" type="checkbox"/> Land has existing improvements <i>(complete Section 13)</i>
<input type="checkbox"/> Expansion of existing operation on the land <i>(complete Section 13)</i>	<input type="checkbox"/> Relocation within Texas

SECTION 8: Limitation as Determining Factor

1. Does the applicant currently own the land on which the proposed project will occur? Yes No
2. Has the applicant entered into any agreements, contracts or letters of intent related to the proposed project? Yes No
3. Does the applicant have current business activities at the location where the proposed project will occur? Yes No
4. Has the applicant made public statements in SEC filings or other documents regarding its intentions regarding the proposed project location? Yes No
5. Has the applicant received any local or state permits for activities on the proposed project site? Yes No
6. Has the applicant received commitments for state or local incentives for activities at the proposed project site? Yes No
7. Is the applicant evaluating other locations not in Texas for the proposed project? Yes No
8. Has the applicant provided capital investment or return on investment information for the proposed project in comparison with other alternative investment opportunities? Yes No
9. Has the applicant provided information related to the applicant's inputs, transportation and markets for the proposed project? Yes No
10. Are you submitting information to assist in the determination as to whether the limitation on appraised value is a determining factor in the applicant's decision to invest capital and construct the project in Texas? Yes No

Chapter 313.026(e) states "the applicant may submit information to the Comptroller that would provide a basis for an affirmative determination under Subsection (c)(2)." If you answered "yes" to any of the questions in Section 8, attach supporting information in Tab 5.

SECTION 9: Projected Timeline

- 1. Application approval by school board August 6, 2018
2. Commencement of construction July 2019
3. Beginning of qualifying time period January 1, 2019
4. First year of limitation January 2020
5. Begin hiring new employees July 2019
6. Commencement of commercial operations December 2020
7. Do you propose to construct a new building or to erect or affix a new improvement after your application review start date (date your application is finally determined to be complete)? [] Yes [x] No
8. When do you anticipate the new buildings or improvements will be placed in service? December 2020

SECTION 10: The Property

- 1. Identify county or counties in which the proposed project will be located Navarro County
2. Identify Central Appraisal District (CAD) that will be responsible for appraising the property Navarro CAD
3. Will this CAD be acting on behalf of another CAD to appraise this property? [] Yes [x] No
4. List all taxing entities that have jurisdiction for the property, the portion of project within each entity and tax rates for each entity:
County: Navarro County, .5109 (100%)
City: N/A
Hospital District: N/A
Water District: Navarro Flood Control, .0090 (100%)
Other (describe): Navarro College, .1218 (100%)
Other (describe): Navarro Road & Bridge, .1071 (100%)
5. Is the project located entirely within the ISD listed in Section 1? [x] Yes [] No
6. Did you receive a determination from the Texas Economic Development and Tourism Office that this proposed project and at least one other project seeking a limitation agreement constitute a single unified project (SUP), as allowed in §313.024(d-2)? [] Yes [x] No

SECTION 11: Investment

NOTE: The minimum amount of qualified investment required to qualify for an appraised value limitation and the minimum amount of appraised value limitation vary depending on whether the school district is classified as Subchapter B or Subchapter C, and the taxable value of the property within the school district. For assistance in determining estimates of these minimums, access the Comptroller's website at comptroller.texas.gov/economy/local/ch313/.

- 1. At the time of application, what is the estimated minimum qualified investment required for this school district? 10000000
2. What is the amount of appraised value limitation for which you are applying? 20000000
Note: The property value limitation amount is based on property values available at the time of application and may change prior to the execution of any final agreement.
3. Does the qualified investment meet the requirements of Tax Code §313.021(1)? [x] Yes [] No
4. Attach a description of the qualified investment [See §313.021(1).] The description must include:
a. a specific and detailed description of the qualified investment you propose to make on the property for which you are requesting an appraised value limitation as defined by Tax Code §313.021 (Tab 7);
b. a description of any new buildings, proposed new improvements or personal property which you intend to include as part of your minimum qualified investment (Tab 7); and
c. a detailed map of the qualified investment showing location of tangible personal property to be placed in service during the qualifying time period and buildings to be constructed during the qualifying time period, with vicinity map (Tab 11).
5. Do you intend to make at least the minimum qualified investment required by Tax Code §313.023 (or §313.053 for Subchapter C school districts) for the relevant school district category during the qualifying time period? [x] Yes [] No

SECTION 14: Wage and Employment Information

1. What is the estimated number of permanent jobs (more than 1,600 hours a year), with the applicant or a contractor of the applicant, on the proposed qualified property during the last complete quarter before the application review start date (date your application is finally determined to be complete)? 0
2. What is the last complete calendar quarter before application review start date:
 First Quarter Second Quarter Third Quarter Fourth Quarter of 2018
(year)
3. What were the number of permanent jobs (more than 1,600 hours a year) this applicant had in Texas during the most recent quarter reported to the Texas Workforce Commission (TWC)? 0
Note: For job definitions see TAC §9.1051 and Tax Code §313.021(3).
4. What is the number of new qualifying jobs you are committing to create? 5
5. What is the number of new non-qualifying jobs you are estimating you will create? 0
6. Do you intend to request that the governing body waive the minimum new qualifying job creation requirement, as provided under Tax Code §313.025(f-1)? Yes No
 - 6a. If yes, attach evidence in **Tab 12** documenting that the new qualifying job creation requirement above exceeds the number of employees necessary for the operation, according to industry standards.
7. Attach in **Tab 13** the four most recent quarters of data for each wage calculation below, including documentation from the TWC website. The final actual statutory minimum annual wage requirement for the applicant for each qualifying job — which may differ slightly from this estimate — will be based on information from the four quarterly periods for which data were available at the time of the application review start date (date of a completed application). See TAC §9.1051(21) and (22).
 - a. Average weekly wage for all jobs (all industries) in the county is 719.75
 - b. 110% of the average weekly wage for manufacturing jobs in the county is 937.48
 - c. 110% of the average weekly wage for manufacturing jobs in the region is 1,179.26
8. Which Tax Code section are you using to estimate the qualifying job wage standard required for this project? §313.021(5)(A) or §313.021(5)(B)
9. What is the minimum required annual wage for each qualifying job based on the qualified property? 61,321.70
10. What is the annual wage you are committing to pay for each of the new qualifying jobs you create on the qualified property? 61,321.70
11. Will the qualifying jobs meet all minimum requirements set out in Tax Code §313.021(3)? Yes No
12. Do you intend to satisfy the minimum qualifying job requirement through a determination of cumulative economic benefits to the state as provided by §313.021(3)(F)? Yes No
 - 12a. If yes, attach in **Tab 12** supporting documentation from the TWC, pursuant to §313.021(3)(F).
13. Do you intend to rely on the project being part of a single unified project, as allowed in §313.024(d-2), in meeting the qualifying job requirements? Yes No
 - 13a. If yes, attach in **Tab 6** supporting documentation including a list of qualifying jobs in the other school district(s).

SECTION 15: Economic Impact

1. Complete and attach Schedules A1, A2, B, C, and D in **Tab 14**. Note: Excel spreadsheet versions of schedules are available for download and printing at URL listed below.
2. Attach an Economic Impact Analysis, if supplied by other than the Comptroller's Office, in **Tab 15**. (*not required*)
3. If there are any other payments made in the state or economic information that you believe should be included in the economic analysis, attach a separate schedule showing the amount for each year affected, including an explanation, in **Tab 15**.



Tab 4

Detailed Description of the Project

Attach a detailed description of the scope of the proposed project, including, at a minimum, the type and planned use of real and tangible personal property, the nature of the business, a timeline for property construction or installation, and any other relevant information.

In compliance with the criteria and guidelines set forth in Title 3, Chapter 313 of the Texas Property Tax Code, Clean Vision Solar, LLC requests an appraised value limitation from Blooming Grove Independent School District. Clean Vision Solar, LLC is proposing to construct a solar electric generating facility in Navarro County, Texas. The facility, which will encompass 1,356 acres across 5 parcels of land, will be located in the western portion of the county. Additionally, the entirety of the project will be within Blooming Grove Independent School District. Please find attached in Tab 11 maps that further define the location of the facility.

The facility itself is expected to have a total capacity of 150 Megawatts, and will feature 416,667 photovoltaic panels and 51 central inverters. Construction is anticipated to commence in July 2019. During this timeframe (July 2019) the hiring of new employees as well as the purchase of equipment and machinery will also begin. Construction is projected to be complete by December 2020, when the plant will also be fully operational.

Clean Vision Solar, LLC requests that this application includes but is not limited to the following components of this project:

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

Clean Vision Solar, LLC is a solar energy project managed by global renewable energy company, Alpin Sun. Headquartered in Germany, but with offices and projects around the globe, Alpin Sun specializes in the development and management of solar power plants, and has been a successful investor in the renewable energy industry since 2003. Alpin Sun is managed by a team of experienced individuals dedicated to the future of renewable energy. They are eager to continue their development of projects within the United States, and are committed to building quality stakeholder relationships within the communities they choose to invest.



Tab 7

Description of Qualified Investment

Clean Vision Solar, LLC is a proposed solar electric generating facility anticipated to be established in Navarro County, Texas. The facility, which will encompass 1,356 acres across 5 parcels of leased land, will be located in the western portion of the county. Additionally, the entirety of the project will be within Blooming Grove Independent School District. Please find attached in Tab 11 maps that further define the location of the facility.

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- Generation Transmission Tie Line
- Interconnection Facilities



Tab 8

Description of Qualified Property

Clean Vision Solar, LLC is a proposed solar electric generating facility anticipated to be established in Navarro County, Texas. The facility, which will encompass 1,356 acres across 5 parcels of leased land, will be located in the western portion of the county. Additionally, the entirety of the project will be within Blooming Grove Independent School District. Please find attached in Tab 11 maps that further define the location of the facility.

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- Interconnection Facilities



Tab 9

Description of Land: the proceeding chart is a description of the leased parcels for Clean Vision Solar, LLC.

Parcel ID	Size (approximate acreage)	Owner	Property Address	Property Coordinates
54380	199.0	Vernon & Katherine Eck Living Trust	2757 NW CR 2060 Corsicana, TX 75110	32°05'81.26" N 96°58'59.96" W
37113	431.0	Vernon & Katherine Eck Living Trust	N/A	32°06'45.67" N 96°58'41.92" W
39071	453.71	Vernon & Katherine Eck Living Trust	3145 NW CR 2060 Corsicana, TX 75110	32°07'22.61" N 96°59'14.39" W
39070	105.0	Vernon & Katherine Eck Living Trust	N/A	32°08'15.44"N 96°59'23.23" W
39491	167.53	Koranek, Thomas E. & Denise S.	N/A	32°03'40.55" N 96°36'04.17 W



Tab 10

Description of Existing Improvements

Please find attached a map detailing the location of the existing improvements located on parcel ID # 54380 and parcel ID #39071. The total value of improvements is \$1,016,080 with parcel ID #54380 comprising \$900,700 of the value, and parcel ID #39071 comprising \$115,380 of the value. Please note that the improvements located on these parcels are not connected to Clean Vision Solar, LLC and are not a part of the project. Additionally, you will find attached more detailed descriptions of the improvements located on each parcel from the Navarro County Appraisal District.

 Property Details

Account	
Property ID:	54380
Legal Description:	ABS A10176 T CRABB ABST TRACT 1A 199.0 ACRES
Geographic ID:	10176.00.0001A.000.00.0
Agent Code:	
Type:	Real
Location	
Address:	2757 NW CR 2060 CORSICANA, TX 75110
Map ID:	I5
Neighborhood CD:	
Owner	
Owner ID:	78947
Name:	VERNON & KATHRINE ECK LIVING TRUST
Mailing Address:	%ECK VERNON WESLEY & KATHRINE LEAH TRUSTEES 2757 NW CR 2060 CORSICANA, TX 75110
% Ownership:	100.0%
Exemptions:	HS - Homestead For privacy reasons not all exemptions are shown online.

Property Values

Improvement Homesite Value:	\$900,700
Improvement Non-Homesite Value:	\$0
Land Homesite Value:	\$8,000
Land Non-Homesite Value:	\$0
Agricultural Market Valuation:	\$356,400
Market Value:	\$1,265,100
Ag Use Value:	\$24,750
Appraised Value:	\$933,450
Homestead Cap Loss: ⓘ	\$40,001
Assessed Value:	\$893,449

DISCLAIMER Information provided for research purposes only. Legal descriptions and acreage amounts are for appraisal district use only and should be verified prior to using for legal purpose and or documents. Please contact the Appraisal District to verify all information for accuracy.

 Property Improvement - Building

Description: Appr type: RS **Type:** Residential **State Code:** E1 **Living Area:** 6,238.00sqft **Value:** \$666,930

Type	Description	Class CD	Year Built	SQFT
GA	GARAGE	NS12	1987	836.00
MA	MAIN AREA	NS12	1987	4,384.00
MA2	TWO STORY	NS12	1987	1,854.00
OP	OPEN PORCH	NS12	1987	72.00
OP	OPEN PORCH	NS12	1987	600.00
SP	SWIMMING POOL	FLT	1987	2,780.00

Description: Appr type: RS **Type:** Residential **State Code:** E1 **Living Area:** 1,392.00sqft **Value:** \$233,770

Type	Description	Class CD	Year Built	SQFT
BRN	BARN	NS7	0	280.00
BRN	BARN	NS7	0	624.00
BRN	BARN	NS7	0	666.00
GA	GARAGE	NS7	1987	400.00
MA	MAIN AREA	NS7	1987	1,392.00
MBRN	METAL BARN	FLT	1987	4,800.00
MBRN	METAL BARN	NS7	0	3,696.00
MBRN	METAL BARN	NS7	0	4,018.00
MBRN	METAL BARN	OS	1987	1,500.00
MBRN PCH	METAL BARN PORCH	NS7	0	12,012.00
MBRN PCH	METAL BARN PORCH	OS	1987	500.00
MBRN PCH	METAL BARN PORCH	OS	1987	594.00
OP	OPEN PORCH	NS7	1987	40.00

 Property Details

Account	
Property ID:	39071
Legal Description:	ABS A10838 S WILSON ABST TRACT 3 453.71 ACRES
Geographic ID:	10838.00.00030.000.00.0
Agent Code:	
Type:	Real
Location	
Address:	3145 NW CR 2060 CORSICANA, TX 75110
Map ID:	I4
Neighborhood CD:	
Owner	
Owner ID:	78947
Name:	VERNON & KATHRINE ECK LIVING TRUST
Mailing Address:	%ECK VERNON WESLEY & KATHRINE LEAH TRUSTEES 2757 NW CR 2060 CORSICANA, TX 75110
% Ownership:	100.0%
Exemptions:	For privacy reasons not all exemptions are shown online.

Property Values

Improvement Homesite Value:	\$115,380
Improvement Non-Homesite Value:	\$0
Land Homesite Value:	\$0
Land Non-Homesite Value:	\$8,000
Agricultural Market Valuation:	\$814,880
Market Value:	\$938,260
Ag Use Value:	\$45,270
Appraised Value:	\$168,650
Homestead Cap Loss: ⓘ	\$0
Assessed Value:	\$168,650

DISCLAIMER Information provided for research purposes only. Legal descriptions and acreage amounts are for appraisal district use only and should be verified prior to using for legal purpose and or documents. Please contact the Appraisal District to verify all information for accuracy.

Property Taxing Jurisdiction

Entity	Description	Tax Rate	Market Value	Taxable Value	Estimated Tax	Freeze Ceiling
CAD	Appr Dist	0.000000	\$938,260	\$168,650	\$0.00	
GNV	NAVARRO COUNTY	0.510900	\$938,260	\$168,650	\$861.63	
JCN	NAVARRO COLLEGE	0.121800	\$938,260	\$168,650	\$205.42	
NFL	NAVARRO FLOOD CONTROL	0.009000	\$938,260	\$168,650	\$15.18	
RBC	NAVARRO ROAD AND BRIDGE	0.107100	\$938,260	\$168,650	\$180.62	
SBG	BLOOMING GROVE ISD	1.130000	\$938,260	\$168,650	\$1,905.75	

Total Tax Rate: 1.878800 **Estimated Taxes With Exemptions:** \$3,168.60 **Estimated Taxes Without Exemptions:** \$17,628.03

Property Improvement - Building

Description: Appr type: RS **Type:** Residential **State Code:** E1 **Living Area:** 1,556.00sqft **Value:** \$115,380

Type	Description	Class CD	Year Built	SQFT
GA	GARAGE	NS7	1989	484.00
MA	MAIN AREA	NS7	1989	1,556.00

Property Land

Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
NP-A	NATIVE PASTURE-AVERAGE	253.71	11,051,607.60	0.00	0.00	\$456,680	\$25,370
NP-A	NATIVE PASTURE-AVERAGE	199	8,668,440.00	0.00	0.00	\$358,200	\$19,900
RES LOT	RESIDENTIAL LOT	1	43,560.00	0.00	0.00	\$8,000	\$0

Property Improvements

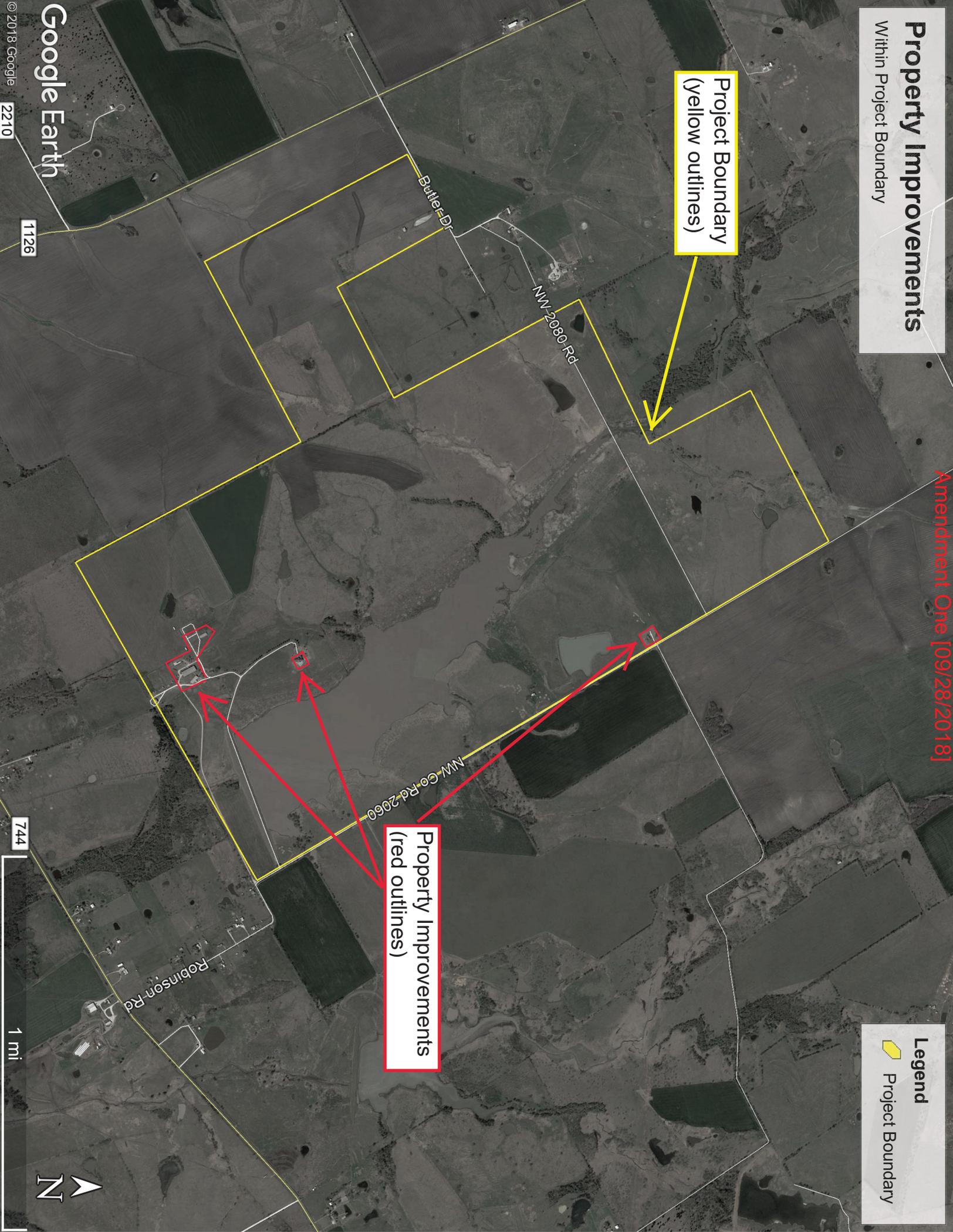
Within Project Boundary

Amendment One [09/28/2018]

Legend
Project Boundary

Project Boundary
(yellow outlines)

Property Improvements
(red outlines)



Google Earth

2018 Google 2210

1126

744

1 mi





Tab 11

Maps

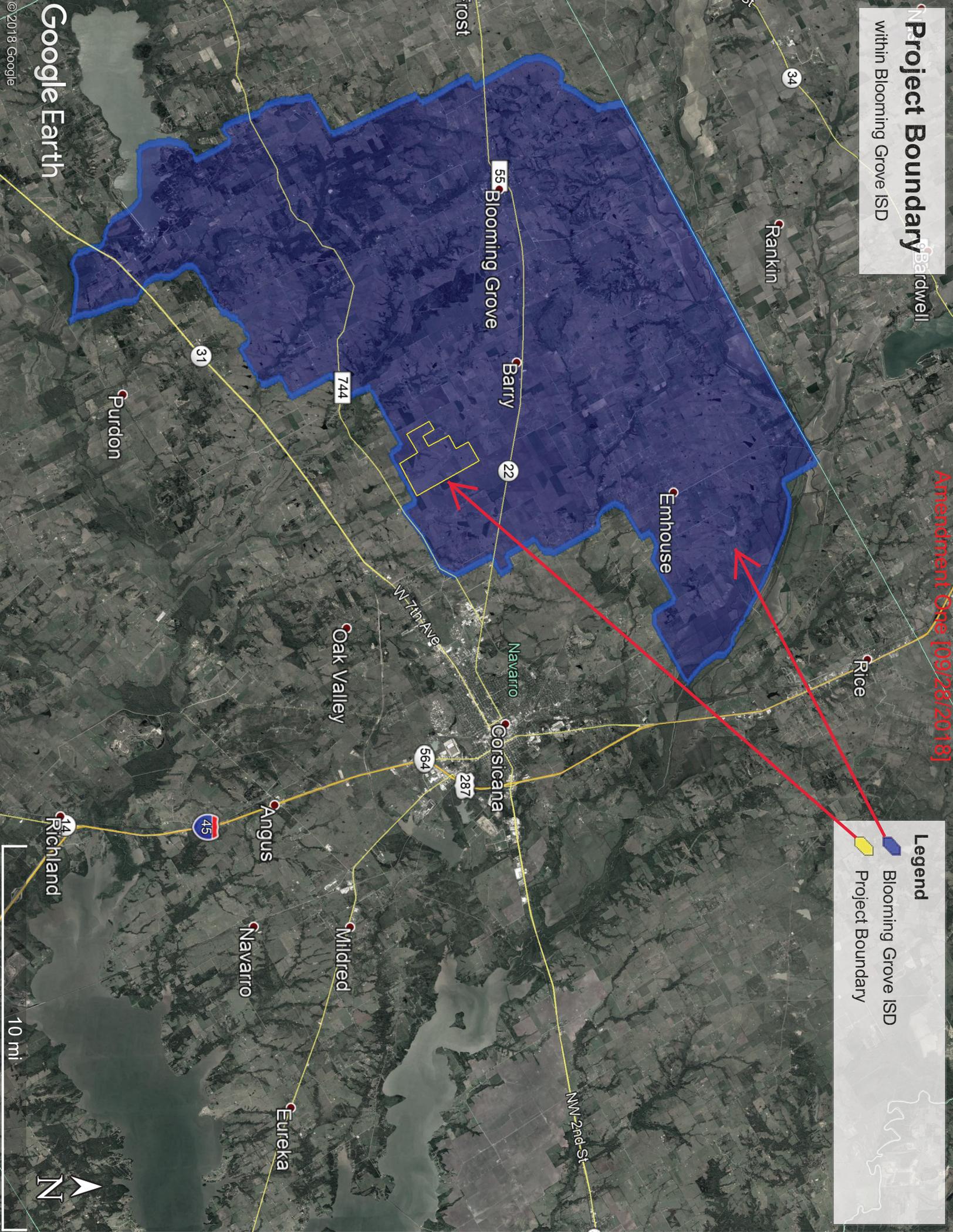
Note: the Project Boundary and Reinvestment Zone share the same border.

Project Boundary

within Blooming Grove ISD

Amendment One [09/28/2018]

- Legend**
-  Blooming Grove ISD
 -  Project Boundary



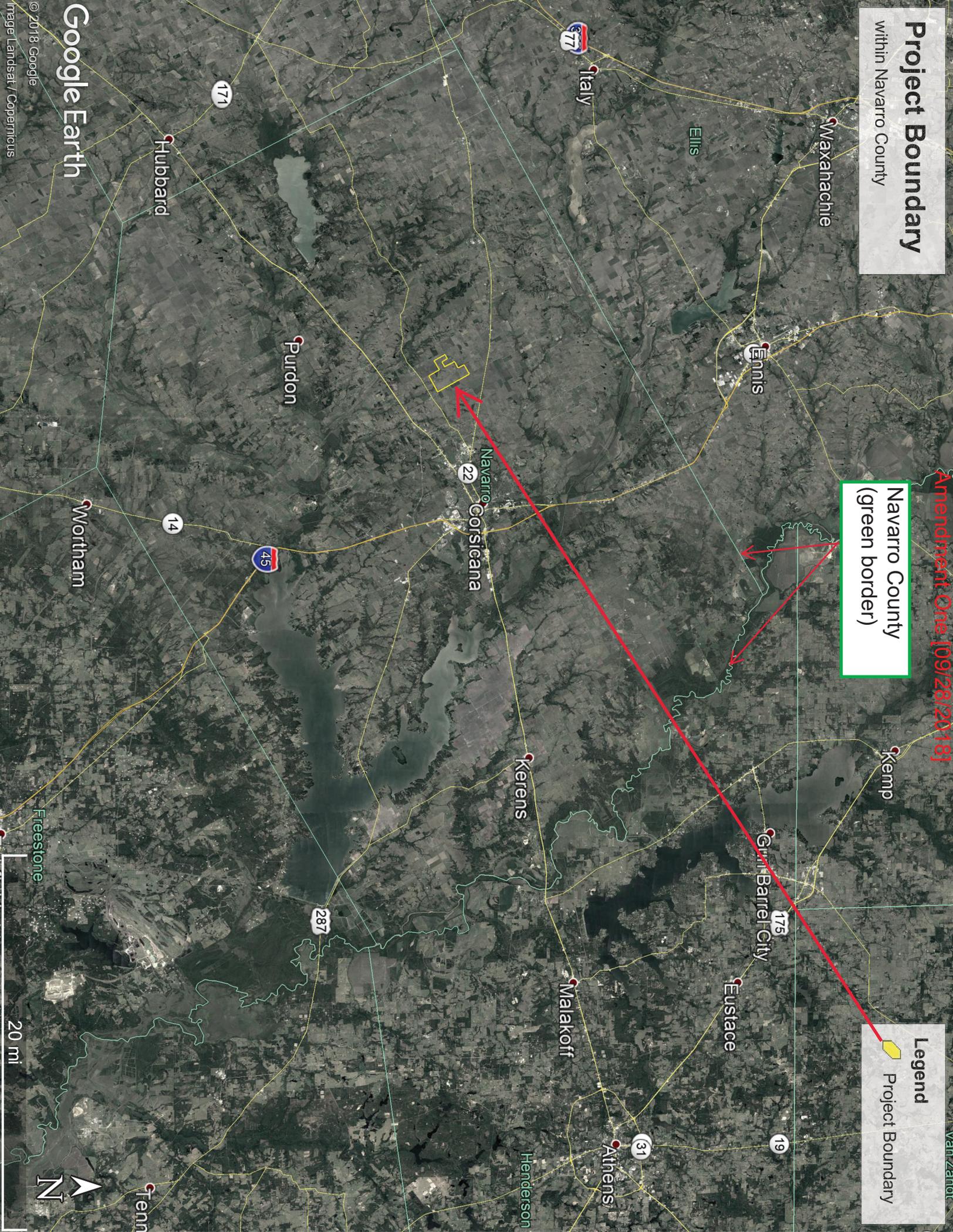
Project Boundary

within Navarro County

Amendment One [09/28/2018]

Navarro County
(green border)

Legend
Project Boundary



Google Earth

© 2018 Google
Image Landsat / Copernicus

20 mi

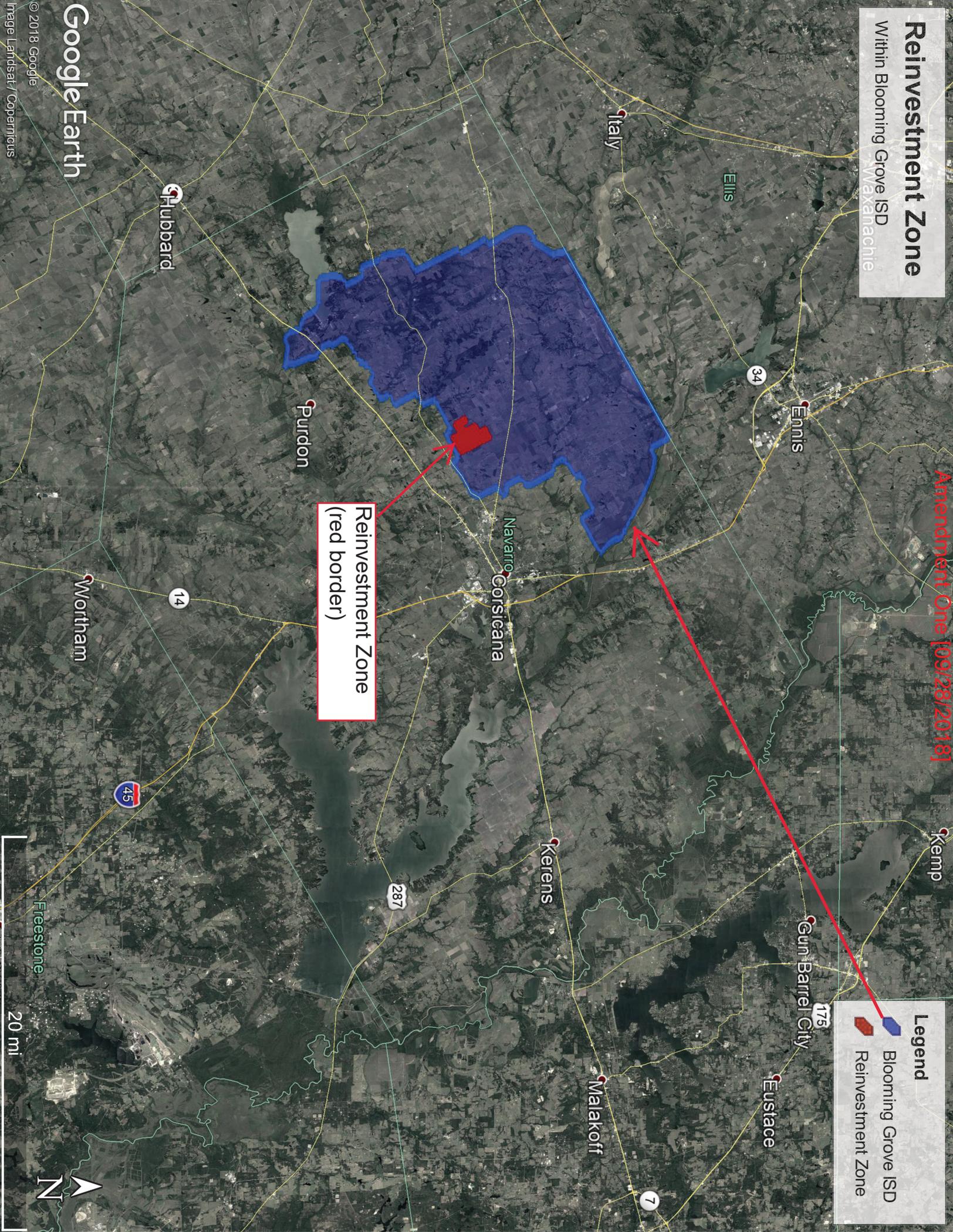


Reinvestment Zone

Within Blooming Grove ISD
Maxamachie

Amendment One [09/29/2018]

- Legend**
- Blooming Grove ISD
 - Reinvestment Zone



Reinvestment Zone
(red border)

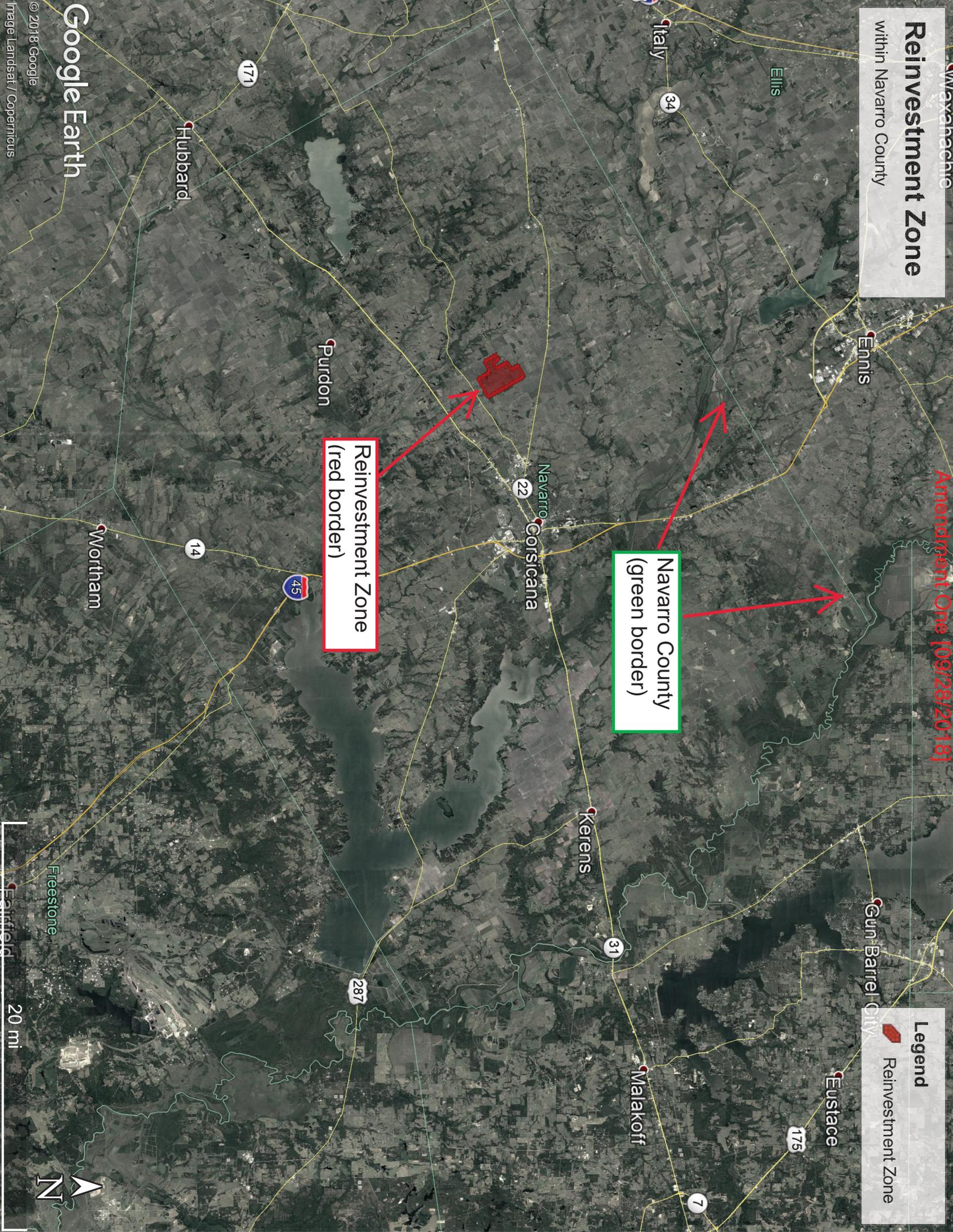
Reinvestment Zone

within Navarro County

Amendment One [09/28/2018]

Legend

- Reinvestment Zone



Navarro County
(green border)

Reinvestment Zone
(red border)

Google Earth

© 2018 Google

Image Landsat / Copernicus

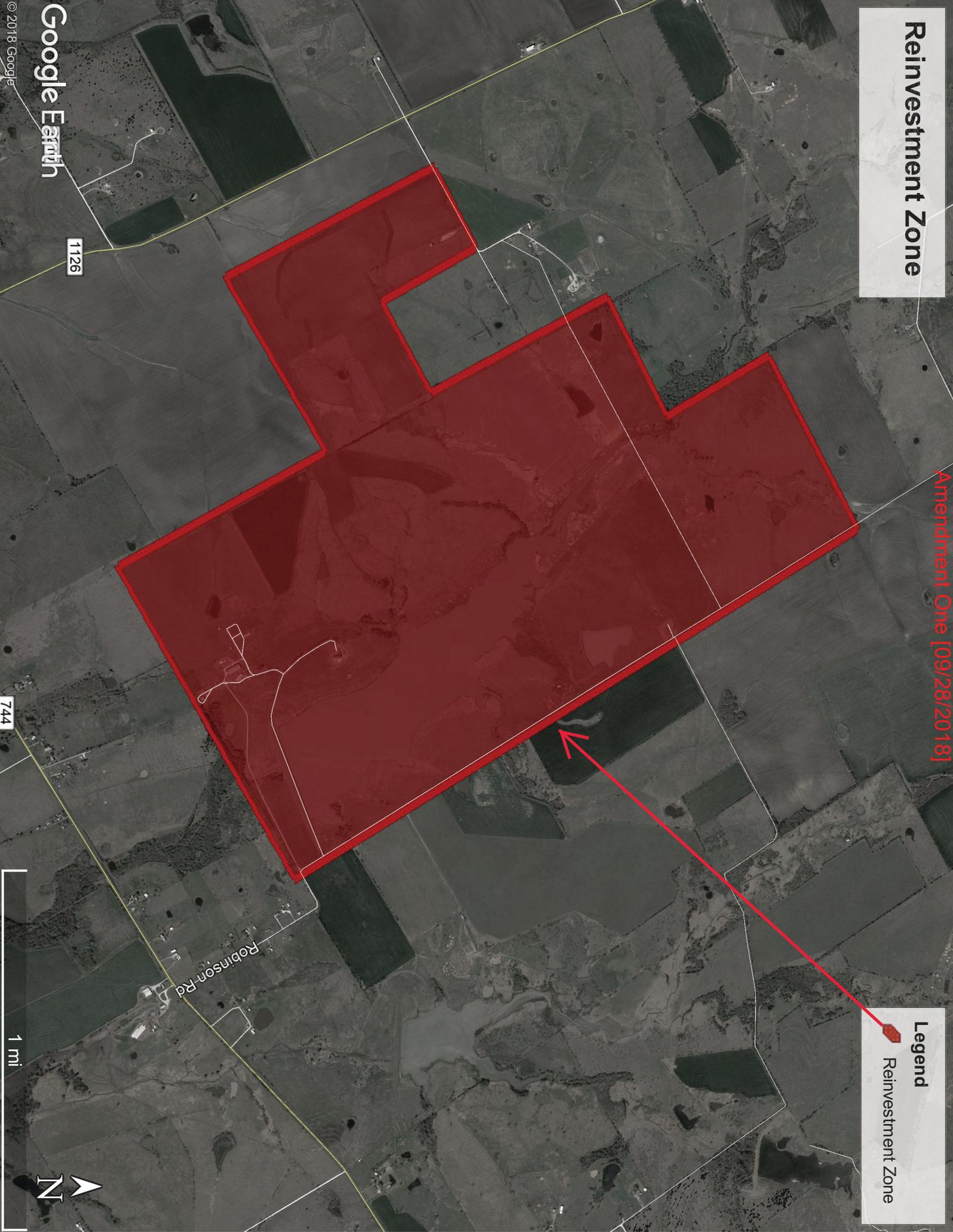


20 mi

Reinvestment Zone

Amendment One [09/28/2018]

Legend
Reinvestment Zone



Google Earth

1126

744

Robinson Rd

1 mi



Project Boundary

Amendment One [09/28/2018]

Legend

-  Project Boundary



1126

744

22

Google Earth

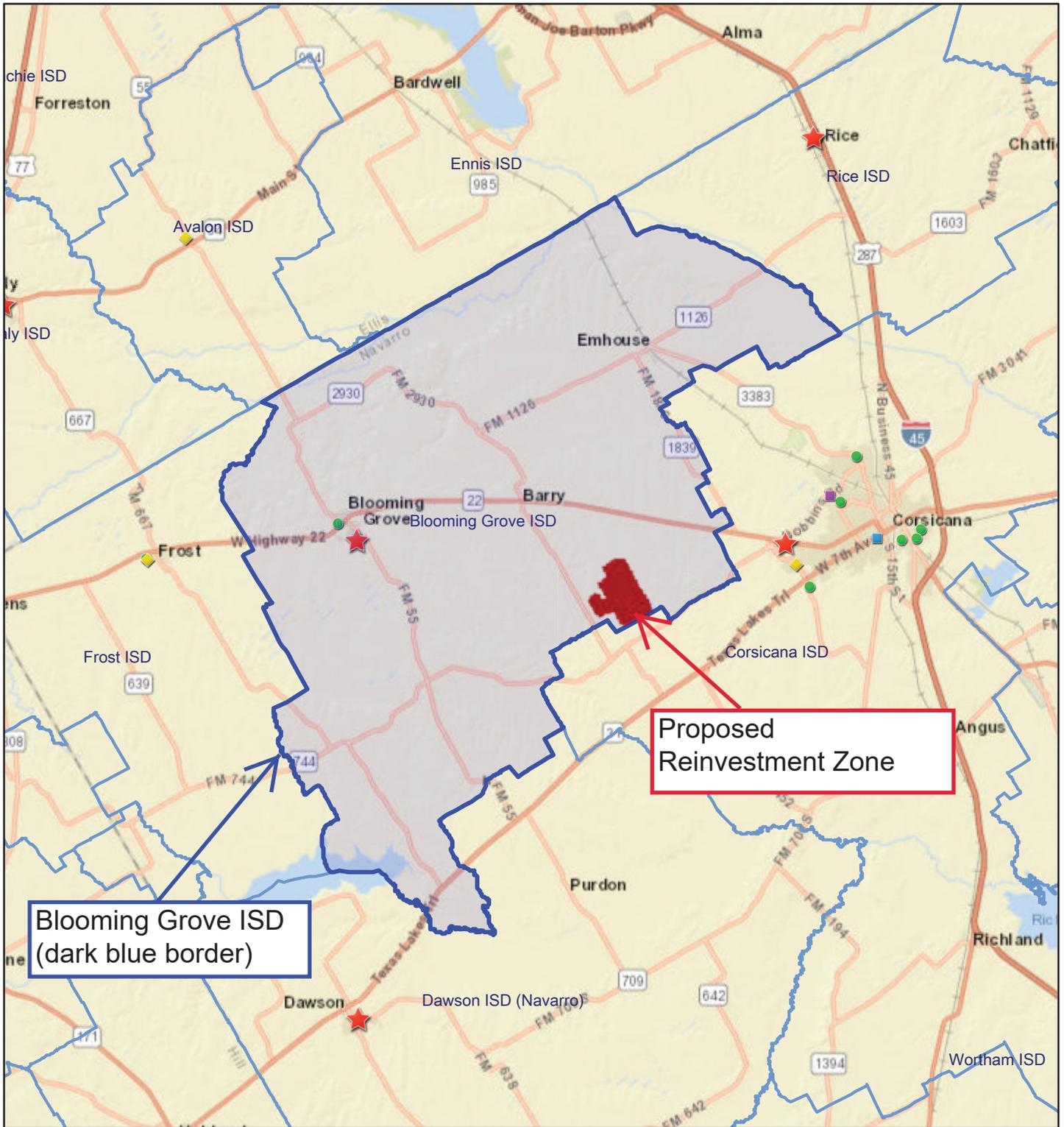
2018 Google

Soil Conservation Service Site 137a Reservoir

1 mi



Blooming Grove ISD



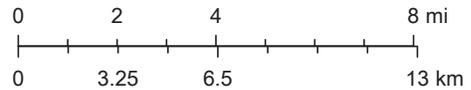
Blooming Grove ISD
(dark blue border)

Proposed
Reinvestment Zone

September 21, 2018

1:288,895

- Current_Schools
 - Elementary School
 - Middle School
 - Junior High School
 - ★ High School
 - ◆ Academy/Charter School
 - Other Schools
- Texas_Outline
- Current_Districts





Tab 12

Request for Waiver of Job Requirements

Please refer to the proceeding letter attached.



June 25th, 2018

Mr. Jack Lee

Blooming Grove Independent School District

212 West Grady Street

Blooming Grove, TX 76626

RE: Clean Vision Solar, LLC Chapter 313 Job Waiver Request

Dear Superintendent Lee,

Clean Vision Solar, LLC is requesting that Blooming Grove Independent School District's Board of Trustees waive the job requirement provision as allowed by Section 313.025 (f-1) of the Texas Tax Code. This waiver would be based on the school district's board findings that the jobs creation requirement exceeds the industry standard for the number of employees reasonably necessary for the operation of the facility.

Clean Vision Solar, LLC requests that Blooming Grove ISD makes such finding and waive the job creation requirement for 10 permanent jobs. In line with the current industry standards for job requirements, Clean Vision Solar, LLC has committed to create 5 qualifying jobs in Blooming Grove ISD.

Solar projects create many jobs, both full and part time. Additionally, during the construction phase, solar projects create many temporary jobs; however, after construction is completed solar facilities only require a relatively small number of workers to operate and maintain the plant. The number of jobs (5) Clean Vision Solar, LLC has committed to create is congruent with current industry standards for maintenance and operation of a facility of this capacity. This is evidenced by previously certified limitation agreement applications by solar developers who also requested and were granted a waiver of the job requirements based on the solar industry standard of 1 worker per 75-100 MW.

The permanent employees of a solar facility maintain and service the photovoltaic panels and inverters, underground electrical connections, substations, as well as other infrastructure associated with the safe and reliable operation of the facilities. In addition to onsite employees, there may also be managers and/or technicians who provide support to the facility remotely.

The establishment of Clean Vision Solar, LLC will undoubtedly be beneficial to the economic development of Navarro County and the advancement of renewable energy. Thank you for your consideration of this request. If you have any questions feel free to contact us.

Mike Fry, Director—Energy Services

mike@keatax.com



Tab 13

Calculation of Wage Requirements

U.S. Department of Labor—Bureau of Labor Statistics

The proceeding calculations are for the following wage requirements:

Calculation A: Navarro County Average Weekly Wage

Calculation B: 110% of Navarro County Average for Manufacturing Jobs

Calculation C: 110% of North Central Texas Council of Government Regional Manufacturing Job Wage

Calculation A: Navarro County Average Weekly Wage for all Jobs

Year	Quarter	Average Weekly Wage
2017	Q2	\$698.00
2017	Q3	\$716.00
2017	Q4	\$749.00
2018	Q1	\$716.00
2017- 2018	Q Average	\$719.75

In order to calculate the Navarro County Average Weekly Wage for all Jobs, the following calculations were completed:

Quarterly Average Calculation:

Step 1: $\$698.00 + \$716.00 + \$749.00 + \$716.00 = \$2879.00$

Step 2: $\$2879.00 / 4 = \719.75


Calculation B: 110% of Navarro County Average Weekly Wage for Manufacturing Jobs

Year	Quarter	Average Weekly Wage
2017	Q2	\$801.00
2017	Q3	\$852.00
2017	Q4	\$878.00
2018	Q1	\$878.00
2017-2018	Q Average	\$852.25
2017-2018	110 % Q Average	\$937.48

In order to calculate 110% of the Navarro County Average Weekly Wage for Manufacturing Jobs, the following calculations were completed:

110% Quarterly Average Calculation

Step 1: $\$801.00 + \$852.00 + \$878.00 + \$878.00 = \$3409.00$

Step 2: $\$3409.00 / 4 = \852.25

Step 3: $\$852.25 * 1.10 = \mathbf{\$937.48}$



Quarterly Employment and Wages (QCEW)

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Page 1 of 1 (40 results/page)

Year	Period	Area	Ownership	Division	Level	Ind Code	Industry	Avg Weekly Wages
2018	1st Qtr	Navarro County	Total All	00	0	10	Total, all industries	\$716

Quarterly Employment and Wages (QCEW)

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Page 1 of 1 (40 results/page)

Year	Period	Area	Ownership	Division	Level	Ind Code	Industry	Avg Weekly Wages
2017	4th Qtr	Navarro County	Total All	00	0	10	Total, all industries	\$749
2017	3rd Qtr	Navarro County	Total All	00	0	10	Total, all industries	\$716
2017	2nd Qtr	Navarro County	Total All	00	0	10	Total, all industries	\$698

Source: Texas LMCI Tracer, LM

Generated On: September 27, 2018 (4:19:11 PM)

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Quarterly Employment and Wages (QCEW)

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Page 1 of 1 (40 results/page)

Year	Period	Area	Ownership	Division	Level	Ind Code	Industry	Avg Weekly Wages
2017	4th Qtr	Navarro County	Total All	31	2	31-33	Manufacturing	\$878
2017	3rd Qtr	Navarro County	Total All	31	2	31-33	Manufacturing	\$852
2017	2nd Qtr	Navarro County	Total All	31	2	31-33	Manufacturing	\$801

Page 1 of 1 (40 results/page)

Year	Period	Area	Ownership	Division	Level	Ind Code	Industry	Avg Weekly Wages
2018	1st Qtr	Navarro County	Total All	31	2	31-33	Manufacturing	\$878

Source: Texas LMCI Tracer, LM

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Tab 16

Description of Reinvestment Zone

Clean Vision Solar, LLC is to be located within a proposed reinvestment zone. Therefore, upon the creation of the proposed reinvestment zone, which is anticipated to occur sometimes in October/November 2018, the legal description of the zone as well as the order, resolution, or ordinance that establishes the reinvestment zone will be submitted to the Texas Comptroller.

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

Jack Lee

Print Name (Authorized School District Representative)

Superintendent of Schools

Title

sign here

Handwritten signature of Jack Lee

Signature (Authorized School District Representative)

9-20-2018

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

ADRIAN-FILONEL IOANCE

Print Name (Authorized Company Representative (Applicant))

Authorized Representative

Title

sign here

Handwritten signature of Adrian-Filonel Ioance

Signature (Authorized Company Representative (Applicant))

9/12/18

Date



(Notary Seal)

GIVEN under my hand and seal of office this, the

12th day of September, 2018

Notary Public in and for the State of Texas NY

My Commission expires: 3/7/2020

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.