



KE Andrews
1900 Dalrock Road
Rowlett, Texas 75088

July 11, 2018

Mr. Jeff Ballard, Superintendent
cc. Texas Comptroller of Public Accounts
466 FM 196 South
Pattonville, Texas 75468

Re: Application for Texas Property Tax Code Section 313 Value Limitation Agreement

Mr. Ballard:

Please find attached an application for a Section 313 Value Limitation Agreement. On behalf of our client, Alpin Sun, and in accordance with the guidelines and principles outlined in Section 313 of the Texas Property Tax Code, it is our request that Prairiland Independent School District consider the approval of a Section 313 Value Limitation Agreement. The approval of this agreement would undoubtedly prove beneficial to the economic development of Lamar County, as well as the viability of G.S.E. Twelve, LLC to be located within the state of Texas.

G.S.E. Twelve, LLC is a 250 MW solar electric generating facility, that when established will provide 10, full-time salary competitive jobs. The project is anticipated to commence in June 2019 and will be fully operational by January of 2021.

Alpin Sun is a leader in the solar energy industry and dedicated to positive and engaging stakeholder relationships in the communities they choose to invest. They are managed by a team of individuals with years of experience in developing and managing renewable energy facilities.

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.

Sincerely,

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

Mike Fry
Director—Energy Services

AUSTIN • DALLAS • DENVER



G.S.E. Twelve, LLC

Chapter 313 Application for Appraised Value Limitation to Prairiland Independent School District



Tab 1

Pages 1-9 of the application

SECTION 1: School District Information (continued)

3. Authorized School District Consultant (If Applicable)

First Name Last Name

Title

Firm Name

Phone Number Fax Number

Mobile Number (optional) Email Address

4. On what date did the district determine this application complete?

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)

First Name Last Name

Title Organization

Street Address

Mailing Address

City State ZIP

Phone Number Fax Number

Mobile Number (optional) Business Email Address

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.

First Name Last Name

Title Organization

Street Address

Mailing Address

City State ZIP

Phone Number Fax Number

Mobile Number (optional) Business Email Address

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

SECTION 2: Applicant Information (continued)

4. Authorized Company Consultant (If Applicable)

Form fields for Authorized Company Consultant: First Name, Last Name, Title, Firm Name, Phone Number, Fax Number, Business Email Address.

SECTION 3: Fees and Payments

1. Has an application fee been paid to the school district? [] 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 [] 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 [] No [] N/A

SECTION 4: Business Applicant Information

1. What is the legal name of the applicant under which this application is made? _____

2. List the Texas Taxpayer I.D. number of entity subject to Tax Code, Chapter 171 (11 digits) _____

3. List the NAICS code _____

4. Is the applicant a party to any other pending or active Chapter 313 agreements? [] Yes [] 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) _____

2. Is applicant a combined group, or comprised of members of a combined group, as defined by Tax Code §171.0001(7)? [] Yes [] 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? [] Yes [] No

4. Are all applicant members of the combined group current on all tax payments due to the State of Texas? [] Yes [] No [] 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)

Large empty text box for explanation of tax delinquencies or litigation.

SECTION 9: Projected Timeline

- 1. Application approval by school board
2. Commencement of construction
3. Beginning of qualifying time period
4. First year of limitation
5. Begin hiring new employees
6. Commencement of commercial operations
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)?
8. When do you anticipate the new buildings or improvements will be placed in service?

SECTION 10: The Property

- 1. Identify county or counties in which the proposed project will be located
2. Identify Central Appraisal District (CAD) that will be responsible for appraising the property
3. Will this CAD be acting on behalf of another CAD to appraise this property?
4. List all taxing entities that have jurisdiction for the property, the portion of project within each entity and tax rates for each entity:
5. Is the project located entirely within the ISD listed in Section 1?
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)?

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.

- 1. At the time of application, what is the estimated minimum qualified investment required for this school district?
2. What is the amount of appraised value limitation for which you are applying?
3. Does the qualified investment meet the requirements of Tax Code §313.021(1)?
4. Attach a description of the qualified investment [See §313.021(1).] The description must include:
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?

SECTION 12: Qualified Property

- 1. Attach a detailed description of the qualified property. [See §313.021(2)] (If qualified investment describes qualified property exactly, you may skip items a, b and c below.) The description must include:
1a. a specific and detailed description of the qualified property for which you are requesting an appraised value limitation as defined by Tax Code §313.021 (Tab 8);
1b. a description of any new buildings, proposed new improvements or personal property which you intend to include as part of your qualified property (Tab 8); and
1c. a map of the qualified property showing location of new buildings or new improvements with vicinity map (Tab 11).
2. Is the land upon which the new buildings or new improvements will be built part of the qualified property described by §313.021(2)(A)?
2a. If yes, attach complete documentation including:
a. legal description of the land (Tab 9);
b. each existing appraisal parcel number of the land on which the new improvements will be constructed, regardless of whether or not all of the land described in the current parcel will become qualified property (Tab 9);
c. owner (Tab 9);
d. the current taxable value of the land. Attach estimate if land is part of larger parcel (Tab 9); and
e. a detailed map showing the location of the land with vicinity map (Tab 11).
3. Is the land on which you propose new construction or new improvements currently located in an area designated as a reinvestment zone under Tax Code Chapter 311 or 312 or as an enterprise zone under Government Code Chapter 2303?
3a. If yes, attach the applicable supporting documentation:
a. evidence that the area qualifies as a enterprise zone as defined by the Governor's Office (Tab 16);
b. legal description of reinvestment zone (Tab 16);
c. order, resolution or ordinance establishing the reinvestment zone (Tab 16);
d. guidelines and criteria for creating the zone (Tab 16); and
e. a map of the reinvestment zone or enterprise zone boundaries with vicinity map (Tab 11)
3b. If no, submit detailed description of proposed reinvestment zone or enterprise zone with a map indicating the boundaries of the zone on which you propose new construction or new improvements to the Comptroller's office within 30 days of the application date. What is the anticipated date on which you will submit final proof of a reinvestment zone or enterprise zone?

SECTION 13: Information on Property Not Eligible to Become Qualified Property

- 1. In Tab 10, attach a specific and detailed description of all existing property. This includes buildings and improvements existing as of the application review start date (the date the application is determined to be complete by the Comptroller). The description must provide sufficient detail to locate all existing property on the land that will be subject to the agreement and distinguish existing property from future proposed property.
2. In Tab 10, attach a specific and detailed description of all proposed new property that will not become new improvements as defined by TAC 9.1051. This includes proposed property that: functionally replaces existing or demolished/removed property; is used to maintain, refurbish, renovate, modify or upgrade existing property; or is affixed to existing property; or is otherwise ineligible to become qualified property. The description must provide sufficient detail to distinguish existing property (question 1) and all proposed new property that cannot become qualified property from proposed qualified property that will be subject to the agreement (as described in Section 12 of this application).
3. For the property not eligible to become qualified property listed in response to questions 1 and 2 of this section, provide the following supporting information in Tab 10:
a. maps and/or detailed site plan;
b. surveys;
c. appraisal district values and parcel numbers;
d. inventory lists;
e. existing and proposed property lists;
f. model and serial numbers of existing property; or
g. other information of sufficient detail and description.
4. Total estimated market value of existing property (that property described in response to question 1): \$
5. In Tab 10, include an appraisal value by the CAD of all the buildings and improvements existing as of a date within 15 days of the date the application is received by the school district.
6. Total estimated market value of proposed property not eligible to become qualified property (that property described in response to question 2): \$

Note: Investment for the property listed in question 2 may count towards qualified investment in Column C of Schedules A-1 and A-2, if it meets the requirements of 313.021(1). Such property cannot become qualified property on Schedule B.

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)?
2. What is the last complete calendar quarter before application review start date:
 First Quarter Second Quarter Third Quarter Fourth Quarter of _____
(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)?
- 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. What is the number of new non-qualifying jobs you are estimating you will create?
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
 - b. 110% of the average weekly wage for manufacturing jobs in the county is
 - c. 110% of the average weekly wage for manufacturing jobs in the region is
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?
10. What is the annual wage you are committing to pay for each of the new qualifying jobs you create on the qualified property?
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 3

Documentation of Combined Group Membership

(G.S.E. Twelve, LLC is a stand-alone entity, therefore documentation of a combined group membership is not applicable.)



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, G.S.E. Twelve, LLC requests an appraised value limitation from Prairiland Independent School District. G.S.E. Twelve, LLC is a solar electric generating facility proposed to be established in Lamar County, Texas. The facility, which will encompass approximately 1,867 acres across 23 parcels of land, will be in the southeastern portion of the county. Additionally, the entirety of the project will be within Prairiland 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 250 Megawatts, and will feature 694,500 photovoltaic panels, and 75 central inverters. Construction is anticipated to commence in June 2019. During this timeframe (June 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, and the facility is expected to be fully operational by January 2021.

G.S.E. Twelve, 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

G.S.E. Twelve, 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 in the communities they choose to invest.



Tab 5

Limitation as a Determining Factor

Currently, Alpin Sun is considering a variety of other locations for G.S.E. Twelve, LLC but believes Lamar County, Texas, would be an ideal location for this solar facility. Due to the global nature of Alpin Sun, there are locations across the world and other parts of the United States being evaluated for the establishment of this solar facility. In the event a 313 agreement is not permitted, Alpin Sun will relocate G.S.E. Twelve, LLC to another area more financially viable for the continuation of this project. Unfortunately, this would also dismiss Lamar County from receiving the economic benefits associated with the development of a solar facility within their county. It is our goal to reach a 313 agreement for the benefit of both Lamar County, Texas, and Alpin Sun.

Alpin Sun is a leader in solar energy research & development, and has consistently proved their dedication to the future of renewable energy, specifically solar power. They have completed over 220 photovoltaic plants around the globe, and currently manage 40 solar facilities. Their management features individuals with years of demonstrated experience in site selection, permitting, environmental due diligence, negotiations, and sustainable development. Alpin Sun believes solar power is the technology of the future and through innovation, positive stakeholder relationships, and wise investment decisions, the way in which we generate electricity will be changed.



Tab 6

G.S.E. Twelve, LLC is located 100 % in Prairiland Independent School District in Lamar County, Texas.

Taxing Jurisdiction	Percentage of Project located within Jurisdiction	Tax Rate
Lamar County	100 %	.3943
Prairiland ISD	100%	1.1695
Paris Junior College	100%	.0850



Tab 7

Description of Qualified Investment

G.S.E. Twelve, LLC is a solar electric generating facility proposed to be established in Lamar County, Texas. The facility, which will encompass approximately 1,867 acres across 23 parcels of land, will be in the southeastern portion of the county. Additionally, the entirety of the project will be within Prairiland Independent School District. Please find attached in Tab 11 maps that further define the location of the facility.

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- Roadways, Paving, & Fencing
- Generation Transmission Tie Line
- Interconnection Facilities



Tab 8

Description of Qualified Property

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- Generation Transmission Tie Line
- Interconnection Facilities



Tab 9

Description of Land: the proceeding chart is a description of the leased parcels for G.S.E. Twelve, LLC.

Parcel ID	Size (approximate acreage)	Owner	Property Address	Property Coordinates
41033	104.55	Daisy, Devlin	Co RD 16140 Deport, TX 75435	33°27'31.96"N 95°22'25.66"W
41035	44.9	Daisy, Devlin	Co RD 16120 Deport, TX 75435	33°27'20.03"N 95°22'10.53"W
41030	40.0	Daisy, Devlin	Co RD 16140 Deport, TX 75435	33°27'29.99"N 95°22'12.78"W
41034	27.5	Daisy, Devlin	Co RD 16120 Deport, TX 75435	33°27'44.20"N 95°22'09.06"W
41032	45.0	Daisy, Devlin	Co RD 16140 Deport, TX 75435	33°27'29.14"N 95°22'03.31"W
41031	44.0	Devlin, Daisy	Co RD 16140 Deport, TX 75435	33°27'30.68"N 95°21'52.54"W
42680	27.5	Norrell, Don	Co RD 16140 Deport, TX 75435	33°27'32.54"N 95°21'42.42"W
42705	160.0	Norrell, Waylon	Co RD 16300 Deport, TX 75435	33°27'02.53"N 95°21'37.22"W
42682	131.5	Norrell, Don	Co RD 16300 Deport, TX 75435	33°26'56.59"N 95°21'15.19"W
42692	22.8	Norrell, Don	Co RD 16300 Deport, TX 75435	33°27'10.38"N 95°21'20.08"W
42686	370.07	Norrell, Don	FM 1503 Deport, TX 75435	33°27'40.67"N 95°22'57.17"W
42698	21.5	Norrell, Don	7543 FR 1503 Deport, TX 75435	33°28'03.69"N 95°23'13.52"W

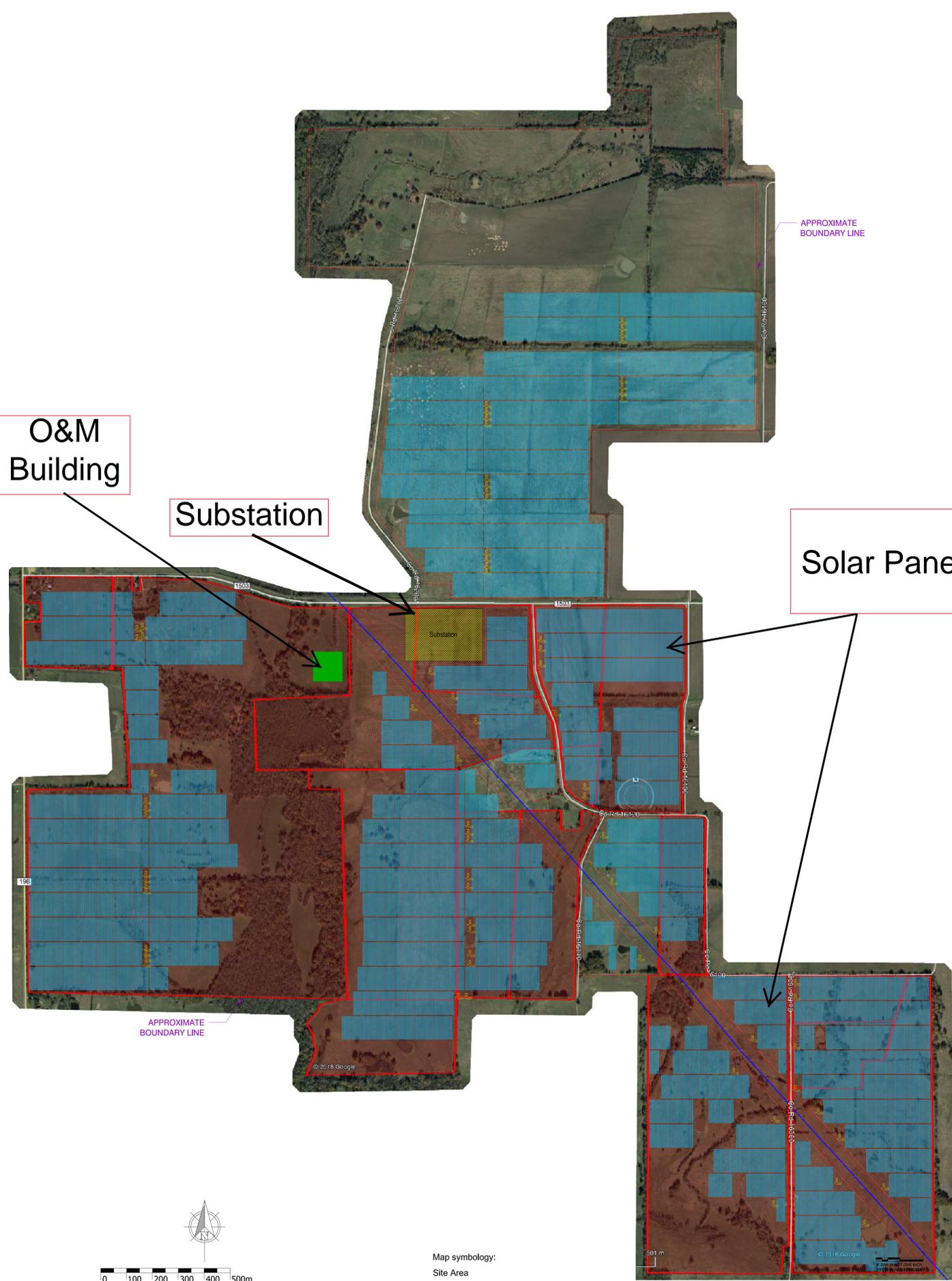


Parcel ID	Size (approximate acreage)	Owner	Property Address	Property Coordinates
41036	108.25	Pleasant Hill Land Investments LP	FM 1503 Deport, TX 75435	33°27'54.88"N 95°22'25.61"W
108145	26.0	Pleasant Hill Land Investments LP	FM 1503 Deport, TX 75435	33°28'00.00"N 95°22'11.11"W
41039	22.0	Pleasant Hill Land Investments LP	Co RD 16120 Deport, TX 75435	33°27'56.91"N 95°22'00.48"W
41966	5.7	Pleasant Hill Land Investments LP	FM 1503 Deport, TX 75435	33°27'45.39"N 95°21'58.20"W
41967	72.0	Pleasant Hill Land Investments LP	Co RD 16100 & FM 1503 Deport TX, 75435	33°27'52.37"N 95°21'48.93"W
43737	45.0	Taylor, Leslie F. & Paula S.	Co RD 16200 & FM 1503 Deport TX, 75435	33°28'12.11"N 95°22'10.04"W
43736	212.0	Taylor, Leslie F. & Paula S.	Co RD 16200 Deport TX, 75435	33°28'34.02"N 95°22'11.07"W
41011	170.83	Taylor, Leslie F.	Co RD 16200 Deport TX, 75435	33°28'56.20"N 95°22'13.05"W
42821	62.491	Taylor, Leslie F.	Co RD 16200 Deport, TX 75435	33°28'47.95"N 95°21'39.04"W
42669	50.0	Taylor, Leslie F.	Co RD 16100 Deport, TX 75435	33°28'32.45"N 95°21'43.64"W
42657	54.0	Nixon, G. L.	Co RD 15220 Bogata, TX 75417	33°25'39.80"N 95°20'19.34"W



Tab 11

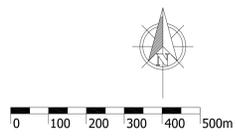
Maps



O&M Building

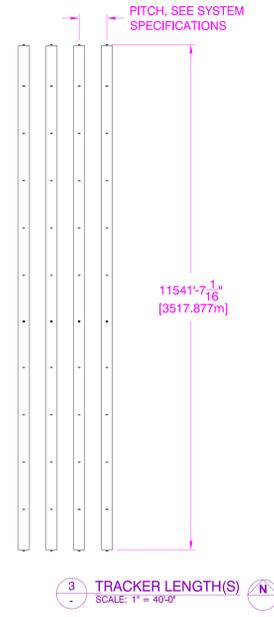
Substation

Solar Panels



Map symbology:
 Site Area
 PV protection limit
 Electric Transmission line 345KV
 Substation

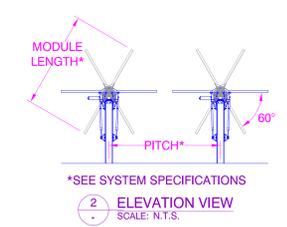
1 SITE PLAN
 SCALE: 1" = 600'-0"



3 TRACKER LENGTH(S)
 SCALE: 1" = 40'-0"

Bill of Materials		
QTY	NAME	PART NO:
288	105 MPH ASCE 7-10, 30 Stow, 84 Module, 12 Piers, 20 Snow, W Beam, Ext - Short Rail	
2072	105 MPH ASCE 7-10, 30 Stow, 84 Module, 12 Piers, 20 Snow, W Beam, Edge - Short Rail	
2816	105 MPH ASCE 7-10, 30 Stow, 84 Module, 12 Piers, 20 Snow, W Beam, Int - Short Rail	
52	SPT Network Control Unit, 120VAC, 1 Phase	2068
10	SPT Weather Station, Ultrasonic Wind Sensor (Mounting Kit Incl.)	2.2.0.002
0	SPT Weather Station, Ultrasonic Snow Sensor (Mounting Kit Incl.)	2.2.0.004
2592	Heavy Array Pier (HAP)	
51632	Standard Array Pier (SAP)	
576	Heavy Array Pier, Edge (HAPE)	
2136	Standard Array Pier, Edge (SAPE)	
288	Heavy Motor Pier (HMP)	
4898	Standard Motor Pier (SMP)	
4888	SMP (Trackers)	
10	SMP (Weather Stations)	

SYSTEM SPECIFICATIONS			
AC	196.875 MW	TOTAL MODULES	694500
DC	250.020 MW	MODULES PER STRING	28
MODULE CAPACITY	360 W	NUMBER OF STRINGS	24804
INVERTER CAPACITY	2.625 MW	NUMBER OF INVERTERS	75
DC/AC	1.270	MODULE NAME	ASTRONERGY
PITCH	16,000 FT	MODULE MODEL	-
MODULE(S) LENGTH	6,417 FT	GROUND COVER RATIO (GCR)%	40.11



2 ELEVATION VIEW
 SCALE: N.T.S.

NEXTRACKER DETAILS	
TYPES	84 MODULE
EXTERIOR	288
INTERIOR	2816
EPNS	64
EPN	1004
EPS	1004
TOTAL	5176

NOTE:

- MAXIMUM GALVANIZATION COATING OF G90 (OR EQUIVALENT)
- MAXIMUM UNIFORM GROUND SLOPE OF 6.1% IN N-S DIRECTION, UP TO 15% APPROVAL FROM NEXTRACKER
- MAXIMUM GROUND UNDULATIONS OF +/- 0'-11 11/16" (0.297m) FOR 72-CELL MODULE AND +/- 0'-6 15/16" (0.18m) FOR FIRST SOLAR SERIES &
- FLOOD DEPTHS ARE ASSUMED TO BE SIX INCHES OR LESS THROUGHOUT THE SITE AND PIERS SHOULD NOT FALL IN STREAM LINES. FOR HIGHER FLOOD ZONES PLEASE DISCUSS WITH NEXTRACKER ENGINEER.
- SCOUR DEPTHS ARE ASSUMED TO BE SIX INCHES OR LESS THROUGHOUT THE SITE. HIGHER SCOUR DEPTHS SHOULD BE REFLECTED IN FOUNDATION DESIGN.
- ALL DITCHES, WASHES, ETC. SHALL BE GRADED AND COMPACTED TO ENGINEER'S STANDARDS
- LIQUEFIABLE SOIL IS NOT ACCOUNTED IN THIS CONSTRUCTION SET. PLEASE REFER FOUNDATION DRAWING FOR SUCH KIND OF SOIL.
- GROUNDWATER LEVEL IS NOT WITHIN THE TOP 15'-0.00" [4.572m] BELOW GROUND SURFACE
- COMPACTED FILL EXTENSION IS WITHIN THE TOP 2'-0.00" [0.610m] BELOW GROUND SURFACE
- TRACKER TO HAVE A MAXIMUM 5'-0" (1.5m) PIER HEIGHT, UNLESS WRITTEN APPROVAL FROM NEXTRACKER
- PROJECT ENGINEERING IS GIVEN.
- ENGINEERING FILL SHALL BE PLACED IN UNIFORM LAYERS NOT EXCEEDING 8 INCHES IN THICKNESS AND SHALL BE PREPARED IN ACCORDANCE WITH PROJECT GEOTECHNICAL REPORT.
- TRACKER NOMENCLATURE ARE AS FOLLOWS:
 EXT, INT, EPNS, EPN, EPS ARE EXTERIOR, INTERIOR, EXTERIOR PIER NORTH (AND) SOUTH, EXTERIOR PIER NORTH, AND EXTERIOR PIER SOUTH TRACKERS RESPECTIVELY.

SITE DETAILS	
LATITUDE	33°27'50.10"N
LONGITUDE	95°22'30.93"W
SNOW LOAD	5 PSF
WIND LOAD	105MPH ASCE 7-10
STOW STRAT.	30 STOW
NEXTRACKER	2.2.1 M-7-B-8-B-7

ACTUAL DIMENSIONS AND DETAILS DEPEND ON SPECIFIC CONDITIONS OF THE SITE.
NOT FOR CONSTRUCTION

General Contractor:	Design & Engineering:	Customer:	Project no:
ALPIN SUN GmbH Zum Wasserwerk 12, 15537 Erkner (bei Berlin), Germany	alpinsolar SA Muresilor 18, Brasov, 500030, Romania dan.munteanu@alpinsolar.ro	Gee Group Cunningham, Lamar County Texas, United States of America	A-6 / 2018
Specification:	Name:	Project:	Revision:
Project manager: eng. Dan Munteanu	Scale: 1"=600'-0"	PHOTOVOLTAIC PLANT IMPACT SOLAR (SSE 12)	0
Design: arh. Irinel Simionescu	Date:	Drawing name:	Drawing no:
Draw: arh. Irinel Simionescu	05.2018	SITE PLAN	A 01



Tab 12

Request for Waiver of Job Requirements-N/A: G.S.E. Twelve, LLC meets the minimum job requirement.



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: Lamar County Average Weekly Wage

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

Calculation C: 110% of Regional Average for Manufacturing Jobs

Calculation A: Lamar County Average Weekly Wage for all Jobs

Year	Quarter	Average Weekly Wage
2017	Q2	\$777
2017	Q3	\$820
2017	Q4	\$876
2018	Q1	\$789
2017- 2018	Q Average	\$815.50

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

Quarterly Average Calculation:

Step 1: $\$777 + \$820 + \$876 = \3262

Step 2: $\$3262 / 4 = \815.50



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

Year	Quarter	Average Weekly Wage
2017	Q2	\$1128
2017	Q3	\$1095
2017	Q4	\$1145
2018	Q1	\$1040
2017-2018	Q Average	\$1102
2017-2018	110 % Q Average	\$1212.20

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

110% Quarterly Average Calculation

Step 1: $\$1128 + \$1095 + \$1145 + \$1040 = \$4408$

Step 2: $\$4408/4 = \1102

Step 3 $\$1102 * 1.10 =$ **\$1212.20**

Quarterly Employment and Wages (QCEW)

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Year	Period	Area	Ownership	Division	Level	Ind Code	Industry	Avg Weekly Wages
2018	1st Qtr	Lamar County	Total All	00	0	10	Total, all industries	\$789

Quarterly Employment and Wages (QCEW)

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Year	Period	Area	Ownership	Division	Level	Ind Code	Industry	Avg Weekly Wages
2017	2nd Qtr	Lamar County	Total All	00	0	10	Total, all industries	\$777
2017	3rd Qtr	Lamar County	Total All	00	0	10	Total, all industries	\$820
2017	4th Qtr	Lamar County	Total All	00	0	10	Total, all industries	\$876

Quarterly Employment and Wages (QCEW)

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Year	Period	Area	Ownership	Division	Level	Ind Code	Industry	Avg Weekly Wages
2017	2nd Qtr	Lamar County	Total All	31	2	31-33	Manufacturing	\$1,128
2017	3rd Qtr	Lamar County	Total All	31	2	31-33	Manufacturing	\$1,095
2017	4th Qtr	Lamar County	Total All	31	2	31-33	Manufacturing	\$1,145

Quarterly Employment and Wages (QCEW)

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Year	Period	Area	Ownership	Division	Level	Ind Code	Industry	Avg Weekly Wages
2018	1st Qtr	Lamar County	Total All	31	2	31-33	Manufacturing	\$1,040



Tab 14

Schedules A1-D

PROPERTY INVESTMENT AMOUNTS

(Estimated investment in each year. Do not put cumulative totals.)

				Column A	Column B	Column C	Column D	Column E
				New investment (original cost) in tangible personal property placed in service during this year that will become Qualified Property	New investment made during this year in buildings or permanent nonremovable components of buildings that will become Qualified Property	Other new investment made during this year that will not become Qualified Property [SEE NOTE]	Other new investment made during this year that may become Qualified Property [SEE NOTE]	Total Investment (Sum of Columns A+B+C+D)
Investment made before filing complete application with district	Year	School Year (YYYY-YYYY)	Tax Year (Fill in actual tax year below) YYYY				[The only other investment made before filing complete application with district that may become Qualified Property is land.]	
Investment made after filing complete application with district, but before final board approval of application	Year preceding the first complete tax year of the qualifying time period (assuming no deferrals of qualifying time period)	2018-2019	2018	Not eligible to become Qualified Property				
Investment made after final board approval of application and before Jan. 1 of first complete tax year of qualifying time period	QTP1	2019-2020	2019	\$ -	\$ -	\$ -	\$ -	\$ -
Complete tax years of qualifying time period	QTP2	2020-2021	2020	\$ 120,000,000.00	\$ -	\$ -	\$ -	\$ -
Total Investment through Qualifying Time Period [ENTER this row in Schedule A2]				\$ 240,000,000.00				\$ 240,000,000.00
Total Qualified Investment (sum of green cells)				\$ 240,000,000.00				\$ 240,000,000.00

For All Columns: List amount invested each year, not cumulative totals.

Column A: This represents the total dollar amount of planned investment in tangible personal property. Only include estimates of investment for "replacement" property if the property is specifically described in the application. Only tangible personal property that is specifically described in the application can become qualified property.

Column B: The total dollar amount of planned investment each year in buildings or nonremovable component of buildings.

Column C: Dollar value of other investment that may affect economic impact and total value. Examples of other investment that will not become qualified property include investment meeting the definition of 313.021(1) but not creating a new improvement as defined by TAC 9.1051. This is proposed property that functionally replaces existing property, is used to maintain, refurbish, renovate, modify or upgrade existing property, or is affixed to existing property—described in SECTION 13, question #5 of the application.

Column D: Dollar value of other investment that may affect economic impact and total value. Examples of other investment that may result in qualified property are land or professional services.

Total Investment: Add together each cell in a column and enter the sum in the blue total investment row. Enter the data from this row into the first row in Schedule A2.

Qualified Investment: For the green qualified investment cell, enter the sum of all the green-shaded cells.

Schedule A2: Total Investment for Economic Impact (Including Qualified Property and other investments)

Date **7/2/2018**
 Applicant Name **G S E. Twelve, LLC**
 ISD Name **Prairiland ISD**

PROPERTY INVESTMENT AMOUNTS					(Estimated Investment in each year. Do not put cumulative totals.)				
	Year	School Year (YYYY)	Tax Year (Fill in actual tax year below) (YYYY)	Column A New investment (original cost) in tangible personal property placed in service during this year that will become Qualified Property	Column B New investment made during this year in buildings or permanent nonremovable components of buildings that will become Qualified Property	Column C Other investment made during this year that will not become Qualified Property [SEE NOTE]	Column D Other investment made during this year that will become Qualified Property [SEE NOTE]	Column E Total Investment (A+B+C+D)	
Total Investment from Schedule A1*	--	TOTALS FROM SCHEDULE A1		\$ 240,000,000.00				\$ 240,000,000.00	
Each year prior to start of value limitation period**	0	2018-2019	2018	\$ -					
Each year prior to start of value limitation period**	0	2019-2020	2019	\$ 120,000,000.00					
Value limitation period***	1	2020-2021	2020	\$ 120,000,000.00				\$ 120,000,000.00	
	2	2021-2022	2021					\$ 120,000,000.00	
	3	2022-2023	2022						
	4	2023-2024	2023						
	5	2024-2025	2024						
	6	2025-2026	2025						
	7	2026-2027	2026						
	8	2027-2028	2027						
	9	2028-2029	2028						
	10	2029-2030	2029						
Total Investment made through limitation				\$ 240,000,000.00				\$ 240,000,000.00	
Continue to maintain viable presence									
	11	2030-2031	2030						
	12	2031-2032	2031						
	13	2032-2033	2032						
	14	2033-2034	2033						
	15	2034-2035	2034						
	16	2035-2036	2035						
	17	2036-2037	2036						
	18	2037-2038	2037						
	19	2038-2039	2038						
	20	2039-2040	2039						
	21	2040-2041	2040						
	22	2041-2042	2041						
	23	2042-2043	2042						
	24	2043-2044	2043						
	25	2044-2045	2044						

* All investments made through the qualifying time period are captured and totaled on Schedule A1 [blue box] and incorporated into this schedule in the **first row**.

** Only investment made during deferrals of the start of the limitation (after the end of qualifying time period but before the start of the Value Limitation Period) should be included in the "year prior to start of value limitation period" row(s). If the limitation starts at the end of the qualifying time period or the qualifying time period overlaps the limitation, no investment should be included on this line.

*** If your qualifying time period will overlap your value limitation period, do not also include investment made during the qualifying time period in years 1 and/or 2 of the value limitation period, depending on the overlap. Only include investments/years that were **not** captured on Schedule A1.

For All Columns: List amount invested each year, not cumulative totals. Only include investments in the remaining rows of Schedule A2 that were not captured on Schedule A1.

Column A: This represents the total dollar amount of planned investment in tangible personal property. Only include estimates of investment for "replacement" property if the property is specifically described in the application. Only tangible personal property that is specifically described in the application can become qualified property.

Column B: The total dollar amount of planned investment each year in buildings or nonremovable component of buildings.

Column C: Dollar value of other investment that may affect economic impact and total value. Examples of other investment that will not become qualified property include investment meeting the definition of 313.021(1) but not creating a new improvement as defined by TAC 9.1051. This is proposed property that functionally replaces existing property; is used to maintain, refurbish, renovate, modify or upgrade existing property; or is affixed to existing property—described in SECTION 13, question #5 of the application.

Column D: Dollar value of other investment that may affect economic impact and total value. Examples of other investment that may result in qualified property are land or professional services.

Each year prior to start of Value Limitation Period	Year	School Year (YYYY-YYYY)	Tax Year (Fill in actual tax year) YYYY	Qualified Property			Estimated Taxable Value		
				Estimated Market Value of Land	Estimated Total Market Value of new buildings or other new improvements	Estimated Total Market Value of tangible personal property in the new buildings or "in or on the new improvements"	Market Value less any exemptions (such as pollution control) and before limitation	Final taxable value for I&S after all reductions	Final taxable value for M&O after all reductions
Value Limitation Period	0	2018-2019	2018	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	1	2020-2021	2020	\$ -	\$ -	\$ 60,000,000	\$ 60,000,000	\$ 60,000,000	\$ 20,000,000
	2	2021-2022	2021	\$ -	\$ -	\$ 240,000,000	\$ 240,000,000	\$ 240,000,000	\$ 20,000,000
	3	2022-2023	2022	\$ -	\$ -	\$ 216,000,000	\$ 216,000,000	\$ 216,000,000	\$ 20,000,000
	4	2023-2024	2023	\$ -	\$ -	\$ 192,000,000	\$ 192,000,000	\$ 192,000,000	\$ 20,000,000
	5	2024-2025	2024	\$ -	\$ -	\$ 168,000,000	\$ 168,000,000	\$ 168,000,000	\$ 20,000,000
	6	2025-2026	2025	\$ -	\$ -	\$ 144,000,000	\$ 144,000,000	\$ 144,000,000	\$ 20,000,000
	7	2026-2027	2026	\$ -	\$ -	\$ 120,000,000	\$ 120,000,000	\$ 120,000,000	\$ 20,000,000
	8	2027-2028	2027	\$ -	\$ -	\$ 96,000,000	\$ 96,000,000	\$ 96,000,000	\$ 20,000,000
	9	2028-2029	2028	\$ -	\$ -	\$ 72,000,000	\$ 72,000,000	\$ 72,000,000	\$ 20,000,000
Continue to maintain viable presence	10	2029-2030	2029	\$ -	\$ -	\$ 48,000,000	\$ 48,000,000	\$ 48,000,000	\$ 20,000,000
	11	2030-2031	2030	\$ -	\$ -	\$ 48,000,000	\$ 48,000,000	\$ 48,000,000	\$ 48,000,000
	12	2031-2032	2031	\$ -	\$ -	\$ 48,000,000	\$ 48,000,000	\$ 48,000,000	\$ 48,000,000
	13	2032-2033	2032	\$ -	\$ -	\$ 48,000,000	\$ 48,000,000	\$ 48,000,000	\$ 48,000,000
	14	2033-2034	2033	\$ -	\$ -	\$ 48,000,000	\$ 48,000,000	\$ 48,000,000	\$ 48,000,000
	15	2034-2035	2034	\$ -	\$ -	\$ 48,000,000	\$ 48,000,000	\$ 48,000,000	\$ 48,000,000
	16	2035-2036	2035	\$ -	\$ -	\$ 48,000,000	\$ 48,000,000	\$ 48,000,000	\$ 48,000,000
	17	2036-2037	2036	\$ -	\$ -	\$ 48,000,000	\$ 48,000,000	\$ 48,000,000	\$ 48,000,000
	18	2037-2038	2037	\$ -	\$ -	\$ 48,000,000	\$ 48,000,000	\$ 48,000,000	\$ 48,000,000
	19	2038-2039	2038	\$ -	\$ -	\$ 48,000,000	\$ 48,000,000	\$ 48,000,000	\$ 48,000,000
	20	2039-2040	2039	\$ -	\$ -	\$ 48,000,000	\$ 48,000,000	\$ 48,000,000	\$ 48,000,000
	21	2040-2041	2040	\$ -	\$ -	\$ 48,000,000	\$ 48,000,000	\$ 48,000,000	\$ 48,000,000
	22	2041-2042	2041	\$ -	\$ -	\$ 48,000,000	\$ 48,000,000	\$ 48,000,000	\$ 48,000,000
	23	2042-2043	2042	\$ -	\$ -	\$ 48,000,000	\$ 48,000,000	\$ 48,000,000	\$ 48,000,000
	24	2043-2044	2043	\$ -	\$ -	\$ 48,000,000	\$ 48,000,000	\$ 48,000,000	\$ 48,000,000
25	2044-2045	2044	\$ -	\$ -	\$ 48,000,000	\$ 48,000,000	\$ 48,000,000	\$ 48,000,000	

Notes: Market value in future years is good faith estimate of future taxable value for the purposes of property taxation.
 Only include market value for eligible property on this schedule.

Additional years for 25 year economic impact as required by 313.026(c)(1)

Schedule C: Employment Information

Date 7/2/2018
 Applicant Name G.S.E. Twelve, LLC
 ISD Name Prairiland ISD

	Construction		Non-Qualifying Jobs		Qualifying Jobs		
	Column A	Column B	Column C	Column D	Column E		
Each year prior to start of Value Limitation Period	Year	School Year (YYYY-YYYY)	Number of Construction FTE's or man-hours (specify)	Average annual wage rates for construction workers	Number of non-qualifying jobs applicant estimates it will create (cumulative)	Number of new qualifying jobs applicant commits to create meeting all criteria of Sec. 313.021(3) (cumulative)	Average annual wage of new qualifying jobs
<i>Insert as many rows as necessary</i>	0	2018-2019					
Each year prior to start of Value Limitation Period	0	2019-2020	600	\$ 42,529.30	N/A	0	\$ 42,529.30
<i>Insert as many rows as necessary</i>	1	2020-2021	600	\$ 42,529.30	0	10	\$ 42,529.30
	2	2021-2022			0	10	\$ 42,529.30
	3	2022-2023			0	10	\$ 42,529.30
	4	2023-2024			0	10	\$ 42,529.30
	5	2024-2025			0	10	\$ 42,529.30
	6	2025-2026			0	10	\$ 42,529.30
	7	2026-2027			0	10	\$ 42,529.30
	8	2027-2028			0	10	\$ 42,529.30
	9	2028-2029			0	10	\$ 42,529.30
	10	2029-2030			0	10	\$ 42,529.30
Years Following Value Limitation Period	11 through 25	2030-2044	2030-2044		0	10	\$ 42,529.30

Notes: See TAC 9.1051 for definition of non-qualifying jobs.
 Only include jobs on the project site in this school district.

C1. Are the cumulative number of qualifying jobs listed in Column D less than the number of qualifying jobs required by statute? (25) Yes No
 If yes, answer the following two questions:

C1a. Will the applicant request a job waiver, as provided under 313.025(f-1)? Yes No
C1b. Will the applicant avail itself of the provision in 313.021(3)(F)? Yes No

Schedule D: Other Incentives (Estimated)

Date: 7/2/2018
 Applicant Name: G.S.E. Twelve, LLC
 ISD Name: Prairiland ISD

State and Local Incentives for which the Applicant intends to apply (Estimated)						
Incentive Description	Taxing Entity (as applicable)	Beginning Year of Benefit	Duration of Benefit	Annual Tax Levy without Incentive	Annual Incentive	Annual Net Tax Levy
Tax Code Chapter 311	County: City: Other:					
Tax Code Chapter 312	County: Lamar County City: Other:	2020	2029	\$ 534,671.00	65% / Year	\$ 187,134.85
Local Government Code Chapters 380/381	County: City: Other:					
Freeport Exemptions						
Non-Annexation Agreements						
Enterprise Zone/Project						
Economic Development Corporation						
Texas Enterprise Fund						
Employee Recruitment						
Skills Development Fund						
Training Facility Space and Equipment						
Infrastructure Incentives						
Permitting Assistance						
Other:						
Other:						
Other:						
TOTAL				\$ 534,671.00		\$ 187,134.85

Additional information on incentives for this project:



Tab 16

Description of Reinvestment Zone

G.S.E. Twelve, LLC is to be located within a proposed reinvestment zone. The adoption of this measure will not be complete until Prairiland ISD or Lamar County creates and approves the final reinvestment zone, which will most likely occur sometime in October-November 2018. Therefore, upon the creation of the proposed reinvestment zone, 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.



Tab 17

Signatures and Certification

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.

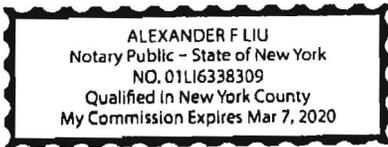
print here -> Jeff Ballard Superintendent of Schools
Print Name (Authorized School District Representative) Title
sign here -> [Signature] 10/16/18
Signature (Authorized School District Representative) Date

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 -> ADRIAN-FILONEL IOANCE Authorized Representative
Print Name (Authorized Company Representative (Applicant)) Title
sign here -> [Signature] 9/12/18
Signature (Authorized Company Representative (Applicant)) 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.