



KE Andrews & Company
1900 Dalrock Road
Rowlett, Texas 75088

1/07/2019

Fabian H. Gomez, Superintendent
cc. Texas Comptroller of Public Accounts
18000 Wildcat Drive
Water Valley, Texas 76958

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

Dear Superintendent Gomez:

Please find attached an application for a Section 313 Value Limitation Agreement. On behalf of our client, Recurrent Energy and in accordance with the guidelines and principles outlined in Section 313 of the Texas Property Tax Code, it is our request that Water Valley 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 Tom Green County as well as the viability of RE Rambler LLC to be located within the state of Texas.

RE Rambler LLC is a 200 MW-AC solar electric generating facility, that when established will provide two (2) full-time salary competitive jobs. The project is anticipated to commence in June 2019 and will be fully operational by July 2020.

Recurrent Energy is a leading utility-scale solar project developer, delivering competitive, clean electricity to large energy buyers. Based in the United States, Recurrent is a wholly owned subsidiary of Canadian Solar, INC, and functions as Canadian Solar's U.S. project development arm.

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

AUSTIN • DALLAS • DENVER

1900 DALROCK ROAD • ROWLETT, TX 75088 • T (469) 298-1594 • F (469) 298-1595 • keatax.com

RE Rambler LLC (Rambler Solar)

*Chapter 313 Application for Appraised Value
Limitation to Water Valley Independent School
District*



Tab 1

Pages 1-9 of the application

Application for Appraised Value Limitation on Qualified Property

(Tax Code, Chapter 313, Subchapter B or C)

INSTRUCTIONS: This application must be completed and filed with the school district. In order for an application to be processed, the governing body (school board) must elect to consider an application, but — by Comptroller rule — the school board may elect to consider the application only after the school district has received a completed application. Texas Tax Code, Section 313.025 requires that any completed application and any supplemental materials received by the school district must be forwarded within seven days to the Comptroller of Public Accounts.

If the school board elects to consider the application, the school district must:

- notify the Comptroller that the school board has elected to consider the application. This notice must include:
 - the date on which the school district received the application;
 - the date the school district determined that the application was complete;
 - the date the school board decided to consider the application; and
 - a request that the Comptroller prepare an economic impact analysis of the application;
- provide a copy of the notice to the appraisal district;
- must complete the sections of the application reserved for the school district and provide information required in the Comptroller rules located at 34 Texas Administrative Code (TAC) Section 9.1054; and
- forward the original hard copy of the completed application to the Comptroller in a three-ring binder with tabs, as indicated on page 9 of this application, separating each section of the documents, in addition to an electronic copy on CD. See 34 TAC Chapter 9, Subchapter F.

The governing body may, at its discretion, allow the applicant to supplement or amend the application after the filing date, subject to the restrictions in 34 TAC Chapter 9, Subchapter F.

When the Comptroller receives the notice and required information from the school district, the Comptroller will publish all submitted application materials on its website. The Comptroller is authorized to treat some application information as confidential and withhold it from publication on the Internet. To do so, however, the information must be segregated and comply with the other requirements set out in the Comptroller rules. For more information, see guidelines on Comptroller's website.

The Comptroller will independently determine whether the application has been completed according to the Comptroller's rules (34 TAC Chapter 9, Subchapter F). If the Comptroller finds the application is not complete, the Comptroller will request additional materials from the school district. Pursuant to 9.1053(a)(1)(C), requested information shall be provided within 20 days of the date of the request. When the Comptroller determines that the application is complete, it will send the school district a notice indicating so. The Comptroller will determine the eligibility of the project, issue a certificate for a limitation on appraised value to the school board regarding the application and prepare an economic impact evaluation by the 90th day after the Comptroller receives a complete application—as determined by the Comptroller.

The school board must approve or disapprove the application not later than the 150th day after the application review start date (the date the application is finally determined to be complete), unless an extension is granted. The Comptroller and school district are authorized to request additional information from the applicant that is reasonably necessary to issue a certificate, complete the economic impact evaluation or consider the application at any time during the application review period.

Please visit the Comptroller's website to find out more about the program at comptroller.texas.gov/economy/local/ch313/. There are links to the Chapter 313 statute, rules, guidelines and forms. Information about minimum limitation values for particular districts and wage standards may also be found at that site.

SECTION 1: School District Information

1. Authorized School District Representative

January 17, 2019
Date Application Received by District

Fabian H. _____ Gomez _____
First Name Last Name

Superintendent _____
Title

Water Valley Independent School District _____
School District Name

18000 Wildcat Drive, Water Valley, Texas 76958 _____
Street Address

18000 Wildcat Drive _____
Mailing Address

Water Valley _____ Texas _____ 76958
City State ZIP

325-484-2478 _____ 325-484-3359 _____
Phone Number Fax Number

Mobile Number (optional) _____ fabian.gomez@wvisd.net _____
Email Address

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

SECTION 1: School District Information (continued)

3. Authorized School District Consultant (If Applicable)

Chris	Grammar
First Name	Last Name
Associate	
Title	
Moak, Casey & Associates	
Firm Name	
512-485-7888	512-485-7888
Phone Number	Fax Number
	cgrammar@moakcasey.com
	Email Address

4. On what date did the district determine this application complete? January 18, 2019
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)

Michael	Arndt
First Name	Last Name
Vice President	Recurrent Energy
Title	Organization
3000 Oak Road, Suite 300, Walnut Creek, CA 94597	
Street Address	
3000 Oak Road, Suite 300	
Mailing Address	
Walnut Creek	CA
City	State
415-675-1500	94597
Phone Number	ZIP
	415-675-1501
	Fax Number
	legal@recurrentenergy.com
	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.

Jeffrey	Kalikow
First Name	Last Name
Associate General Counsel	Recurrent Energy
Title	Organization
3000 Oak Road, Suite 300, Walnut Creek, CA 94597	
Street Address	
3000 Oak Road, Suite 300	
Mailing Address	
Walnut Creek	CA
City	State
412-675-1500	94597
Phone Number	ZIP
	415-675-1501
	Fax Number
	legal@recurrentenergy.com
	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)

Mike _____ Fry _____
 First Name Last Name
 Director-Energy Services _____
 Title
 KE Andrews & Co. _____
 Firm Name
 469-298-1594 _____ 469-331-1357 _____
 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? 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? _____ RE Rambler LLC
2. List the Texas Taxpayer I.D. number of entity subject to Tax Code, Chapter 171 (11 digits) _____ 32064923108
3. List the NAICS code _____ 221114
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) _____ Limited Liability Corporation
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**)

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 May 2019
- 2. Commencement of construction June 2019
- 3. Beginning of qualifying time period January 1, 2020
- 4. First year of limitation January 1, 2020
- 5. Begin hiring new employees May 2020
- 6. Commencement of commercial operations July 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 No
Note: Improvements made before that time may not be considered qualified property.
- 8. When do you anticipate the new buildings or improvements will be placed in service? July 2020

SECTION 10: The Property

- 1. Identify county or counties in which the proposed project will be located Tom Green County
- 2. Identify Central Appraisal District (CAD) that will be responsible for appraising the property Tom Green CAD
- 3. Will this CAD be acting on behalf of another CAD to appraise this property? Yes 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: Tom Green; .545; 100% City: N/A
(Name, tax rate and percent of project) *(Name, tax rate and percent of project)*
 Hospital District: N/A Water District: N/A
(Name, tax rate and percent of project) *(Name, tax rate and percent of project)*
 Other (*describe*): TGC ES #1; .02861; 50% Other (*describe*): N/A
(Name, tax rate and percent of project) *(Name, tax rate and percent of project)*
- 5. Is the project located entirely within the ISD listed in Section 1? Yes No
 5a. If no, attach in **Tab 6** additional information on the project scope and size to assist in the economic analysis.
- 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 No
 6a. If yes, attach in **Tab 6** supporting documentation from the Office of the Governor.

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? 10,000,000.00
- 2. What is the amount of appraised value limitation for which you are applying? 20,000,000.00
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)? 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? Yes No

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)? Yes No
 - 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? Yes No
 - 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? June 2019

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): \$ 6,330.00
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): \$ 0.00

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)? 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? 2
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 805.25
 - b. 110% of the average weekly wage for manufacturing jobs in the county is 1,318.08
 - c. 110% of the average weekly wage for manufacturing jobs in the region is 865.70
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? 45,016.40
10. What is the annual wage you are committing to pay for each of the new qualifying jobs you create on the qualified property? 45,016.40
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**.

Proof of payment of filing fee received by the
Comptroller of Public Accounts per TAC Rule
§9.1054 (b)(5)

*(Page Inserted by Office of Texas Comptroller of
Public Accounts)*



Tab 2

Proof of Payment Application Fee



Tab 3

Documentation of Combined Group Membership

RE Rambler 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, RE Rambler LLC requests an appraised value limitation from Water Valley Independent School District. Recurrent Energy is proposing to construct a solar electric generating facility in Tom Green County, Texas. The facility, which will encompass 3,802 acres across 6 (six) parcels of land, will be located in the northwestern portion of the county. Additionally, the entirety of the project will be within Water Valley 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 200 MW-AC and will feature 753,816 photovoltaic panels, and 54 central inverters. Construction is anticipated to commence in June 2019, and the purchase of machinery and equipment will begin July 2019. The hiring of new employees will begin May 2020. Construction is projected to be complete by June 2020, and the plant will be fully operational by July 2020. RE Rambler LLC was formerly known as RE Vaquero LLC and RE Takoda LLC during the early stages of the interconnection process. On August 9, 2017, the project was assigned the following IGNR number: 19INR0114.

RE Rambler 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
- Electrical Substations
- Associated Towers
- Racking & Mounting Structures
- Combiner Boxes
- Foundations
- Roadways, Paving, & Fencing
- Generation Transmission Tie Line
- Interconnection Facilities

RE Rambler LLC is a solar energy project managed by Recurrent Energy. Recurrent Energy is a leading utility-scale solar project developer, delivering competitive, clean electricity to large energy buyers. Based in the United States, Recurrent Energy is a wholly owned subsidiary of Canadian Solar Inc. and functions as Canadian Solar's U.S. project development arm. 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, Recurrent Energy is considering a variety of other locations for RE Rambler LLC but believes Tom Green County, Texas, would be an ideal location for this solar facility. Due to the global nature of Recurrent Energy, 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, Recurrent Energy will relocate RE Rambler LLC to another area more financially viable for the continuation of this project. Unfortunately, this would also dismiss Tom Green 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 value-limitation agreement for RE Rambler LLC for the benefit of Water Valley Independent School District and Recurrent Energy.

Recurrent Energy is a leading utility-scale solar project developer, delivering competitive, clean electricity to large energy buyers. Based in the United States, Recurrent is a wholly owned subsidiary of Canadian Solar Inc. and functions as Canadian Solar's U.S. project development arm.

Recurrent Energy is one of the Top 3 U.S. Solar Developers with 2.7 GW of executed power contracts and 5 GW of project portfolios. Assets include over \$8 billion in secured capital and 2.2 GW of operating projects and 1.2 GW under asset management services. Recurrent has corporate offices in multiple locations including: San Francisco, CA; Walnut Creek, CA; and Austin, TX.

Recurrent Energy's ability to locate RE Rambler LLC in a variety of locations is based on their footprint throughout the United States, with facilities located in California, Arizona, Colorado, Oklahoma, Arkansas, Louisiana, Mississippi, Ohio, Virginia, North Carolina, Georgia, and Texas. In the event a 313 value limitation agreement is not reached, Recurrent Energy undoubtedly has the potential to relocate the facility to areas in the aforementioned locations.



Tab 6

RE Rambler LLC is located 100% in Water Valley Independent School District in Tom Green County, Texas.

Taxing Jurisdiction	Percentage of Project located within Jurisdiction	Tax Rate
Tom Green County	100 %	.545
Water Valley ISD	100 %	1.32
TGC Emergency Services #1	50%	.028610



Tab 7

Description of Qualified Investment

Recurrent Energy is proposing to construct a solar electric generating facility in Tom Green County, Texas. The facility, which will encompass 3,802 acres across 6 (six) parcels of land, will be located in the northwestern portion of the county. Additionally, the entirety of the project will be within Water Valley 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 200 MW-AC and will feature 753,816 photovoltaic panels, and 54 central inverters. Construction is anticipated to commence in June 2019, and the purchase of machinery and equipment will begin July 2019. The hiring of new employees will begin May 2020. Construction is projected to be complete by June 2020, and the plant will be fully operational by July 2020.

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

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Tab 8

Description of Qualified Property

Recurrent Energy is proposing to construct a solar electric generating facility in Tom Green County, Texas. The facility, which will encompass 3,802 acres across 6 (six) parcels of land, will be located in the northwestern portion of the county. Additionally, the entirety of the project will be within Water Valley 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 200 MW-AC and will feature 753,816 photovoltaic panels, and 54 central inverters. Construction is anticipated to commence in June 2019, and the purchase of machinery and equipment will begin July 2019. The hiring of new employees will begin May 2020. Construction is projected to be complete by June 2020, and the plant will be fully operational by July 2020.

RE Rambler 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
- Electrical Substations
- Associated Towers
- Racking & Mounting Structures
- Combiner Boxes
- Foundations
- Roadways, Paving, & Fencing
- Generation Transmission Tie Line
- Interconnection Facilities

RE Rambler LLC is a solar energy project managed by Recurrent Energy. Recurrent Energy is a leading utility-scale solar project developer, delivering competitive, clean electricity to large energy buyers. Based in the United States, Recurrent Energy is a wholly owned subsidiary of Canadian Solar Inc. and functions as Canadian Solar's U.S. project development arm. 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 9

Description of Land: the proceeding chart is a description of the leased parcels for RE Rambler LLC.

Parcel ID	Size (approximate acreage)	Owner	Property Coordinates
R000040965	640.00	March Lorene Partnership	31°31'42.81" N 100°35'52.24" W
R000041128	640.00	March Lorene Partnership	31°31' 43.30" N 100° 36'59.68" W
R000040964	640.00	March Lorene Partnership	31°31'43.29" N 100 ° 38'03.38" W
R000041122	602.30	March Lorene Partnership	31°30'51.19" N 100°35'52.08" W
R000040962	640.00	March Lorene Partnership	31°30'52.81" N 100°36'57.93" W
R000041124	640.00	March Lorene Partnership	31°30'53.91" N 100°38'01.37" W



Tab 10

Description of Existing Improvement

Existing improvements are contained in Parcel #R000041128. They are valued at \$6,330. The improvements feature several small sheds. Please find attached within this tab information detailing the location of these improvements. Please note: The existing improvements are not owned by RE Rambler LLC and are not included in the project improvements.

Rambler Solar

Existing Improvements

Legend

 Parcel
#R000041128

Parcel #R000041128
(yellow border)

Existing Improvements
(red box)

Google Earth

2018 Google



700 ft

Tom Green County

APPRAISAL DISTRICT

[Home](#) [Return to Search](#)  [Print](#)

Property Year 2018 [Tax Summary](#) [Map/Gis](#)

Information Updated 1/7/2019

Property ID: R000041128 Geo ID: 71-01049-1650-000-00

Property Details

Ownership

Available Actions

MARCH LORENE PARTNERSHIP
 WILKINSON JULIE R & ROBERTS MICHAEL M(LIFE-ESTATE
 3 GLENDA LOUGH CT
 C/O JULIE R WILKINSON
 SAN ANTONIO, TX 78209-2785
 Ownership Interest: 1.0000000

Qualified Exemptions

Not Applicable

Legal Information

Legal: Acres: 640.000, Abst: A-1049 S-0039, Survey: H & TC RR CO., 640.0000 ACRES

Situs: Not Applicable

Property Valuation History

Values by Year		2018	2017	2016	2015	2014	n/a
Improvements	+	\$6,330	\$6,370	\$0	\$0	\$0	\$0
Land	+	\$0	\$0	\$0	\$0	\$0	\$0
Production Market	+	\$971,100	\$971,100	\$971,100	\$460,800	\$460,800	\$0
Personal	+	\$0	\$0	\$0	\$0	\$0	\$0
Mineral	+	\$0	\$0	\$0	\$0	\$0	\$0
Appraised Value	=	\$977,430	\$977,470	\$971,100	\$460,800	\$460,800	\$0
Agricultural Loss	-	\$933,170	\$933,920	\$934,620	\$425,310	\$425,860	\$0
Homestead Cap Loss	-	\$0	\$0	\$0	\$0	\$0	\$0
Total Assessed	=	\$44,260	\$43,550	\$36,480	\$35,490	\$34,940	\$0

Improvement / Buildings Improvement Value: \$6,330

Group Sequence	Code	Building Description	Year Built	Square Footage	Perimeter Footage
1	SHED-A	SHED AVERAGE	2005	729	
2	SHED-A	SHED AVERAGE	2005	400	

Land Details Market Value: \$0 Production Market Value: \$971,100 Production Value: \$37,930

Land Code	Acres	Sq. Ft.	Front Ft.	Rear Ft.	Depth	Mkt. Value	Prd. Value
RG	640.000	27,878,400	0	0		576,000	37,931
RG	439.000	19,122,840	0	0		395,100	0

Deed History

Sold By	Volume	Page	Deed Date	Instrument
MARCH LORENE PARTNERSHIP			11/2/2012	726819
ZONNE LORENE R - DECEASED			9/21/2011	716506

Property Tax Estimation by Entity / Jurisdiction

Code	Description	Taxable Value	Tax Rate per \$100	Tax Factor applied to Taxable Value	Estimated Tax
CR	TOM GREEN COUNTY	44,260	\$0.545	0.00545	\$241.22
FD	TGC EMERGENCY SERVICES #1	44,260	\$0.02861	0.0002861	\$12.66
WW	WATER VALLEY ISD	44,260	\$1.32	0.0132	\$584.23
Total Estimation			\$1.89361	0.0189361	\$838.11

The above property tax estimation is not a tax bill. Do not pay.
[Click here to view actual Property Tax Bill.](#)

Southwest Data Solutions provides this information "as is" without warranty of any kind.
Southwest Data Solutions is not responsible for any errors or omissions.



Tab 11

Maps

Please find attached maps detailing the location of RE Rambler LLC.

Rambler Solar

Project Area @ 1 mile

Kenneth Brown Reservoir

Legend

-  Kenneth Brown Reservoir
-  Rambler Solar Project Area

Project Area
(Red Shaded Area)



Rambler Solar

Project Area @ 90 mile

Legend

-  Rambler Solar
-  Rambler Solar Project Area

Project Area Marked by Yellow Pin

Rambler Solar
San Angelo

Texas

Abilene

Waco

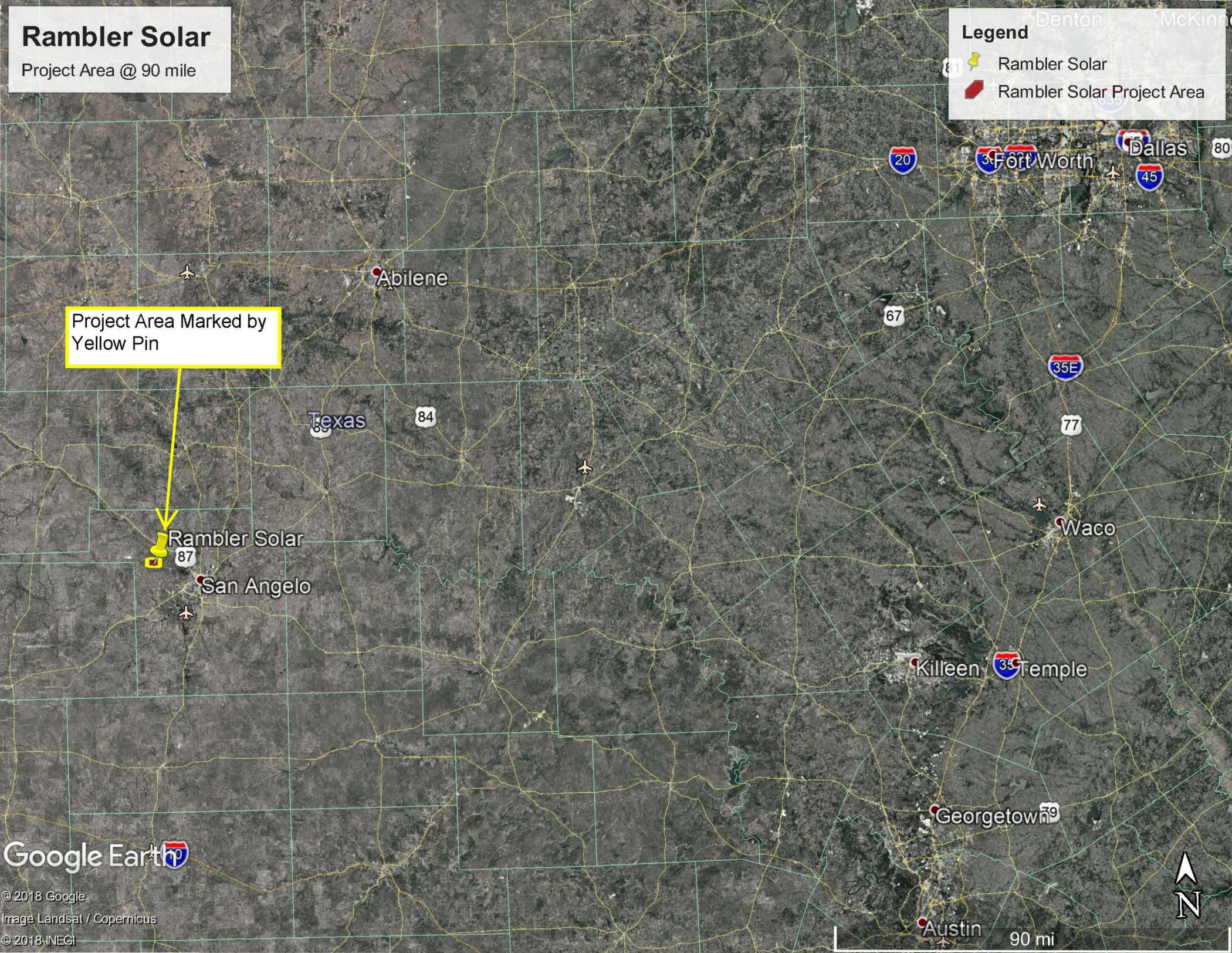
Killeen Temple

Georgetown

Austin

90 mi

Google Earth



Rambler Solar

Project Area & Reinvestment Zone @ 1 mile

Legend

 Rambler Solar

Project Area
(yellow boundary)

Reinvestment Zone
(red area)

Note: Project Area & Reinvestment
Zone will share the same border



Rambler Solar

within Tom Green County

Legend

-  Rambler Solar Reinvestment Zone
-  Tom Green County

Tom Green County
(yellow boundary)

Rambler Solar Reinvestment Zone
(red shaded area)



Rambler Solar

Within Water Valley ISD & Tom Green County

Legend

-  Rambler Solar
-  Tom Green County
-  Water Valley ISD

Tom Green County
(yellow border)

Rambler Solar
(red border)

Water Valley ISD
(blue shaded area)

San Angelo



Rambler Solar

Within Water Valley ISD

Legend

-  Rambler Solar
-  Water Valley ISD

Water Valley ISD
(blue shaded area)

Rambler Solar Project Area
(red border)

Google Earth

Image Landsat / Copernicus



20 mi

Rambler Solar

Reinvestment Zone @ 1 mile

Reinvestment Zone
(red shaded area)

Legend

 Rambler Solar Reinvestment Zone

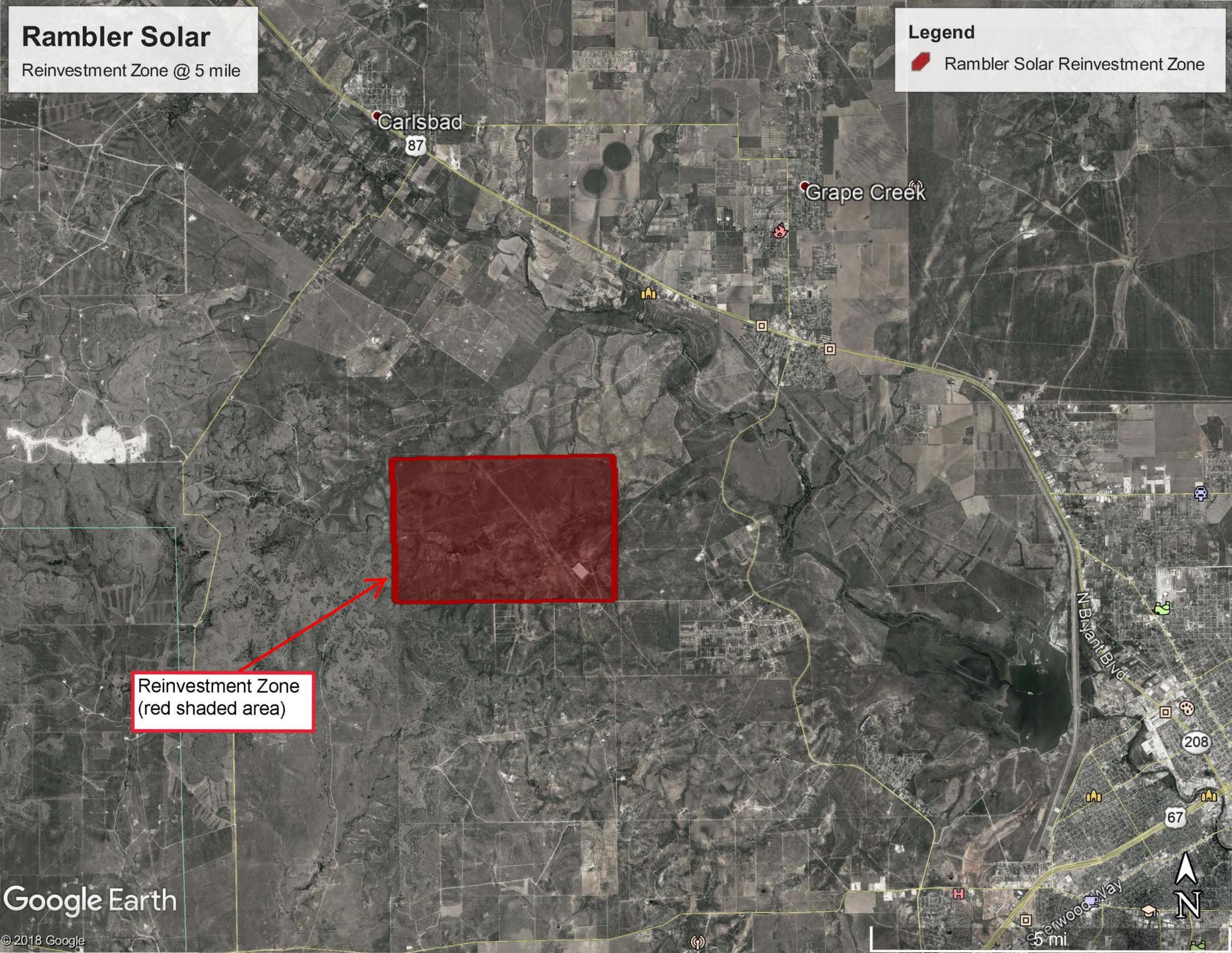


Rambler Solar

Reinvestment Zone @ 5 mile

Legend

 Rambler Solar Reinvestment Zone



Carlsbad

87

Grape Creek

Reinvestment Zone
(red shaded area)

N. Bryant Blvd

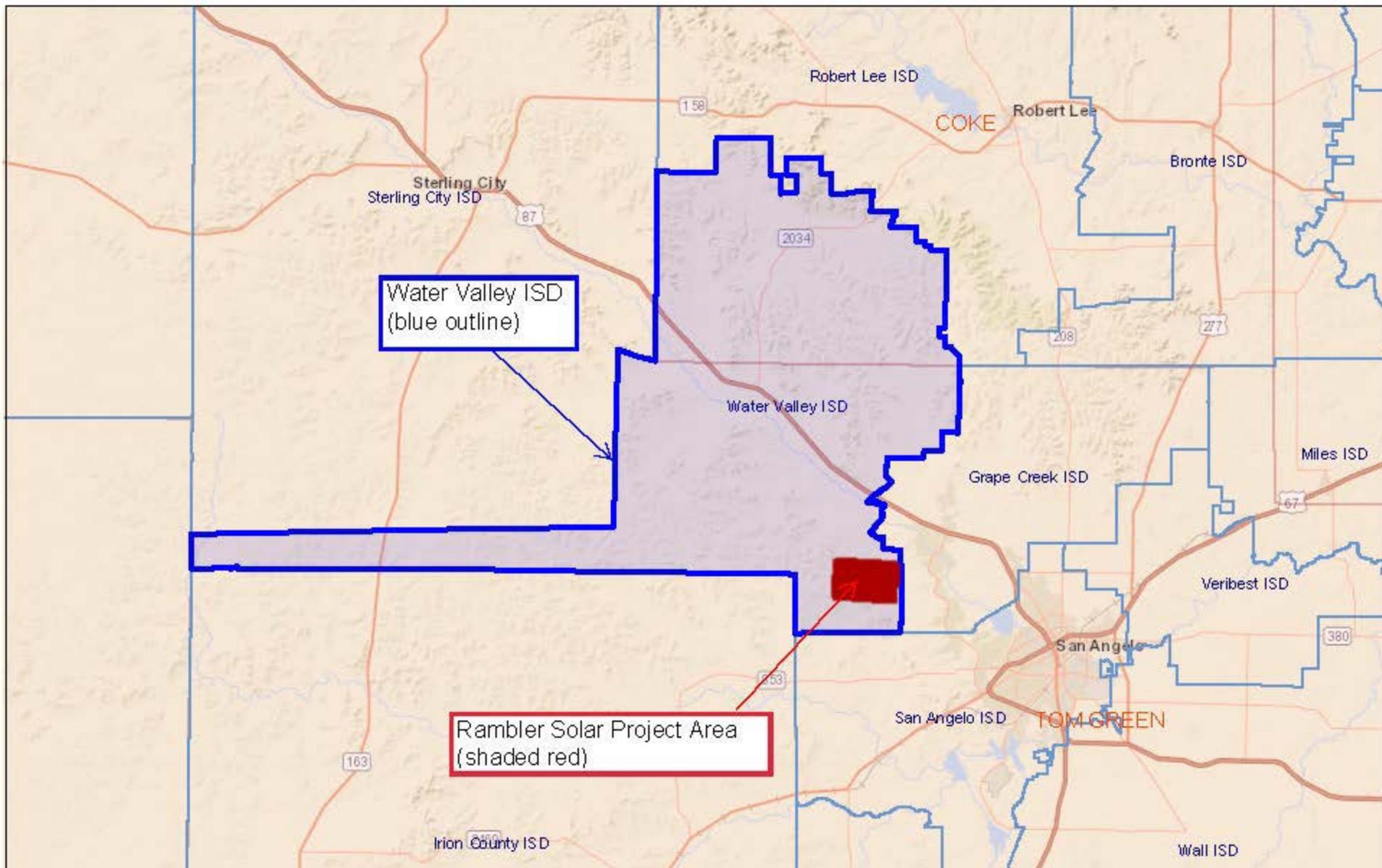
208

67

Sherwood Way

5 mi

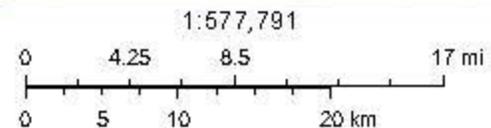
Rambler Solar



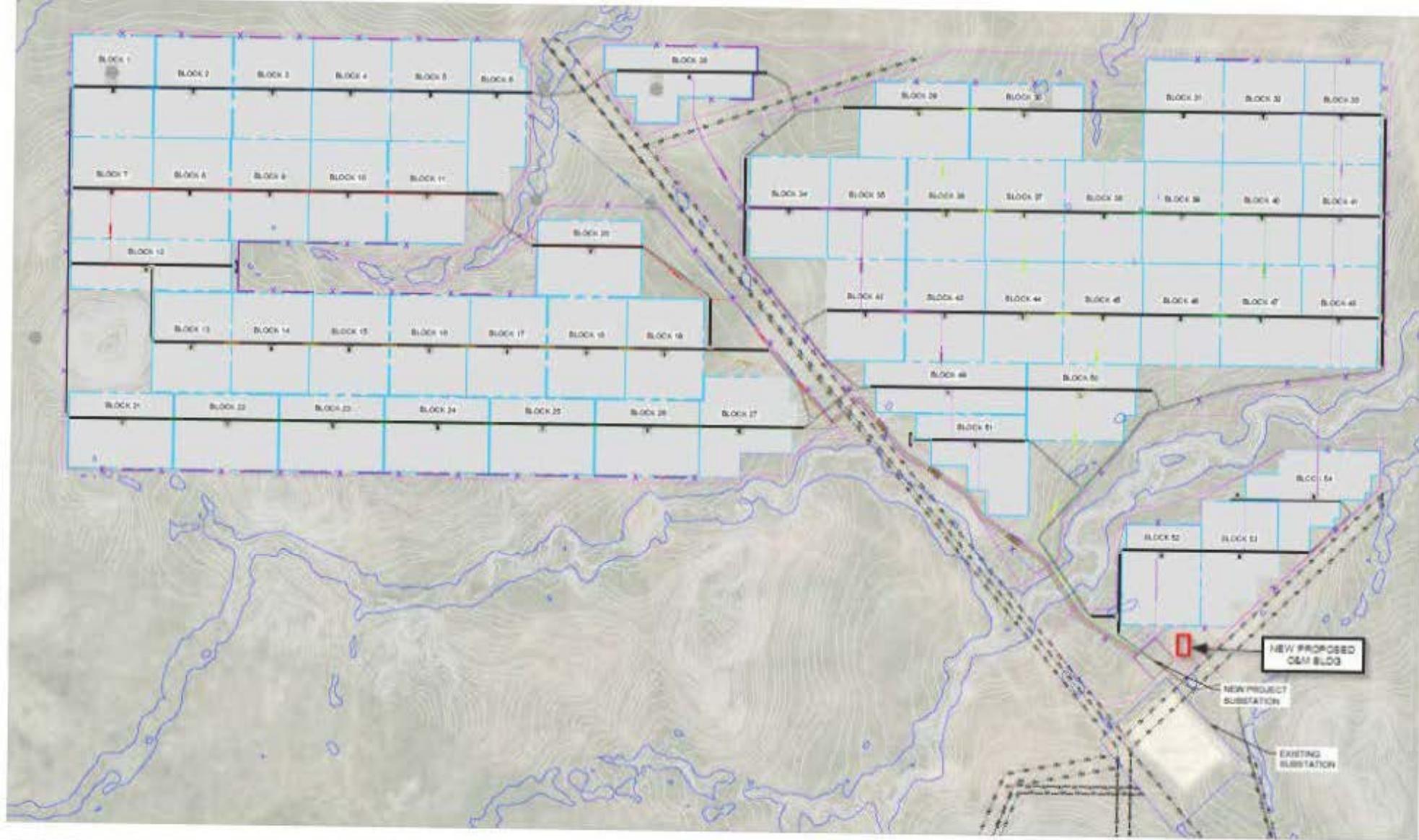
January 4, 2019

■ Texas_Outline ■ Counties

■ Current_Districts



Esri, HERE, Garmin, NGA, USGS, NPS



LEGEND

- | | | | |
|--|------------------------|--|-------------|
| | PROJECT BOUNDARY | | MV FEEDER 1 |
| | FENCE | | MV FEEDER 2 |
| | ROAD | | MV FEEDER 3 |
| | OVERHEAD LINE | | MV FEEDER 4 |
| | POWER BLOCK BOUNDARY | | MV FEEDER 5 |
| | OVERHEAD LINE SAGMENT | | MV FEEDER 6 |
| | HIGH FLOOD DEPTH AREAS | | MV FEEDER 7 |
| | | | MV FEEDER 8 |
| | PLUGGED OIL WELL | | |
| | HIGH FLOOD DEPTH AREA | | |
| | | | |
| | INVERTER | | |

RAMBLER SOLAR PROJECT

TOM GREEN COUNTY, TX





Tab 12

Request for Waiver of Job Requirements

Please refer to the proceeding letter attached.



January 7, 2019

Fabian H. Gomez, Superintendent
Water Valley Independent School District
18000 Wildcat Drive
Water Valley, Texas 76958

RE: RE Rambler LLC Chapter 313 Job Waiver Request

Dear Superintendent Gomez,

RE Rambler LLC is requesting that Water Valley 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.

RE Rambler LLC requests that Water Valley ISD makes such finding and waive the job creation requirement for 10 permanent jobs. In line with the current industry standards for job requirements, RE Rambler LLC has committed to create two qualifying jobs in Water Valley 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 (2) RE Rambler 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 as well as the 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 RE Rambler LLC will undoubtedly be beneficial to the economic development of Tom Green County, Water Valley Independent School District, and the advancement of renewable energy. Thank you for your consideration of this request. If you have any questions, feel free to contact us.

Sincerely,

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: Tom Green County Average Weekly Wage

Calculation B: 110% of Tom Green County Average for Manufacturing Jobs

Calculation C: 110% of Concho Valley Council of Government Regional Manufacturing Wage

Calculation A: Tom Green County Average Weekly Wage for all Jobs

Year	Quarter	Average Weekly Wage
2017	Q3	\$762.00
2017	Q4	\$830.00
2018	Q1	\$816.00
2018	Q2	\$813.00
2017-2018	Q Average	\$805.25

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

100% Quarterly Average Calculation:

Step 1: $\$762.00 + \$830.00 + \$816.00 + \$813.00 = \$3221.00$

Step 2: $\$3221.00 / 4 = \805.25

Step 3: $\$805.25 * 1.10 =$ **\$885.78**

**Calculation B: 110% of Tom Green County Average Weekly Wage for Manufacturing Jobs**

Year	Quarter	Average Weekly Wage
2017	Q3	\$1,019.00
2017	Q4	\$1,225.00
2018	Q1	\$1,361.00
2018	Q2	\$1,188.00
2017-2018	Q Average	\$1,198.25
2017-2018	110 % Q Average	\$1,318.08

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

110% Quarterly Average Calculation

Step 1: $\$1,019.00 + \$1,225.00 + \$1,361.00 + \$1,188.00 = \$4,793.00$

Step 2: $\$4,793.00 / 4 = \$1,198.25$

Step 3 $\$1,198.25 * 1.10 =$ **\$1,318.08**



Calculation C: 110% of Concho Valley Council of Governments Regional Manufacturing Wage

2017 Concho Valley Council of Government Regional Annual Wage: \$40,924.00

2017 Concho Valley Council of Government 110% Regional Wage: \$45,016.40 annually or \$865.70 weekly

In order to calculate 110% of the Concho Valley County Average Weekly Wage for Manufacturing Jobs in the Region the following calculations were completed:

Step 1: $\$40,924.00 * 1.10 = \$45,016.40$

Step 2: $\$45,016.40 / 52 = \865.70



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	Tom Green County	Total All	00	0	10	Total, all industries	\$830
2017	3rd Qtr	Tom Green County	Total All	00	0	10	Total, all industries	\$762
2018	2nd Qtr	Tom Green County	Total All	00	0	10	Total, all industries	\$813
2017	2nd Qtr	Tom Green County	Total All	00	0	10	Total, all industries	\$771
2018	1st Qtr	Tom Green County	Total All	00	0	10	Total, all industries	\$816
2017	1st Qtr	Tom Green County	Total All	00	0	10	Total, all industries	\$769

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	Tom Green County	Private	31	2	31-33	Manufacturing	\$1,225
2017	2nd Qtr	Tom Green County	Private	31	2	31-33	Manufacturing	\$1,144
2018	1st Qtr	Tom Green County	Private	31	2	31-33	Manufacturing	\$1,361
2017	1st Qtr	Tom Green County	Private	31	2	31-33	Manufacturing	\$1,124
2017	3rd Qtr	Tom Green County	Private	31	2	31-33	Manufacturing	\$1,019
2018	2nd Qtr	Tom Green County	Private	31	2	31-33	Manufacturing	\$1,188



**2017 Manufacturing Average Wages by Council of Government Region
Wages for All Occupations**

COG	Wages	
	Hourly	Annual
Texas	\$26.24	\$54,587
1. Panhandle Regional Planning Commission	\$23.65	\$49,190
2. South Plains Association of Governments	\$19.36	\$40,262
3. NORTEX Regional Planning Commission	\$23.46	\$48,789
4. North Central Texas Council of Governments	\$26.80	\$55,747
5. Ark-Tex Council of Governments	\$18.59	\$38,663
6. East Texas Council of Governments	\$21.07	\$43,827
7. West Central Texas Council of Governments	\$21.24	\$44,178
8. Rio Grande Council of Governments	\$18.44	\$38,351
9. Permian Basin Regional Planning Commission	\$26.24	\$54,576
10. Concho Valley Council of Governments	\$19.67	\$40,924
11. Heart of Texas Council of Governments	\$21.53	\$44,781
12. Capital Area Council of Governments	\$31.49	\$65,497
13. Brazos Valley Council of Governments	\$17.76	\$39,931
14. Deep East Texas Council of Governments	\$17.99	\$37,428
15. South East Texas Regional Planning Commission	\$34.98	\$72,755
16. Houston-Galveston Area Council	\$28.94	\$60,202
17. Golden Crescent Regional Planning Commission	\$26.94	\$56,042
18. Alamo Area Council of Governments	\$22.05	\$48,869
19. South Texas Development Council	\$15.07	\$31,343
20. Coastal Bend Council of Governments	\$28.98	\$60,276
21. Lower Rio Grande Valley Development Council	\$17.86	\$37,152
22. Texoma Council of Governments	\$21.18	\$44,060
23. Central Texas Council of Governments	\$19.30	\$40,146
24. Middle Rio Grande Development Council	\$24.07	\$50,058

Source: Texas Occupational Employment and Wages

Data published: July 2018

Data published annually, next update will be July 31, 2019

Note: Data is not supported by the Bureau of Labor Statistics (BLS).

Wage data is produced from Texas OES data, and is not to be compared to BLS estimates.

Data intended for TAC 313 purposes only.



Tab 14

Schedules A1-D

Schedule A1: Total Investment for Economic Impact (through the Qualifying Time Period)

Date **1/7/2019**
 Applicant Name **RE Rambler LLC**
 ISD Name **Water Valley ISD**

Form 50-296A
 Revised May 2014

PROPERTY INVESTMENT AMOUNTS									
(Estimated Investment in each year. Do not put cumulative totals.)									
				Column A	Column B	Column C	Column D	Column E	
	Year	School Year (YYYY-YYYY)	Tax Year (Fill in actual tax year below) YYYY	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 preceding the first complete tax year of the qualifying time period (assuming no deferrals of qualifying time period)	2019-2020	2019	Not eligible to become Qualified Property				[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									
Investment made after final board approval of application and before Jan. 1 of first complete tax year of qualifying time period				\$ 160,000,000.00	\$ -	\$ -	\$ 160,000,000.00		
Complete tax years of qualifying time period	QTP1	2020-2021	2020	\$ 19,500,000.00	\$ 500,000.00			\$ 20,000,000.00	
	QTP2	2021-2022	2021	\$ -				\$ -	
Total Investment through Qualifying Time Period [ENTER this row in Schedule A2]				\$ 179,500,000.00	\$ 500,000.00			\$ 180,000,000.00	
				Enter amounts from TOTAL row above in Schedule A2					
Total Qualified Investment (sum of green cells)				\$ 180,000,000.00					

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 **1/7/2019**
 Applicant Name **RE Rambler LLC**
 ISD Name **Water Valley ISD**

Form 50-296A
 Revised May 2014

PROPERTY INVESTMENT AMOUNTS									
(Estimated Investment in each year. Do not put cumulative totals.)									
	Year	School Year (YYYY-YYYY)	Tax Year (Fill in actual tax year below) YYYY	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 investment made during this year that will <u>not</u> become Qualified Property [SEE NOTE]	Other investment made during this year that will become Qualified Property [SEE NOTE]	Total Investment (A+B+C+D)	
Total Investment from Schedule A1*	--	TOTALS FROM SCHEDULE A1			\$ 180,000,000.00				\$ 180,000,000.00
	0	2019-2020	2019	\$ 160,000,000.00				\$ 160,000,000.00	
Value limitation period***	1	2020-2021	2020	\$ 19,500,000.00	\$ 500,000.00			\$ 20,000,000.00	
	2	2021-2022	2021						
	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				\$ 179,500,000.00	\$ 500,000.00			\$ 180,000,000.00	
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						
Additional years for 25 year economic impact as required by 313.026(c)(1)	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.

Schedule B: Estimated Market And Taxable Value (of Qualified Property Only)

Date **1/7/2019**
 Applicant Name **RE Rambler LLC**
 ISD Name **Water Valley ISD**

Form 50-296A

Revised May 2014

	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
Each year prior to start of Value Limitation Period <i>Insert as many rows as necessary</i>	0	2019-2020	2019	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Value Limitation Period	1	2020-2021	2020	\$ -		\$ 80,000,000.00	\$ 80,000,000.00	\$ 80,000,000.00	\$ 20,000,000.00
	2	2021-2022	2021	\$ -	\$ 500,000.00	\$ 129,500,000.00	\$ 130,000,000.00	\$ 130,000,000.00	\$ 20,000,000.00
	3	2022-2023	2022	\$ -	\$ 485,000.00	\$ 116,550,000.00	\$ 117,035,000.00	\$ 117,035,000.00	\$ 20,000,000.00
	4	2023-2024	2023	\$ -	\$ 470,000.00	\$ 103,600,000.00	\$ 104,070,000.00	\$ 104,070,000.00	\$ 20,000,000.00
	5	2024-2025	2024	\$ -	\$ 455,000.00	\$ 90,650,000.00	\$ 91,105,000.00	\$ 91,105,000.00	\$ 20,000,000.00
	6	2025-2026	2025	\$ -	\$ 440,000.00	\$ 77,700,000.00	\$ 78,140,000.00	\$ 78,140,000.00	\$ 20,000,000.00
	7	2026-2027	2026	\$ -	\$ 425,000.00	\$ 64,750,000.00	\$ 65,175,000.00	\$ 65,175,000.00	\$ 20,000,000.00
	8	2027-2028	2027	\$ -	\$ 410,000.00	\$ 51,800,000.00	\$ 52,210,000.00	\$ 52,210,000.00	\$ 20,000,000.00
	9	2028-2029	2028	\$ -	\$ 395,000.00	\$ 38,850,000.00	\$ 39,245,000.00	\$ 39,245,000.00	\$ 20,000,000.00
	10	2029-2030	2029	\$ -	\$ 380,000.00	\$ 25,900,000.00	\$ 26,280,000.00	\$ 26,280,000.00	\$ 20,000,000.00
Continue to maintain viable presence	11	2030-2031	2030	\$ -	\$ 365,000.00	\$ 25,900,000.00	\$ 26,265,000.00	\$ 26,265,000.00	\$ 26,265,000.00
	12	2031-2032	2031	\$ -	\$ 350,000.00	\$ 25,900,000.00	\$ 26,250,000.00	\$ 26,250,000.00	\$ 26,250,000.00
	13	2032-2033	2032	\$ -	\$ 335,000.00	\$ 25,900,000.00	\$ 26,235,000.00	\$ 26,235,000.00	\$ 26,235,000.00
	14	2033-2034	2033	\$ -	\$ 320,000.00	\$ 25,900,000.00	\$ 26,220,000.00	\$ 26,220,000.00	\$ 26,220,000.00
	15	2034-2035	2034	\$ -	\$ 305,000.00	\$ 25,900,000.00	\$ 26,205,000.00	\$ 26,205,000.00	\$ 26,205,000.00
Additional years for 25 year economic impact as required by 313.026(c)(1)	16	2035-2036	2035	\$ -	\$ 290,000.00	\$ 25,900,000.00	\$ 26,190,000.00	\$ 26,190,000.00	\$ 26,190,000.00
	17	2036-2037	2036	\$ -	\$ 275,000.00	\$ 25,900,000.00	\$ 26,175,000.00	\$ 26,175,000.00	\$ 26,175,000.00
	18	2037-2038	2037	\$ -	\$ 260,000.00	\$ 25,900,000.00	\$ 26,160,000.00	\$ 26,160,000.00	\$ 26,160,000.00
	19	2038-2039	2038	\$ -	\$ 245,000.00	\$ 25,900,000.00	\$ 26,145,000.00	\$ 26,145,000.00	\$ 26,145,000.00
	20	2039-2040	2039	\$ -	\$ 230,000.00	\$ 25,900,000.00	\$ 26,130,000.00	\$ 26,130,000.00	\$ 26,130,000.00
	21	2040-2041	2040	\$ -	\$ 215,000.00	\$ 25,900,000.00	\$ 26,115,000.00	\$ 26,115,000.00	\$ 26,115,000.00
	22	2041-2042	2041	\$ -	\$ 200,000.00	\$ 25,900,000.00	\$ 26,100,000.00	\$ 26,100,000.00	\$ 26,100,000.00
	23	2042-2043	2042	\$ -	\$ 185,000.00	\$ 25,900,000.00	\$ 26,085,000.00	\$ 26,085,000.00	\$ 26,085,000.00
	24	2043-2044	2043	\$ -	\$ 170,000.00	\$ 25,900,000.00	\$ 26,070,000.00	\$ 26,070,000.00	\$ 26,070,000.00
	25	2044-2045	2044	\$ -	\$ 155,000.00	\$ 25,900,000.00	\$ 26,055,000.00	\$ 26,055,000.00	\$ 26,055,000.00

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.

Schedule C: Employment Information

Date 1/7/2019
 Applicant Name RE Rambler LLC
 ISD Name Water Valley ISD

Form 50-296A

Revised May 2014

	Year	School Year (YYYY-YYYY)	Tax Year (Actual tax year) YYYY	Construction		Non-Qualifying Jobs	Qualifying Jobs	
				Column A Number of Construction FTE's or man-hours (specify)	Column B Average annual wage rates for construction workers	Column C Number of non-qualifying jobs applicant estimates it will create (cumulative)	Column D Number of new qualifying jobs applicant commits to create meeting all criteria of Sec. 313.021(3) (cumulative)	Column E Average annual wage of new qualifying jobs
Each year prior to start of Value Limitation Period	0	2019-2020	2019	450 FTE	\$ 45,016.40		0	\$ -
Value Limitation Period <i>The qualifying time period could overlap the value limitation period.</i>	1	2020-2021	2020	450 FTE	\$ 45,016.40		2	\$ 45,016.40
	2	2021-2022	2021				2	\$ 45,016.40
	3	2022-2023	2022				2	\$ 45,016.40
	4	2023-2024	2023				2	\$ 45,016.40
	5	2024-2025	2024				2	\$ 45,016.40
	6	2025-2026	2025				2	\$ 45,016.40
	7	2026-2027	2026				2	\$ 45,016.40
	8	2027-2028	2027				2	\$ 45,016.40
	9	2028-2029	2028				2	\$ 45,016.40
Years Following Value Limitation Period	11 through 25	2030-2044	2030-2044				2	\$ 45,016.40

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
 qualifying jobs in Subchapter B districts, 10 qualifying jobs in Subchapter C districts)
 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 1/7/2019
 Applicant Name RE Rambler LLC
 ISD Name Water Valley ISD

Form 50-296A
 Revised May 2014

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: Tom Green	2020	2020-2029	\$ 548,268.00	65%	\$ 191,894.00
	City:					
	Other:					
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:						
Other:						
TOTAL				\$ 548,268.00	65%	\$ 191,894.00

Additional information on incentives for this project:



Tab 15

Economic Impact Study- N/A



Tab 16

Description of Reinvestment Zone

RE Rambler LLC is to be located within a proposed reinvestment zone. The adoption of this measure will not be complete until Water Valley ISD or Tom Green County creates and approves the reinvestment zone. 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. We expect this reinvestment zone to be designated during the second quarter of 2019.



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 -> Fabian Gomez Superintendent
Print Name (Authorized School District Representative) Title
sign here -> [Signature] 1-17-2019
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 Arndt Vice President
Print Name (Authorized Company Representative (Applicant)) Title
sign here -> [Signature] January 10, 2019
Signature (Authorized Company Representative (Applicant)) Date

Please see California Notary Acknowledgment below.
GIVEN under my hand and seal of office this, the
day of
Notary Public in and for the State of Texas.

(Notary Seal)

My Commission expires:

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.

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA

COUNTY OF CONTRA COSTA

On January 10, 2019, before me, Jenna Hawkins, a Notary Public, personally appeared Michael Arndt, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



[Signature]
Signature of the Notary Public