

**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? \_\_\_\_\_

**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): ..... \$ 50,391,710.00  
 Note: This is the appraised value of Capricorn Ridge Wind IV, LLC. Bluebell Solar II, LLC has no existing assets
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.

**Bluebell Solar II, LLC**

Chapter 313 Application to Sterling City ISD

Cummings Westlake, LLC

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**TAB 4**

## Detailed Description of the Project

Provide 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.

Bluebell Solar II, LLC (Bluebell Solar II) is requesting an appraised value limitation from Sterling City Independent School District (ISD) for the Bluebell Solar II Project (the "Project"), a proposed solar powered electric generating facility in Sterling County. The proposed Sterling City ISD Project (this application) will be constructed within the Sterling County, Texas Tax Abatement Reinvestment Zone No. 2018-001 that was created by Sterling County on July 9, 2018. A map showing the location of the project is included in TAB 11.

The proposed Project is anticipated to have a capacity of approximately 100 MW located in Sterling City ISD. The exact number and location of panels and inverters will vary depending upon ongoing siting analysis, manufacturer's availability, prices, and the megawatt generating capacity of the Project when completed. Current estimated plans are to install approximately 390,000 PV modules and 33 inverters with all improvements located in Sterling City ISD. The Applicant requests a value limitation for all facilities and equipment installed for the Project, including but not limited to; solar modules/panels, racking and mounting structures, inverters boxes, combiner boxes, meteorological equipment, foundations, roadways, paving, fencing, collection system, electrical substations, generation transmission tie line and associated towers, and interconnection facilities.

Full construction of the Project is anticipated to begin in the 4<sup>th</sup> Quarter of 2019 with completion by December 31, 2020.

*\*NOTE:* The map in TAB 11 shows the potential locations of improvements within Sterling City ISD boundaries; however, the final number of panels and inverters and the location of each of these facilities is dependent upon ongoing negotiations with power purchasers and other factors.

**Bluebell Solar II, LLC**

Chapter 313 Application to Sterling City ISD

Cummings Westlake, LLC

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**TAB 10**

*Description of all property not eligible to become qualified property (if applicable)*

Capricorn Ridge Wind IV, LLC has existing improvements that are located within the Bluebell Solar II project area. These improvements are not part of this application and will not be subject to the value limitation under Bluebell Solar II, LLC.

The value of these improvements as of January 1, 2018 was \$50,391,710 and are assessed on Sterling CAD Account #0075312-0-9900010.

All new improvements for Bluebell Solar II, LLC will be assessed on a new account number created by Sterling CAD if the project is built.

**2018 STERLING COUNTY TAX OFFICE TAX STATEMENT**

STATEMENT/RECEIPT NUMBER  
1177

Make Check or Money Order Payable:  
STERLING COUNTY TAX OFFICE  
Julie M. Thomason, Tax Assessor/Collector  
PO Box 888  
Sterling City, TX 76951-0028  
PH: (325)378-3041 Fax: (325)378-2266



Owner ID/ Roll	IF PAID IN	PAY THIS AMOUNT
M-75312 MIN	OCT.	197,825.19
	NOV.	197,825.19
	DEC.	197,825.19
	<b>JAN.</b>	<b>197,825.19</b>
	FEB.	211,672.95
	MAR.	215,629.45
	APR.	219,585.96
	MAY	223,542.47
	JUN.	227,498.96
AMOUNT OF YOUR REMITTANCE		



CAP RIDGE WIND IV LLC  
% PROPERTY TAX DEPT PSX/JB  
700 UNIVERSE BLVD  
JUNO BEACH FL 33408

MINERAL/INDUSTRIAL

✂ For proper credit, detach and return this portion of the statement with your payment.

2018 STERLING COUNTY TAX OFFICE TAX STATEMENT - STATEMENT NUMBER 1177  
PHONE NUMBER: (325)378-3041

\*\*\*Chapter 313 Credit Applied\*\*\*

M-75312 CAP RIDGE WIND IV LLC % PROPERTY TAX DEPT PSX/JB 700 UNIVERSE BLVD JUNO BEACH FL 33408	IF PAID IN		PAY THIS AMOUNT		
		OCT 2018		197,825.19	
	NOV 2018		197,825.19		
	DEC 2018		197,825.19		
	<b>JAN 2019</b>		<b>197,825.19</b>		
	<b>PENALTY &amp; INTEREST</b>		<b>PENALTY AND INTEREST APPLIES IF NOT PAID BY JAN 31, 2019</b>		
	13,847.76	7% Feb 2019	211,672.95		
	17,804.26	9% Mar 2019	215,629.45		
	21,760.77	11% Apr 2019	219,585.96		
	25,717.28	13% May 2019	223,542.47		
	29,673.77	15% Jun 2019	227,498.96		
PROPERTY DESCRIPTION	TAXING UNIT	EXEMPTIONS	VALUE	TAX RATE	TAXES
33 TURBINES IN COKE CAD	Acct: 0075312-0-9900010	Cat Code: F2	***Chapter 313 Credit Applied***		
REAL NP	Lease #: 9900010		STER ISD	0	50,391,710 1.040000 3,538.99
RENEWABLE WIND GENERATION	Par/Seq: 75773/1	Acres: 0.000	STER ISD I&S	0	50,391,710 0.199800 679.92
75 TURBINES TOTAL IN PROJECT	Own Int./Type: 0.000000 / RA		STER CNTY	0	35,274,200 0.436291 153,898.16
Operator: 42 TURBINES IN STERL	JUR: CAD-431-1S-WW		STER CNTY I&S	0	35,274,200 0.089827 31,685.76
			SCUWCD	0	50,391,710 0.015920 8,022.36
Parcel Total Taxes:					<b>197,825.19</b>

**OWNER'S TOTALS BREAKOUT:**

Tax Unit	Assessed Value	Homestead Exemption	O65/ Disabled Exemption	Disabled Vet	Other Exemption	Taxable Value	Tax Rate	Tax Due
STER ISD	50,391,710	0	0	0	0	50,391,710	1.040000	3,538.99
STER ISD I&S	50,391,710	0	0	0	0	50,391,710	0.199800	679.92
STER CNTY	50,391,710	0	0	0	0	35,274,200	0.436291	153,898.16
STER CNTY I&S	50,391,710	0	0	0	0	35,274,200	0.089827	31,685.76
SCUWCD	50,391,710	0	0	0	0	50,391,710	0.015920	8,022.36

Owner's Total Taxes: **197,825.19**

IF YOU ARE 65 YEARS OF AGE OR OLDER, OR ARE SOCIAL SECURITY DISABLED AND THE PROPERTY DESCRIBED IN THIS DOCUMENT IS YOUR RESIDENCE HOMESTEAD, YOU SHOULD CONTACT THE APPRAISAL DISTRICT REGARDING ANY ENTITLEMENT YOU MAY HAVE IN THE POSTPONEMENT OF PAYMENT OF THESE TAXES.

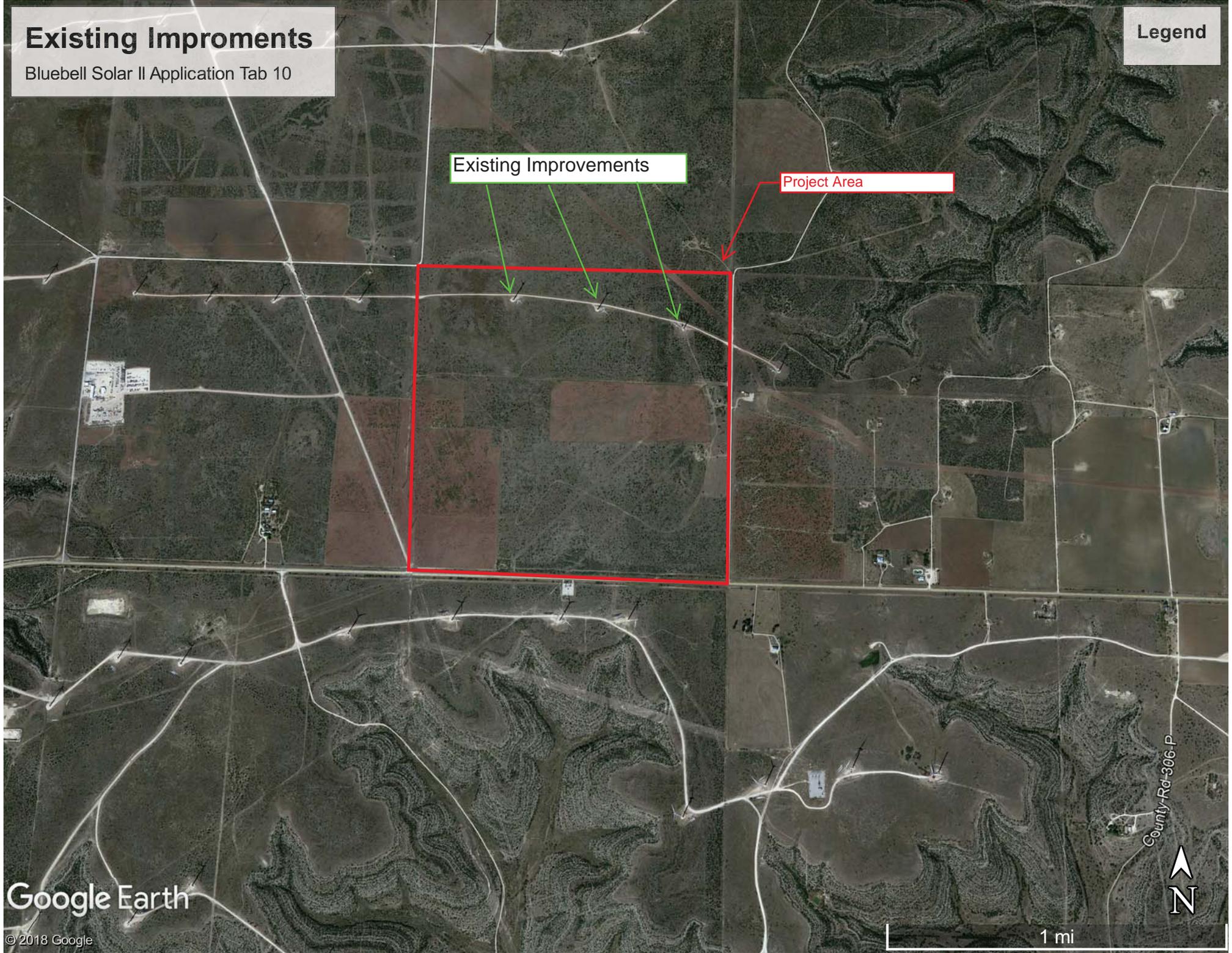
# Existing Improvements

Bluebell Solar II Application Tab 10

Legend

Existing Improvements

Project Area



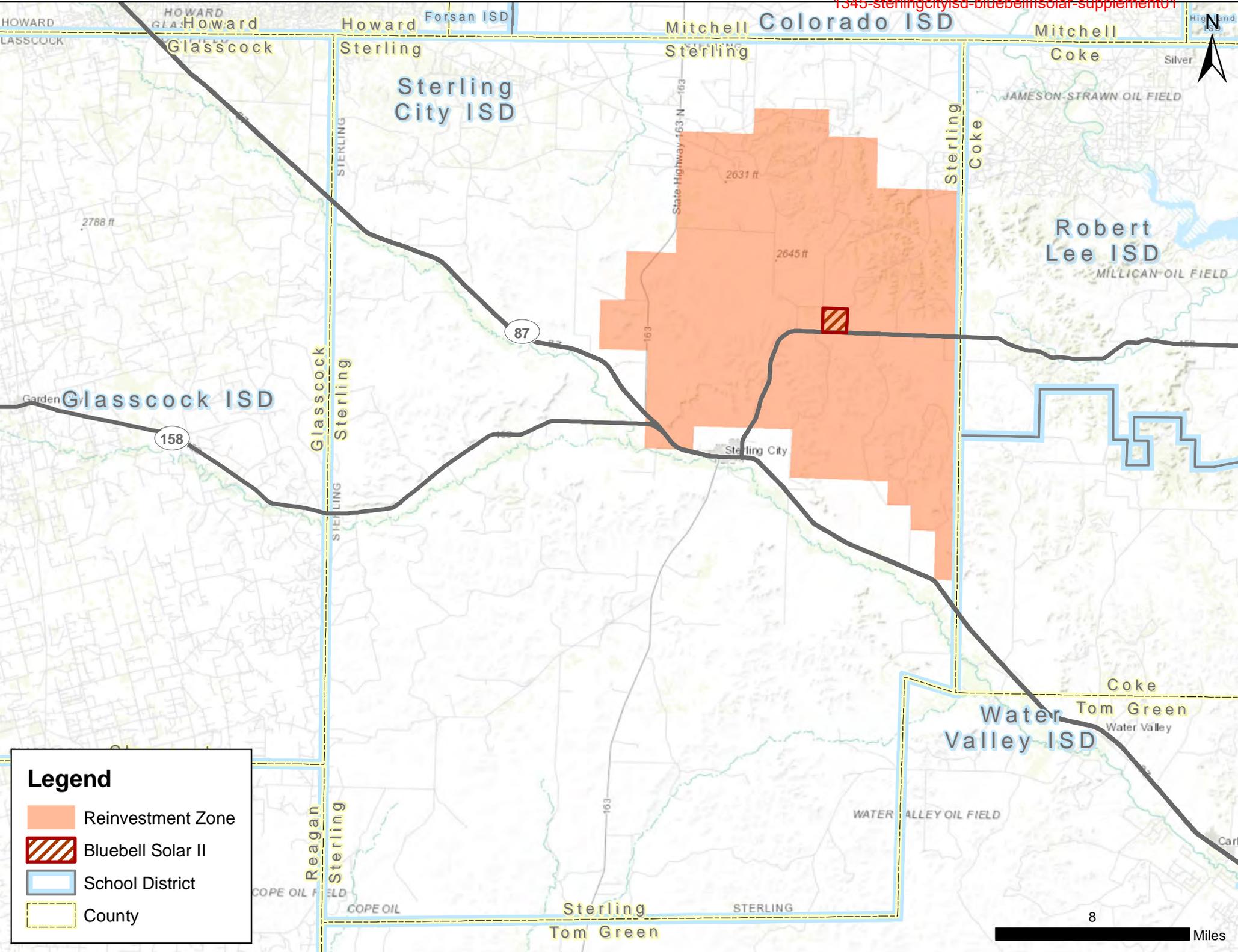
Google Earth

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County Rd-306.P



1 mi



**Legend**

-  Reinvestment Zone
-  Bluebell Solar II
-  School District
-  County

8 Miles