
SARA LEON

& ASSOCIATES, LLC

March 26, 2020

Via Electronic Mail: Stephanie.Jones@cpa.texas.gov

Ms. Stephanie Jones

Senior Research Analyst – Team Lead

Data Analysis and Transparency

LBJ Building

111 East 17th Street

Austin, Texas 78774

Re: Agreement No. 1364 between Abbott Independent School District and Sun Valley Solar, LLC-Amendment 001 after the Agreement

Dear Ms. Jones:

Please find enclosed a digital copy of Amendment #001 to the above-referenced Agreement. Changes to the original Application are as follows:

- Tab 4, 7, & 8: description updated from 2,596 acres to 2,477 acres.
- Tab 11: updated schematics and satellite maps provided
- Tab 14: Schedule C construction start updated to 2020
- Tab 16: Unofficial order designating reinvestment zone provided for mapping purposes
- Tab 17: New Signature Page provided

Please note: in the first version of Amendment One transmitted to the Texas Comptroller of Public Accounts on March 3, 2020, a more detailed description of these changes has been requested. They are as follows:

- Updated Timeline
 - Commencement of Construction Updated from January 2020 to December 1, 2020
 - First Year of Limitation Updated from January 1, 2021 to January 1, 2022
 - Begin Hiring New Employees Updated from January 1, 2021 to January 1, 2022
 - Commencement of Commercial Operations Updated from December 31, 2020 to December 31, 2021
 - Facilities Places in Service Updated from December 31, 2020 to December 31, 2021
- Tab 9
 - Land Description Updated
- Tab 11
 - New maps provided to display the updated project area which decreased from 2,596 acres to 2,477 acres

March 26, 2020

Page 2

- Tab 16
 - Resolution included that created a reinvestment zone for parcels that were not originally included in the reinvestment zone designated by Hill County

Thank you for your consideration to the foregoing. Please do not hesitate to contact me should you have any questions.

Sincerely,

A handwritten signature in blue ink, appearing to read "Sara Leon", written in a cursive style.

Sara Hardner Leon

Enclosures

cc: *Via Electronic Mail: eric.pustejovsky@abbottisd.org*
Mr. Eric Pustejovsky, Superintendent, Abbott ISD

Via Electronic Mail: mike@keatax.com
Mr. Mike Fry, Director, KE Andrews



Tab 4: Detailed Description of the Project

In compliance with the criteria and guidelines set forth in Title 3, Chapter 313 of the Texas Property Tax Code, Sun Valley Solar, LLC requests an appraised value limitation from Abbott Independent School District. Alpin Sun is proposing to construct a solar electric generating facility in Hill County, Texas. The facility, which will encompass approximately 2,477 acres, will be located in the southern portion of the county. Additionally, the entirety of the project will be within Abbott 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 MW-AC and approximately 410,959 photovoltaic panels, and 51 central inverters.

Sun Valley Solar, LLC requests that this application includes all necessary auxiliary and eligible equipment including the following:

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

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



Tab 7: Description of Qualified Investment

In compliance with the criteria and guidelines set forth in Title 3, Chapter 313 of the Texas Property Tax Code, Sun Valley Solar, LLC requests an appraised value limitation from Abbott Independent School District. Alpin Sun is proposing to construct a solar electric generating facility in Hill County, Texas. The facility, which will encompass approximately 2,477 acres, will be located in the southern portion of the county. Additionally, the entirety of the project will be within Abbott 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 MW-AC and will feature 410,959 photovoltaic panels, and 51 central inverters.

Sun Valley Solar, LLC requests that this application includes all necessary auxiliary and eligible equipment including the following:

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

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



Tab 8: Description of Qualified Property

In compliance with the criteria and guidelines set forth in Title 3, Chapter 313 of the Texas Property Tax Code, Sun Valley Solar, LLC requests an appraised value limitation from Abbott Independent School District. Alpin Sun is proposing to construct a solar electric generating facility in Hill County, Texas. The facility, which will encompass approximately 2,477 acres, will be located in the southern portion of the county. Additionally, the entirety of the project will be within Abbott 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 MW-AC and will feature 410,959 photovoltaic panels, and 51 central inverters.

Sun Valley Solar, LLC requests that this application includes all necessary auxiliary and eligible equipment including the following:

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

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




Tab 11: Maps

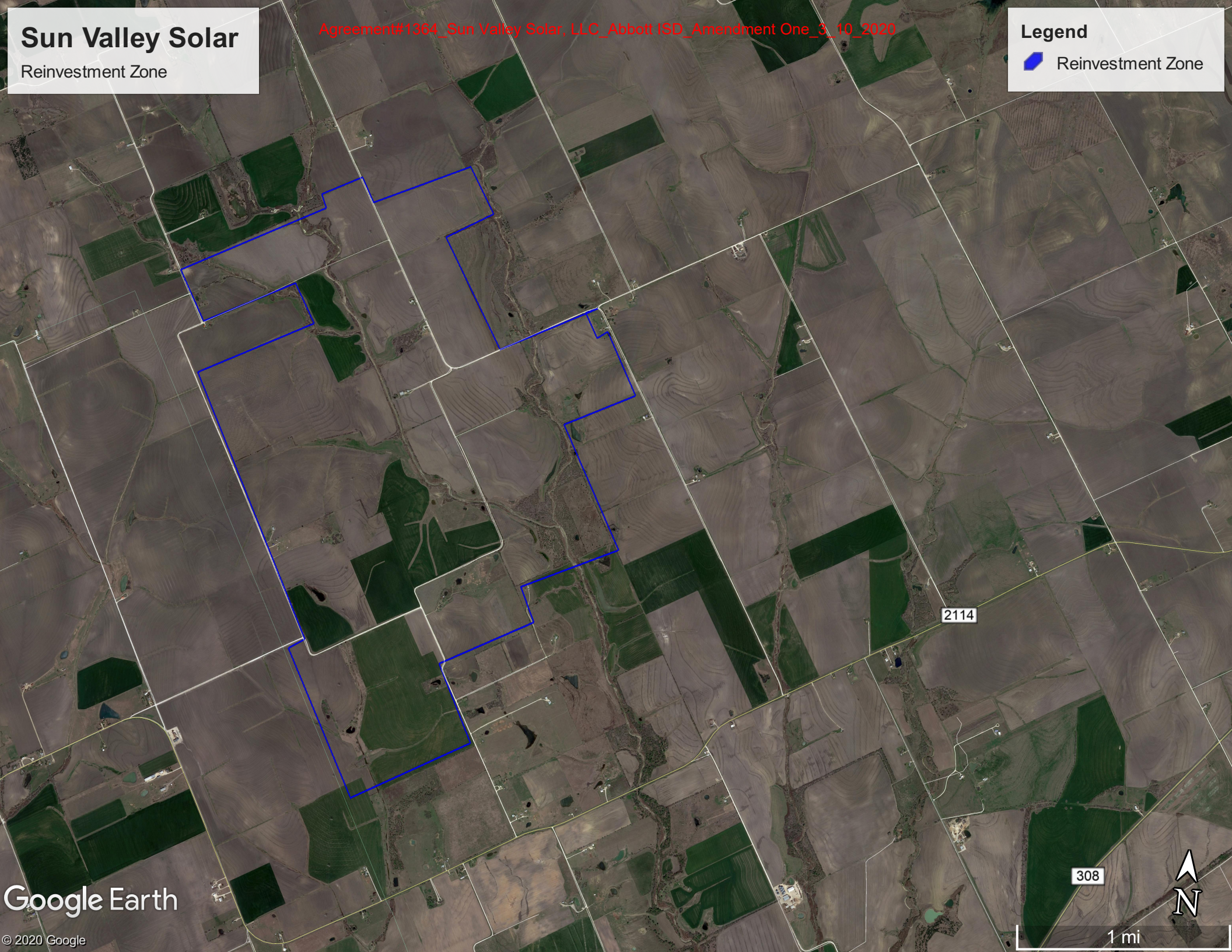
Sun Valley Solar

Reinvestment Zone

Agreement#1364_Sun Valley Solar, LLC_Abbott ISD_Amendment One_3_10_2020

Legend

 Reinvestment Zone



2114

308



Sun Valley Solar

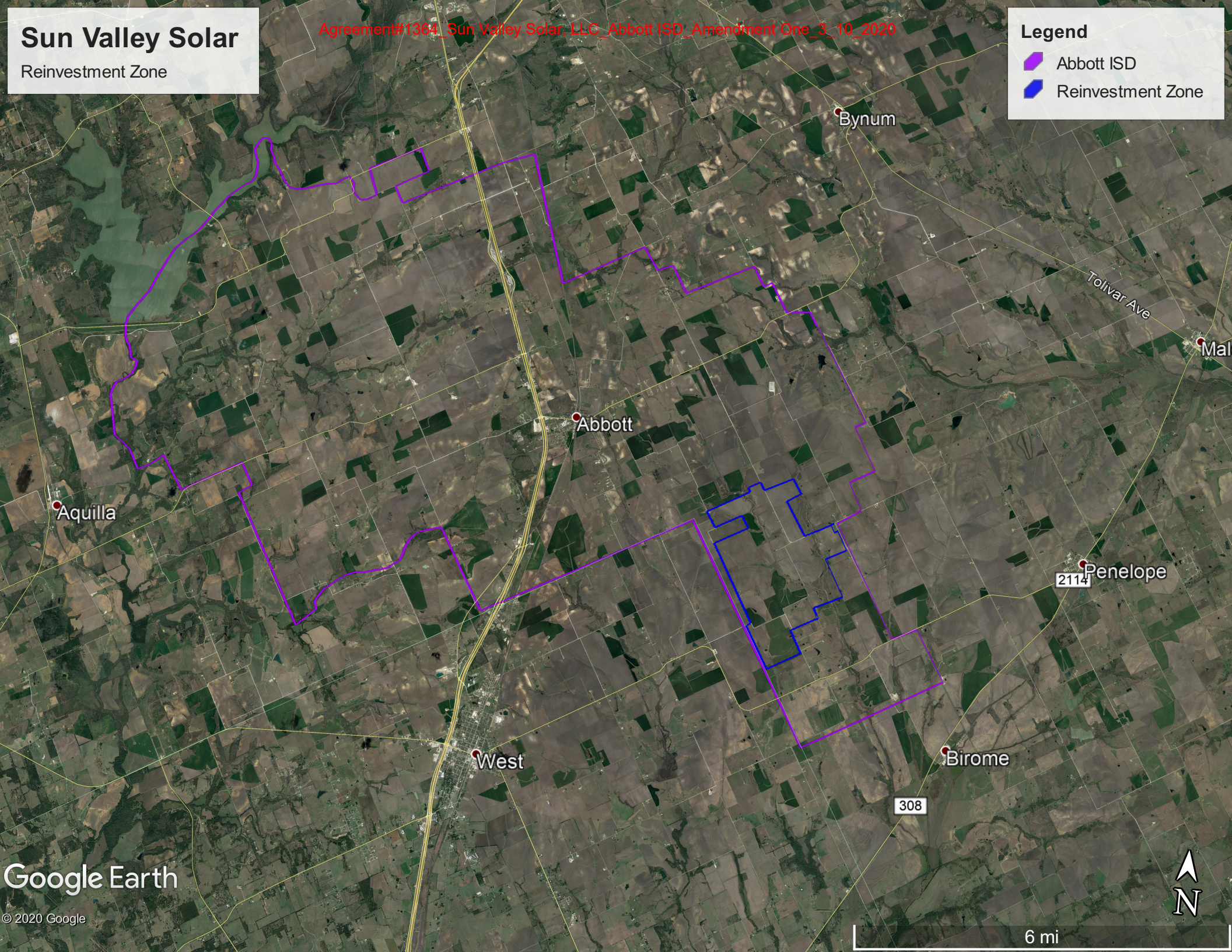
Reinvestment Zone

Agreement#1364_Sun Valley Solar, LLC_Abbott ISD_Amendment One_3_10_2020

Legend

Abbott ISD

Reinvestment Zone





Sun Valley Solar


Reinvestment Zone

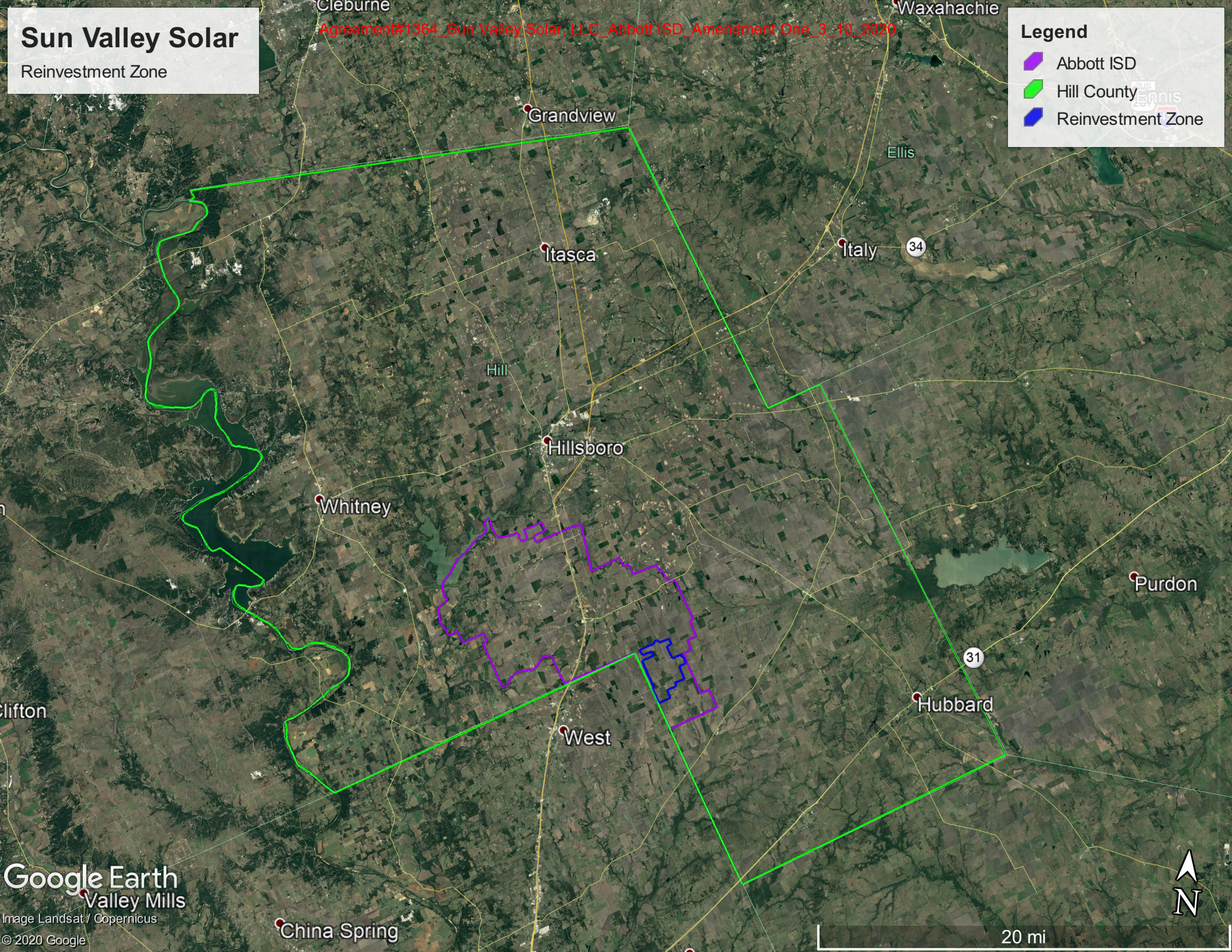
Agreement#1364_Sun Valley Solar, LLC_Abbott ISD_Amendment One_3_19_2020

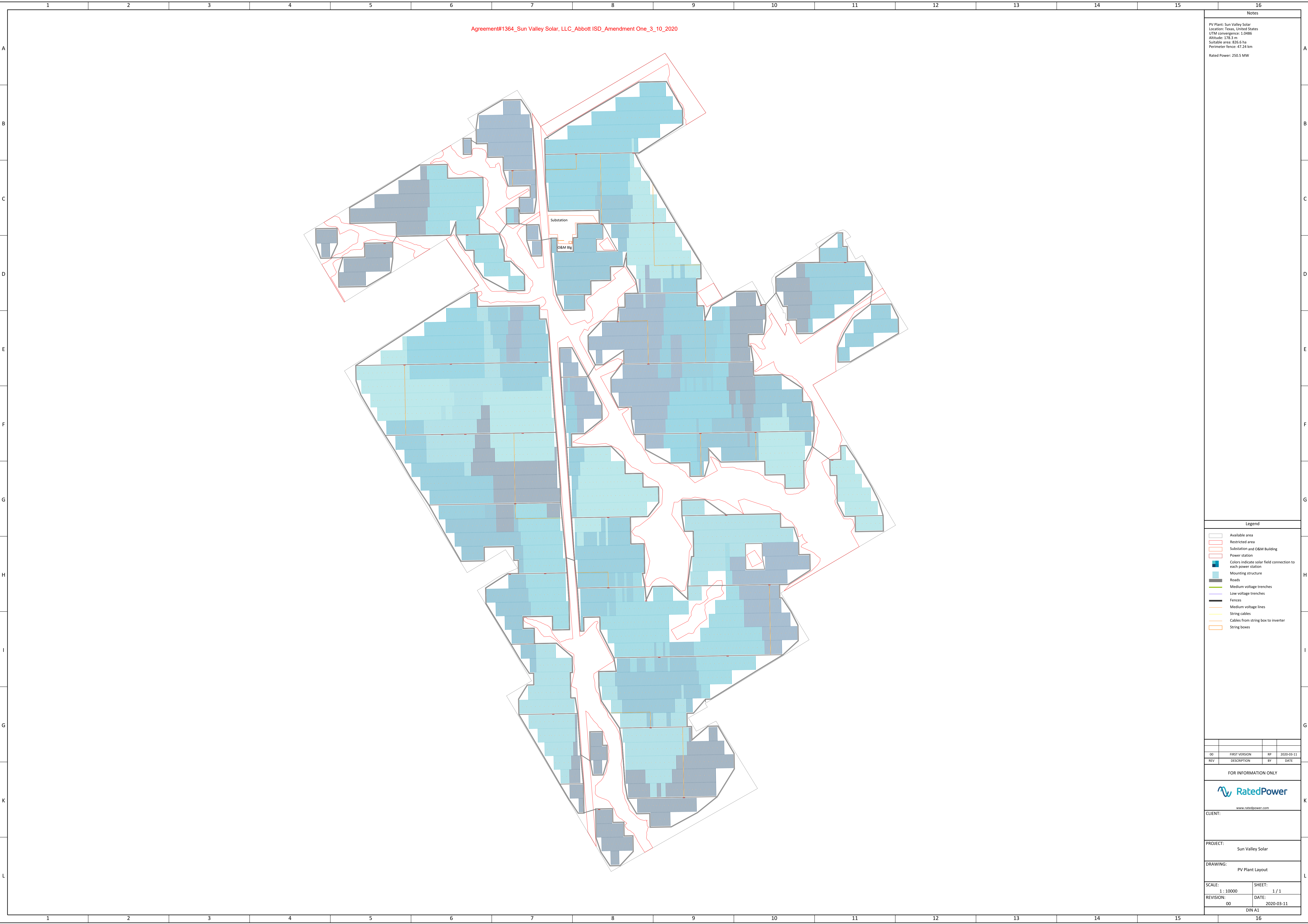
Legend

 Abbott ISD

 Hill County



 Reinvestment Zone

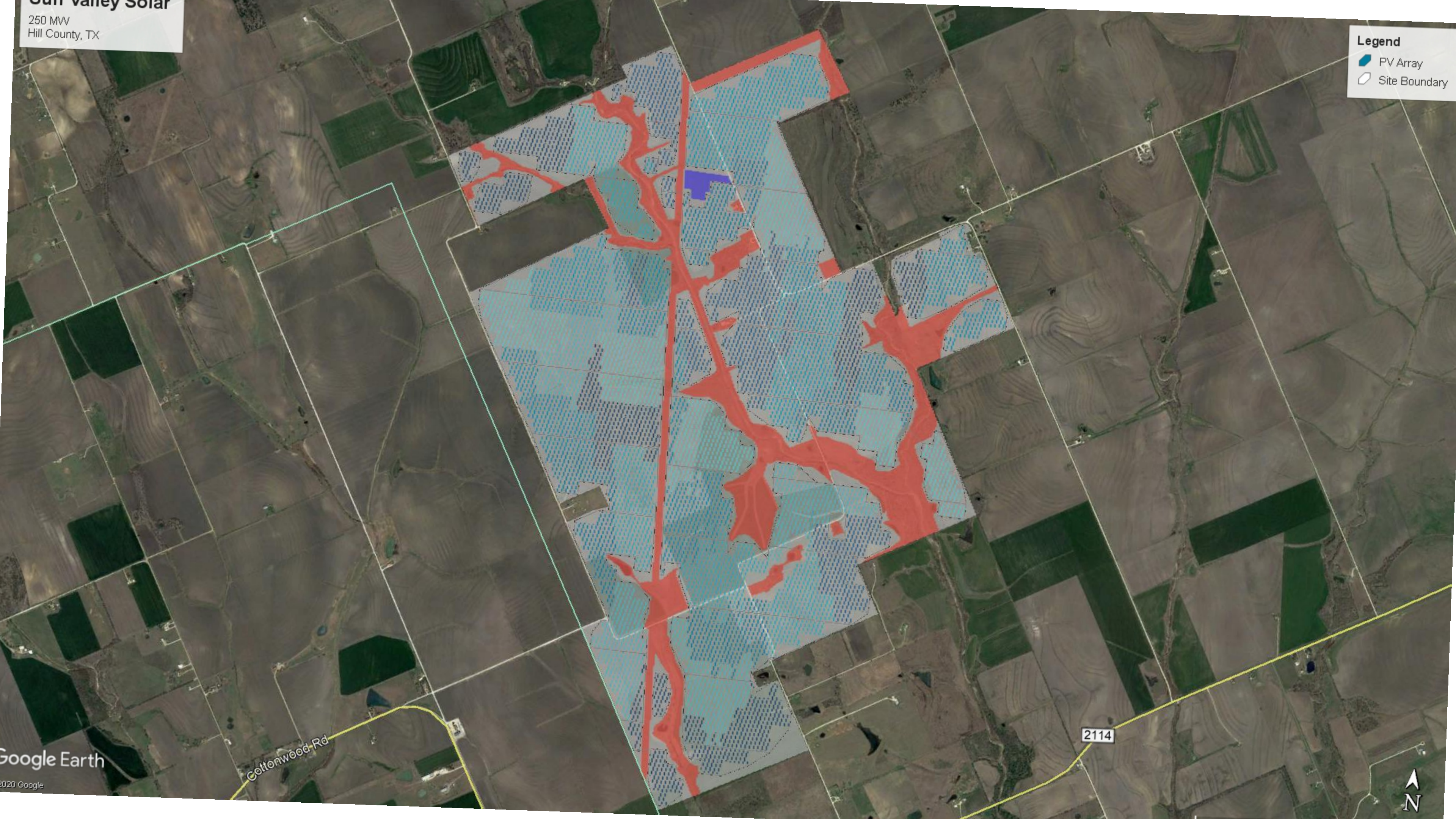




Sun Valley Solar
250 MW
Hill County, TX

Legend

-  PV Array
-  Site Boundary



Cottonwood Rd

2114





*Tab 14: Schedules A1, A2, B, C and D completed and signed
Economic Impact (if applicable)*

Schedule C: Employment Information

Date 3/11/2020
Applicant Name Sun Valley Solar, LLC
ISD Name Abbott ISD

Form 50-296A

Revised May 2014

				Construction		Non-Qualifying Jobs	Qualifying Jobs	
				Column A	Column B	Column C	Column D	Column E
	Year	School Year (YYYY-YYYY)	Tax Year (Actual tax year) 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
Each year prior to start of Value Limitation Period	0	2019-2020	2019					
Each year prior to start of Value Limitation Period	0	2020-2021	2020	50 FTE	\$ 55,000.00			
Each year prior to start of Value Limitation Period	0	2021-2022	2021	400 FTE	\$ 55,000.00		0	
Value Limitation Period <i>The qualifying time period could overlap the value limitation period.</i>	1	2022-2023	2022				2	\$ 49,259.10
	2	2023-2024	2023				2	\$ 49,259.10
	3	2024-2025	2024				2	\$ 49,259.10
	4	2025-2026	2025				2	\$ 49,259.10
	5	2026-2027	2026				2	\$ 49,259.10
	6	2027-2028	2027				2	\$ 49,259.10
	7	2028-2029	2028				2	\$ 49,259.10
	8	2029-2030	2029				2	\$ 49,259.10
	9	2030-2031	2030				2	\$ 49,259.10
	10	2031-2032	2031				2	\$ 49,259.10
Years Following Value Limitation Period	11 through 25	2032-2046	2032-2046				2	\$ 49,259.10

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 qualifying jobs in Subchapter B districts, 10 qualifying jobs in Subchapter C districts)
If yes, answer the following two questions:

X

Yes

No
- C1a.

Will the applicant request a job waiver, as provided under 313.025(f-1)?

X

Yes

No
- C1b.

Will the applicant avail itself of the provision in 313.021(3)(F)?

Yes

X

No



Tab 16: Description of Reinvestment or Enterprise Zone

Attached.

ORDER OF THE COMMISSIONERS COURT OF HILL COUNTY, TEXAS MODIFYING PREVIOUSLY DESIGNATED COUNTY REINVESTMENT ZONE NO. 003 TO ADD ADJACENT PARCELS NEEDED FOR THE SOLAR ENERGY PROJECT TO COUNTY REINVESTMENT ZONE NO. 003, AND DESIGNATING SUCH AS PART OF THE COUNTY REINVESTMENT ZONE NO. 003 IN ACCORDANCE WITH CHAPTER 312 OF THE TEXAS PROPERTY TAX CODE.

On the 9th day of July, 2019, the Commissioners Court held a public hearing after which it designated approximately **2,130 acres** of land near Abbott, Hill County, Texas as **County Reinvestment Zone No. 003**. The Owner of the solar project has determined that additional leased land is needed for the project which land is contiguous and adjacent to the existing County Reinvestment Zone No. 003. Rather than create a separate Reinvestment Zone containing a relatively small number of parcels and entering into a new Tax Abatement Agreement for parcels that will be part of the project under the existing tax abatement agreement, it is in the best interest of Hill County to modify the existing County Reinvestment Zone No. 003, and to amend the current tax abatement agreement with the solar project owner simply to include these additional parcels. Therefore:

On this ____th day of _____, 20____ at 8:30 A.M. in the Commissioners Courtroom at the Hill County Courthouse, 1 North Waco Street, Hillsboro, Texas 76645, the Commissioners Court of Hill County, Texas held a public hearing on the matter of the proposed modification of County Reinvestment Zone No. 003 by the designation of four (4) additional parcels in unincorporated Hill County as part of County Reinvestment Zone No. 003 under Subchapter C, Chapter 312 of the Texas Property Tax Code. This designation would allow for tax abatement agreements to be entered into by the County with owners of personal property, equipment and fixtures within the Reinvestment Zone as amended. The property to be considered for Reinvestment Zone designation is generally described as:

In addition to the approximately 2,130 acres of land near Abbott, Hill County, Texas proposed to be leased, which land is in adjoining parcels capable of combination for use in a Project qualifying for tax abatement and made part of County Reinvestment Zone No. 003 by Order approved on July 9, 2019, the addition of four (4) parcels described as follows to arrive at a total acreage within County Reinvestment Zone No. 003 of approximately **2,477 acres**:

Parcel ID	Owner Name	Address	Acreage	Legal Description
108556	Helona Family Revocable Trust	HCR 3112 & HCR 3203, ABBOTT TX 76621	158.00	M Campbell A-154 TR 3 158.00 TR
108558	Helona Family Revocable Trust	HCR 3112, ABBOTT TX 76621	2.00	M CAMPBELL A-154 TR 3A 2.00 TR
108704	Helona Family Revocable Trust	HCR 3203 & HCR 3110 S, ABBOTT TX 76621	53.90	E GOSS A-345 TR 1 & 1A 53.90 TR
108633	Girard, Charles	HCR 3208, ABBOTT TX 76621	133.00	J ELDRIDGE A-255 TR 5 133.00 AC

The boundary of the proposed Reinvestment Zone is delineated by the outside boundary lines of the outermost parcels forming the approximately **2,477- acre** unit intended for production of solar energy.

Attachments (which are incorporated by reference herein):

A-----copy of July 9, 2019 Order Creating COUNTY REINVESTMENT ZONE NO. 003;

B----- Parcel list for COUNTY REINVESTMENT ZONE NO. 003 including the four (4) additional properties; and

C-----Aerial Map showing the configuration and boundaries of COUNTY REINVESTMENT ZONE NO. 003 after the proposed modification.

The four (4) parcels described above to be added to COUNTY REINVESTMENT ZONE NO. 003 are hereinafter referred to as "New Parcels."

BE IT ORDERED BY THE COMMISSIONERS COURT OF HILL COUNTY, TEXAS THAT:

1. The above recitals are incorporated herein and made findings of fact;
2. HILL COUNTY REINVESTMENT ZONE NO. 003 is hereby modified to contain and include the New Parcels for all purposes;
3. The Parcel List (Attachment B) and Map (Attachment C) are adopted hereby in further description of the HILL COUNTY REINVESTMENT ZONE NO. 003 as hereby modified; and
4. All conditions precedent to the action taken herein have been met or have occurred.

PASSED THIS ____ DAY OF _____, 20____.

JUSTIN LEWIS, HILL COUNTY JUDGE

ATTEST:

HILL COUNTY CLERK

ATTACHMENT A

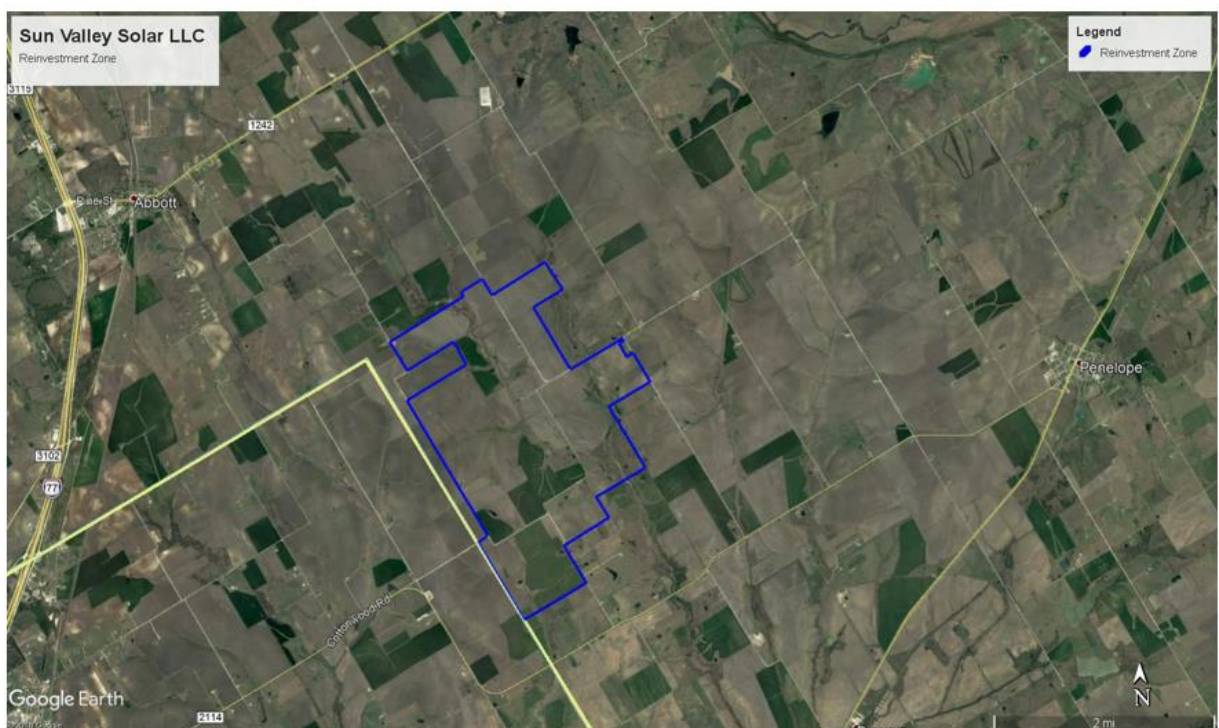
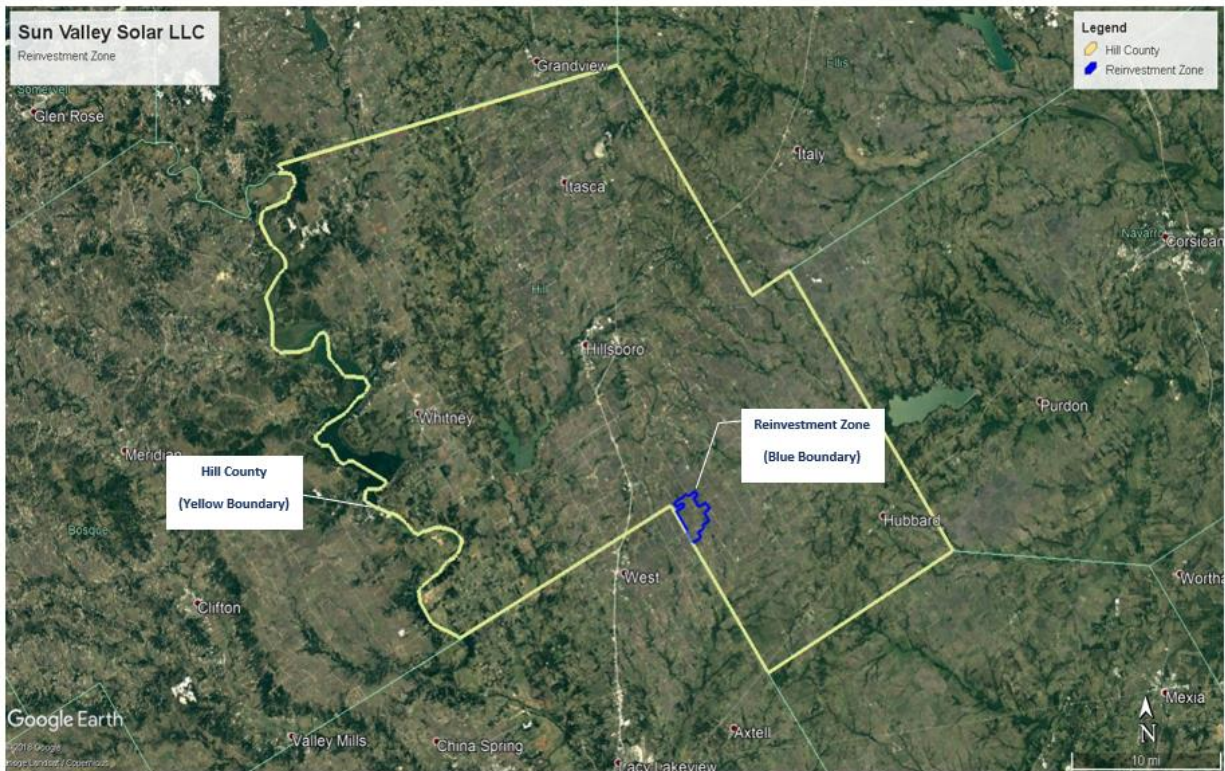
ATTACHMENT B

Approximately 2,477 acres of land near Abbott, Hill County, Texas proposed to be leased, which land is in adjoining parcels capable of combination for use in a Project qualifying for tax abatement. Such parcels making up the Reinvestment Zone being--

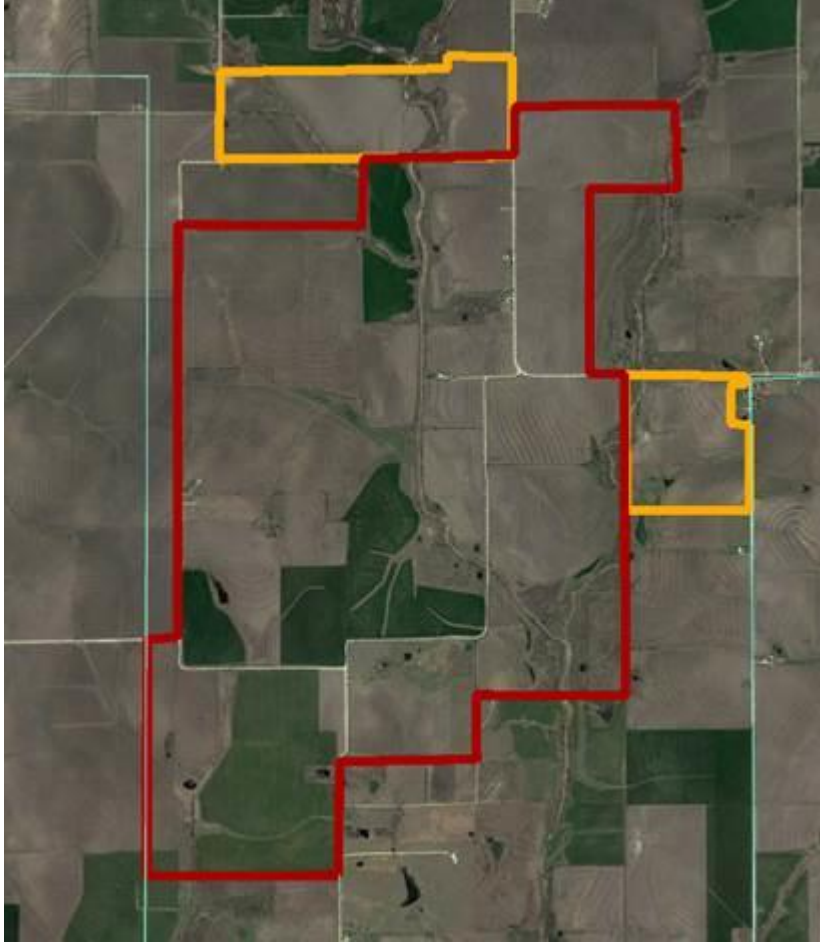
Parcel ID	Owner Name	Address	Acreage	Legal Description
109611	Joe & Evelyn Soukup	386 HCR 3112, ABBOTT, TX 76621	99.70	S HOLLOWAY A-367 TR 8B 99.70 AC
109610	Joe & Evelyn Soukup	386 HCR 3112, ABBOTT, TX 76621	3.00	S HOLLOWAY A-367 TR 8A 3.00 AC
109605	Joe & Evelyn Soukup	386 HCR 3112, ABBOTT, TX 76621	10.80	S HOLLOWAY A-367 TR 8 10.80 AC
108984	Joe & Evelyn Soukup	386 HCR 3112, ABBOTT, TX 76621	5.60	I LAY A-553 TR 6 5.60 AC
108720	Mynar, Rose Marie	680 HCR 3112, ABBOTT, TX 76621	138.47	S HOLLOWAY A-367 TR 4, 4A, 4B, 5 & 5A 138.47 AC
108719	2-M Brothers	HCR 3112 TX, ABBOTT, TX 76621	75.37	S HOLLOWAY A-367 TR 3 75.372 AC
109600	Kimmey Partners, Ltd	HCR 3206, ABBOTT, TX 76621	165.35	C GILBREATH A-352 TR 6 165.35 AC
105966	Kimmey Partners, Ltd	HCR 3206, ABBOTT, TX 76621	145.36	S HOLLOWAY A-367 TR 6 145.364 AC
381465	Kimmey Partners, Ltd	HCR 3206, ABBOTT, TX 76621	55.00	C GILBREATH A-352 TR 6A 55.00 AC
109007	Kimmey Partners, Ltd	HCR 3206, ABBOTT, TX 76621	10.00	T MCCULLUM A-629 TR 1 10.00 AC
109008	Mach, Joe F.	HCR 3203, ABBOTT, TX 76621	100.00	T MCCULLUM A-629 TR 2 100.00 AC
109009	Mach, Joe F.	HCR 3203, ABBOTT, TX 76621	40.00	T MCCULLUM A-629 TR 3 40.00 AC (PT A352 HERE)
109010	Mach, Joe F.	HCR 3203, ABBOTT, TX 76621	68.47	T MCCULLUM A-629 TR 4 68.47 AC
108715	Mach, Joe F.	HCR 3206, ABBOTT, TX 76621	9.00	C GILBREATH A-352 TR 5 9.00 AC
108714	Mach, Joe F.	HCR 3206, ABBOTT, TX 76621	89.00	C GILBREATH A-352 TR 4 89.00 AC
108716	Mach, Joe F.	HCR 3206, ABBOTT, TX 76621	1.00	C GILBREATH A-352 TR 4A 1.00 AC
109598	Mach, Joe F.	HCR 3206, ABBOTT, TX 76621	97.06	C GILBREATH A-352 TR 1 97.06 AC
109251	Cocek, Mary Ann	HCR 3110 S, ABBOTT, TX 76621	110.00	J WALLACE A-938 TR 34 110.00 AC
103680	Pibil, Albert & Doris Trust	HCR 3110 S, ABBOTT, TX 76621	39.50	S MARSHALL A-570 TR 1 39.50 AC
103676	Pibil, Albert & Doris Trust	HCR 3110, ABBOTT, TX 76621	167.63	C GILBREATH A-352 TR 2 & 2B 167.63 AC
103679	Pibil, Albert & Doris Trust	HCR 3206, ABBOTT, TX 76621	102.00	S HOLLOWAY A-367 TR 10 102.00 AC
135074	Pibil, Albert & Doris Trust	855 HCR 3110 S ABBOTT, TX 76621	1.00	C GILBREATH A-352 TR 3 1.00 AC
103678	Pibil, Albert & Doris Trust	HCR 3206, ABBOTT, TX 76621	150.00	S HOLLOWAY A-367 TR 9 150.00 AC
109603	Pibil, Albert & Doris Trust	815 HCR 3110 S ABBOTT, TX 76621	0.25	C GILBREATH A-352 TR 2A 0.25 AC
109250	Mach, Richard J.	HCR 3110 S, ABBOTT, TX 76621	100.00	J WALLACE A-938 TR 33 100.00 AC
108718	Ginder, William L.	HCR 3112 TX, ABBOTT, TX 76621	102.00	S HOLLOWAY A-367 TR 2 102.00 AC
108998	Ginder, William L.	HCR 3112 TX, ABBOTT, TX 76621	230.00	MORROW A-579 TR 1 230.00 AC
377039	Eckols, Dane	HCR 3206, ABBOTT, TX 76621	14.54	S HOLLOWAY A-367 TR 1 14.54 AC (UDI)
108556	Helona Family Revocable Trust	HCR 3112 & HCR 3203, ABBOTT TX 76621	158.00	M Campbell A-154 TR 3 158.00 TR
108558	Helona Family Revoc. Trust	HCR 3112, ABBOTT TX 76621	2.00	M CAMPBELL A-154 TR 3A 2.00 TR

108704	Helona Family Revoc. Trust	HCR 3203 & HCR 3110 S, ABBOTT TX 76621	53.90	E GOSS A-345 TR 1 & 1A 53.90 TR
108633	Helona Family Revocable Trust	HCR 3208, ABBOTT TX 76621	133.00	J ELDRIDGE A-255 TR 5 133.00 AC

The boundary of the proposed Reinvestment Zone is delineated by the outside boundary lines of the outermost parcels forming the 2,477 acre unit intended for production of solar energy.



ATTACHMENT C



ORANGE LINES DENOTE THE NEW PARCELS.



*Tab 17: Signature and Certification Page, Signed and Dated by
Authorized School District Representative and Authorized
Company Representative (applicant)*

Texas Comptroller of Public Accounts

Data Analysis and
Transparency
Form 50-296-A

SECTION 16: Authorized Signatures and Applicant Certification

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

1. Authorized School District Representative Signature

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

print
here

Eric Pustejovsky

Print Name (Authorized School District Representative)

Superintendent

Title

sign
here

Eric Pustejovsky

Signature (Authorized School District Representative)

03/23/20

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 loance

Print Name (Authorized Company Representative (Applicant))

Authorized Representative

Title

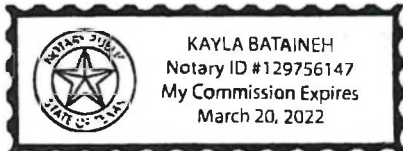
sign
here

A

Signature (Authorized Company Representative (Applicant))

03/10/2020

Date



(Notary Seal)

GIVEN under my hand and seal of office this, the

10th day of March, 2020

KBataineh

Notary Public in and for the State of Texas

My Commission expires: March 20, 2022

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.