
SARA LEON
& ASSOCIATES, LLC

July 19, 2019

Via Electronic Mail and Hand Delivery
Local Government Assistance & Economic Analysis
Texas Comptroller of Public Accounts
111 E. 17th Street
Austin, Texas 78774

Re: Application for a Chapter 313 Value Limitation Agreement between the Crane Independent School District and CED Crane Solar 2, LLC

First Year of Qualifying Time Period – 2020
First Year of Limitation – 2021

Dear Local Government Assistance and Economic Analysis Division:

The Crane Independent School District Board of Trustees approved the enclosed Application for Appraised Value Limitation on Qualified Property at a duly called meeting held on July 16, 2019. The Application was determined to be complete on July 19, 2019. The Applicant proposes to construct approximately 70MW solar power generating facility to be located on approximately 715 acres within Crane County. The wind farm and its associated infrastructure will be constructed within the jurisdiction of Crane Independent School District and Crane County, Texas.

A copy is being provided to the Crane County Appraisal District by copy of this correspondence. The Board of Trustees believes this project will be beneficial to the District and looks forward to your review and certification of this Application.

Thanks so much for your kind attention to this matter.

Respectfully submitted,



Sara Hardner Leon

SHL/vr

Enclosures

cc: Byron Bitner
Chief Appraiser
Crane County Appraisal District
511 W. 8th St.
Crane, Texas 79731

Via Electronic Mail: jhunt@craneisd.com

Jan Hunt, Superintendent of Schools, Crane Independent School District

Via Electronic Mail: robert@solar-prime.com

Robert Reichenberger, Authorized Representative, CED Crane Solar 2, LLC

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

Date Application Received by District _____

First Name _____

Last Name _____

Title _____

School District Name _____

Street Address _____

Mailing Address _____

City _____

State _____

ZIP _____

Phone Number _____

Fax Number _____

Mobile Number (optional) _____

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)*

First Name

Last Name

Title

Firm Name

Phone Number

Fax Number

Mobile Number *(optional)*

Email Address

4. On what date did the district determine this application complete?
5. Has the district determined that the electronic copy and hard copy are identical? Yes No

SECTION 2: Applicant Information

1. Authorized Company Representative *(Applicant)*

First Name

Last Name

Title

Organization

Street Address

Mailing Address

City

State

ZIP

Phone Number

Fax Number

Mobile Number *(optional)*

Business Email Address

2. Will a company official other than the authorized company representative be responsible for responding to future information requests? Yes No
- 2a. If yes, please fill out contact information for that person.

First Name

Last Name

Title

Organization

Street Address

Mailing Address

City

State

ZIP

Phone Number

Fax Number

Mobile Number *(optional)*

Business Email Address

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

SECTION 2: Applicant Information (continued)

4. Authorized Company Consultant (If Applicable)

First Name

Last Name

Title

Firm Name

Phone Number

Fax Number

Business Email Address

SECTION 3: Fees and Payments

1. Has an application fee been paid to the school district? Yes No

The total fee shall be paid at time of the application is submitted to the school district. Any fees not accompanying the original application shall be considered supplemental payments.

1a. If yes, attach in **Tab 2** proof of application fee paid to the school district.

For the purpose of questions 2 and 3, "payments to the school district" include any and all payments or transfers of things of value made to the school district or to any person or persons in any form if such payment or transfer of thing of value being provided is in recognition of, anticipation of, or consideration for the agreement for limitation on appraised value.

2. Will any "payments to the school district" that you may make in order to receive a property tax value limitation agreement result in payments that are not in compliance with Tax Code §313.027(i)? Yes No N/A

3. If "payments to the school district" will only be determined by a formula or methodology without a specific amount being specified, could such method result in "payments to the school district" that are not in compliance with Tax Code §313.027(i)? Yes No N/A

SECTION 4: Business Applicant Information

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

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

3. List the NAICS code _____

4. Is the applicant a party to any other pending or active Chapter 313 agreements? Yes No

4a. If yes, please list application number, name of school district and year of agreement

SECTION 5: Applicant Business Structure

1. Identify Business Organization of Applicant (*corporation, limited liability corporation, etc*) _____

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

2a. If yes, attach in **Tab 3** a copy of Texas Comptroller Franchise Tax Form No. 05-165, No. 05-166, or any other documentation from the Franchise Tax Division to demonstrate the applicant's combined group membership and contact information.

3. Is the applicant current on all tax payments due to the State of Texas? Yes No

4. Are all applicant members of the combined group current on all tax payments due to the State of Texas? Yes No N/A

5. If the answer to question 3 or 4 is no, please explain and/or disclose any history of default, delinquencies and/or any material litigation, including litigation involving the State of Texas. (If necessary, attach explanation in **Tab 3**)

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 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 _____
2. Commencement of construction _____
3. Beginning of qualifying time period _____
4. First year of limitation _____
5. Begin hiring new employees _____
6. Commencement of commercial operations _____
7. Do you propose to construct a new building or to erect or affix a new improvement after your application review start date (*date your application is finally determined to be complete*)? 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? _____

SECTION 10: The Property

1. Identify county or counties in which the proposed project will be located _____
2. Identify Central Appraisal District (CAD) that will be responsible for appraising the property _____
3. Will this CAD be acting on behalf of another CAD to appraise this property? 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: _____ (Name, tax rate and percent of project) City: _____ (Name, tax rate and percent of project)
 Hospital District: _____ (Name, tax rate and percent of project) Water District: _____ (Name, tax rate and percent of project)
 Other (describe): _____ (Name, tax rate and percent of project) Other (describe): _____ (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? _____
2. What is the amount of appraised value limitation for which you are applying? _____
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? _____

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

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

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

SECTION 14: Wage and Employment Information

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

SECTION 15: Economic Impact

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

APPLICATION TAB ORDER FOR REQUESTED ATTACHMENTS

TAB	ATTACHMENT
1	Pages 1 through 11 of Application
2	Proof of Payment of Application Fee
3	Documentation of Combined Group membership under Texas Tax Code 171.0001(7), history of tax default, delinquencies and/or material litigation <i>(if applicable)</i>
4	Detailed description of the project
5	Documentation to assist in determining if limitation is a determining factor
6	Description of how project is located in more than one district, including list of percentage in each district and, if determined to be a single unified project, documentation from the Office of the Governor <i>(if applicable)</i>
7	Description of Qualified Investment
8	Description of Qualified Property
9	Description of Land
10	Description of all property not eligible to become qualified property <i>(if applicable)</i>
11	<p>Maps that clearly show:</p> <ul style="list-style-type: none"> a) Project vicinity b) Qualified investment including 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 c) Qualified property including location of new buildings or new improvements d) Existing property e) Land location within vicinity map f) Reinvestment or Enterprise Zone within vicinity map, showing the actual or proposed boundaries and size <p>Note: Electronic maps should be high resolution files. Include map legends/markers.</p>
12	Request for Waiver of Job Creation Requirement and supporting information <i>(if applicable)</i>
13	Calculation of three possible wage requirements with TWC documentation
14	Schedules A1, A2, B, C and D completed and signed Economic Impact <i>(if applicable)</i>
15	Economic Impact Analysis, other payments made in the state or other economic information <i>(if applicable)</i>
16	<p>Description of Reinvestment or Enterprise Zone, including:</p> <ul style="list-style-type: none"> a) evidence that the area qualifies as a enterprise zone as defined by the Governor's Office b) legal description of reinvestment zone* c) order, resolution or ordinance establishing the reinvestment zone* d) guidelines and criteria for creating the zone* <p>* To be submitted with application or before date of final application approval by school board</p>
17	Signature and Certification page, signed and dated by Authorized School District Representative and Authorized Company Representative <i>(applicant)</i>

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 3

Documentation of Combined Group membership under Texas Tax Code 171.0001(7), history of tax default, delinquencies and/or material litigation (if applicable)

Not Applicable

Tab 4
Description of the Project

The Applicant for this project, and its Parent, is a national solar developer with the ability to locate projects of this type in several other states in the US with strong solar characteristics. The applicant is actively developing other projects in California, Arizona, Nevada, and the Northeast USA, which are competing for the limited investment funds.

The project will be located entirely within Crane County and Crane Independent School District. It may utilize approximately 715 acres of the land within an existing Reinvestment Zone. The project design has not yet been finalized so the final location of the improvements has not been determined. The land on which the project is located will be rented from the landowner, secured by a long-term lease.

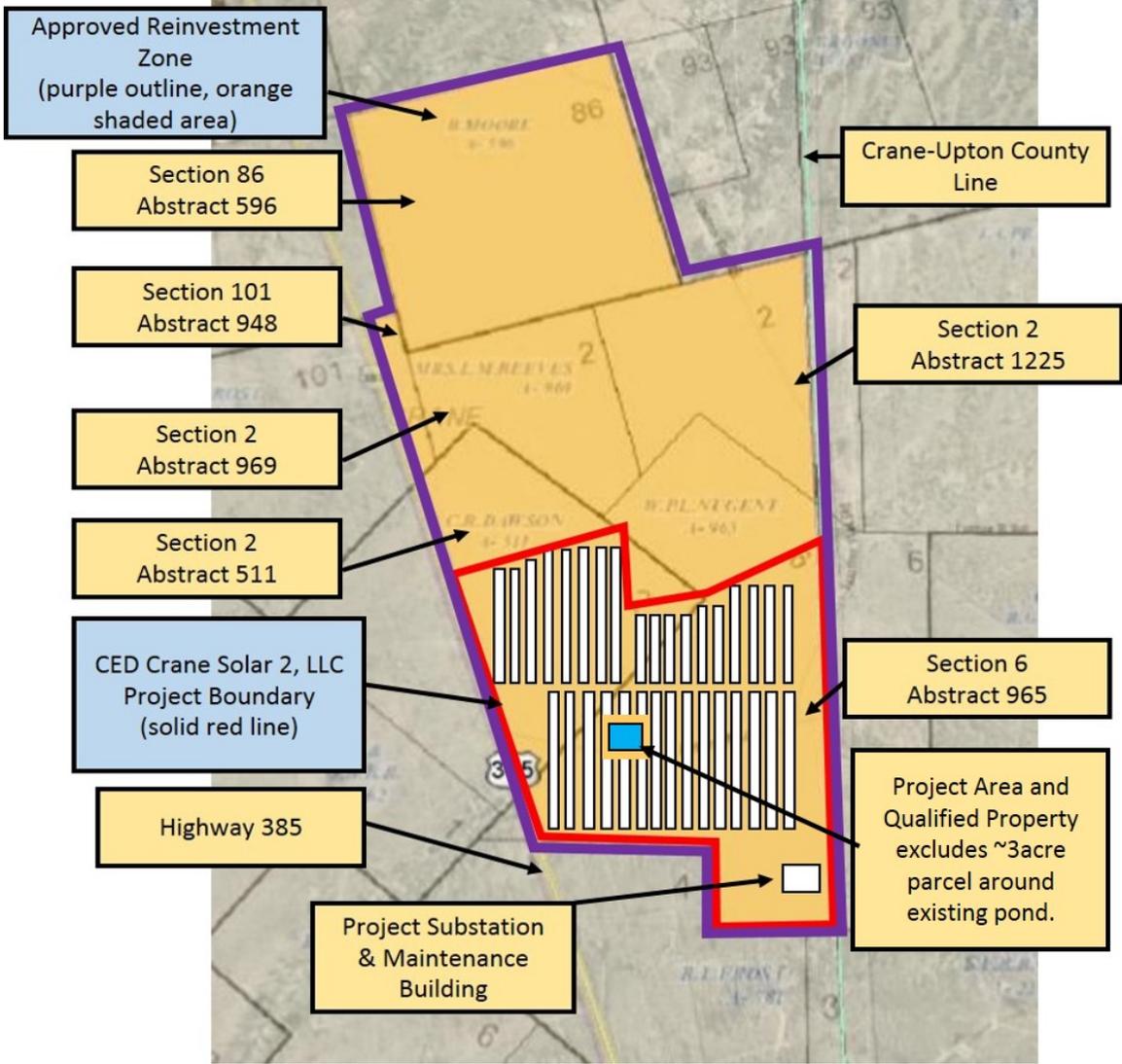
The applicant anticipates commencing construction activities in mid-2020 and completing construction in 2021. Once completed, the project may operate for 25 years or longer.

The Qualified Investment is described below:

- Approximately 70MW solar power generating facility containing:
 - Photovoltaic (PV) Solar Panels and DC-to-AC Inverters
 - Tracker system infrastructure.
 - Collection Substation including High Voltage Transformer, Switch Gear & Transmission equipment
 - Inverter boxes on concrete or gravel pads
 - Fencing for safety and security, Video Security System
 - Telephone System and Data Systems for communication and remote monitoring
 - Meteorological equipment to measure solar irradiance & weather conditions
 - New or improved access roads and service roads.

and associated ancillary equipment necessary to safely operate, maintain, and transmit power to the ERCOT grid. Project area & panel tracker layout illustration below.

Qualified Property & Qualified Investment



Tab 5

Documentation to Assist in Determining if Limitation is a Determining Factor

The applicant's parent company for this project is a national solar developer with the ability to locate projects of this type in other states in the US with strong solar characteristics. The applicant is actively developing other projects in California, Arizona, Nevada, and the Northeast USA. All of these projects are competing with the Crane County project for the applicant's limited resources. The ability to enter into a value limitation agreement with Crane ISD is a determining factor for developing and constructing the project in Crane County, Texas, as opposed to building and investing in another state or region. Specifically, the applicant requires this appraised value limitation in order (i) to continue allocating resources to develop the project (e.g., paying for studies related to environment and subsurface geotechnical conditions at the project site, having detailed land surveys carried out, retaining the services of specialized legal counsel and consultants), and (ii) to secure long-term (>20 years) project related capital from the limited pool of third-party institutional solar investors that have the very significant resources needed to construct and operate a project of this size. Further, without the available property tax incentives, the economics of the project become unappealing to investors and the likelihood of constructing the project becomes unlikely. The property tax liabilities of a project without tax incentives in Texas, including a value limitation agreement with Crane ISD, lower the return to investors and financiers to an unacceptable level at current contracted power rates under a power purchase agreement. As such, the applicant would not be able to finance and build its project without the property tax incentives. Therefore, without the value limitation, the solar projects outside of Texas would receive the constrained investment capital.

Electric utilities and other wholesale electricity buyers are focused on providing low-cost energy to their customers and contracting for the sale of solar electricity is highly competitive. Receiving a value limitation agreement from Crane ISD is vital to ensuring the economics justify building the project and placing it into commercial operation in Crane County. With the value limitation approved, applicant's Texas project ROI is in the range of the hurdle rate required in order to secure capital investment.

Tab 6

Description of how project is located in more than one district, including list of percentage in each district and, if determined to be a single unified project, documentation from the Office of the Governor (if applicable)

Not applicable

The project is located 100% in Crane ISD and Crane County.

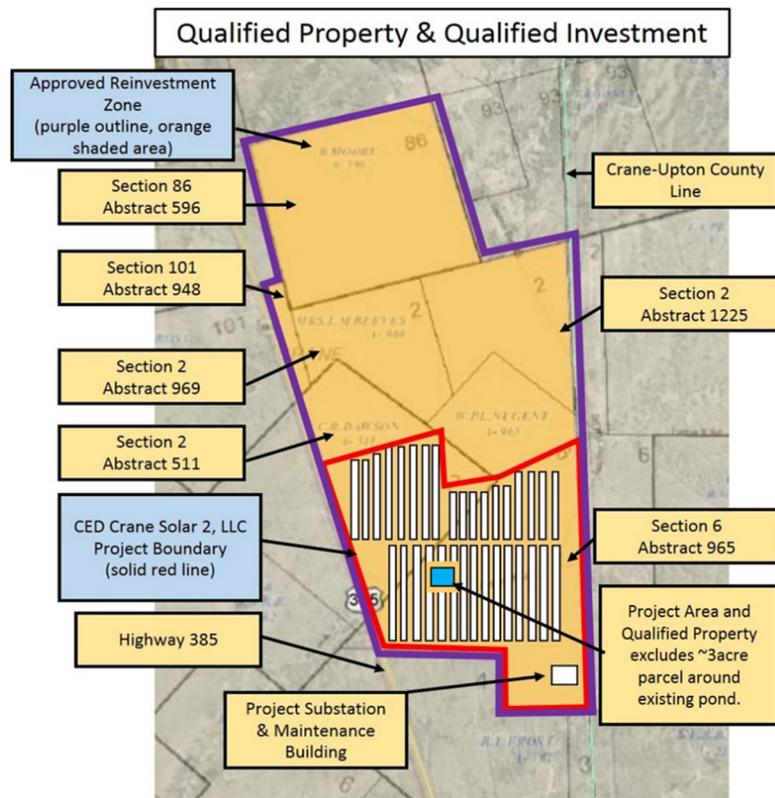
Tab 7

Description of Qualified Investment

The Qualified Investment is described below:

- Approximately 70MW solar power generating facility containing:
 - Photovoltaic (PV) Solar Panels and DC-to-AC Inverters
 - Tracker system infrastructure.
 - Collection Substation including High Voltage Transformer, Switch Gear & Transmission equipment
 - Inverter boxes on concrete or gravel pads
 - Fencing for safety and security, Video Security System
 - Telephone System and Data Systems for communication and remote monitoring
 - Maintenance trailer
 - Meteorological equipment to measure solar irradiance & weather conditions
 - New or improved access roads and service roads.

and associated ancillary equipment necessary to safely operate, maintain, and transmit power to the ERCOT grid. This application covers all qualified investment and qualified property necessary for commercial operation of the solar facility. Project area & panel tracker layout illustration below. The project design has not yet been finalized so the final location of improvements has not yet been determined.



Tab 8

Description of Qualified Property

The Qualified Property is described below:

- Approximately a 70MW solar power generating facility containing:
 - Photovoltaic (PV) Solar Panels and DC-to-AC Inverters
 - Tracker system infrastructure.
 - Collection Substation including High Voltage Transformer, Switch Gear & Transmission equipment
 - Inverter boxes on concrete or gravel pads
 - Fencing for safety and security, Video Security System
 - Telephone System and Data Systems for communication and remote monitoring
 - Maintenance trailer
 - Meteorological equipment to measure solar irradiance & weather conditions
 - New or improved access roads and service roads.

and associated ancillary equipment necessary to safely operate, maintain, and transmit power to the ERCOT grid. This application covers all qualified investment and qualified property necessary for commercial operation of the solar facility. Project area & panel tracker layout illustration below. The project design has not yet been finalized so the final location of improvements has not yet been determined.



Tab 9

Description of the Land

All land located in Crane County, Texas

**PROPERTY DESCRIPTION
“CED CRANE SOLAR 2”**

A PARCEL OF LAND BEING A PORTION OF SECTION 6, SURVEY ABSTRACT 965, H.T. SAPP SURVEY AND A PORTION OF SECTION 2, SURVEY ABSTRACT 511, H. & O.B. R.R. SURVEY, ALL LYING WITHIN THE COUNTY OF CRANE, STATE OF TEXAS, AS CONVEYED IN THE WARRANTY DEED RECORDED JUNE 1, 2000 IN VOLUME 416 AT PAGE 268 IN THE RECORDS OF THE OFFICE OF THE CRANE COUNTY CLERK, STATE OF TEXAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SECTION 11, SURVEY ABSTRACT 115, C.C.S.D. & R.G.N.G. R.R. CO. SURVEY, BEING A FOUND 3 INCH IRON PIPE, FROM WHICH THE NORTHWEST CORNER OF SAID SECTION 11 BEARS NORTH 01°30'20" EAST, A DISTANCE OF 5292.08 FEET, BEING A FOUND #6 REBAR, SAID NORTHWEST CORNER ALSO BEING THE NORTHEAST CORNER OF SECTION 6, SURVEY ABSTRACT 965, H. T. SAPP SURVEY;
THENCE ALONG THE EAST LINE OF SAID SECTION 6, H.T. SAPP SURVEY, SOUTH 01°24'09" WEST, A DISTANCE OF 2095.11 FEET TO THE SOUTHEAST CORNER OF SAID SECTION 6;
THENCE ALONG THE SOUTH LINE OF SAID SECTION 6, NORTH 88°36'28" WEST, A DISTANCE OF 1688.53 FEET TO THE INTERSECTION OF SAID SOUTH LINE AND THE COUNTY LINE BETWEEN UPTON COUNTY AND CRANE COUNTY;
THENCE ALONG SAID COUNTY LINE, NORTH 00°39'42" WEST, A DISTANCE OF 516.22 FEET TO THE **POINT OF BEGINNING**, SAID POINT HAVING TEXAS STATE PLANE COORDINATES, CENTRAL ZONE #4203, OF: NORTHING – 10417157.67 AND EASTING – 1679319.56;
THENCE DEPARTING SAID COUNTY LINE, SOUTH 50°16'34" WEST, A DISTANCE OF 560.24 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 375.00 FEET;
THENCE SOUTHWESTERLY ALONG SAID TANGENT CURVE THROUGH A CENTRAL ANGLE OF 41°06'09", AN ARC LENGTH OF 269.02 FEET;
THENCE NORTH 88°37'17" WEST, A DISTANCE OF 315.19 FEET;
THENCE NORTH 01°15'02" EAST, A DISTANCE OF 945.08 FEET;
THENCE NORTH 88°36'28" WEST, A DISTANCE OF 1090.00 FEET TO THE SOUTHERLY BOUNDARY OF SAID SECTION 6, H.T. SAPP SURVEY;
THENCE ALONG SAID SOUTHERLY BOUNDARY OF SECTION 6 THE FOLLOWING TWO (2) COURSES:

- 1) NORTH 01°15'02" EAST, A DISTANCE OF 560.58 FEET TO THE MOST WESTERLY SOUTHERLY INSIDE CORNER OF SAID SECTION 6, BEING A FOUND 2 1/2" IRON PIPE;
- 2) NORTH 88°36'28" WEST, A DISTANCE OF 3099.13 FEET TO THE EASTERLY RIGHT-OF-WAY OF U.S. HIGHWAY 385, FROM WHICH THE MOST WESTERLY CORNER OF SAID SECTION 6 BEARS NORTH 88°36'28" WEST, A DISTANCE OF 992.80 FEET, BEING A FOUND 1 1/2" IRON PIPE;

THENCE ALONG SAID EASTERLY RIGHT-OF-WAY, NORTH 18°33'05" WEST, A DISTANCE OF 4971.43 FEET;
THENCE DEPARTING SAID EASTERLY RIGHT-OF-WAY, NORTH 70°50'43" EAST, A DISTANCE OF 2035.14 FEET;
THENCE NORTH 72°38'32" EAST, A DISTANCE OF 221.58 FEET;
THENCE NORTH 74°39'55" EAST, A DISTANCE OF 446.99 FEET;
THENCE NORTH 74°48'23" EAST, A DISTANCE OF 377.00 FEET;

THENCE NORTH 72°32'33" EAST, A DISTANCE OF 169.92 FEET;
THENCE NORTH 71°06'00" EAST, A DISTANCE OF 26.11 FEET;
THENCE SOUTH 00°00'00" WEST, A DISTANCE OF 1571.27 FEET;
THENCE NORTH 79°58'29" EAST, A DISTANCE OF 445.19 FEET;
THENCE NORTH 80°41'35" EAST, A DISTANCE OF 485.39 FEET;
THENCE NORTH 79°25'03" EAST, A DISTANCE OF 424.72 FEET;
THENCE NORTH 65°16'13" EAST, A DISTANCE OF 1012.34 FEET;
THENCE NORTH 64°48'43" EAST, A DISTANCE OF 1420.39 FEET TO SAID COUNTY LINE BETWEEN CRANE COUNTY AND UPTON COUNTY;
THENCE ALONG SAID COUNTY LINE, SOUTH 00°39'42" EAST, A DISTANCE OF 1518.40 FEET;
THENCE DEPARTING SAID COUNTY LINE, SOUTH 89°20'18" WEST, A DISTANCE OF 917.40 FEET TO A LINE PARALLEL WITH AND DISTANCE 917.40 FEET WESTERLY FROM SAID COUNTY LINE;
THENCE ALONG SAID PARALLEL LINE, SOUTH 00°39'42" EAST, A DISTANCE OF 300.00 FEET;
THENCE DEPARTING SAID PARALLEL LINE, NORTH 89°20'18" EAST, A DISTANCE OF 917.40 FEET TO SAID COUNTY LINE;
THENCE ALONG SAID COUNTY LINE, SOUTH 00°39'42" EAST, A DISTANCE OF 4766.37 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 31,261,613 SQUARE FEET OR 717.668 ACRES MORE OR LESS.

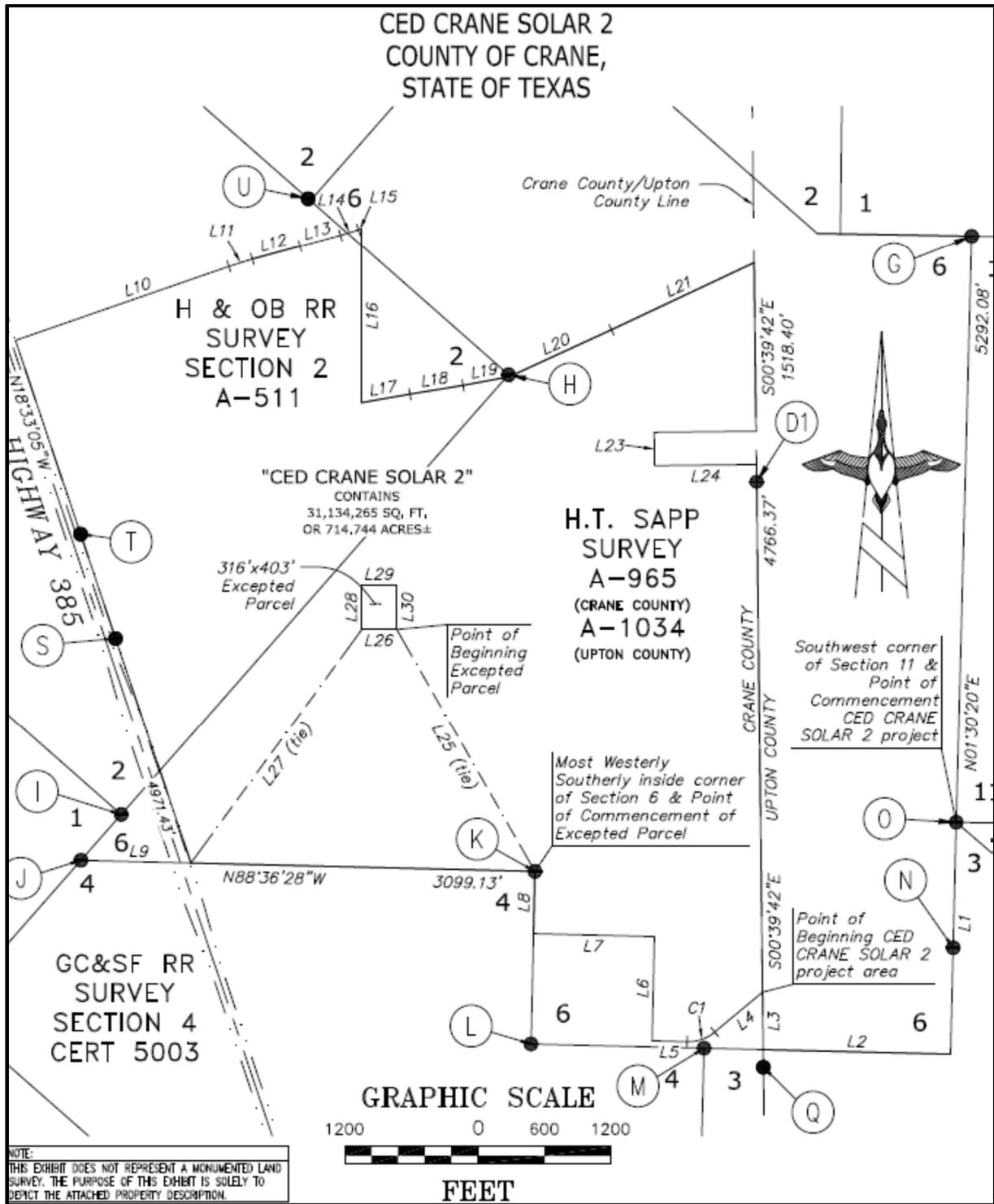
LESS AND EXCEPT THE FOLLOWING DESCRIBED PARCEL:

A PARCEL OF LAND BEING A PORTION OF SECTION 6, SURVEY ABSTRACT 965, H.T. SAPP SURVEY, LYING WITHIN THE COUNTY OF CRANE, STATE OF TEXAS, AS CONVEYED IN THE WARRANTY DEED RECORDED JUNE 1, 2000 IN VOLUME 416 AT PAGE 268 IN THE RECORDS OF THE OFFICE OF THE CRANE COUNTY CLERK, STATE OF TEXAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE MOST WESTERLY SOUTHERLY INSIDE CORNER OF SAID SECTION 6, BEING A FOUND 2 1/2" IRON PIPE, FROM WHICH THE MOST WESTERLY CORNER OF SAID SECTION 6 BEARS NORTH 88°36'28" WEST, A DISTANCE OF 4091.93, BEING A FOUND 1 1/2" IRON PIPE;
THENCE NORTH 29°40'38" WEST, A DISTANCE OF 2511.97 FEET TO THE **POINT OF BEGINNING**, SAID POINT HAVING TEXAS STATE PLANE COORDINATES, CENTRAL ZONE #4203, OF: NORTHING – 10420434.24 AND EASTING – 1676025.10;
THENCE NORTH 90°00'00" WEST, A DISTANCE OF 316.00 FEET, FROM WHICH THE MOST SOUTHERLY WESTERLY CORNER OF THE ABOVE DESCRIBED PARCEL BEARS SOUTH 36°08'03" WEST, A DISTANCE OF 2609.05 FEET;
THENCE NORTH 00°00'00" EAST, A DISTANCE OF 403.00 FEET;
THENCE SOUTH 90°00'00" EAST, A DISTANCE OF 316.00 FEET;
THENCE SOUTH 00°00'00" WEST, A DISTANCE OF 403.00 FEET TO THE **POINT OF BEGINNING**;

CONTAINING 127,348 SQUARE FEET OR 2.924 ACRES, MORE OR LESS.

NET AREA CONTAINS 31,134,265 SQUARE FEET OR 714.744 ACRES, MORE OR LESS.



Tab 10

Description of all Property Not Eligible to Become Qualified Property

Not applicable

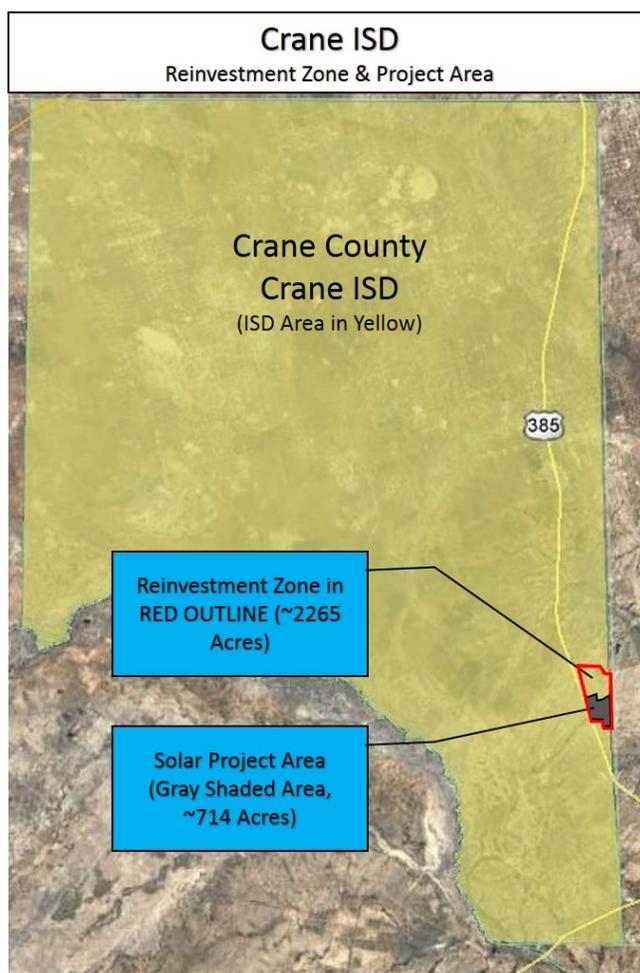
There are no buildings or improvements on the property

Tab 11

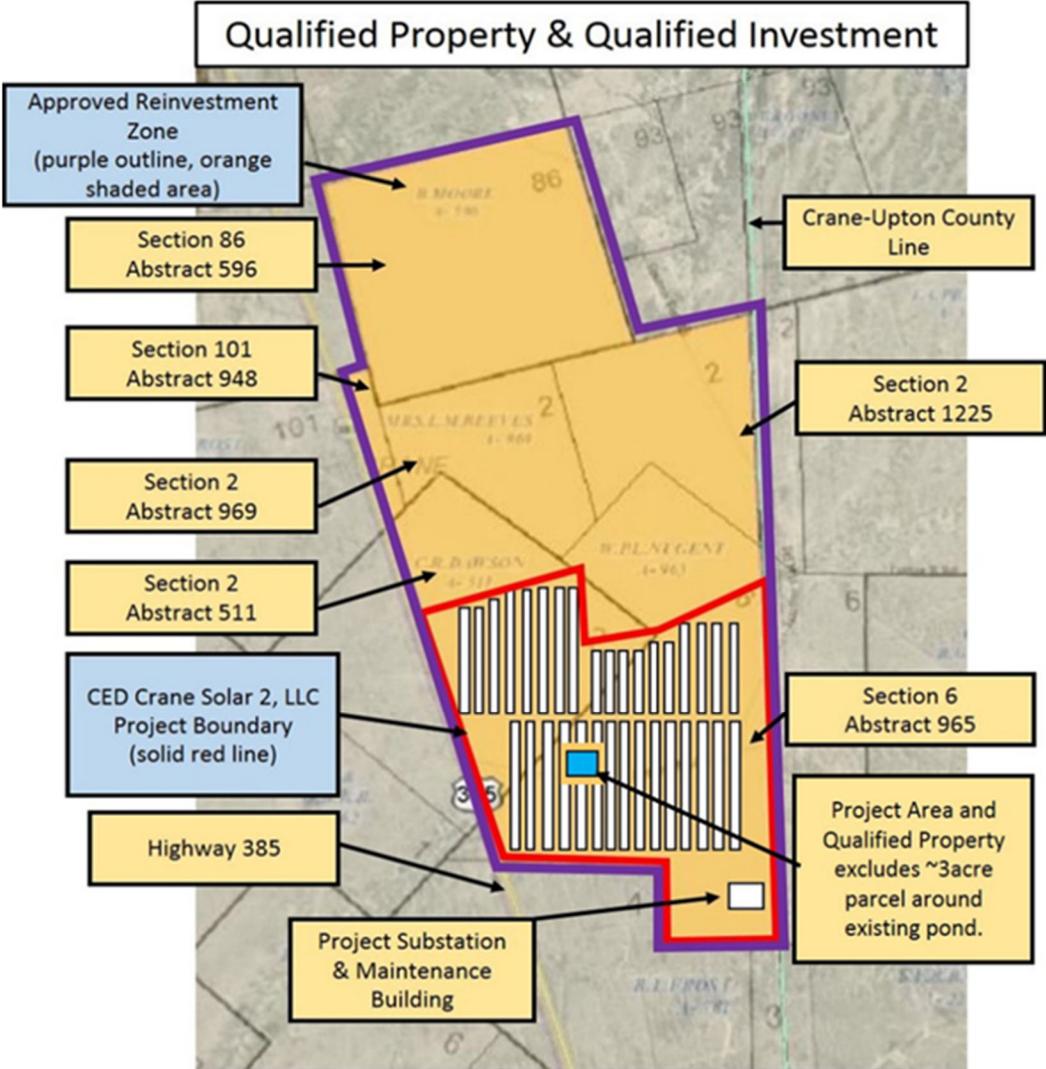
Maps that clearly show:

- a) Project vicinity (See Below)
- b) Qualified investment including 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 (See Below)
- c) Qualified property including location of new buildings or new improvements (See Below)
- d) Existing property (There is no existing property on the site)
- e) Land location within vicinity map (See Below)
- f) Reinvestment or Enterprise Zone within vicinity map, showing the actual or proposed boundaries and size (See Below)

Vicinity Map: Solar Project is located 100% in Crane County and 100% in Crane ISD



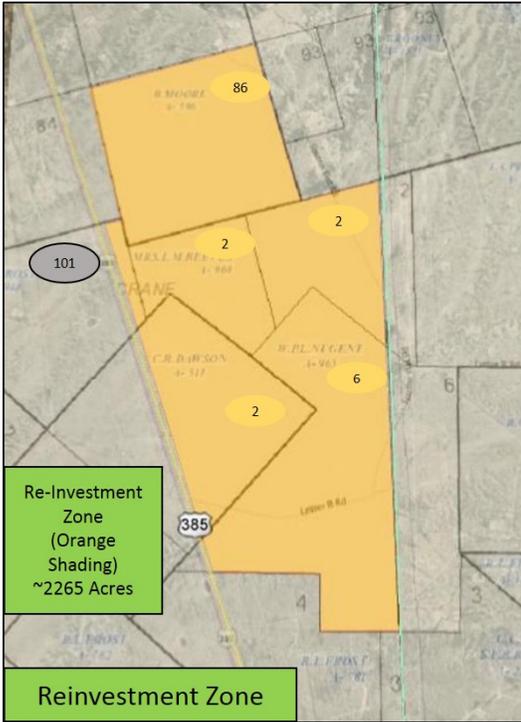
Location of the Qualified Investment & New Buildings and New Improvements (Solar Facility) shown below.



Reinvestment Zone

Reinvestment Zone

2265 Acres, all located in Crane ISD, Crane County Texas



Section	Abstract	Block	Acres	Improvements	Survey
86	596	X	511	None	CCSD&RGNG RR CO
2	1225	n/a	589	None	JA Prater
2	969	n/a		None	JA Prater
101	948	n/a	45	None	BL Frost
2	511	n/a	400	None	H&OB RR CO
6	965	n/a	720	None	HT SAPP

Land Boundaries & Reinvestment Zone Boundaries
 Beginning at the Southwest point of the area designated as the reinvestment zone at a point on the southern right of way of Texas Highway 385 at bearings of Lat 31.23432, Lon -102.32494,
 Thence: Directly East approximately 3000 feet to a point at Lat 31.23435, Lon -102.31533,
 Thence: Directly South approximately 1530 feet to a point at Lat 31.23002, Lon -102.31544,
 Thence: Directly East approximately 2180 feet to a point at Lat 31.23002, Lon -102.30847,
 Thence: N 2° W for a distance of 13,080 feet to a point at Lat 31.2659, Lon -102.310065,
 Thence: S 74°W for a distance of 2395 feet to a point at Lat 31.264139, Lon -102.31735,
 Thence: N 15°W for a distance of 5282 feet to a point at Lat 31.27799, Lon -102.32215,
 Thence: S 74° W for a distance of 5187 feet to a point at Lat 31.27427, Lon -102.33787,
 Thence: S 15° E for a distance of 4354 feet to a point at Lat 31.26268, Lon -102.3345,
 Thence: S 74° W for a distance of 630 feet to a point at Lat 31.262221, Lon -102.33650
 Thence: S 20° E for a distance of 10,715 feet to the starting point.

Tab 12

Request for Waiver of Job Creation Requirement and supporting information (if applicable)

CED Crane Solar 2, LLC

Robert Reichenberger
Authorized Representative
(303) 886-1162
robert@solar-prime.com

July 9, 2019

Ms. Jan Hunt
Superintendent
Crane Independent School District
511 West 8th
Crane, TX 79731

Re: Chapter 313 Job Waiver Request for Solar Project

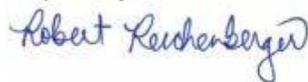
Dear Ms. Hunt:

This letter is to request a waiver of the requirement to create 10 full time jobs as part of the Appraised Value Limitation application for the CED Crane Solar 2, LLC solar project contemplated for Southeastern Crane County, TX and inside Crane ISD's district. House Bill 1470 altered the jobs requirement by adding Section 313.025(f-1) to permit a school district's board of trustees to make a finding that the job requirement exceeds the industry standard for the number of employees reasonably necessary for the operation of the facility. CED Crane Solar 2, LLC requests that the Crane ISD Board of Trustees make such a finding and waive the job creation requirement for ten (10) permanent jobs.

The new qualifying job creation requirement exceeds the number of employees necessary for the operation of the project according to our over 12-year experience developing solar projects with the type of technology being utilized at this project site. For this site design, we are specifying high capacity inverters (>3.0MW inverter blocks) and single axis tracker technology. For this type of solar technology, our experience and operational practices prescribe one operations person per each 70MW of solar generation capacity. This means that one (1) highly skilled maintenance employees are reasonably necessary for the operation of the facility described in this application. Solar projects create a large number of full-time, temporary jobs during the construction phase, but require a small number of personnel to operate the facility after commercial operation.

This waiver request is in line with industry norms for the number of jobs related to a solar generation facility of this size. This is evidenced by previously filed limitation agreement applications by solar developers who requested a waiver of the job requirements and through readily available documentation related to the development of solar generation facilities.

Respectfully,



Robert Reichenberger
CED Crane Solar 2, LLC

Tab 13

Calculation of three possible wage requirements with TWC documentation

Quarterly Employment and Wages (QCEW)

<u>110% of County Average Weekly Wage for All Jobs</u>						
Year	Period	Area	Ownership	Industry Code	Industry	Average Weekly Wage
2018	01	Crane	Private	10	Total, All Industries	\$1,272.00
2018	02	Crane	Private	10	Total, All Industries	\$1,480.00
2018	03	Crane	Private	10	Total, All Industries	\$1,374.00
2018	04	Crane	Private	10	Total, All Industries	\$1,543.00
					Average for Year	\$1,417.25
					x 110%	110%
					110% of County Average Weekly Wage for all jobs	\$1,558.98

110% of County Average Weekly Wage for Manufacturing Jobs in County

2018	3Q	\$ -	
2018	4Q	\$ -	<u>No Manufacturing Wage in Crane County</u>
2019	1Q	\$ -	
2019	2Q	\$ -	
		<hr/>	
		\$ 0/4 = \$ 0 Average Weekly Salary	
		\$ 0 x 110% = \$ 0	

110% of County Average Weekly Wage for Manufacturing Jobs in Region

\$54,576.00	
<u>X 110%</u>	
\$60,033.60	Total Annual Wage
\$1,154.49	Average Weekly Wage

**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	\$36,931
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	\$45,869
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, A2, B, C and D completed and signed Economic Impact (if applicable)

Please see attached Spreadsheets

Schedule A1: Total Investment for Economic Impact (through the Qualifying Time Period)										
Date		7/8/2019								Form 50-296A
Applicant Name		CED Crane Solar 2, LLC								Revised May 2014
ISD Name		Crane ISD								
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	Not eligible to become Qualified Property		\$0	[The only other investment made before filing complete application with district that may become Qualified Property is land.]	\$0	
Investment made after filing complete application with district, but before final board approval of application					\$0	\$0	\$0	\$0	\$0	
Investment made after final board approval of application and before Jan. 1 of first complete tax year of qualifying time period					\$0	\$0	\$0	\$0	\$0	
Complete tax years of qualifying time period	QTP1	2020-2021	2020	\$48,810,000	\$0	\$0	\$0	\$48,810,000		
	QTP2	2021-2022	2021	\$16,190,000	\$80,000	\$0	\$0	\$16,270,000		
Total Investment through Qualifying Time Period [ENTER this row in Schedule A2]				\$65,000,000	\$80,000	\$0	\$0	\$65,080,000		
				Enter amounts from TOTAL row above in Schedule A2						
Total Qualified Investment (sum of green cells)				\$65,000,000	\$80,000					
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)					Form 50-296A
Date	7/8/2019				Revised May 2014
Applicant Name	CED Crane Solar 2, LLC				
ISD Name	Crane ISD				

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 New investment (original cost) in tangible personal property placed in service during this year that will become Qualified Property	Column B New investment made during this year in buildings or permanent nonremovable components of buildings that will become Qualified Property	Column C Other investment made during this year that will not become Qualified Property [SEE NOTE]	Column D Other investment made during this year that will become Qualified Property [SEE NOTE]	Column E Total Investment (A+B+C+D)
Total Investment from Schedule A1*	--	TOTALS FROM SCHEDULE A1		\$65,000,000				
Enter amounts from TOTAL row in Schedule A1 in the row below								
Each year prior to start of value limitation period** <i>Insert as many rows as necessary</i>	0	2020-2021	2020	\$0	\$0	\$0	\$0	\$0
Each year prior to start of value limitation period** <i>Insert as many rows as necessary</i>	0	2021-2022	2021	\$48,810,000	\$0	\$0	\$0	\$48,810,000
Value limitation period***	1	2021-2022	2021	\$16,190,000	\$80,000	\$273,000	\$0	\$16,543,000
	2	2022-2023	2022	\$0	\$0	\$275,730	\$0	\$275,730
	3	2023-2024	2023	\$0	\$0	\$278,487	\$0	\$278,487
	4	2024-2025	2024	\$0	\$0	\$281,272	\$0	\$281,272
	5	2025-2026	2025	\$0	\$0	\$284,085	\$0	\$284,085
	6	2026-2027	2026	\$0	\$0	\$286,926	\$0	\$286,926
	7	2027-2028	2027	\$0	\$0	\$289,795	\$0	\$289,795
	8	2028-2029	2028	\$0	\$0	\$292,693	\$0	\$292,693
	9	2029-2030	2029	\$0	\$0	\$295,620	\$0	\$295,620
	10	2030-2031	2030	\$0	\$0	\$298,576	\$0	\$298,576
Total Investment made through limitation				\$65,000,000	\$80,000	\$2,856,184	\$0	\$67,936,184
Continue to maintain viable presence	11	2031-2032	2031			\$301,562		\$301,562
	12	2032-2033	2032			\$4,898,327		\$4,898,327
	13	2033-2034	2033			\$301,562		\$301,562
	14	2034-2035	2034			\$304,577		\$304,577
	15	2035-2036	2035			\$307,623		\$307,623
Additional years for 25 year economic impact as required by 313.026(c)(1)	16	2036-2037	2036			\$310,699		\$310,699
	17	2037-2038	2037			\$313,806		\$313,806
	18	2038-2039	2038			\$316,945		\$316,945
	19	2039-2040	2039			\$320,114		\$320,114
	20	2040-2041	2040			\$323,315		\$323,315
	21	2041-2042	2041			\$326,548		\$326,548
	22	2042-2043	2042			\$329,814		\$329,814
	23	2043-2044	2043			\$333,112		\$333,112
	24	2044-2045	2044			\$336,443		\$336,443
	25	2045-2046	2045			\$339,807		\$339,807

* 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		7/8/2019							
Applicant Name		CED Crane Solar 2, LLC						Form 50-296A	
ISD Name		Crane ISD						Revised May 2014	
					Qualified Property			Estimated Taxable Value	
	Year	School Year (YYYY-YYYY)	Tax Year (Fill in actual tax year) YYYY	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
Prior Years	0	2020-2021	2020	\$0	\$0	\$0	\$0	\$0	\$0
Prior Years	0	2021-2022	2021	\$0	\$48,810,000	\$0	\$0	\$48,810,000	\$48,810,000
Value Limitation Period	1	2021-2022	2021	\$0	\$65,080,000	\$0	\$0	\$65,080,000	\$20,000,000
	2	2022-2023	2022	\$0	\$60,589,480	\$0	\$0	\$60,589,480	\$20,000,000
	3	2023-2024	2023	\$0	\$55,734,512	\$0	\$0	\$55,734,512	\$20,000,000
	4	2024-2025	2024	\$0	\$50,495,572	\$0	\$0	\$50,495,572	\$20,000,000
	5	2025-2026	2025	\$0	\$44,833,612	\$0	\$0	\$44,833,612	\$20,000,000
	6	2026-2027	2026	\$0	\$38,722,600	\$0	\$0	\$38,722,600	\$20,000,000
	7	2027-2028	2027	\$0	\$32,123,488	\$0	\$0	\$32,123,488	\$20,000,000
	8	2028-2029	2028	\$0	\$24,997,228	\$0	\$0	\$24,997,228	\$20,000,000
	9	2029-2030	2029	\$0	\$17,298,264	\$0	\$0	\$17,298,264	\$17,298,264
	10	2030-2031	2030	\$0	\$13,016,000	\$0	\$0	\$13,016,000	\$13,016,000
Continue to maintain viable presence	11	2031-2032	2031	\$0	\$13,016,000	\$0	\$0	\$13,016,000	\$13,016,000
	12	2032-2033	2032	\$0	\$17,391,000	\$0	\$0	\$17,391,000	\$17,391,000
	13	2033-2034	2033	\$0	\$17,089,125	\$0	\$0	\$17,089,125	\$17,089,125
	14	2034-2035	2034	\$0	\$16,762,750	\$0	\$0	\$16,762,750	\$16,762,750
	15	2035-2036	2035	\$0	\$16,410,563	\$0	\$0	\$16,410,563	\$16,410,563
Additional years for 25 year economic impact as required by 313.026(c)(1)	16	2036-2037	2036	\$0	\$16,029,938	\$0	\$0	\$16,029,938	\$16,029,938
	17	2037-2038	2037	\$0	\$15,619,125	\$0	\$0	\$15,619,125	\$15,619,125
	18	2038-2039	2038	\$0	\$15,175,500	\$0	\$0	\$15,175,500	\$15,175,500
	19	2039-2040	2039	\$0	\$14,696,438	\$0	\$0	\$14,696,438	\$14,696,438
	20	2040-2041	2040	\$0	\$14,178,875	\$0	\$0	\$14,178,875	\$14,178,875
	21	2041-2042	2041	\$0	\$13,891,000	\$0	\$0	\$13,891,000	\$13,891,000
	22	2042-2043	2042	\$0	\$13,891,000	\$0	\$0	\$13,891,000	\$13,891,000
	23	2043-2044	2043	\$0	\$13,891,000	\$0	\$0	\$13,891,000	\$13,891,000
	24	2044-2045	2044	\$0	\$13,891,000	\$0	\$0	\$13,891,000	\$13,891,000
	25	2045-2046	2045	\$0	\$13,891,000	\$0	\$0	\$13,891,000	\$13,891,000

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

Schedule C: Employment Information								
Date	7/8/2019							Form 50-296A
Applicant Name	CED Crane Solar 2, LLC							Revised May 2014
ISD Name	Crane ISD			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 <i>Insert as many rows as necessary</i>	0	2020-2021	2020	100 FTE Avg, 150 FTE Peak	\$37,500	0	0	0
Each year prior to start of Value Limitation Period <i>Insert as many rows as necessary</i>	0	2021-2022	2021	100 FTE Avg, 150 FTE Peak	\$37,500	0	0	60033.48
Value Limitation Period <i>The qualifying time period could overlap the value limitation period.</i>	1	2021-2022	2021	0	\$0	0	1	60033.48
	2	2022-2023	2022	0	0	0	1	60033.48
	3	2023-2024	2023	0	0	0	1	60033.48
	4	2024-2025	2024	0	0	0	1	60033.48
	5	2025-2026	2025	0	0	0	1	60033.48
	6	2026-2027	2026	0	0	0	1	60033.48
	7	2027-2028	2027	0	0	0	1	60033.48
	8	2028-2029	2028	0	0	0	1	60033.48
	9	2029-2030	2029	0	0	0	1	60033.48
	10	2030-2031	2030	0	0	0	1	60033.48
Years Following Value Limitation Period	11 through 25	2031-2046	2031-2045	0	0	0	1	60033.48
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:						<input checked="" type="checkbox"/>	Yes	<input type="checkbox"/> No
C1a. Will the applicant request a job waiver, as provided under 313.025(f-1)?						<input checked="" type="checkbox"/>	Yes	<input type="checkbox"/> No
C1b. Will the applicant avail itself of the provision in 313.021(3)(F)?						<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/> No

Tab 15

Economic Impact Analysis, other payments made in the state or other economic information (if applicable)

CED Crane Solar 2, LLC did not conduct an Economic Impact Analysis

Not applicable

Tab 16

Description of Reinvestment or Enterprise Zone, including:

- a) evidence that the area qualifies as a enterprise zone as defined by the Governor's Office
- b) legal description of reinvestment zone*
- c) order, resolution or ordinance establishing the reinvestment zone*
- d) guidelines and criteria for creating the zone*

** To be submitted with application or before date of final application approval by school board*

Resolution Creating Reinvestment Zone

**RESOLUTION OF THE COMMISSIONERS COURT
OF CRANE COUNTY, TEXAS
DESIGNATING THE CRANE SOLAR REINVESTMENT ZONE#1**

A RESOLUTION DESIGNATING A CERTAIN AREA AS A REINVESTMENT ZONE FOR A COMMERCIAL/INDUSTRIAL TAX ABATEMENT IN CRANE COUNTY, TEXAS, ESTABLISHING THE BOUNDARIES THEREOF, AND PROVIDING FOR AN EFFECTIVE DATE.

Whereas, the Commissioners Court of Crane County, Texas, desires to promote the development or redevelopment of a certain contiguous geographic area within its jurisdiction by the creation of a reinvestment zone as authorized by the Property Redevelopment and Tax Abatement Act, as amended (Texas Property Tax Code §312.001, *et seq.*), and

Whereas, on this date, a hearing before the Commissioners Court of Crane County, Texas was held, such date being at least seven (7) days after the date of publication of the notices of such public hearing in the local newspaper of general circulation in Crane County and the delivery of written notice to the respective presiding officers of each taxing entity that includes within its boundaries real property that is to be included in the proposed reinvestment zone; and

Whereas, the proponents of the reinvestment zone offered evidence, both oral and documentary, in favor of all of the foregoing matters relating to the creation of the reinvestment zone and opponents, if any, of the reinvestment zone appeared to contest the creation of the reinvestment zone.

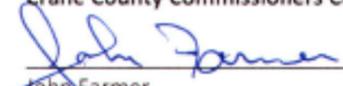
BE IT RESOLVED BY THE COMMISSIONERS COURT OF Crane County, Texas:

1. That the facts and recitations contained in the preamble of this Resolution are hereby found and declared to be true and correct.
2. That the Commissioners Court of Crane County, Texas, after conducting such hearing and having heard such evidence and testimony, has made the following findings and determinations based on the evidence and testimony presented to it:
 - a. That the public hearing on adoption of the reinvestment zone has been properly called, held and conducted and that notice of such hearing has been published as required by law and mailed to the respective presiding officers of the governing bodies of all taxing units overlapping the territory inside the proposed reinvestment zone; and
 - b. That the boundaries of the reinvestment zone should be the area described in the attached Exhibit A and depicted in the map attached hereto as Exhibit B, which are incorporated herein by reference for all purposes. In the event of discrepancy between the descriptions of Exhibit A and Exhibit B, the map shall control; and
 - c. That creation of the reinvestment zone will result in benefits to Crane County, Texas and to land included in the zone and that the improvements sought are feasible and practical; and
 - d. The reinvestment zone meets the criteria set forth in Texas Property Tax Code Chapter 312 for the creation of a reinvestment zone as set forth in the Property Redevelopment and Tax Abatement Act, as amended, and the Guidelines, in that it is reasonably likely as a result of the designation to contribute to the retention or expansion of primary employment or to attract investment in the zone that would be a benefit to the property and that would contribute to the economic development of Crane County, Texas, and that the entire tract of land is located entirely within an unincorporated area of Crane County, Texas.
3. That pursuant to the Property Redevelopment and Tax Abatement Act, as amended, and the Guidelines, Crane County Commissioner's Court hereby creates the Crane Solar Reinvestment Zone #1, a reinvestment zone for commercial-industrial tax abatement encompassing only the area described in Exhibit A and depicted in Exhibit B, and such reinvestment zone is hereby designated and shall hereafter be referred to as the Crane Solar Reinvestment Zone #1.
4. That the Crane Solar Reinvestment Zone #1 shall take effect on this date, and shall remain designated as a commercial-industrial reinvestment zone for a period of five (5) years from such date of designation, and may be renewed for additional five (5) year periods thereafter.

5. That if any section, paragraph, clause or provision of this Resolution shall for any reason be held to be invalid or unenforceable, the invalidity or unenforceability of such section, paragraph, clause, or provision shall not affect any of the remaining provisions of this Resolution.
6. That it is hereby found, determined and declared that a sufficient notice of the date, hour, place and subject, of the meeting of the Crane County Commissioners Court at which this Resolution was adopted was posted at a place convenient and readily accessible at all times as required by the Texas Open Government Act, Texas Government Code, Chapter 551, as amended, and that a public hearing was held prior to the designation of such reinvestment zone and that proper notice of the hearing was published in the official newspaper of circulation within the County, and furthermore, such notice was in fact delivered to the presiding officer of any affected taxing entity as prescribed by the Property Redevelopment and Tax Abatement Act.
- 7.

PASSED, APPROVED AND ADOPTED on this 14th day of March, 2017.

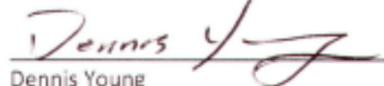
Crane County Commissioners Court



John Farmer
Crane County Judge



Tom Brown
Precinct 1 Commissioner



Dennis Young
Precinct 2 Commissioner



Domingo Escobedo
Precinct 3 Commissioner



Ruby Martinez
Precinct 4 Commissioner

Attest:



Judy Crawford, Crane County Clerk

Exhibit A
Legal Description of Crane Solar Reinvestment Zone#1

The Reinvestment Zone is comprised of the following sections:

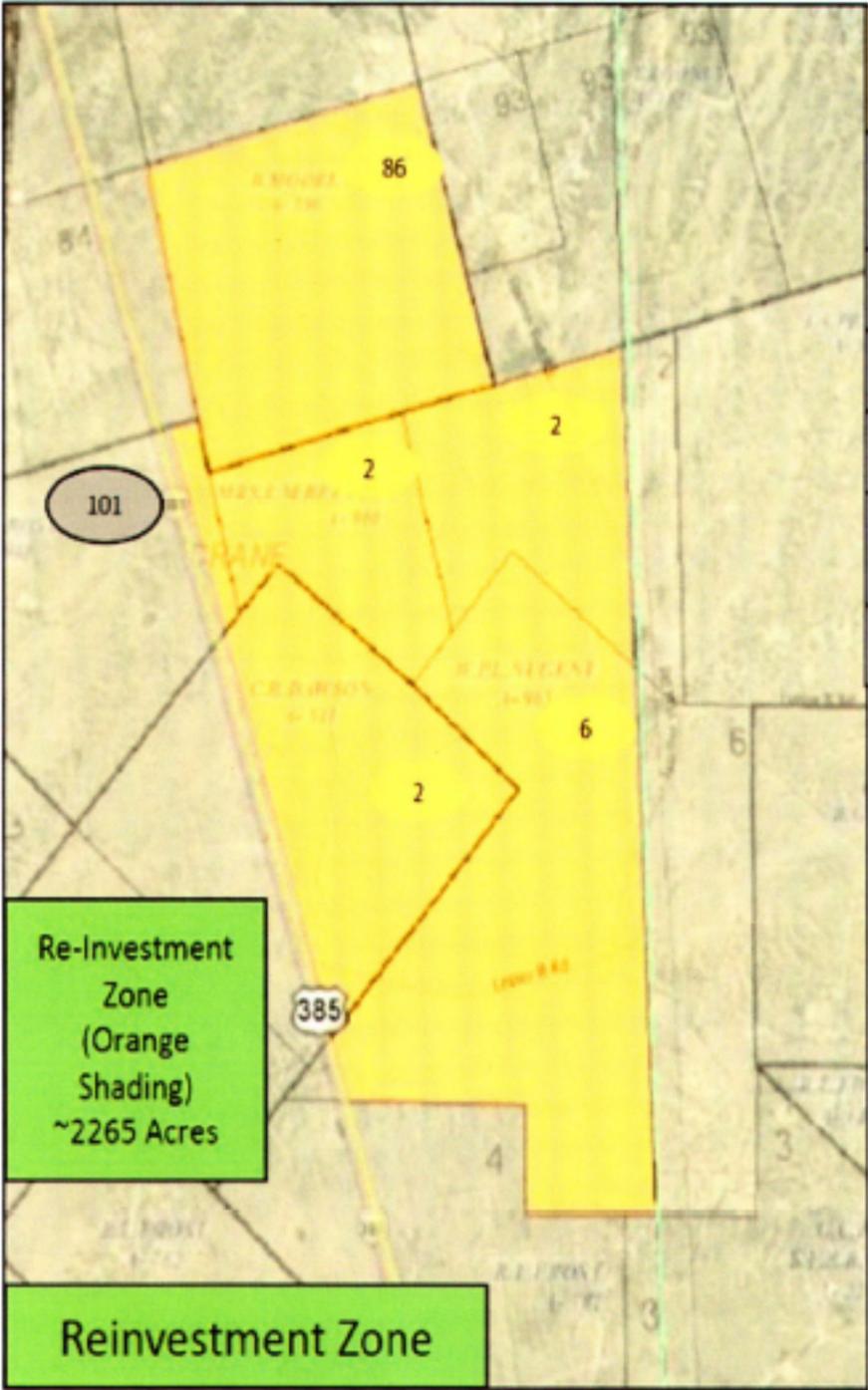
Section	Abstract	Block	Acres	Improvements	Survey
86	596	X	511	None	CCSD&RGNG RR CO
2	1225	n/a	589	None	JA Prater
2	969	n/a		None	JA Prater
101	948	n/a	45	None	BL Frost
2	511	n/a	400	None	H&OB RR CO
6	965	n/a	720	None	HT SAPP

Land Boundaries & Reinvestment Zone Boundaries

Beginning at the Southwest point of the area designated as the reinvestment zone at a point on the southern right of way of Texas Highway 385 at bearings of Lat 31.23432, Lon -102.32494,

- Thence: Directly East approximately 3000 feet to a point at Lat 31.23435, Lon -102.31533,
- Thence: Directly South approximately 1530 feet to a point at Lat 31.23002, Lon -102.31544,
- Thence: Directly East approximately 2180 feet to a point at Lat 31.23002, Lon -102.30847,
- Thence: N 2° W for a distance of 13,080 feet to a point at Lat 31.2659, Lon -102.310065,
- Thence: S 74°W for a distance of 2395 feet to a point at Lat 31.264139, Lon -102.31735,
- Thence: N 15°W for a distance of 5282 feet to a point at Lat 31.27799, Lon -102.32215,
- Thence: S 74° W for a distance of 5187 feet to a point at Lat 31.27427, Lon -102.33787,
- Thence: S 15° E for a distance of 4354 feet to a point at Lat 31.26268, Lon -102.3345,
- Thence: S 74° W for a distance of 630 feet to a point at Lat 31.262221, Lon -102.33650
- Thence: S 20° E for a distance of 10,715 feet to the starting point.

Exhibit B
Map of Crane Solar Reinvestment Zone#1



Tab 17

Signature and Certification page, signed and dated by Authorized School District Representative and Authorized Company Representative (applicant)

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

Janet Hunt
Print Name (Authorized School District Representative)

Supt.
Title

sign here

Janet Hunt
Signature (Authorized School District Representative)

7-16-19
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

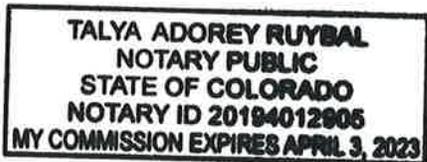
Robert Reichenberger
Print Name (Authorized Company Representative (Applicant))

Authorized Representative
Title

sign here

Robert Reichenberger
Signature (Authorized Company Representative (Applicant))

7/9/19
Date



(Notary Seal)

GIVEN under my hand and seal of office this, the

11th day of July 2019
Talya Adorey Ruybal
Notary Public in and for the State of Texas COLORADO
My Commission expires: 4/3/2023

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.