

# O'HANLON, DEMERATH & CASTILLO

ATTORNEYS AND COUNSELORS AT LAW

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July 31, 2019

Local Government Assistance & Economic Analysis  
Texas Comptroller of Public Accounts  
P.O. Box 13528  
Austin, Texas 78711-3528

RE: Application to the Paint Creek Independent School District from IP Quantum, LLC

To the Local Government Assistance & Economic Analysis Division:

By copy of this letter transmitting the application for review to the Comptroller's Office, the Paint Creek Independent School District is notifying IP Quantum, LLC of its intent to consider the application for appraised value limitation on qualified property should a positive certificate be issued by the Comptroller. Please prepare the Economic Impact Report.

The Applicant submitted the Application to the school district on July 15, 2019. The Board voted to accept the application on July 15, 2019. The application has been determined complete as of July 31, 2019. The Applicant has provided the schedules in both electronic format and paper copies. The electronic copy is identical to the hard copy that will be hand delivered.

A copy of the application will be submitted to the Haskell County Appraisal District.

Sincerely,



Kevin O'Hanlon  
School District Consultant

Cc: Haskell County Appraisal District  
IP Quantum, LLC

**IP QUANTUM, LLC**

**CHAPTER 313 APPLICATION  
FOR APPRAISED VALUE LIMITATION  
TO PAINT CREEK ISD**

*Comptroller*

## 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"> <li>a) Project vicinity</li> <li>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</li> <li>c) Qualified property including location of new buildings or new improvements</li> <li>d) Existing property</li> <li>e) Land location within vicinity map</li> <li>f) Reinvestment or Enterprise Zone within vicinity map, showing the actual or proposed boundaries and size</li> </ul> <p><b>Note:</b> 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"> <li>a) evidence that the area qualifies as a enterprise zone as defined by the Governor's Office</li> <li>b) legal description of reinvestment zone*</li> <li>c) order, resolution or ordinance establishing the reinvestment zone*</li> <li>d) guidelines and criteria for creating the zone*</li> </ul> <p><b>* To be submitted with application or before date of final application approval by school board</b></p>
17	Signature and Certification page, signed and dated by Authorized School District Representative and Authorized Company Representative <i>(applicant)</i>

**TAB 1**

*Pages 1 through 9 of application.*

# Application for Appraised Value Limitation on Qualified Property

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

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

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

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

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

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

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

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

Please visit the Comptroller's website to find out more about the program at [comptroller.texas.gov/economy/local/ch313/](http://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

July 15, 2019		
Date Application Received by District		
Dr. Cheryl	Floyd	
First Name	Last Name	
Superintendent		
Title		
Paint Creek ISD		
School District Name		
4485 FM 600		
Street Address		
4485 FM 600		
Mailing Address		
Haskell	TX	79521-8611
City	State	ZIP
940-864-2868	940-863-4488	
Phone Number	Fax Number	
	cfloyd@paintcreek_esc14.net	
	Email Address	

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

**SECTION 1: School District Information (continued)**

**3. Authorized School District Consultant (If Applicable)**

Daniel	Casey
First Name	Last Name
Partner	
Title	
Moak Casey & Associates LLP	
Firm Name	
512-485-7878	512-485-7888
Phone Number	Fax Number
	dcasey@moakcasey.com
	Email Address

4. On what date did the district determine this application complete? ..... July 31, 2019
5. Has the district determined that the electronic copy and hard copy are identical? .....  Yes  No

**SECTION 2: Applicant Information**

**1. Authorized Company Representative (Applicant)**

Luke	Dunnington	
First Name	Last Name	
Vice President	IP Renewable Energy Holdings LLC ("IPREH")	
Title	Organization	
c/o Intersect Power, 2 Embarcadero Center, 7th Floor, San Francisco, CA 94111		
Street Address		
c/o Intersect Power, 9450 SW Gemini Drive, PMB #68743		
Mailing Address		
Beaverton	OR	97008-7105
City	State	ZIP
415-846-0730	(415) 723-7189	
Phone Number	Fax Number	
	luke@intersectpower.com	
	Business Email Address	

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

Marisa	Mitchell	
First Name	Last Name	
Principal	Intersect Power, LLC	
Title	Organization	
c/o Intersect Power, 2 Embarcadero Center, 7th Floor, San Francisco, CA 94111		
Street Address		
c/o Intersect Power, 9450 SW Gemini Drive, PMB #68743		
Mailing Address		
Beaverton	OR	97008-7105
City	State	ZIP
415-846-0730	(415) 723-7189	
Phone Number	Fax Number	
	Marisa@intersectpower.com	
	Business Email Address	

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

SECTION 2: Applicant Information (continued)

4. Authorized Company Consultant (If Applicable)

Dale \_\_\_\_\_ Cummings \_\_\_\_\_  
 First Name Last Name  
 Consultant \_\_\_\_\_  
 Title \_\_\_\_\_  
 Cummings Westlake, LLC \_\_\_\_\_  
 Firm Name \_\_\_\_\_  
 713-266-4456 \_\_\_\_\_ 713-266-2333 \_\_\_\_\_  
 Phone Number Fax Number  
 dcummings@cwlp.net \_\_\_\_\_  
 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? \_\_\_\_\_ IP Quantum, LLC \_\_\_\_\_
2. List the Texas Taxpayer I.D. number of entity subject to Tax Code, Chapter 171 (11 digits) \_\_\_\_\_ 32068726739 \_\_\_\_\_
3. List the NAICS code \_\_\_\_\_ 221114 \_\_\_\_\_
4. Is the applicant a party to any other pending or active Chapter 313 agreements?  Yes  No  
 4a. If yes, please list application number, name of school district and year of agreement \_\_\_\_\_

SECTION 5: Applicant Business Structure

1. Identify Business Organization of Applicant (corporation, limited liability corporation, etc) \_\_\_\_\_ Limited liability corporation \_\_\_\_\_
2. Is applicant a combined group, or comprised of members of a combined group, as defined by Tax Code §171.0001(7)?  Yes  No  
 2a. If yes, attach in **Tab 3** a copy of Texas Comptroller Franchise Tax Form No. 05-165, No. 05-166, or any other documentation from the Franchise Tax Division to demonstrate the applicant's combined group membership and contact information.
3. Is the applicant current on all tax payments due to the State of Texas?  Yes  No
4. Are all applicant members of the combined group current on all tax payments due to the State of Texas?  Yes  No  N/A
5. If the answer to question 3 or 4 is no, please explain and/or disclose any history of default, delinquencies and/or any material litigation, including litigation involving the State of Texas. (If necessary, attach explanation in **Tab 3**)

**SECTION 6: Eligibility Under Tax Code Chapter 313.024**

1. Are you an entity subject to the tax under Tax Code, Chapter 171?  Yes  No
2. The property will be used for one of the following activities:
  - (1) manufacturing  Yes  No
  - (2) research and development  Yes  No
  - (3) a clean coal project, as defined by Section 5.001, Water Code  Yes  No
  - (4) an advanced clean energy project, as defined by Section 382.003, Health and Safety Code  Yes  No
  - (5) renewable energy electric generation  Yes  No
  - (6) electric power generation using integrated gasification combined cycle technology  Yes  No
  - (7) nuclear electric power generation  Yes  No
  - (8) a computer center that is used as an integral part or as a necessary auxiliary part for the activity conducted by applicant in one or more activities described by Subdivisions (1) through (7)  Yes  No
  - (9) a Texas Priority Project, as defined by 313.024(e)(7) and TAC 9.1051  Yes  No
3. Are you requesting that any of the land be classified as qualified investment?  Yes  No
4. Will any of the proposed qualified investment be leased under a capitalized lease?  Yes  No
5. Will any of the proposed qualified investment be leased under an operating lease?  Yes  No
6. Are you including property that is owned by a person other than the applicant?  Yes  No
7. Will any property be pooled or proposed to be pooled with property owned by the applicant in determining the amount of your qualified investment?  Yes  No

**SECTION 7: Project Description**

1. In **Tab 4**, attach a detailed description of the scope of the proposed project, including, at a minimum, the type and planned use of real and tangible personal property, the nature of the business, a timeline for property construction or installation, and any other relevant information.
2. Check the project characteristics that apply to the proposed project:
 

<input type="checkbox"/> Land has no existing improvements	<input checked="" type="checkbox"/> Land has existing improvements <i>(complete Section 13)</i>
<input type="checkbox"/> Expansion of existing operation on the land <i>(complete Section 13)</i>	<input type="checkbox"/> Relocation within Texas

**SECTION 8: Limitation as Determining Factor**

1. Does the applicant currently own the land on which the proposed project will occur?  Yes  No
2. Has the applicant entered into any agreements, contracts or letters of intent related to the proposed project?  Yes  No
3. Does the applicant have current business activities at the location where the proposed project will occur?  Yes  No
4. Has the applicant made public statements in SEC filings or other documents regarding its intentions regarding the proposed project location?  Yes  No
5. Has the applicant received any local or state permits for activities on the proposed project site?  Yes  No
6. Has the applicant received commitments for state or local incentives for activities at the proposed project site?  Yes  No
7. Is the applicant evaluating other locations not in Texas for the proposed project?  Yes  No
8. Has the applicant provided capital investment or return on investment information for the proposed project in comparison with other alternative investment opportunities?  Yes  No
9. Has the applicant provided information related to the applicant's inputs, transportation and markets for the proposed project?  Yes  No
10. Are you submitting information to assist in the determination as to whether the limitation on appraised value is a determining factor in the applicant's decision to invest capital and construct the project in Texas?  Yes  No

**Chapter 313.026(e) states "the applicant may submit information to the Comptroller that would provide a basis for an affirmative determination under Subsection (c)(2)." If you answered "yes" to any of the questions in Section 8, attach supporting information in Tab 5.**

**SECTION 9: Projected Timeline**

- 1. Application approval by school board ..... December 2019
- 2. Commencement of construction ..... February 2021
- 3. Beginning of qualifying time period ..... January 1, 2021
- 4. First year of limitation ..... January 1, 2023
- 5. Begin hiring new employees ..... First quarter 2022
- 6. Commencement of commercial operations ..... May 2022
- 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? ..... May 2022

**SECTION 10: The Property**

- 1. Identify county or counties in which the proposed project will be located ..... Haskell
- 2. Identify Central Appraisal District (CAD) that will be responsible for appraising the property ..... Haskell
- 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: Haskell, \$.594142, 100% City: not applicable  
(Name, tax rate and percent of project) (Name, tax rate and percent of project)  
 Hospital District: Haskell, \$.2421, 100% Water District: Rolling Plains GCD, \$.024, 100%  
(Name, tax rate and percent of project) (Name, tax rate and percent of project)  
 Other (describe): not applicable Other (describe): not applicable  
(Name, tax rate and percent of project) (Name, tax rate and percent of project)
- 5. Is the project located entirely within the ISD listed in Section 1? .....  Yes  No  
 5a. If no, attach in **Tab 6** additional information on the project scope and size to assist in the economic analysis.
- 6. Did you receive a determination from the Texas Economic Development and Tourism Office that this proposed project and at least one other project seeking a limitation agreement constitute a single unified project (SUP), as allowed in §313.024(d-2)? .....  Yes  No  
 6a. If yes, attach in **Tab 6** supporting documentation from the Office of the Governor.

**SECTION 11: Investment**

**NOTE:** The minimum amount of qualified investment required to qualify for an appraised value limitation and the minimum amount of appraised value limitation vary depending on whether the school district is classified as Subchapter B or Subchapter C, and the taxable value of the property within the school district. For assistance in determining estimates of these minimums, access the Comptroller's website at [comptroller.texas.gov/economy/local/ch313/](http://comptroller.texas.gov/economy/local/ch313/).

- 1. At the time of application, what is the estimated minimum qualified investment required for this school district? ..... 20,000,000.00
- 2. What is the amount of appraised value limitation for which you are applying? ..... 25,000,000.00  
**Note:** The property value limitation amount is based on property values available at the time of application and may change prior to the execution of any final agreement.
- 3. Does the qualified investment meet the requirements of Tax Code §313.021(1)? .....  Yes  No
- 4. Attach a description of the qualified investment [See §313.021(1).] The description must include:
  - a. a specific and detailed description of the qualified investment you propose to make on the property for which you are requesting an appraised value limitation as defined by Tax Code §313.021 (**Tab 7**);
  - b. a description of any new buildings, proposed new improvements or personal property which you intend to include as part of your minimum qualified investment (**Tab 7**); and
  - c. a detailed map of the qualified investment showing location of tangible personal property to be placed in service during the qualifying time period and buildings to be constructed during the qualifying time period, with vicinity map (**Tab 11**).
- 5. Do you intend to make at least the minimum qualified investment required by Tax Code §313.023 (or §313.053 for Subchapter C school districts) for the relevant school district category during the qualifying time period? .....  Yes  No

**SECTION 12: Qualified Property**

1. Attach a detailed description of the qualified property. [See §313.021(2)] (If qualified investment describes qualified property exactly, you may skip items a, b and c below.) The description must include:
  - 1a. a specific and detailed description of the qualified property for which you are requesting an appraised value limitation as defined by Tax Code §313.021 (Tab 8);
  - 1b. a description of any new buildings, proposed new improvements or personal property which you intend to include as part of your qualified property (Tab 8); and
  - 1c. a map of the qualified property showing location of new buildings or new improvements with vicinity map (Tab 11).
2. Is the land upon which the new buildings or new improvements will be built part of the qualified property described by §313.021(2)(A)?  Yes  No
  - 2a. If yes, attach complete documentation including:
    - a. legal description of the land (Tab 9);
    - b. each existing appraisal parcel number of the land on which the new improvements will be constructed, regardless of whether or not all of the land described in the current parcel will become qualified property (Tab 9);
    - c. owner (Tab 9);
    - d. the current taxable value of the land. Attach estimate if land is part of larger parcel (Tab 9); and
    - e. a detailed map showing the location of the land with vicinity map (Tab 11).
3. Is the land on which you propose new construction or new improvements currently located in an area designated as a reinvestment zone under Tax Code Chapter 311 or 312 or as an enterprise zone under Government Code Chapter 2303?  Yes  No
  - 3a. If yes, attach the applicable supporting documentation:
    - a. evidence that the area qualifies as a enterprise zone as defined by the Governor's Office (Tab 16);
    - b. legal description of reinvestment zone (Tab 16);
    - c. order, resolution or ordinance establishing the reinvestment zone (Tab 16);
    - d. guidelines and criteria for creating the zone (Tab 16); and
    - e. a map of the reinvestment zone or enterprise zone boundaries with vicinity map (Tab 11)
  - 3b. If no, submit detailed description of proposed reinvestment zone or enterprise zone with a map indicating the boundaries of the zone on which you propose new construction or new improvements to the Comptroller's office within 30 days of the application date. What is the anticipated date on which you will submit final proof of a reinvestment zone or enterprise zone? December 2019

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

1. In Tab 10, attach a specific and detailed description of all **existing property**. This includes buildings and improvements existing as of the application review start date (the date the application is determined to be complete by the Comptroller). The description must provide sufficient detail to locate all existing property on the land that will be subject to the agreement and distinguish existing property from future proposed property.
2. In Tab 10, attach a specific and detailed description of all **proposed new property that will not become new improvements** as defined by TAC 9.1051. This includes proposed property that: functionally replaces existing or demolished/removed property; is used to maintain, refurbish, renovate, modify or upgrade existing property; or is affixed to existing property; or is otherwise ineligible to become qualified property. The description must provide sufficient detail to distinguish existing property (question 1) and all proposed new property that cannot become qualified property from proposed qualified property that will be subject to the agreement (as described in Section 12 of this application).
3. For the property not eligible to become qualified property listed in response to questions 1 and 2 of this section, provide the following supporting information in Tab 10:
  - a. maps and/or detailed site plan;
  - b. surveys;
  - c. appraisal district values and parcel numbers;
  - d. inventory lists;
  - e. existing and proposed property lists;
  - f. model and serial numbers of existing property; or
  - g. other information of sufficient detail and description.
4. Total estimated market value of existing property (that property described in response to question 1): \$ 209,661,650.00
5. In Tab 10, include an appraisal value by the CAD of all the buildings and improvements existing as of a date within 15 days of the date the application is received by the school district.
6. Total estimated market value of proposed property not eligible to become qualified property  
(that property described in response to question 2): \$ 0.00

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

**SECTION 14: Wage and Employment Information**

1. What is the estimated number of permanent jobs (more than 1,600 hours a year), with the applicant or a contractor of the applicant, on the proposed qualified property during the last complete quarter before the application review start date (date your application is finally determined to be complete)? ..... 0
2. What is the last complete calendar quarter before application review start date:  
 First Quarter     Second Quarter     Third Quarter     Fourth Quarter of 2019  
(year)
3. What were the number of permanent jobs (more than 1,600 hours a year) this applicant had in Texas during the most recent quarter reported to the Texas Workforce Commission (TWC)? ..... 0  
**Note:** For job definitions see TAC §9.1051 and Tax Code §313.021(3).
4. What is the number of new qualifying jobs you are committing to create? ..... 2
5. What is the number of new non-qualifying jobs you are estimating you will create? ..... 0
6. Do you intend to request that the governing body waive the minimum new qualifying job creation requirement, as provided under Tax Code §313.025(f-1)? .....  Yes     No
  - 6a. If yes, attach evidence in **Tab 12** documenting that the new qualifying job creation requirement above exceeds the number of employees necessary for the operation, according to industry standards.
7. Attach in **Tab 13** the four most recent quarters of data for each wage calculation below, including documentation from the TWC website. The final actual statutory minimum annual wage requirement for the applicant for each qualifying job — which may differ slightly from this estimate — will be based on information from the four quarterly periods for which data were available at the time of the application review start date (date of a completed application). See TAC §9.1051(21) and (22).
  - a. Average weekly wage for all jobs (all industries) in the county is ..... 703.25
  - b. 110% of the average weekly wage for manufacturing jobs in the county is ..... 710.00
  - c. 110% of the average weekly wage for manufacturing jobs in the region is ..... 961.04
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? ..... 49,974.10
10. What is the annual wage you are committing to pay for each of the new qualifying jobs you create on the qualified property? ..... 49,974.10
11. Will the qualifying jobs meet all minimum requirements set out in Tax Code §313.021(3)? .....  Yes     No
12. Do you intend to satisfy the minimum qualifying job requirement through a determination of cumulative economic benefits to the state as provided by §313.021(3)(F)? .....  Yes     No
  - 12a. If yes, attach in **Tab 12** supporting documentation from the TWC, pursuant to §313.021(3)(F).
13. Do you intend to rely on the project being part of a single unified project, as allowed in §313.024(d-2), in meeting the qualifying job requirements? .....  Yes     No
  - 13a. If yes, attach in **Tab 6** supporting documentation including a list of qualifying jobs in the other school district(s).

**SECTION 15: Economic Impact**

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

**TAB 2**

*Proof of Payment of Application Fee*

Please find on the following page, copy of the check for the \$75,000 application fee to Paint Creek Independent School District.

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)*

IP Quantum, LLC is part of a combined group. Please see the most recent report filed. IP Quantum LLC had not been formed during the reporting period of the 2018 report. IP Quantum, LLC will be reported on the 2019 report of IP Portfolio I, LLC.



## Franchise Tax Account Status

As of : 04/15/2019 08:55:05

This Page is Not Sufficient for Filings with the Secretary of State

IP QUANTUM, LLC	
<b>Texas Taxpayer Number</b>	32068726739
<b>Mailing Address</b>	548 MARKET ST SAN FRANCISCO, CA 94104-5401
<b>Right to Transact Business in Texas</b>	ACTIVE
<b>State of Formation</b>	DE
<b>Effective SOS Registration Date</b>	10/19/2018
<b>Texas SOS File Number</b>	0803146771
<b>Registered Agent Name</b>	CT CORPORATION SYSTEM
<b>Registered Office Street Address</b>	1999 BRYAN STREET, SUITE 900 DALLAS, TX 75201

### Texas Franchise Tax Public Information Report

To be filed by Corporations, Limited Liability Companies (LLC), Limited Partnerships (LP),  
Professional Associations (PA) and Financial Institutions

Tcode 13196

Taxpayer number

Report year

You have certain rights under Chapter 552 and 559,  
Government Code, to review, request and correct information  
we have on file about you. Contact us at 1-800-252-1381.

\*\*\*\*\*

2018

Taxpayer name IP PORTFOLIO I, LLC		<input checked="" type="checkbox"/> Check box if the mailing address has changed.	
Mailing address 548 MARKET STREET, PMB 68743			Secretary of State (SOS) file number or Comptroller file number
City SAN FRANCISCO	State CA	ZIP code plus 4 94104	0802825023

Check box if there are currently no changes from previous year; if no information is displayed, complete the applicable information in Sections A, B and C.

Principal office 1999 BRYAN STREET STE 900, DALLAS, TX 75201
Principal place of business 1999 BRYAN STREET STE 900, DALLAS, TX 75201



3206496698218

You must report officer, director, member, general partner and manager information as of the date you complete this report.  
Please sign below!

**This report must be signed to satisfy franchise tax requirements.**

#### SECTION A Name, title and mailing address of each officer, director, member, general partner or manager.

Name <b>LUKE DUNNINGTON</b>	Title <b>COO</b>	Director <input checked="" type="checkbox"/> YES	Term expiration m m d d y y	
Mailing address 548 MARKET STREET, SUITE 68743	City SAN FRANCISCO	State CA	ZIP Code 94104	
Name <b>SHELDON KIMBER</b>	Title <b>CEO</b>	Director <input checked="" type="checkbox"/> YES	Term expiration m m d d y y	
Mailing address 548 MARKET STREET, SUITE 68743	City SAN FRANCISCO	State CA	ZIP Code 94104	
Name	Title	Director <input type="checkbox"/> YES	Term expiration m m d d y y	
Mailing address	City	State	ZIP Code	

#### SECTION B Enter information for each corporation, LLC, LP, PA or financial institution, if any, in which this entity owns an interest of 10 percent or more.

Name of owned (subsidiary) corporation, LLC, LP, PA or financial institution IP ARAGORN LLC	State of formation DE	Texas SOS file number, if any 0802732979	Percentage of ownership 100,00
Name of owned (subsidiary) corporation, LLC, LP, PA or financial institution IP ARAMIS LLC	State of formation DE	Texas SOS file number, if any	Percentage of ownership 100,00

#### SECTION C Enter information for each corporation, LLC, LP, PA or financial institution, if any, that owns an interest of 10 percent or more in this entity.

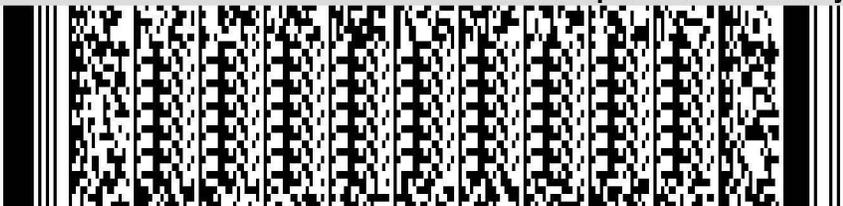
Name of owned (parent) corporation, LLC, LP, PA or financial institution IP RENEWABLE ENERGY HOLDINGS LLC	State of formation DE	Texas SOS file number, if any	Percentage of ownership 100,00
Registered agent and registered office currently on file (see instructions if you need to make changes) Agent: CT CORPORATION		You must make a filing with the Secretary of State to change registered agent, registered office or general partner information.	
Office: 111 EIGHTH AVENUE	City NEW YORK CITY	State NY	ZIP Code 10011

The information on this form is required by Section 171.203 of the Tax Code for each corporation, LLC, LP, PA or financial institution that files a Texas Franchise Tax Report. Use additional sheets for Sections A, B and C, if necessary. The information will be available for public inspection.

I declare that the information in this document and any attachments is true and correct to the best of my knowledge and belief, as of the date below, and that a copy of this report has been mailed to each person named in this report who is an officer, director, member, general partner or manager and who is not currently employed by this or a related corporation, LLC, LP, PA or financial institution.

sign here	Title CPA	Date	Area code and phone number (408) 535-8054
-----------	--------------	------	--

Texas Comptroller Official Use Only



VE/DE <input type="checkbox"/>	PIR IND <input type="checkbox"/>
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### Texas Franchise Tax No Tax Due Report

Tcode 13255 ANNUAL

Taxpayer number

Report year

Due date

The law requires No Tax Due Reports originally due on or after Jan. 1, 2016 to be filed electronically. Filing this paper report means you are requesting, and we are granting, a waiver from the electronic reporting requirement for this report year ONLY.

\*\*\*\*\*

2018

05/15/2018

Taxpayer name <b>IP PORTFOLIO I, LLC</b>				Secretary of State file number or Comptroller file number <b>0802825023</b>	
Mailing address <b>548 MARKET STREET, PMB 68743</b>					
City <b>SAN FRANCISCO</b>	State <b>CA</b>	Country <b>USA</b>	ZIP code plus 4 <b>94104</b>	Check box if the address has changed <input checked="" type="checkbox"/>	
Check box if this is a combined report <input type="checkbox"/>				NAICS code	
Check box if Total Revenue is adjusted for Tiered Partnership Election, see instructions. (Note: Upper tiered partnerships do not qualify to use this form.) <input type="checkbox"/>					
Is this entity a corporation, limited liability company, professional association, limited partnership or financial institution? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No					

If any of the statements below are true, you qualify to file this **No Tax Due Report** (Check all boxes that apply.):

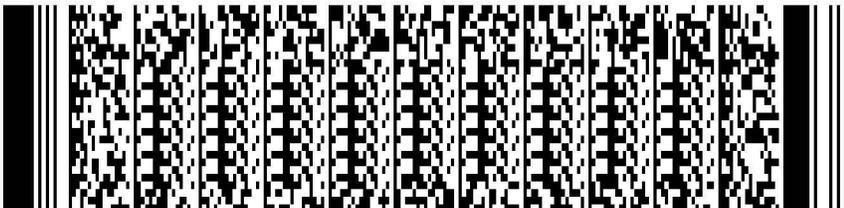
- 1. This entity is a passive entity as defined in Texas Tax Code Sec. 171.0003. (See instructions.) (Passive income does NOT include rent.) 1.
  - 2. This entity's annualized total revenue is below the no tax due threshold. 2.
  - 3. This entity has zero Texas Gross Receipts. 3.
  - 4. This entity is a Real Estate Investment Trust (REIT) that meets the qualifications specified in Texas Tax Code Sec. 171.0002(c)(4). 4.
  - 5. This entity is a new veteran-owned business as defined in Texas Tax Code Sec. 171.0005. (See instructions.) (Must have formed after Jan. 1, 2016, and must be pre-qualified.) 5.
- m m d d y y m m d d y y
- 6a. Accounting year begin date 6a.  0 9 2 7 1 7 6b. Accounting year end date 6b.  1 2 3 1 1 7

7. TOTAL REVENUE (Whole dollars only) 7.  0 . 00

Print or type name <b>SCOTT DAILY</b>		Area code and phone number (408) 535-8054
I declare that the information in this document and any attachments is true and correct to the best of my knowledge and belief.		<b>Mail original to:</b> Texas Comptroller of Public Accounts P.O. Box 149348 Austin, TX 78714-9348
sign here	Date	

Instructions for each report year are online at [www.comptroller.texas.gov/taxes/franchise/forms/](http://www.comptroller.texas.gov/taxes/franchise/forms/). If you have any questions, call 1-800-252-1381.

Texas Comptroller Official Use Only



VE/DE			
PM Date			



**TAB 4**

## Detailed Description of the Project

Provide a detailed description of the scope of the proposed project, including, at a minimum, the type and planned use of real and tangible personal property, the nature of the business, a timeline for property construction or installation, and any other relevant information.

IP Quantum, LLC (“IP Quantum”) is requesting an appraised value limitation from Paint Creek Independent School District (“ISD”) for the IP Quantum Project (the “Project”). IP Quantum proposes to develop a utility-scale, grid-connected solar photovoltaic energy (PV) plant in Paint Creek Independent School District. The proposed Project will be constructed within a Reinvestment Zone that will be created by Haskell County Commissioners Court. Maps showing the location of the Project are attached in Tab 11.

The Project will be constructed on approximately 4,000 acres, which is part of a larger, long-term lease agreement. The Project will be located entirely within Paint Creek Independent School District. The proposed Project will include, but is not limited to, the following:

- Planned up to 360 MW-AC in size;
- Photovoltaic (PV) modules;
- DC-to-AC inverters;
- Medium and high-voltage electric cabling;
- Tracker racking system (mounting structures);
- Project substation which will include a high-voltage transformer, switchgear, transmission equipment, telecommunications and SCADA control equipment, and all necessary equipment needed to connect the Project to the substation and subsequently to a transmission line not owned by the Project;
- Operations and maintenance (O&M) building including telecommunications and computing equipment;
- Meteorological equipment to measure solar irradiance and other weather conditions; and
- Associated equipment to safely operate, maintain, and deliver electricity to the grid.

IP Quantum requests a value limitation for all real property and tangible personal property installed for the Project, including but not limited to: solar modules/panels, racking and mounting structures, inverters, combiner boxes, meteorological equipment, foundations, roadways, buildings and offices, paving, fencing, collection system, electrical substations, generation transmission tie line and associated towers, and interconnection facilities.

Construction of the Project is anticipated to begin in February 2021 with anticipated project completion by the end of May 2022.

The ERCOT GINR is 21INR0207 which was assigned on September 27, 2018. The project is not known by any other name.

**TAB 5****Documentation to assist in determining if limitation is a determining factor.**

IP Renewable Energy Holdings, LLC, the parent of IP Quantum, LLC, is a national solar developer with project opportunities across the United States. The ability to enter into a value limitation agreement with Paint Creek ISD is a determining factor for constructing the project in Haskell County, Texas, as opposed to building and investing in another county, state or region. IP Renewable Energy Holdings LLC is considering investing in California and Colorado.

IP Renewable Energy Holdings, LLC is actively developing and constructing other projects throughout the US. The applicant requires this value limitation agreement in order to move forward with constructing this project in Texas. Specifically, 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 liability of a project without tax incentives in Texas, including a value limitation agreement with Paint Creek ISD, lowers 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. We want to avoid a situation where the applicant would be forced to have its development capital and prospective investment funds spent in other states where the rate of return is higher on a project basis.

However, the proposed site in Haskell County is a desirable business location and can provide electricity at a price that is competitive with other projects in Haskell County and elsewhere in Texas, assuming that the expected tax incentives, including a value limitation agreement, are obtained. 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 Paint Creek ISD is vital to ensuring the economics justify building the project and placing it into commercial operation in Haskell County.

**About IP Renewable Energy Holdings LLC**

The IP Renewable Energy Holdings, LLC team has the collective experience in all phases of development across 60+ projects, and 2GWp of operating solar power with a total value of over \$6 billion. Our team has been involved in almost \$9B of successful debt and long-term equity financing for mid to late stage development projects. Our team has been successful together throughout the evolution of clean infrastructure, from the early days of kW scale solar, to pioneering 5-20MW projects and on to increasingly sophisticated and complex transactions of 100-500MW projects.

**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)

<b>Taxing Entity</b>	<b>% of Project</b>	<b>2018 Tax Rate Per \$100</b>
Haskell County	100%	\$.594142
Haskell County Hospital	100%	\$.242100
Paint Creek ISD	100%	\$1.26000
Rolling Plains GCD	100%	\$.024000

**2018 HASKELL COUNTY APPRAISAL DISTRICT  
EXEMPTIONS AND TAX RATES**

DESCRIPTION	CODE	EXEMPTION CODES	EXEMPTION AMOUNT	TAX RATE
Haskell County General	GHA	OA	12,000	0.422893
Farm-Market-Rd	FML	HS or OA	3,000 12,000	0.110996
Precinct Road	PR1			0.060253
City of Haskell	CHA			0.584702
City of O'Brien	COB	OA	3,000 Local	0.450120
City of Rochester	CRO			0.596273
City of Rule	CRU			0.566558
City of Wehnert	CWE			0.606610
Haskell Hospital	HHA			0.242100
*Haskell CISD - Combined	SHW	HS OA DP	25,000 10,000 10,000	1.334700
*Haskell CISD M&O	SHW	HS OA DP	25,000 10,000 10,000	1.041700
*Haskell CISD I&S	SHW	HS OA DP	25,000 10,000 10,000	0.293000
Knox City/O'Brien CISD	SOB	HS OA DP	25,000 10,000 10,000	1.170000
*Paint Creek ISD - Combined	SPC	HS OA DP	25,000 10,000 10,000	1.260000
*Paint Creek ISD M&O	SPC	HS OA DP	25,000 10,000 10,000	1.040000
*Paint Creek ISD I&S	SPC	HS OA DP	25,000 10,000 10,000	0.220000
Rule ISD	SRU	HS OA DP	25,000 10,000 10,000	1.170000
Water Dist. #1	WD1			0.162205
NCTMWA	WNC			0.100000
Rolling Plains GCD	HKW			0.024000

**ENTITIES THAT WE DO NOT COLLECT FOR BUT ARE APPRAISED BY OUR CAD:**

*Munday CISD - Combined	SGO			1.640000
*Munday CISD M&O	SGO			1.170000
*Munday CISD I&S	SGO			0.470000
*Stamford ISD - Combined	SST			1.480000
*Stamford ISD M&O	SST			1.170000
*Stamford ISD I&S	SST			0.310000
City of Stamford	CST			0.9813325
Stamford Hospital District	HST			0.432217

Rule ISD gives a 20% HS EX with a \$5,000 minimum

City of Haskell has a sales tax rate of .148232

Attorney Fee Percent = 20% for all entities

**TAB 7***Description of Qualified Investment*

The Project will be constructed on approximately 4,000 acres, which is part of a larger, long-term lease agreement. The Project will be located entirely within Paint Creek Independent School District. The proposed Project will include, but is not limited to, the following:

- Planned up to 360 MW-AC in size;
- Photovoltaic (PV) modules;
- DC-to-AC inverters;
- Medium and high-voltage electric cabling;
- Tracker racking system (mounting structures);
- Project substation which will include a high-voltage transformer, switchgear, transmission equipment, telecommunications and SCADA control equipment, and all necessary equipment needed to connect the Project to the substation and subsequently to a transmission line not owned by the Project;
- Operations and maintenance (O&M) building including telecommunications and computing equipment;
- Meteorological equipment to measure solar irradiance and other weather conditions; and
- Associated equipment to safely operate, maintain, and deliver electricity to the grid.

IP Quantum requests a value limitation for all real property and tangible personal property installed for the Project, including but not limited to: solar modules/panels, racking and mounting structures, inverters, combiner boxes, meteorological equipment, foundations, roadways, buildings and offices, paving, fencing, collection system, electrical substations, generation transmission tie line and associated towers, and interconnection facilities.

Construction of the Project is anticipated to begin in February 2021 with anticipated project completion by the end of May 2022.

*NOTE* - The map in TAB 11 shows the preliminary panel and inverter locations outlined with gold lines. The exact placement of these panels and inverters is subject to ongoing planning, soil studies, and engineering and will be finally determined before construction begins. The proposed location of the Project substation is shown with a black star and is identified with the letter "C". The proposed location of the Project operations and maintenance building is shown with a black star and identified with the letter "D". The proposed location of the gen-tie line is shown with a bold green line.

**TAB 8***Description of Qualified Property*

The Project will be constructed on approximately 4,000 acres, which is part of a larger, long-term lease agreement. The Project will be located entirely within Paint Creek Independent School District. The proposed Project will include, but is not limited to, the following:

- Planned up to 360 MW-AC in size;
- Photovoltaic (PV) modules;
- DC-to-AC inverters;
- Medium and high-voltage electric cabling;
- Tracker racking system (mounting structures);
- Project substation which will include a high-voltage transformer, switchgear, transmission equipment, telecommunications and SCADA control equipment, and all necessary equipment needed to connect the Project to the substation and subsequently to a transmission line not owned by the Project;
- Operations and maintenance (O&M) building including telecommunications and computing equipment;
- Meteorological equipment to measure solar irradiance and other weather conditions; and
- Associated equipment to safely operate, maintain, and deliver electricity to the grid.

IP Quantum requests a value limitation for all real property and tangible personal property installed for the Project, including but not limited to: solar modules/panels, racking and mounting structures, inverters, combiner boxes, meteorological equipment, foundations, roadways, buildings and offices, paving, fencing, collection system, electrical substations, generation transmission tie line and associated towers, and interconnection facilities.

Construction of the Project is anticipated to begin in February 2021 with anticipated project completion by the end of May 2022.

**TAB 9**Description of Land**Reinvestment Zone Legal Description  
Haskell County, Texas**

<b>Description</b>	<b>Abstract</b>	<b>Section</b>
Thos. G. Box	A-11	51
Moses Butler	A-12	59
J.E. Ellis	A-127	52
Richard Langham	A-307	50
Geo. Brooks	A-20	20
James Woodward	A-415	21
John Wall	A-417	22
Seaborn Mills	A-326	19
James A. Taylor	A-388	145
Hugh McLeod	A-320	18
W.M. Harris	A-174	144
J. Cooper	A-106	17
R.M. Thompson	A-532	6
O. Smith	A-381	26
R.M. Nabors	A-336	15
J. F. White	A-414	14
W.M. Dennis	A-124	16
Wm. Taylor	A-392	S/2 27 (Tract 2)
Robt. Williamson	A-422	39

**TAB 10**

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

There is no solar energy-related property owned by the Applicant on the land. IP Quantum, LLC will lease the land where the Project improvements will be located.

The following existing property in the reinvestment zone is not eligible to become either qualified investment or qualified property. 2018 Haskell CAD property record cards are attached for all properties except CED Alamo 7 LLC and Electric Transmission of Texas. Values for these two properties were obtained from Haskell CAD’s online records.

CAD Account	Owner	Description	2018 Certified Value
0011-00417-00022-000200	AEP Texas North Company	Buildings at former power plant site	\$40,660
0011-00011-00051-000100	Flat Top Eight Ranches	Ranch barns and sheds	\$22,090
0011-00012-00059-000102	Flat Top Eight Ranches	Microwave relay station	\$14,270
0011-00381-00026-000100	Sanders Circle S Ranch	Barn/shop	\$6,670
0011-00417-00022-000100	V Frasier Properties I LTD	Barn/shop	\$3,680
Improvements to Real Property Ls#9900010	CED Alamo 7 LLC	Solar energy plant	\$152,755,100
ETTL:0109,0110,0111,5128 Electric Transmission of Texas	Electric Transmission of Texas	Unit value of all property in Paint Creek ISD, Haskell County including Clear Crossing Switch Station*	\$56,819,180*
		Total	\$209,661,650

\* Applicant’s Authorized Company Consultant contacted Pritchard & Abbott, Haskell County Appraisal District’s valuation contractor about the 2018 appraised value of the Clear Crossing Switch Station (also known as the Paint Creek Substation), in applicant’s reinvestment zone. According to Pritchard & Abbott, Electric Transmission of Texas’ property is appraised using the unit value method thus there is no specific appraised value assigned to the Clear Crossing Switch Station. The value shown above is for the unit value portion of the company’s property assigned to Paint Creek ISD and includes significant appraised value for transmission lines that in Paint Creek ISD.

Property ID: 5019

Owner: AEP TEXAS NORTH COMPANY

<b>Property ID:</b> 5019	<b>Account Number:</b> 0011-00417-00022-000200
<b>Property Legal Description:</b> A-417 WALL JOHN SUR NO. 22 TRACT 1B 125.84 ACRES (POWERPLANT SITE)	<b>Deed Information:</b> Volume: Page: File Number: Deed Date:
<b>Property Location:</b> 845 POWER PLANT RD HASKELL 79521	Block:
<b>Survey / Sub Division Abstract:</b> A00417	Section / Lot: 1B
<b>Owner Information:</b> AEP TEXAS NORTH COMPANY  P O BOX 660164  DALLAS TX 75266 0164	<b>Property Detail:</b> Property Exempt: Category / SPTB Code: J3 Total Acres: 125.840 Total Living Sqft: See Detail Owner Interest: 1.000000 Homestead Exemption: Homestead Cap Value: 0 Land Ag / Timber Value: 0 Land Market Value: 125,840 Improvement Value: 40,660
<b>Previous Owner:</b>	

GHA	HASKELL COUNTY M&O	166,500	0	166,500
FML	FARM - MARKET RD M&O	166,500	0	166,500
HHA	HASKELL HOSP DIST M&O	166,500	0	166,500
HKW	ROLLING PLAINS GCD	166,500	0	166,500
PR1	COUNTY PRECINCT RD M&O	166,500	0	166,500
SPC	PAINT CREEK ISD	166,500	0	166,500
SPCIS	PAINT CREEK ISD I&S	166,500	0	166,500

Property ID: 5019

Owner: AEP TEXAS NORTH COMPANY

Building Detail

1	MA	F3P	1960	NO	1,214
2	AGF1	F3P	1960	NO	375
3	OP	F3P	1960	NO	33
4	CP	FV	0	NO	350
5	MA	F3P	1960	NO	1,214
6	AGF1	F3P	1960	NO	375
7	OP	F3P	1960	NO	33
8	CP	FV	0	NO	350

Property ID: 5019

Owner: AEP TEXAS NORTH COMPANY

Land Detail

Land Sequence 1		
Acres: N/A	Market Class: SP-FV-AC	Market Value: 20,000
Land Method: FA	Ag/Timber Class:	Ag/Timber Value: 0
Land Homesiteable: NO	Land Type: CA	Ag Code:
Front Foot: N/A	Rear Foot: N/A	Lot Depth: N/A
Front Ft Avg: N/A	Lot Depth %: N/A	Land Square Ft: N/A

Land Sequence 2		
Acres: N/A	Market Class: SP-FV-AC	Market Value: 103,840
Land Method: FA	Ag/Timber Class:	Ag/Timber Value: 0
Land Homesiteable: NO	Land Type: CA	Ag Code:
Front Foot: N/A	Rear Foot: N/A	Lot Depth: N/A
Front Ft Avg: N/A	Lot Depth %: N/A	Land Square Ft: N/A

Land Sequence 3		
Acres: N/A	Market Class: SP-FV-AC	Market Value: 2,000
Land Method: FA	Ag/Timber Class:	Ag/Timber Value: 0
Land Homesiteable: NO	Land Type: CA	Ag Code:
Front Foot: N/A	Rear Foot: N/A	Lot Depth: N/A
Front Ft Avg: N/A	Lot Depth %: N/A	Land Square Ft: N/A

Total Land Value: \$ 125,840

Property ID: 2751

Owner: FLAT TOP EIGHT RANCHES

<b>Property ID:</b> 2751	<b>Account Number:</b> 0011-00011-00051-000100																				
<b>Property Legal Description:</b> A-11 THOS G BOX SUR NO. 51 TRACT 1 3106.68 ACRES	<b>Deed Information:</b> <table border="1"> <tr> <td>Volume:</td> <td>481</td> </tr> <tr> <td>Page:</td> <td>496</td> </tr> <tr> <td>File Number:</td> <td>0</td> </tr> <tr> <td>Deed Date:</td> <td>5/12/1995</td> </tr> </table>	Volume:	481	Page:	496	File Number:	0	Deed Date:	5/12/1995												
Volume:	481																				
Page:	496																				
File Number:	0																				
Deed Date:	5/12/1995																				
<b>Property Location:</b> 3739 HWY E HASKELL 79521	Block:																				
<b>Survey / Sub Division Abstract:</b> A00011	Section / Lot: 1																				
<b>Owner Information:</b> FLAT TOP EIGHT RANCHES  PO BOX 2798  ALBANY TX 76430 1616	<b>Property Detail:</b> <table border="1"> <tr> <td>Property Exempt:</td> <td></td> </tr> <tr> <td>Category / SPTB Code:</td> <td>D1</td> </tr> <tr> <td>Total Acres:</td> <td>3,106.680</td> </tr> <tr> <td>Total Living Sqft:</td> <td>See Detail</td> </tr> <tr> <td>Owner Interest:</td> <td>1.000000</td> </tr> <tr> <td>Homestead Exemption:</td> <td></td> </tr> <tr> <td>Homestead Cap Value:</td> <td>0</td> </tr> <tr> <td>Land Ag / Timber Value:</td> <td>126750</td> </tr> <tr> <td>Land Market Value:</td> <td>2,681,760</td> </tr> <tr> <td>Improvement Value:</td> <td>22,090</td> </tr> </table>	Property Exempt:		Category / SPTB Code:	D1	Total Acres:	3,106.680	Total Living Sqft:	See Detail	Owner Interest:	1.000000	Homestead Exemption:		Homestead Cap Value:	0	Land Ag / Timber Value:	126750	Land Market Value:	2,681,760	Improvement Value:	22,090
Property Exempt:																					
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Total Living Sqft:	See Detail																				
Owner Interest:	1.000000																				
Homestead Exemption:																					
Homestead Cap Value:	0																				
Land Ag / Timber Value:	126750																				
Land Market Value:	2,681,760																				
Improvement Value:	22,090																				
<b>Previous Owner:</b> HOOKER L F																					

GHA	HASKELL COUNTY M&O	2,703,850	0	149,420
FML	FARM - MARKET RD M&O	2,703,850	0	149,420
HHA	HASKELL HOSP DIST M&O	2,703,850	0	149,420
HKW	ROLLING PLAINS GCD	2,703,850	0	149,420
PR1	COUNTY PRECINCT RD M&O	2,703,850	0	149,420
SHW	HASKELL CISD	2,703,850	0	149,420
SHWIS	HASKELL CISD I&S	2,703,850	0	149,420

Property ID: 2751

Owner: FLAT TOP EIGHT RANCHES

Building Detail

1	MA	F2	1950	NO	1,118
2	PR	F2	1950	NO	120
3	BRN/SHP	BRNS-1	1940	NO	1,440
4	BRN/SHP	BRNS-1	1940	NO	1,334
5	BRN/SHP	BRND-1	1940	NO	529
6	SHD	SHD-2	0	NO	6,400
7	MA	F2	1950	NO	0
8	MA	F2	1950	NO	0
9	PR	F2	1950	NO	0
10	PR	F2	1950	NO	0
11	PR	F2	1950	NO	0

Property ID: 2751

Owner: FLAT TOP EIGHT RANCHES

Land Detail

Acres: 17.7 Land Method: AC Land Homesiteable: NO Front Foot: N/A Front Ft Avg: N/A	Land Sequence 1 Market Class: NO-DC Ag/Timber Class: NO-ADC Land Type: DLCP Rear Foot: N/A Lot Depth %: N/A	Market Value: 16,670 Ag/Timber Value: 1,400 Ag Code: 1D1 Lot Depth: N/A Land Square Ft: N/A
Acres: 136.1 Land Method: AC Land Homesiteable: NO Front Foot: N/A Front Ft Avg: N/A	Land Sequence 2 Market Class: TcA-NP Ag/Timber Class: TCA-ANP Land Type: NATP Rear Foot: N/A Lot Depth %: N/A	Market Value: 116,770 Ag/Timber Value: 6,400 Ag Code: 1D1 Lot Depth: N/A Land Square Ft: N/A
Acres: 490 Land Method: AC Land Homesiteable: NO Front Foot: N/A Front Ft Avg: N/A	Land Sequence 3 Market Class: TcB-NP Ag/Timber Class: TCB-ANP Land Type: NATP Rear Foot: N/A Lot Depth %: N/A	Market Value: 420,420 Ag/Timber Value: 19,600 Ag Code: 1D1 Lot Depth: N/A Land Square Ft: N/A
Acres: 395.2 Land Method: AC Land Homesiteable: NO Front Foot: N/A Front Ft Avg: N/A	Land Sequence 4 Market Class: TmB-NP Ag/Timber Class: TMB-ANP Land Type: NATP Rear Foot: N/A Lot Depth %: N/A	Market Value: 339,080 Ag/Timber Value: 10,670 Ag Code: 1D1 Lot Depth: N/A Land Square Ft: N/A
Acres: 16 Land Method: AC Land Homesiteable: NO Front Foot: N/A Front Ft Avg: N/A	Land Sequence 5 Market Class: FcB-NP Ag/Timber Class: FCB-ANP Land Type: NATP Rear Foot: N/A Lot Depth %: N/A	Market Value: 13,730 Ag/Timber Value: 750 Ag Code: 1D1 Lot Depth: N/A Land Square Ft: N/A
Acres: 271.5 Land Method: AC Land Homesiteable: NO Front Foot: N/A Front Ft Avg: N/A	Land Sequence 6 Market Class: STB-NP Ag/Timber Class: STB-ANP Land Type: NATP Rear Foot: N/A Lot Depth %: N/A	Market Value: 232,950 Ag/Timber Value: 10,860 Ag Code: 1D1 Lot Depth: N/A Land Square Ft: N/A
Acres: 76.8 Land Method: AC	Land Sequence 7 Market Class: TmC-NP Ag/Timber Class: TMC-ANP	Market Value: 65,890 Ag/Timber Value: 2,070

Land Homesiteable: NO Front Foot: N/A Front Ft Avg: N/A	Land Type: NATP Rear Foot: N/A Lot Depth %: N/A	Ag Code: 1D1 Lot Depth: N/A Land Square Ft: N/A
Land Sequence 8		
Acres: 10.8 Land Method: AC Land Homesiteable: NO Front Foot: N/A Front Ft Avg: N/A	Market Class: TmC2-NP Ag/Timber Class: TMC2-ANP Land Type: NATP Rear Foot: N/A Lot Depth %: N/A	Market Value: 9,270 Ag/Timber Value: 290 Ag Code: 1D1 Lot Depth: N/A Land Square Ft: N/A
Land Sequence 9		
Acres: 105.5 Land Method: AC Land Homesiteable: NO Front Foot: N/A Front Ft Avg: N/A	Market Class: VnD-NP Ag/Timber Class: VND-ANP Land Type: NATP Rear Foot: N/A Lot Depth %: N/A	Market Value: 90,520 Ag/Timber Value: 2,000 Ag Code: 1D1 Lot Depth: N/A Land Square Ft: N/A
Land Sequence 10		
Acres: 131.3 Land Method: AC Land Homesiteable: NO Front Foot: N/A Front Ft Avg: N/A	Market Class: StC-NP Ag/Timber Class: STC-ANP Land Type: NATP Rear Foot: N/A Lot Depth %: N/A	Market Value: 112,660 Ag/Timber Value: 3,550 Ag Code: 1D1 Lot Depth: N/A Land Square Ft: N/A
Land Sequence 11		
Acres: 82.2 Land Method: AC Land Homesiteable: NO Front Foot: N/A Front Ft Avg: N/A	Market Class: Vr-NP Ag/Timber Class: VR-ANP Land Type: NATP Rear Foot: N/A Lot Depth %: N/A	Market Value: 70,530 Ag/Timber Value: 660 Ag Code: 1D1 Lot Depth: N/A Land Square Ft: N/A
Land Sequence 12		
Acres: 120.8 Land Method: AC Land Homesiteable: NO Front Foot: N/A Front Ft Avg: N/A	Market Class: FCA-DC Ag/Timber Class: FCA-ADC Land Type: DLCP Rear Foot: N/A Lot Depth %: N/A	Market Value: 117,780 Ag/Timber Value: 10,390 Ag Code: 1D1 Lot Depth: N/A Land Square Ft: N/A
Land Sequence 13		
Acres: 12 Land Method: AC Land Homesiteable: NO Front Foot: N/A Front Ft Avg: N/A	Market Class: TCB-DC Ag/Timber Class: TCB-ADC Land Type: DLCP Rear Foot: N/A Lot Depth %: N/A	Market Value: 10,920 Ag/Timber Value: 820 Ag Code: 1D1 Lot Depth: N/A Land Square Ft: N/A
Land Sequence 14		
Acres: 438 Land Method: AC Land Homesiteable: NO Front Foot: N/A	Market Class: No-NP Ag/Timber Class: NO-ANP Land Type: NATP Rear Foot: N/A	Market Value: 375,800 Ag/Timber Value: 20,590 Ag Code: 1D1 Lot Depth: N/A

Front Ft Avg: N/A	Lot Depth %: N/A	Land Square Ft: N/A
Land Sequence 15		
Acres: 159 Land Method: AC Land Homesiteable: NO Front Foot: N/A Front Ft Avg: N/A	Market Class: FcA-NP Ag/Timber Class: FCA-ANP Land Type: NATP Rear Foot: N/A Lot Depth %: N/A	Market Value: 136,420 Ag/Timber Value: 8,590 Ag Code: 1D1 Lot Depth: N/A Land Square Ft: N/A
Land Sequence 16		
Acres: 222.8 Land Method: AC Land Homesiteable: NO Front Foot: N/A Front Ft Avg: N/A	Market Class: Ms-NP Ag/Timber Class: MS-ANP Land Type: NATP Rear Foot: N/A Lot Depth %: N/A	Market Value: 191,160 Ag/Timber Value: 10,470 Ag Code: 1D1 Lot Depth: N/A Land Square Ft: N/A
Land Sequence 17		
Acres: 355.2 Land Method: AC Land Homesiteable: NO Front Foot: N/A Front Ft Avg: N/A	Market Class: Mr-NP Ag/Timber Class: MR-ANP Land Type: NATP Rear Foot: N/A Lot Depth %: N/A	Market Value: 304,760 Ag/Timber Value: 14,210 Ag Code: 1D1 Lot Depth: N/A Land Square Ft: N/A
Land Sequence 18		
Acres: 59 Land Method: AC Land Homesiteable: NO Front Foot: N/A Front Ft Avg: N/A	Market Class: HoA-NP Ag/Timber Class: HOA-ANP Land Type: NATP Rear Foot: N/A Lot Depth %: N/A	Market Value: 50,620 Ag/Timber Value: 3,190 Ag Code: 1D1 Lot Depth: N/A Land Square Ft: N/A
Land Sequence 19		
Acres: 6.1 Land Method: AC Land Homesiteable: NO Front Foot: N/A Front Ft Avg: N/A	Market Class: TCB2-NP Ag/Timber Class: TCB2-ANP Land Type: NATP Rear Foot: N/A Lot Depth %: N/A	Market Value: 5,230 Ag/Timber Value: 240 Ag Code: 1D1 Lot Depth: N/A Land Square Ft: N/A
Land Sequence 20		
Acres: 0.68 Land Method: AC Land Homesiteable: NO Front Foot: N/A Front Ft Avg: N/A	Market Class: STC2-DC Ag/Timber Class: STC2-ADC Land Type: DLCP Rear Foot: N/A Lot Depth %: N/A	Market Value: 580 Ag/Timber Value: 40 Ag Code: Lot Depth: N/A Land Square Ft: N/A

Total Land Value: \$ 2,681,760

Property ID: 2751

Owner: FLAT TOP EIGHT RANCHES

Previous Owner Information

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2751	HOOKER L F	FLAT TOP EIGHT RANCHES	481	496	0	5/12/1995
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Property ID: 34726

Owner: FLAT TOP EIGHT RANCHES

Property ID: 34726	Account Number: 0011-00012-00059-000102
Property Legal Description: A-12 MOSES BUTLER SUR NO. 59 TRACT 1B 2.2 ACRES RELAYSTATION FIBER OPTIC CABLE	Deed Information: Volume: 508 Page: 468 File Number: 0 Deed Date: 4/7/1999
Property Location: 3986 HWY 380E HASKELL 79521	Block: <input type="text"/>
Survey / Sub Division Abstract: A00012	Section / Lot: 1B
Owner Information: FLAT TOP EIGHT RANCHES  PO BOX 2798  ALBANY TX 76430 1616	Property Detail: Property Exempt: Category / SPTB Code: J4 Total Acres: 2.206 Total Living Sqft: See Detail Owner Interest: 1.000000 Homestead Exemption: Homestead Cap Value: 0 Land Ag / Timber Value: 0 Land Market Value: 8,970 Improvement Value: 14,090
Previous Owner: FLAT TOP EIGHT RANCHES	

GHA	HASKELL COUNTY M&O	23,060	0	23,060
FML	FARM - MARKET RD M&O	23,060	0	23,060
HHA	HASKELL HOSP DIST M&O	23,060	0	23,060
HKW	ROLLING PLAINS GCD	23,060	0	23,060
PR1	COUNTY PRECINCT RD M&O	23,060	0	23,060
SHW	HASKELL CISD	23,060	0	23,060
SHWIS	HASKELL CISD I&S	23,060	0	23,060

Property ID: 34726

Owner: FLAT TOP EIGHT RANCHES

Building Detail

1	BRN/SHP	BRND-2	2000	NO	2,000

Property ID: 34726

Owner: FLAT TOP EIGHT RANCHES

Land Detail

Land Sequence 1		
Acres: N/A	Market Class: SP-FV-AC	Market Value: 8,970
Land Method: FV	Ag/Timber Class:	Ag/Timber Value: 0
Land Homesiteable: NO	Land Type: CA	Ag Code:
Front Foot: N/A	Rear Foot: N/A	Lot Depth: N/A
Front Ft Avg: N/A	Lot Depth %: N/A	Land Square Ft: N/A

Total Land Value: \$ 8,970

Property ID: 34726

Owner: FLAT TOP EIGHT RANCHES

Previous Owner Information

34726	FLAT TOP EIGHT RANCHES INC	FLAT TOP EIGHT RANCHES			0	1/1/1900
34726	FLAT TOP EIGHT RANCHES	FLAT TOP EIGHT RANCHES INC	508	468	0	4/7/1999

Property ID: 2393

Owner: SANDERS CIRCLE S RANCH

<b>Property ID:</b> 2393	<b>Account Number:</b> 0011-00381-00026-000100																				
<b>Property Legal Description:</b> A-381 SMITH O. TRACT 1 662.0 ACRES	<b>Deed Information:</b> <table border="1"> <tr> <td>Volume:</td> <td>556</td> </tr> <tr> <td>Page:</td> <td>754</td> </tr> <tr> <td>File Number:</td> <td>0</td> </tr> <tr> <td>Deed Date:</td> <td>2/16/2006</td> </tr> </table>	Volume:	556	Page:	754	File Number:	0	Deed Date:	2/16/2006												
Volume:	556																				
Page:	754																				
File Number:	0																				
Deed Date:	2/16/2006																				
<b>Property Location:</b>	<b>Block:</b>																				
<b>Survey / Sub Division Abstract:</b> A00381	<b>Section / Lot:</b> 1																				
<b>Owner Information:</b> SANDERS CIRCLE S RANCH  PO BOX 163285  FORT WORTH TX 76161	<b>Property Detail:</b> <table border="1"> <tr> <td>Property Exempt:</td> <td></td> </tr> <tr> <td>Category / SPTB Code:</td> <td>D1</td> </tr> <tr> <td>Total Acres:</td> <td>662.000</td> </tr> <tr> <td>Total Living Sqft:</td> <td>See Detail</td> </tr> <tr> <td>Owner Interest:</td> <td>1.000000</td> </tr> <tr> <td>Homestead Exemption:</td> <td></td> </tr> <tr> <td>Homestead Cap Value:</td> <td>0</td> </tr> <tr> <td>Land Ag / Timber Value:</td> <td>27760</td> </tr> <tr> <td>Land Market Value:</td> <td>568,000</td> </tr> <tr> <td>Improvement Value:</td> <td>6,670</td> </tr> </table>	Property Exempt:		Category / SPTB Code:	D1	Total Acres:	662.000	Total Living Sqft:	See Detail	Owner Interest:	1.000000	Homestead Exemption:		Homestead Cap Value:	0	Land Ag / Timber Value:	27760	Land Market Value:	568,000	Improvement Value:	6,670
Property Exempt:																					
Category / SPTB Code:	D1																				
Total Acres:	662.000																				
Total Living Sqft:	See Detail																				
Owner Interest:	1.000000																				
Homestead Exemption:																					
Homestead Cap Value:	0																				
Land Ag / Timber Value:	27760																				
Land Market Value:	568,000																				
Improvement Value:	6,670																				
<b>Previous Owner:</b> HARRIS WILLIAM MCGREGOR																					

GHA	HASKELL COUNTY M&O	574,670	0	34,430
FML	FARM - MARKET RD M&O	574,670	0	34,430
HHA	HASKELL HOSP DIST M&O	574,670	0	34,430
HKW	ROLLING PLAINS GCD	574,670	0	34,430
PR1	COUNTY PRECINCT RD M&O	574,670	0	34,430
SPC	PAINT CREEK ISD	574,670	0	34,430
SPCIS	PAINT CREEK ISD I&S	574,670	0	34,430

Property ID: 2393

Owner: SANDERS CIRCLE S RANCH

Building Detail

1	BRN/SHP	BRND-1	0	NO	644

Property ID: 2393

Owner: SANDERS CIRCLE S RANCH

Land Detail

Land Sequence 1		
Acres: 20 Land Method: AC Land Homesiteable: NO Front Foot: N/A Front Ft Avg: N/A	Market Class: No-NP Ag/Timber Class: NO-ANP Land Type: NATP Rear Foot: N/A Lot Depth %: N/A	Market Value: 17,160 Ag/Timber Value: 940 Ag Code: 1D1 Lot Depth: N/A Land Square Ft: N/A
Land Sequence 2		
Acres: 38 Land Method: AC Land Homesiteable: NO Front Foot: N/A Front Ft Avg: N/A	Market Class: OcB-NP Ag/Timber Class: OCB-ANP Land Type: NATP Rear Foot: N/A Lot Depth %: N/A	Market Value: 32,600 Ag/Timber Value: 1,030 Ag Code: 1D1 Lot Depth: N/A Land Square Ft: N/A
Land Sequence 3		
Acres: 55 Land Method: AC Land Homesiteable: NO Front Foot: N/A Front Ft Avg: N/A	Market Class: TaD-NP Ag/Timber Class: TAD-ANP Land Type: NATP Rear Foot: N/A Lot Depth %: N/A	Market Value: 47,190 Ag/Timber Value: 1,050 Ag Code: 1D1 Lot Depth: N/A Land Square Ft: N/A
Land Sequence 4		
Acres: 9 Land Method: AC Land Homesiteable: NO Front Foot: N/A Front Ft Avg: N/A	Market Class: TaF-NP Ag/Timber Class: TAF-ANP Land Type: NATP Rear Foot: N/A Lot Depth %: N/A	Market Value: 7,720 Ag/Timber Value: 70 Ag Code: 1D1 Lot Depth: N/A Land Square Ft: N/A
Land Sequence 5		
Acres: 45 Land Method: AC Land Homesiteable: NO Front Foot: N/A Front Ft Avg: N/A	Market Class: VaA-NP Ag/Timber Class: VAA-ANP Land Type: NATP Rear Foot: N/A Lot Depth %: N/A	Market Value: 38,610 Ag/Timber Value: 2,120 Ag Code: 1D1 Lot Depth: N/A Land Square Ft: N/A
Land Sequence 6		
Acres: 21 Land Method: AC Land Homesiteable: NO Front Foot: N/A Front Ft Avg: N/A	Market Class: Ms-NP Ag/Timber Class: MS-ANP Land Type: NATP Rear Foot: N/A Lot Depth %: N/A	Market Value: 18,020 Ag/Timber Value: 990 Ag Code: 1D1 Lot Depth: N/A Land Square Ft: N/A
Land Sequence 7		
Acres: 27 Land Method: AC	Market Class: FcA-NP Ag/Timber Class: FCA-ANP	Market Value: 23,170 Ag/Timber Value: 1,460

Land Homesiteable: NO Front Foot: N/A Front Ft Avg: N/A	Land Type: NATP Rear Foot: N/A Lot Depth %: N/A	Ag Code: 1D1 Lot Depth: N/A Land Square Ft: N/A
Land Sequence 8		
Acres: 186 Land Method: AC Land Homesiteable: NO Front Foot: N/A Front Ft Avg: N/A	Market Class: VaB-NP Ag/Timber Class: VAB-ANP Land Type: NATP Rear Foot: N/A Lot Depth %: N/A	Market Value: 159,590 Ag/Timber Value: 8,740 Ag Code: 1D1 Lot Depth: N/A Land Square Ft: N/A
Land Sequence 9		
Acres: 6 Land Method: AC Land Homesiteable: NO Front Foot: N/A Front Ft Avg: N/A	Market Class: HoA-NP Ag/Timber Class: HOA-ANP Land Type: NATP Rear Foot: N/A Lot Depth %: N/A	Market Value: 5,150 Ag/Timber Value: 320 Ag Code: 1D1 Lot Depth: N/A Land Square Ft: N/A
Land Sequence 10		
Acres: 69 Land Method: AC Land Homesiteable: NO Front Foot: N/A Front Ft Avg: N/A	Market Class: VcB-NP Ag/Timber Class: VCB-ANP Land Type: NATP Rear Foot: N/A Lot Depth %: N/A	Market Value: 59,200 Ag/Timber Value: 2,760 Ag Code: 1D1 Lot Depth: N/A Land Square Ft: N/A
Land Sequence 11		
Acres: 66 Land Method: AC Land Homesiteable: NO Front Foot: N/A Front Ft Avg: N/A	Market Class: TcB-NP Ag/Timber Class: TCB-ANP Land Type: NATP Rear Foot: N/A Lot Depth %: N/A	Market Value: 56,630 Ag/Timber Value: 2,640 Ag Code: 1D1 Lot Depth: N/A Land Square Ft: N/A
Land Sequence 12		
Acres: 120 Land Method: AC Land Homesiteable: NO Front Foot: N/A Front Ft Avg: N/A	Market Class: FcB-NP Ag/Timber Class: FCB-ANP Land Type: NATP Rear Foot: N/A Lot Depth %: N/A	Market Value: 102,960 Ag/Timber Value: 5,640 Ag Code: 1D1 Lot Depth: N/A Land Square Ft: N/A

Total Land Value: \$ 568,000

Property ID: 2393

Owner: SANDERS CIRCLE S RANCH

Previous Owner Information

2393	HARRIS WILLIAM MCGREGOR	SANDERS CIRCLE S RANCH	556	754	0	2/16/2006
2393	HARRIS ROBERT L	HARRIS WILLIAM MCGREGOR	471	329	0	1/10/1994

Property ID: 1930

Owner: V FRAZIER PROPERTIES I, LTD

<b>Property ID:</b> 1930	<b>Account Number:</b> 0011-00417-00022-000100																				
<b>Property Legal Description:</b> A-417 WALL JOHN SUR NO. 22 TRACT 1 301.35 ACRES	<b>Deed Information:</b> <table border="1"> <tr> <td>Volume:</td> <td>638</td> </tr> <tr> <td>Page:</td> <td>390</td> </tr> <tr> <td>File Number:</td> <td>151548</td> </tr> <tr> <td>Deed Date:</td> <td>12/21/2015</td> </tr> </table>	Volume:	638	Page:	390	File Number:	151548	Deed Date:	12/21/2015												
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Page:	390																				
File Number:	151548																				
Deed Date:	12/21/2015																				
<b>Property Location:</b>	<b>Block:</b>																				
<b>Survey / Sub Division Abstract:</b> A00417	<b>Section / Lot:</b> 1																				
<b>Owner Information:</b> V FRAZIER PROPERTIES I, LTD  PO BOX 2496  ABILENE TX 79604	<b>Property Detail:</b> <table border="1"> <tr> <td>Property Exempt:</td> <td></td> </tr> <tr> <td>Category / SPTB Code:</td> <td>D1</td> </tr> <tr> <td>Total Acres:</td> <td>301.350</td> </tr> <tr> <td>Total Living Sqft:</td> <td>See Detail</td> </tr> <tr> <td>Owner Interest:</td> <td>1.000000</td> </tr> <tr> <td>Homestead Exemption:</td> <td></td> </tr> <tr> <td>Homestead Cap Value:</td> <td>0</td> </tr> <tr> <td>Land Ag / Timber Value:</td> <td>14720</td> </tr> <tr> <td>Land Market Value:</td> <td>259,960</td> </tr> <tr> <td>Improvement Value:</td> <td>3,620</td> </tr> </table>	Property Exempt:		Category / SPTB Code:	D1	Total Acres:	301.350	Total Living Sqft:	See Detail	Owner Interest:	1.000000	Homestead Exemption:		Homestead Cap Value:	0	Land Ag / Timber Value:	14720	Land Market Value:	259,960	Improvement Value:	3,620
Property Exempt:																					
Category / SPTB Code:	D1																				
Total Acres:	301.350																				
Total Living Sqft:	See Detail																				
Owner Interest:	1.000000																				
Homestead Exemption:																					
Homestead Cap Value:	0																				
Land Ag / Timber Value:	14720																				
Land Market Value:	259,960																				
Improvement Value:	3,620																				
<b>Previous Owner:</b> FRAZIER VIOLET																					

GHA	HASKELL COUNTY M&O	263,580	0	18,340
FML	FARM - MARKET RD M&O	263,580	0	18,340
HHA	HASKELL HOSP DIST M&O	263,580	0	18,340
HKW	ROLLING PLAINS GCD	263,580	0	18,340
PR1	COUNTY PRECINCT RD M&O	263,580	0	18,340
SPC	PAINT CREEK ISD	263,580	0	18,340
SPCIS	PAINT CREEK ISD I&S	263,580	0	18,340

Property ID: 1930

Owner: V FRAZIER PROPERTIES I, LTD

Building Detail

1	BRN/SHP	BRND-2	1990	NO	352

Property ID: 1930

Owner: V FRAZIER PROPERTIES I, LTD

Land Detail

Land Sequence 1		
Acres: 75 Land Method: AC Land Homesiteable: NO Front Foot: N/A Front Ft Avg: N/A	Market Class: TRA-DC Ag/Timber Class: TRA-ADC Land Type: DLCP Rear Foot: N/A Lot Depth %: N/A	Market Value: 70,650 Ag/Timber Value: 5,930 Ag Code: 1D1 Lot Depth: N/A Land Square Ft: N/A
Land Sequence 2		
Acres: 4.25 Land Method: AC Land Homesiteable: NO Front Foot: N/A Front Ft Avg: N/A	Market Class: No-NP Ag/Timber Class: NO-ANP Land Type: NATP Rear Foot: N/A Lot Depth %: N/A	Market Value: 3,650 Ag/Timber Value: 200 Ag Code: 1D1 Lot Depth: N/A Land Square Ft: N/A
Land Sequence 3		
Acres: 5.1 Land Method: AC Land Homesiteable: NO Front Foot: N/A Front Ft Avg: N/A	Market Class: FcA-NP Ag/Timber Class: FCA-ANP Land Type: NATP Rear Foot: N/A Lot Depth %: N/A	Market Value: 4,380 Ag/Timber Value: 280 Ag Code: 1D1 Lot Depth: N/A Land Square Ft: N/A
Land Sequence 4		
Acres: 10 Land Method: AC Land Homesiteable: NO Front Foot: N/A Front Ft Avg: N/A	Market Class: TrA-NP Ag/Timber Class: TRA-ANP Land Type: NATP Rear Foot: N/A Lot Depth %: N/A	Market Value: 8,580 Ag/Timber Value: 470 Ag Code: 1D1 Lot Depth: N/A Land Square Ft: N/A
Land Sequence 5		
Acres: 25 Land Method: AC Land Homesiteable: NO Front Foot: N/A Front Ft Avg: N/A	Market Class: TcB-NP Ag/Timber Class: TCB-ANP Land Type: NATP Rear Foot: N/A Lot Depth %: N/A	Market Value: 21,450 Ag/Timber Value: 1,000 Ag Code: 1D1 Lot Depth: N/A Land Square Ft: N/A
Land Sequence 6		
Acres: 90 Land Method: AC Land Homesiteable: NO Front Foot: N/A Front Ft Avg: N/A	Market Class: FcB-NP Ag/Timber Class: FCB-ANP Land Type: NATP Rear Foot: N/A Lot Depth %: N/A	Market Value: 77,220 Ag/Timber Value: 4,230 Ag Code: 1D1 Lot Depth: N/A Land Square Ft: N/A
Land Sequence 7		
Acres: 74 Land Method: AC	Market Class: OcB-NP Ag/Timber Class: OCB-ANP	Market Value: 63,490 Ag/Timber Value: 2,000

Land Homesiteable: NO Front Foot: N/A Front Ft Avg: N/A	Land Type: NATP Rear Foot: N/A Lot Depth %: N/A	Ag Code: 1D1 Lot Depth: N/A Land Square Ft: N/A
Land Sequence 8		
Acres: 5 Land Method: AC Land Homesiteable: NO Front Foot: N/A Front Ft Avg: N/A	Market Class: TaD-NP Ag/Timber Class: TAD-ANP Land Type: NATP Rear Foot: N/A Lot Depth %: N/A	Market Value: 4,290 Ag/Timber Value: 100 Ag Code: 1D1 Lot Depth: N/A Land Square Ft: N/A
Land Sequence 9		
Acres: 0.9 Land Method: AC Land Homesiteable: NO Front Foot: N/A Front Ft Avg: N/A	Market Class: VCB-NP Ag/Timber Class: VCB-ANP Land Type: NATP Rear Foot: N/A Lot Depth %: N/A	Market Value: 770 Ag/Timber Value: 40 Ag Code: 1D1 Lot Depth: N/A Land Square Ft: N/A
Land Sequence 10		
Acres: 8.1 Land Method: AC Land Homesiteable: NO Front Foot: N/A Front Ft Avg: N/A	Market Class: MU Ag/Timber Class: AMU Land Type: OTHR Rear Foot: N/A Lot Depth %: N/A	Market Value: 1,580 Ag/Timber Value: 130 Ag Code: 1D1 Lot Depth: N/A Land Square Ft: N/A
Land Sequence 11		
Acres: 4 Land Method: AC Land Homesiteable: NO Front Foot: N/A Front Ft Avg: N/A	Market Class: FCA-DC Ag/Timber Class: FCA-ADC Land Type: DLCP Rear Foot: N/A Lot Depth %: N/A	Market Value: 3,900 Ag/Timber Value: 340 Ag Code: 1D1 Lot Depth: N/A Land Square Ft: N/A

Total Land Value: \$ 259,960

Property ID: 1930

Owner: V FRAZIER PROPERTIES I, LTD

Previous Owner Information

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1930	FRAZIER VIOLET	V FRAZIER PROPERTIES I, LTD	638	390	151548	12/21/2015
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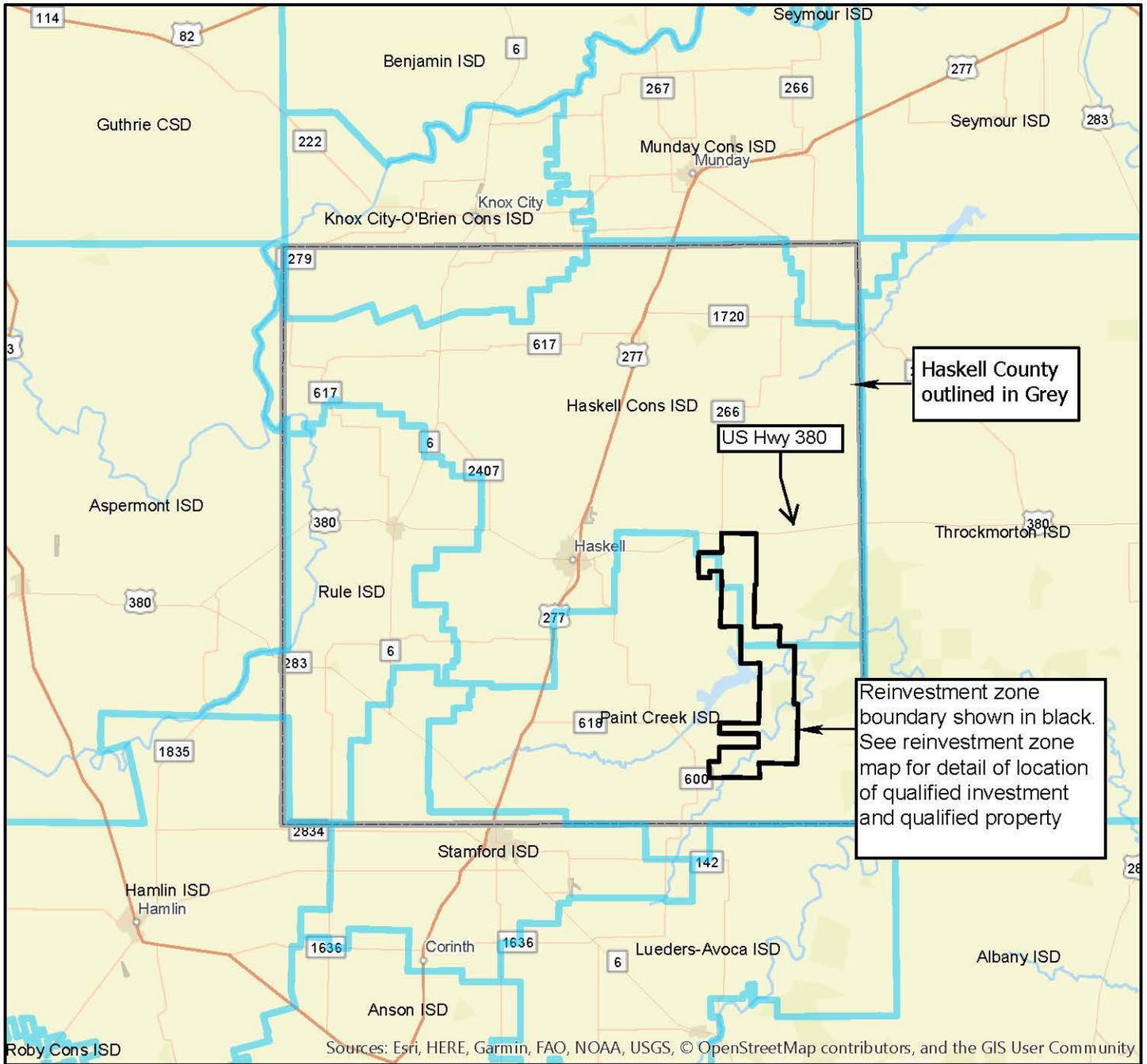
**TAB 11**

Maps that clearly show:

- a) Project vicinity
- b) Qualified investment including location of new building or new improvements
- c) Qualified property including location of new building 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

See attached maps.

# ISD Vicinity Map

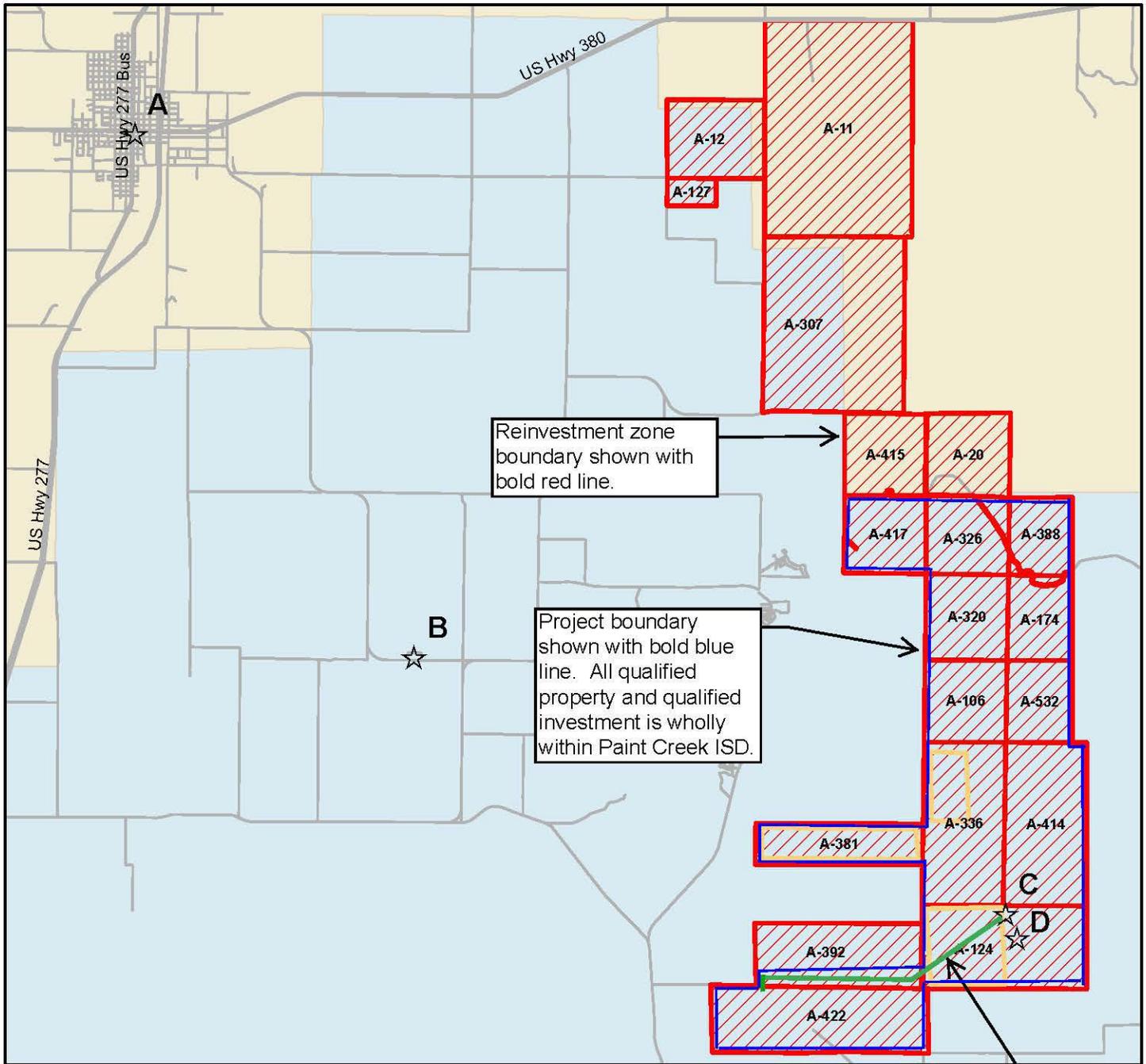


-  Independent School Districts
-  Haskell County
-  Reinvestment Zone Boundary

0 5 10 Miles



# Reinvestment Zone Map



Proposed location of project gen-tie line shown with bold green line

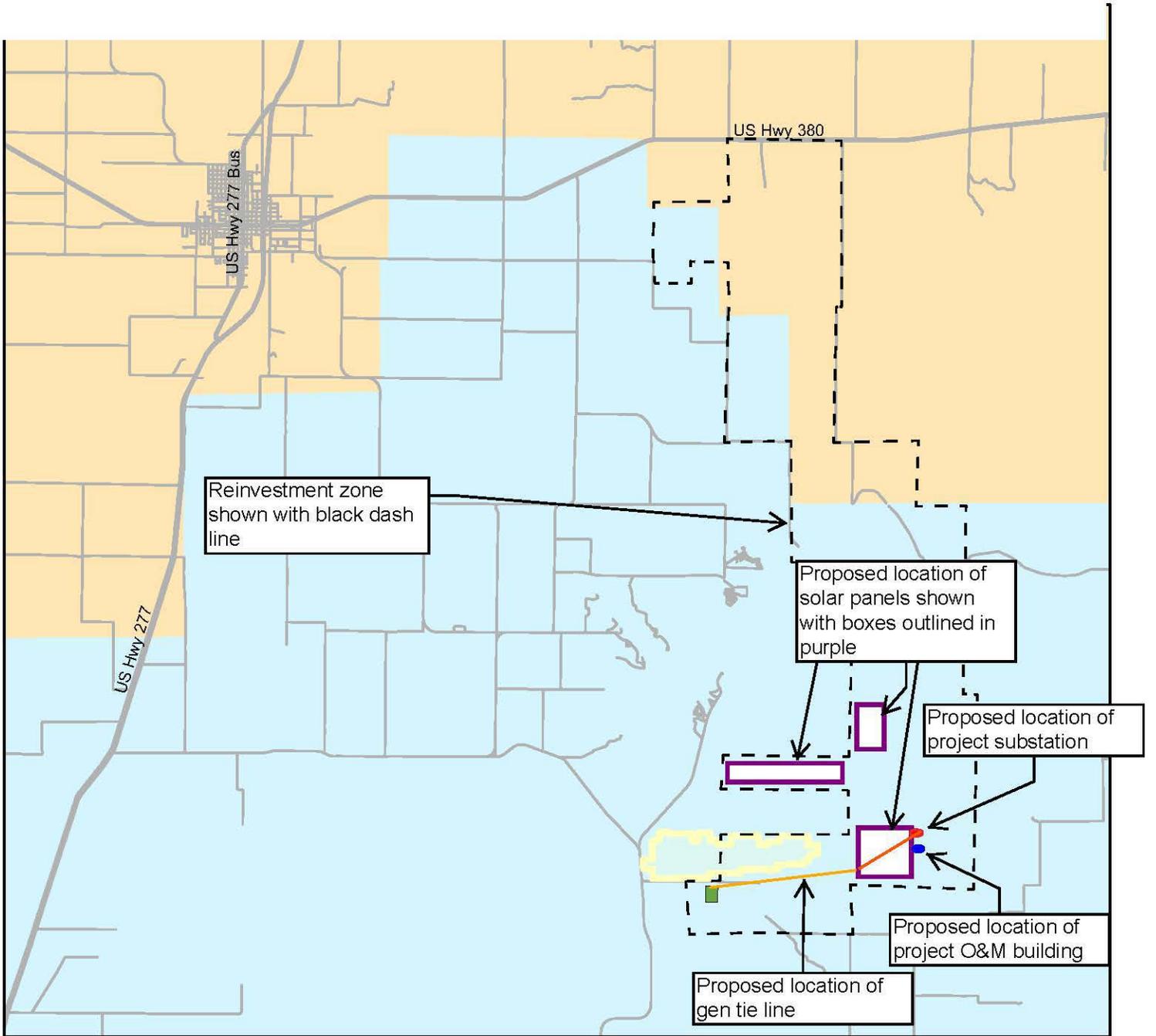
## Legend

- ☆ A. Haskell County Courthouse
- ☆ B. Paint Creek School
- ☆ C. Project Substation
- ☆ D. O&M Building

- Solar Development Areas
- Texas Land Survey Abstract Number
- Haskell Cons ISD
- Paint Creek ISD



# PROJECT VICINITY MAP SHOWING LOCATION OF EXISTING PROPERTY FOR INFORMATIONAL PURPOSES ONLY



## Legend

-  Outline of ETT's Paint Creek Substation
-  Quantum Site Outline
-  Approximate OCI Alamo 7 Solar Project Location

## Independent School Districts

-  Haskell Cons ISD
-  Paint Creek ISD

## County

All areas in view are within Haskell County, TX



**TAB 12**

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

See attached.



CUMMINGS WESTLAKE  
PROPERTY TAX ADVISORS

July 15, 2019

Dr. Cheryl Floyd  
Superintendent  
Paint Creek Independent School District  
4485 FM 600  
Haskell, TX 79521

**Re: Chapter 313 Job Waiver Request**

Dear Dr. Floyd,

IP Quantum, LLC requests that the Paint Creek Independent School District's Board of Trustees waive the job requirement provision as allowed by Section 313.025(f-1) of the Tax Code. This waiver would be based on the school district's board findings that the jobs creation requirement exceeds the industry standard for the number of employees reasonably necessary for the operation of the facility of the property owner that is described in the application.

IP Quantum, LLC requests that the Paint Creek Independent School District make such a finding and waive the job creation requirement for 10 permanent jobs. In line with industry standards for job requirements, IP Quantum, LLC has committed to create 2 total jobs for the project, which will be in Paint Creek Independent School District.

Solar projects create a large number of full and part-time, but temporary jobs during the construction phase of the project but require a relatively small number of highly skilled technicians to operate and maintain the project after commercial operation commences. A number of our solar clients have advised that the industry standard for staffing new solar projects is one employee for every 200 megawatts AC of capacity.

The number of jobs specified in this application is in line with the industry standards for a solar farm of this scope and size. This is evidenced by previously filed limitation agreement applications by solar developers who also requested a

waiver of the job requirements. In addition, there is publicly available educational material and other documentation that also suggest that IP Quantum has the appropriate number of jobs for this project.

Sincerely,

A handwritten signature in cursive script that reads "D. Dale Cummings".

D. Dale Cummings

**TAB 13**

*Calculation of three possible wage requirements with TWC documentation*

- Haskell County average weekly wage for all jobs (all industries)
- Haskell County average weekly wage for all jobs (manufacturing) – there are only two quarters of TWC data for manufacturing jobs in Haskell County in 2018
- See attached Council of Governments Regional Wage Calculation and Documentation

**TAB 13 TO CHAPTER 313 APPLICATION**

**PAINT CREEK ISD - HASKELL COUNTY  
CHAPTER 313 WAGE CALCULATION - ALL JOBS - ALL INDUSTRIES**

QUARTER	YEAR	AVG WEEKLY WAGES*	ANNUALIZED
FIRST	2018	\$ 709	\$ 36,868.00
SECOND	2018	\$ 706	\$ 36,712.00
THIRD	2018	\$ 678	\$ 35,256.00
FOURTH	2018	\$ 720	\$ 37,440.00
	AVERAGE	\$ 703.25	\$ 36,569.00

**PAINT CREEK ISD - HASKELL COUNTY  
CHAPTER 313 WAGE CALCULATION - MANUFACTURING JOBS**

QUARTER	YEAR	AVG WEEKLY WAGES*	ANNUALIZED
FIRST	2018	\$ 653.00	\$ 33,956.00
SECOND	2018	\$ 679.00	\$ 35,308.00
THIRD	2017	\$ 685.00	\$ 35,620.00
FOURTH	2017	\$ 823.00	\$ 42,796.00
	AVERAGE	\$ 710.00	\$ 36,920.00
	X	110%	110%
		\$ 781.00	\$ 40,612.00

**CHAPTER 313 WAGE CALCULATION - REGIONAL WAGE RATE**

REGION	YEAR	AVG WEEKLY WAGES*	ANNUALIZED
West Central Texas	2018	\$ 873.67	\$ 45,431
	X	110%	110%
		\$ 961.04	\$ 49,974.10

\* SEE ATTACHED TWC DOCUMENTATION

Year	Period	Area	Ownership	Industry	Average Weekly Wage
2018	01	Haskell	Total All	Total, All Industries	709
2018	02	Haskell	Total All	Total, All Industries	706
2018	03	Haskell	Total All	Total, All Industries	678
2018	04	Haskell	Total All	Total, All Industries	720

Year	Period	Area	Ownership	Industry Code	Industry	Level	Average Weekly Wage
2018	01	Haskell	Private	31-33	Manufacturing	2	653
2018	02	Haskell	Private	31-33	Manufacturing	2	679
2017	03	Haskell	Private	31-33	Manufacturing	2	685
2017	04	Haskell	Private	31-33	Manufacturing	2	823

**2018 Manufacturing Average Wages by Council of Government Region  
Wages for All Occupations**

COG	COG Number	Wages	
		Hourly	Annual
<b>Texas</b>		<b>\$27.04</b>	<b>\$56,240</b>
<a href="#"><u>Alamo Area Council of Governments</u></a>	18	\$22.80	\$47,428
<a href="#"><u>Ark-Tex Council of Governments</u></a>	5	\$18.73	\$38,962
<a href="#"><u>Brazos Valley Council of Governments</u></a>	13	\$18.16	\$37,783
<a href="#"><u>Capital Area Council of Governments</u></a>	12	\$32.36	\$67,318
<a href="#"><u>Central Texas Council of Governments</u></a>	23	\$19.60	\$40,771
<a href="#"><u>Coastal Bend Council of Governments</u></a>	20	\$28.52	\$59,318
<a href="#"><u>Concho Valley Council of Governments</u></a>	10	\$21.09	\$43,874
<a href="#"><u>Deep East Texas Council of Governments</u></a>	14	\$18.28	\$38,021
<a href="#"><u>East Texas Council of Governments</u></a>	6	\$21.45	\$44,616
<a href="#"><u>Golden Crescent Regional Planning Commission</u></a>	17	\$28.56	\$59,412
<a href="#"><u>Heart of Texas Council of Governments</u></a>	11	\$22.71	\$47,245
<a href="#"><u>Houston-Galveston Area Council</u></a>	16	\$29.76	\$61,909
<a href="#"><u>Lower Rio Grande Valley Development Council</u></a>	21	\$17.21	\$35,804
<a href="#"><u>Middle Rio Grande Development Council</u></a>	24	\$20.48	\$42,604
<a href="#"><u>NORTEX Regional Planning Commission</u></a>	3	\$25.14	\$52,284
<a href="#"><u>North Central Texas Council of Governments</u></a>	4	\$27.93	\$58,094
<a href="#"><u>Panhandle Regional Planning Commission</u></a>	1	\$24.19	\$50,314
<a href="#"><u>Permian Basin Regional Planning Commission</u></a>	9	\$25.90	\$53,882
<a href="#"><u>Rio Grande Council of Governments</u></a>	8	\$18.51	\$38,493
<a href="#"><u>South East Texas Regional Planning Commission</u></a>	15	\$36.26	\$75,430
<a href="#"><u>South Plains Association of Governments</u></a>	2	\$20.04	\$41,691
<a href="#"><u>South Texas Development Council</u></a>	19	\$17.83	\$37,088
<a href="#"><u>Texoma Council of Governments</u></a>	22	\$21.73	\$45,198
<a href="#"><u>West Central Texas Council of Governments</u></a>	<b>7</b>	<b>\$21.84</b>	<b>\$45,431</b>

Calculated by the Texas Workforce Commission Labor Market and Career Information Department.

Data published: July 2019

Data published annually, next update will be July 31, 2020

Annual wage figure assumes a 40-hour work week.

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

Wage data is produced from Texas Occupational Employment Statistics (OES) data, and is not to be compared to BLS estimates.

Data intended only for use in implementing Chapter 313, Tax Code.

**TAB 14**

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

See attached Schedules A1, A2, B, C and D

**TAB 15**

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

None

**TAB 16**

*Description of Reinvestment Zone 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 established the reinvestment zone*
- d) *Guidelines and criteria for creating the zone*

**16 a)** Not applicable.

**16 b)** See legal description below:

**Reinvestment Zone Legal Description  
Haskell County, Texas**

<b>Description</b>	<b>Abstract</b>	<b>Section</b>
Thos. G. Box	A-11	51
Moses Butler	A-12	59
J.E. Ellis	A-127	52
Richard Langham	A-307	50
Geo. Brooks	A-20	20
James Woodward	A-415	21
John Wall	A-417	22
Seaborn Mills	A-326	19
James A. Taylor	A-388	145
Hugh McLeod	A-320	18
W.M. Harris	A-174	144
J. Cooper	A-106	17
R.M. Thompson	A-532	6
O. Smith	A-381	26
R.M. Nabors	A-336	15
J. F. White	A-414	14
W.M. Dennis	A-124	16

**16 c)** Haskell County Commissioners Court will create the reinvestment zone at a later date.

**16 d)** Haskell County Commissioners Court expects to adopt guidelines and criteria on July 23, 2019. Guidelines and criteria will be provided with evidence of creation of the reinvestment zone at a later date.

**TAB 17**

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

See attached

SECTION 16: Authorized Signatures and Applicant Certification

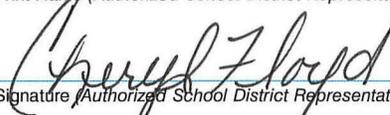
After the application and schedules are complete, an authorized representative from the school district and the business should review the application documents and complete this authorization page. Attach the completed authorization page in **Tab 17**. **NOTE:** If you amend your application, you will 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** → Dr. Cheryl Floyd  
Print Name (Authorized School District Representative)

Superintendent  
Title

**sign here** →   
Signature (Authorized School District Representative)

July 15, 2019  
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** → <sup>Lucas</sup> Luke Dunnington  
Print Name (Authorized Company Representative (Applicant))

Vice President, IP Renewable Holdings  
Title

**sign here** →   
Signature (Authorized Company Representative (Applicant))

July 10, 2019  
Date

GIVEN under my hand and seal of office this, the

10<sup>th</sup> day of JULY, 2019

SEE ATTACHED

Notary Public in and for the State of Texas

My Commission expires: \_\_\_\_\_

(Notary Seal)

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.

## ACKNOWLEDGMENT

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

State of California  
County of San Francisco)

On July 10<sup>th</sup>, 2019 before me, Prabha Giri, Notary Public  
(insert name and title of the officer)

personally appeared LUCAS DUNNINGTON  
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

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

WITNESS my hand and official seal.

Signature  (Seal)

