

UNDERWOOD

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August 28, 2019

John Villarreal
Stephanie Jones
Economic Development and Analysis Division
Texas Comptroller of Public Accounts
111 E. 17th St.
Austin, TX 78774

Via Email and Federal Express

Re: 313 Application – Renegade Renewables, LLC d/b/a Dawn Solar

Dear John and Stephanie:

Enclosed please find an application for appraised value limitation on qualified property submitted to Hereford ISD by Renegade Renewables, LLC d/b/a Dawn Solar on August 26, 2019, along with the schedules in Excel format. A CD containing these documents is also enclosed.

The Hereford ISD Board elected to accept the application on August 26, 2019. The application was determined to be complete on April 28, 2019. We ask that the Comptroller's Office prepare the economic impact report for this application.

A copy of the application will also be submitted to the Deaf Smith County Appraisal District in accordance with 34 Tex. Admin. Code §9.1054. Please feel free to contact me if you have any questions or concerns.

Sincerely,



Fred A. Stormer

Encl.
0DIMKF

cc: Chief Appraiser, Deaf Smith County Appraisal District
David Mitchell, CFO
Sean Purdy, Managing Member
Audie Sciumbato

via US Mail
via email: dmitchell@blueplanetfunding.com
via email: everttjonesinv@gmail.com
via email: audie.sciumbato@sciumbato-law.com

DAWN SOLAR

Application for Appraised Value Limitation under Chapter 313
of the Texas Tax Code for Appraised Value Limitation of
Qualified Property

Submitted to:
Hereford Independent School District

Submitted by:
Renegade Renewables, LLC
d/b/a
Dawn Solar

Tab 1

Application Pages 1-11

Application for Appraised Value Limitation on Qualified Property

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

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

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

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

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

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

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

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

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

SECTION 1: School District Information

1. Authorized School District Representative

August 26, 2019

Date Application Received by District

Sheri

First Name

Blankenship

Last Name

Superintendent

Title

Hereford ISD

School District Name

601 N. 25 Mile Ave

Street Address

601 N. 25 Mile Ave

Mailing Address

Hereford

City

Texas

State

79045

ZIP

(806) 363-7600

Phone Number

(806) 363-7699

Fax Number

sheriblankenship@herefordisd.net

Email Address

Mobile Number (optional)

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)

<u>Fred</u> First Name	<u>Stormer</u> Last Name
<u>Attorney</u> Title	
<u>Underwood Law Firm, P.C.</u> Firm Name	
<u>(806) 379-0306</u> Phone Number	<u>(806) 379-0316</u> Fax Number
	<u>fred.stormer@uwlaw.com</u> Email Address
<u>Mobile Number (optional)</u>	

4. On what date did the district determine this application complete? August 28, 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)

<u>David</u> First Name	<u>Mitchell</u> Last Name
<u>CFO</u> Title	<u>Renegade Renewables, LLC dba Dawn Solar</u> Organization
<u>311 West 43rd Street, 12th Floor</u> Street Address	
<u>311 West 43rd Street, 12th Floor</u> Mailing Address	
<u>New York</u> City	<u>NY</u> State
<u>(646) 515-0622</u> Phone Number	<u>10036</u> ZIP
<u>Mobile Number (optional)</u>	<u>Fax Number</u>
	<u>dmitchell@blueplanetfunding.com</u> 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.

<u>Sean</u> First Name	<u>Purdy</u> Last Name
<u>Managing Member</u> Title	<u>Everett Jones, LLC</u> Organization
<u>136 Market Street</u> Street Address	
<u>136 Market Street</u> Mailing Address	
<u>Sunbury</u> City	<u>PA</u> State
<u>(570) 259-9203</u> Phone Number	<u>17801</u> ZIP
<u>(570) 259-9293</u> Mobile Number (optional)	<u>(570) 286-0219</u> Fax Number
	<u>everettjonesinv@gmail.com</u> 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)

Audie	Sciumbato
First Name	Last Name
Attorney	
Title	
Sciumbato Law Office, P.C.	
Firm Name	
(806) 364-2626	(806) 364-9368
Phone Number	Fax Number
audie.sciumbato@sciumbato-law.com	
Business Email Address	

SECTION 3: Fees and Payments

1. Has an application fee been paid to the school district? Yes No
 The total fee shall be paid at time of the application is submitted to the school district. Any fees not accompanying the original application shall be considered supplemental payments.

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

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

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

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

SECTION 4: Business Applicant Information

1. What is the legal name of the applicant under which this application is made?	Renegade Renewables, LLC
2. List the Texas Taxpayer I.D. number of entity subject to Tax Code, Chapter 171 (11 digits)	32061841139
3. List the NAICS code	221114
4. Is the applicant a party to any other pending or active Chapter 313 agreements?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> 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 company
2. Is applicant a combined group, or comprised of members of a combined group, as defined by Tax Code §171.0001(7)?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> 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?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
4. Are all applicant members of the combined group current on all tax payments due to the State of Texas?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> 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 checked="" type="checkbox"/> Land has no existing improvements	<input type="checkbox"/> Land has existing improvements (<i>complete Section 13</i>)
<input type="checkbox"/> Expansion of existing operation on the land (<i>complete Section 13</i>)	<input type="checkbox"/> Relocation within Texas

SECTION 8: Limitation as Determining Factor

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

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

SECTION 9: Projected Timeline

1. Application approval by school board January 2020
2. Commencement of construction January 15, 2020
3. Beginning of qualifying time period January 15, 2020
4. First year of limitation 2022
5. Begin hiring new employees Q1 2021
6. Commencement of commercial operations December 2021
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? December 2021

SECTION 10: The Property

1. Identify county or counties in which the proposed project will be located Deaf Smith County
2. Identify Central Appraisal District (CAD) that will be responsible for appraising the property Deaf Smith County Appraisal District
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: Deaf Smith County, 0.53, 100% City: N/A
(Name, tax rate and percent of project) (Name, tax rate and percent of project)
 Hospital District: HRMC Hospital District, 0.339, 100% Water District: High Plains Water District, 0.0067, 100%
(Name, tax rate and percent of project) (Name, tax rate and percent of project)
 Other (describe): Amarillo Junior College, 0.05, 100% Other (describe): Noxious Weed District, 0.02/acre, 100%
(Name, tax rate and percent of project) (Name, tax rate and percent of project)
5. Is the project located entirely within the ISD listed in Section 1? Yes No
 5a. If no, attach in **Tab 6** additional information on the project scope and size to assist in the economic analysis.
6. Did you receive a determination from the Texas Economic Development and Tourism Office that this proposed project and at least one other project seeking a limitation agreement constitute a single unified project (SUP), as allowed in §313.024(d-2)? Yes No
 6a. If yes, attach in **Tab 6** supporting documentation from the Office of the Governor.

SECTION 11: Investment

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

1. At the time of application, what is the estimated minimum qualified investment required for this school district? 30,000,000.00
2. What is the amount of appraised value limitation for which you are applying? 30,000,000.00
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? _____

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): _____ \$ 0.00
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? 7
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 808.75
 - b. 110% of the average weekly wage for manufacturing jobs in the county is 1,060.68
 - c. 110% of the average weekly wage for manufacturing jobs in the region is 1,064.34
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? 55,155.10
10. What is the annual wage you are committing to pay for each of the new qualifying jobs you create on the qualified property? 55,155.10
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**.

APPLICATION TAB ORDER FOR REQUESTED ATTACHMENTS

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

Tab 2

Proof of Payment of Application Fee

Tab 3

Documentation of combined group membership under
Texas Tax Code 171.0001(7)

(Not applicable to Renegade Renewables, LLC)

Tab 4

Detailed description of the project, including 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

Renegade Renewables, LLC, d/b/a Dawn Solar, is requesting an appraised value limitation from Hereford Independent School District for the Dawn Solar project (the "Project"), a proposed solar powered electric generating facility in Deaf Smith County. This Project, which is the subject of this 313 Application, will be constructed within the Deaf Smith-Renegade Reinvestment Zone that was established by Deaf Smith County on December 11, 2018. Maps showing the location and other details of the project are included in Tab 11 of this 313 Application. The IGNR (interconnection) number for this project, issued on February 5, 2019, is 20INR0255. Renegade Renewables, LLC d/b/a Dawn Solar, is not a party to any other 313 Agreement. Neither the Project, Renegade Renewables, LLC, nor Dawn Solar have been known as or done business under other names in the past.

The proposed Project is a solar photovoltaic (PV) facility with a nameplate capacity of approximately 650 MW DC, all located within the Project boundary and Hereford ISD. Solar equipment selection is ongoing at this time and has not been finalized. Racks will be utilized to support approximately 1,950,000 solar photovoltaic modules that convert sunlight to direct current (DC) electrical power. The direct current is transmitted by wiring to solid state inverters that convert the DC power to alternating current (AC) 480-volt electrical power. The 480-volt electrical power is supplied by wire to transformers that increase the voltage to 34.5kV. The exact number of photovoltaic panels and their capacity will vary depending upon the panels and inverters selected, manufacturer's availability and prices, ongoing engineering design optimization, and the final megawatt generating capacity of the Project when completed. Renegade Renewables, LLC is also constructing generation transmission tie line, all within the Project boundary and Deaf Smith County. The Applicant requests a value limitation for all materials and equipment installed for the Project, including but not limited to; solar modules/panels, racking and mounting structures, inverters boxes, combiner boxes, meteorological equipment, foundations, roadways, buildings and offices, paving, fencing, collection system, electrical substations, generation transmission tie line and associated towers, and interconnection facilities.

Tab 5

Documentation to Assist in Determining if Limitation is a Determining Factor

Business Plan for Dawn Solar Project

Executive Summary

Renegade Renewables, LLC d/b/a Dawn Solar is a planned approximately 650 MW (DC) solar PV powerplant to be located on the Western edge of the Texas panhandle near Hereford, TX. The project site takes advantage of the adjacent 345 kV transmission lines operated by Sharyland Utilities that pass just north and east of Hereford and will allow the powerplant to connect to ERCOT's North Hub.

The solar plant will be constructed by a world-class EPC, M.A. Mortenson Company. Dawn Solar will export power within the ERCOT market (the Electric Reliability Council of Texas) and expects to compete effectively in Texas' de-regulated energy market using a combination of Power Purchase Agreements and Financial Hedges. The expected life of the solar PV powerplant is 35+ years.

Neither the Project, Renegade Renewables, LLC, nor Dawn Solar have been known by or done business under other names in the past.

Choice of Market – ERCOT background

ERCOT is a highly competitive, 25+ million user electricity market served by a robust mix of generating assets, including a dominant percentage of natural gas (53%), and lesser amounts contributed by wind (22%), coal (17%), and nuclear 5%. Despite good insolation levels (sunshine) and low land costs, solar has lagged far behind wind development in Texas. Wind projects now total over 21 GW of capacity in 2018. Solar energy capacity is about 1%, with only 1.5 GW (1,500 MW (AC)) on-line as of June 2018.

The dynamics of the ERCOT energy market for suppliers of power is that coal and nuclear generally need to run as baseload (producing power 24 hours a day, 7 days a week) in order to be competitive, while gas, especially newer plants, have the flexibility to run either as baseload or as peaker plants that can ramp up to meet demand on a day when power prices are expected to be higher. Wind and solar are intermittent resources, meaning wind speed and sunshine can be roughly forecasted but the specific amount of power delivered to the grid will fluctuate through the day and the maximum potential output of the solar field or wind farm is achieved only during optimal conditions.

To be competitive in ERCOT, solar can leverage its inherent benefit to the ERCOT market – that solar fields achieve peak output during the hottest part of the day, coincident with high air conditioning use and higher power prices. As an additional competitive advantage, solar's production curve is quite different from wind. Solar ramps up during the morning hours and then of course ramps down as the evening approaches, typically the time frame for selling power. In contrast with wind, which often hits peak production in the overnight hours (when power demand is low) and is weakest during the middle of the day. See Chart 1. Similarly, Solar is strongest during the high demand summer months, while wind is at its weakest in mid to late summer. See Chart 2.

CHART 1

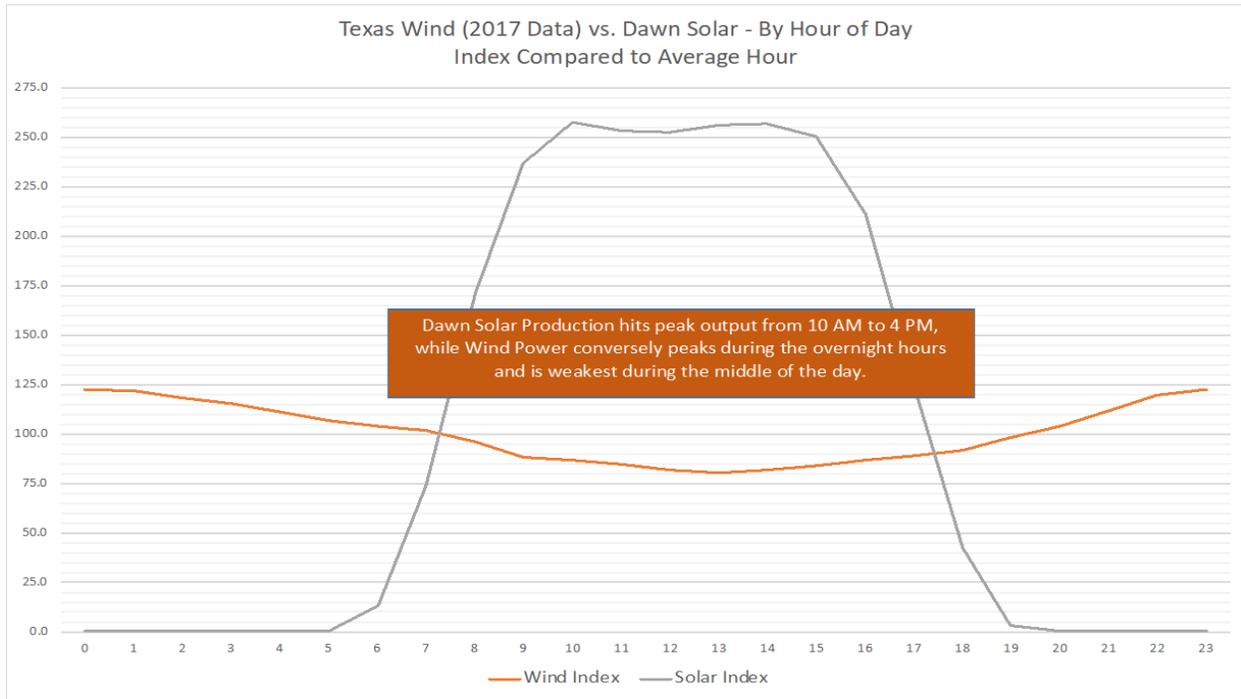
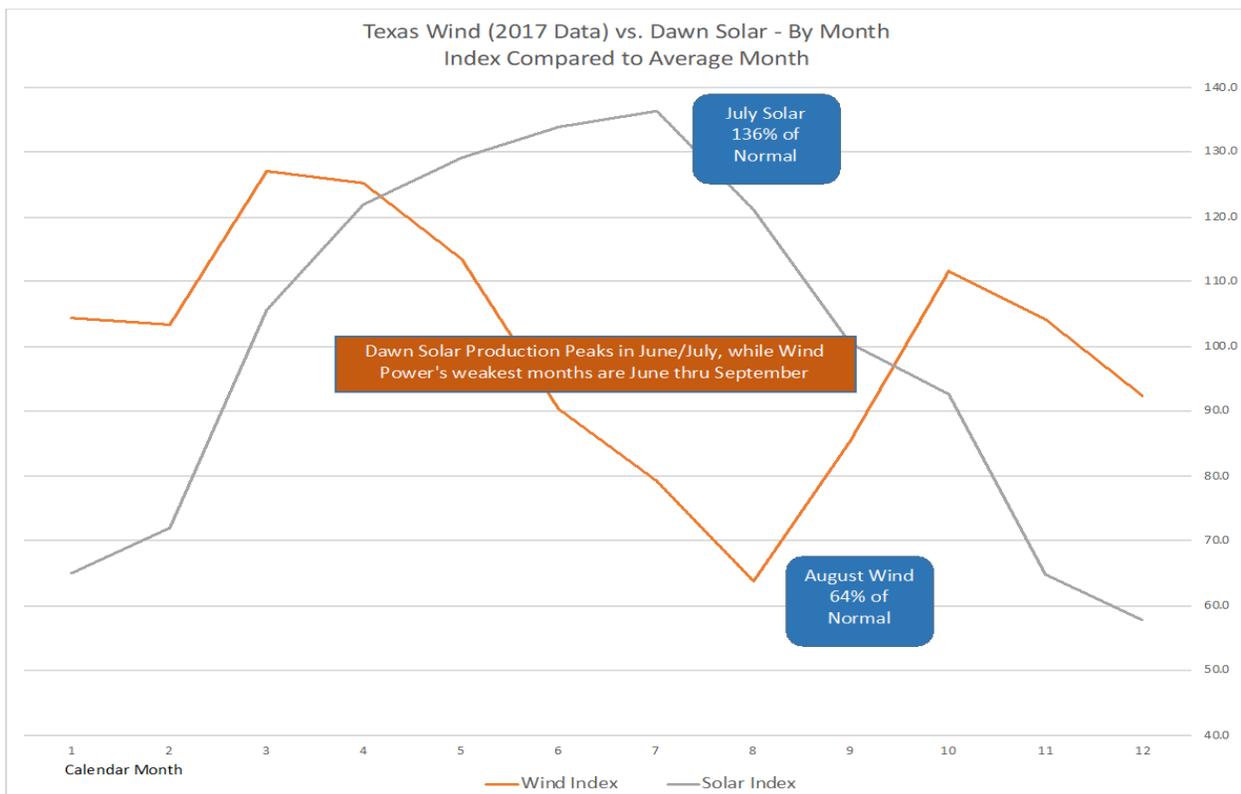


CHART 2



Section 2: Location of Project and Why it Makes Sense to Locate There

Renegade Renewables, LLC has evaluated a number of other sites in other states for this Project. Because suitable solar conditions exist throughout the Southwest, placement and construction options exist in other states. However, Dawn Solar's proposed site of northeast of Hereford, TX is an optimal location for a number of factors:

1. The selected land parcel is relatively flat, contiguous and adjacent to a US highway, allowing easy site access and making plant design and placement of equipment less complex;
2. Dawn Solar is also adjacent to Sharyland Utilities' 345kV transmission line, which is double strung and therefore has ample capacity to carry the power from Dawn Solar at a high voltage, resulting in an excellent access to the North Hub while also enabling a lower cost of construction of the interconnection line from the project to the substation;
3. The geotechnical conditions of the site do not require significant remediation or disturbance of the property. There are also very few identified wetlands on the parcel of land and the solar PV plant will not be constructed on the wetlands;
4. Hereford is located within Deaf Smith County which is part of the ERCOT market. Twenty-two panhandle counties are outside of ERCOT including two that are directly adjacent to Deaf Smith. The opportunities within ERCOT are much better for a solar powerplant than if the project were located outside ERCOT.

Section 3: Benefits to & Impact on Deaf Smith County, including discussion of Cost of Project

Dawn Solar provides multiple benefits to the local economy in Deaf Smith County while simultaneously demanding relatively little from County services.

Initially, during the construction phase, the project will bring up to 500 temporary employees to work and an overall project cost of over \$500 million dollars, including solar panels, racking and inverters, depending upon the final size of the project and the timing of equipment delivery to the site. Over the approximately 18-month build cycle, these construction employees will inevitably live, eat and shop nearby. Once Dawn Solar begins commercial operations, the powerplant will create approximately seven (7) new, permanent, full-time jobs and lead to a positive net economic benefit to Deaf Smith County of approximately \$550,000 in payroll dollars annually, or about \$20 Million over the (35 year) life of the Project. On an annual basis, Dawn Solar is expected to produce approximately 1,400 GWhs of electricity, enough power to serve 120,000 homes in the ERCOT electricity market. And lastly, even including the proposed tax abatements, Dawn Solar will nevertheless add significantly to the property tax base in Deaf Smith County.

It is worth noting that a solar power plant is quiet, pollution free and has little impact on the surrounding properties. The racking systems reach no higher than about 10 feet and vegetation is kept low to prevent shading of the solar modules while also checking erosion. And when the project reaches the end of its commercial life, the pilings holding the racking are removed, cables that have been laid underground are pulled up and the land can be returned to a natural state without much further work.

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

(Not applicable to Renegade Renewables, LLC)

Tab 7

- a. A specific and detailed description of the qualified investment on the property for which an appraised value limitation is requested
- b. A description of any new buildings, proposed new improvements or personal property to be included as part of the qualified investment

Renegade Renewables, LLC plans to construct Dawn Solar, a 650 MW solar farm in Deaf Smith County. This 313 Application refers to all qualified property within Hereford ISD necessary for the commercial operations of the proposed solar farm described in Tab 4. The proposed Project is a solar photovoltaic (PV) facility with a nameplate capacity of approximately 650 MW DC, all located in Hereford ISD. Solar equipment selection is ongoing at this time and has not been finalized. Racks will be utilized to support approximately 1,950,000 solar photovoltaic modules that convert sunlight to direct current (DC) electrical power. The direct current is transmitted by wiring to solid state inverters that convert the DC power to alternating current (AC) 480-volt electrical power. The 480-volt electrical power is supplied by wire to transformers that increase the voltage to 34.5kV. The exact number of photovoltaic panels and their capacity will vary depending upon the panels and inverters selected, manufacturer's availability and prices, ongoing engineering design optimization, and the final megawatt generating capacity of the Project when completed. Renegade Renewables, LLC is also constructing generation transmission tie line, all within the Project boundary, Hereford ISD, and Deaf Smith County.

This application covers all qualified investment and qualified property necessary for the commercial operations of the solar farm. Qualified Investment and qualified property includes, but is not limited to, solar modules/panels, racking and mounting structures, inverters boxes, 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.

Maps in Tab 11 of this Application show the proposed project area with the preliminary solar panel locations. The exact placement of these panels is subject to ongoing planning, soil studies, and engineering and will be determined before construction begins. All property currently existing within the Project boundary belongs to the current property owners, not Renegade Renewables, LLC or any affiliate thereof.

Tab 8

Description of Qualified Property

Solar equipment selection is ongoing at this time and has not been finalized. Racks will be utilized to support approximately 1,950,000 solar photovoltaic modules that convert sunlight to direct current (DC) electrical power. The direct current is transmitted by wiring to solid state inverters that convert the DC power to alternating current (AC) 480-volt electrical power. The 480-volt electrical power is supplied by wire to transformers that increase the voltage to 34.5kV. The exact number of photovoltaic panels and their capacity will vary depending upon the panels and inverters selected, manufacturer's availability and prices, ongoing engineering design optimization, and the final megawatt generating capacity of the Project when completed. Renegade Renewables, LLC is also constructing generation transmission tie line, all within the Project boundary, Hereford ISD, and Deaf Smith County.

Qualified property includes, but is not limited to, solar modules/panels, racking and mounting structures, inverters boxes, 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.

Maps in Tab 11 of this Application show the proposed project area with the preliminary solar panel locations. The exact placement of these panels is subject to ongoing planning, soil studies, and engineering and will be determined before construction begins.

Tab 9

Legal Description of Land with Appraisal Parcel Number, Owner Information, and Current Taxable Value

(Any improvements currently existing within the Project boundary belong to the current property owners, not Renegade Renewables, LLC or any affiliate thereof.)

Tract One:

The West 128.58 acres, more or less, out of the West one-half of Section 5, Block K-14, Certificate No. 988, T. & N. O. R.R. Co. Original Grantee, Patent No. 570, Volume 26 in Deaf Smith County, Texas, more particularly describe by metes and bounds as follows:

BEGINNING at a ½-inch iron pipe in the West line of Section 5, Block K-14, whence a stone set for its Northwest corner bears 123.65 varas;

THENCE South with the West line of Section 5, Block K-14, 1780.31 varas to an iron pipe set at the Southwest corner of said section;

THENCE South 89 degrees 54 minutes 30 seconds East 407.63 varas to a point in the South line of said section;

THENCE North, at 10.8 varas pass a ½-inch iron pipe in the North line of a road, and at 1780.9 varas a ½-inch iron pipe set at the Southeast corner of a 8.92-acre tract;

THENCE West 407.63 varas to the **PLACE OF BEGINNING**

SAVE AND EXCEPT: a 14.93-acre tract, more or less, out of the West part of Section 5, Block K-14, Certificate No. 988, T. & N. O. R.R. Co. Original Grantee, Patent No. 570, Volume 26 in Deaf Smith County, Texas, described by metes and bounds as follows:

COMMENCING at a ½-inch iron rod with cap marked "RPLS 1848" set for the Southwest corner of Section 5, Block K-14 whence a 1-inch iron pipe found bears South 00 degrees 01 minute 43 seconds East 30.00 feet and a railroad spike found for the Southeast corner of said section bears South 89 degrees 56 minutes 55 seconds East 5281.78 feet.

THENCE South 89 degrees 56 minutes 55 seconds East along the South line of said section, 998.78 feet to a ½-inch iron rod with cap marked "RPLS 1848" set for the SOUTHWEST and BEGINNING corner of this tract;

THENCE North 00 degrees 01 minute 12 seconds East 4943.78 feet to a ½-inch iron rod with cap marked "RPLS 1848" set in the South line of a tract known as 8.92 acres as conveyed to Josef C. Grotegut, et ux by deed recorded in Volume 330, Page 869, Deed Records whence a ½-inch iron pipe found in the West line of said section for the Southwest corner of the tract known as 8.92 acres bears South 89 degrees 57 minutes 08 seconds West 1002.99 feet;

THENCE North 89 degrees 57 minutes 08 seconds East 129.48 feet to a ½-inch iron pipe found in the West line of a tract known as 180.15 acres as conveyed to Wayne Betzen, et ux by deed recorded as Instrument Number 98-0573, Official Public Records for the Southeast corner of the tract known as 8.92 acres and the Northeast corner of a tract known as 128.58 acres as conveyed to Robert Wilson Womble, et al by deed recorded as Instrument Number 97-0977, Official Public Records;

THENCE South 00 degrees 01 minute 43 seconds East 4944.01 feet to a ½-inch iron rod with cap marked "RPLS 1848" set in the South line of said section for the

Southeast corner of the tract known as 128.58 acres and the Southwest corner of the tract known as 180.15 acres;

THENCE North 89 degrees 56 minutes 55 seconds West along the South line of said section, 133.69 feet to the place of beginning.

Tract Two:

The South 124.18 acres, more or less, of the D.W. Dillon Tract, Deaf Smith County, Texas, patented to D.W. Dillon on May 28, 1901 by Patent No. 338, Volume 20, File No. SF 277, Deaf Smith County, Texas, more particularly described by metes and bounds as follows:

BEGINNING at a ½-inch iron pipe at the Southwest corner of said Dillon Tract and in the East line of Section 8, Block K-3;

THENCE North with the West line of said tract, at 921.3 varas pass Whyman's concrete monument set at the Northeast corner of Section 8, Block K-3, and at 1471.3 varas a ¾-inch iron pipe;

THENCE North 89 degrees 24 minutes East along the approximate centerline of an East-West road, 470 varas to a point in the East line of said Dillon Tract;

THENCE South 0 degrees 30 minutes 20 seconds East 1471.35 varas to the Southeast corner of the Dillon Tract;

THENCE South 89 degrees 24 minutes West 483 varas to the **PLACE OF BEGINNING**.

Tract Three:

All of Section Seventeen (17), and the West part of Section Eighteen (18), Block Three (3), Deaf Smith County, Texas, containing 795 acres more or less.

SAVE AND EXCEPT: Genevieve Miller shall retain the right to reside in her residence on the property and to use the domestic well and appurtenances thereto for the remainder of her life. Upon the death of Genevieve Miller, her heirs may have 30 days to remove any item in, from, or of the residence, including the entire residence itself from the premises.

Tract Four:

All of Section Six (6), being approximately Six Hundred Thirty-Six (636) acres, Block K-14, Tap RR Co. Survey, Deaf Smith County, Texas.

Tract Five:

Approximately One Hundred Thirty (130) acres, being the Shaw Survey, Deaf Smith County, Texas.

Tract Six:

Approximately Three Hundred Fifteen (315) acres, being all of the West ½ of Section Twenty-Four (24) (except approximately Six (6) acres for homestead), Block 3, AB & M Survey, Deaf Smith County, Texas.

Tract Seven:

Approximately One Hundred Ninety-Five (195) acres, being mostly the East 195 acres out of the West ½ of Section Five (5), Block K-14, Tap RR Co. Survey, Deaf Smith

County, Texas. Said tract does not extend to the North section line.

Tract Eight:

The surface estate only of the East Half (E/2) of Section 5, Block K-14, Abstract 292, Deaf Smith County, Texas, containing 303.88 acres, more or less, but expressly excluding that portion of the West Half (W/2) of the NE corner of Section 5, Block K-14, Abstract 292 described in Deed from Alice Celeste Thompson containing 3 acres, more or less.

Tract Nine:

Approximately 126 acres, being off the East side (E/side) of Section Twenty-five (25) Block Three (3) AB&M Survey and out of the Northwest corner (NW/corner) of Section Seventeen (17), located North and West of the U.S. Hwy. 60, Block K-14, Tap RR Co., Survey, in Deaf Smith County, Texas.

Tract Ten:

Approximately 90 acres, being out of the Southeast corner of Section Twenty-five (25) Block Three (3) AB&M Survey, being all of said Section Twenty-five (25) located South and East of U.S. Hwy 60 and the RR right-of-way in Deaf Smith County, Texas.

Tract Eleven:

All of Section Seventeen (17) and the South Half (S/2) of Section Eighteen (18), Block K-14, Tap RR Co., Survey, in Deaf Smith County, Texas.

SAVE AND EXCEPT: Approximately sixty-one (61) acres located in the Northwest corner of said Section Seventeen (17), Block K-14, Tap RR Co., Survey, Deaf Smith County, Texas (said acreage being completely fenced with permanent fence and located North of Hwy 60).

Tract Twelve:

All of Section Seven (7), Block Three (3) AB&M Survey, Deaf Smith County, Texas.

Tract Thirteen:

All of Section Eight (8) Block K-14, Tap RR Co., Survey, Texas, located North and West of U.S. Hwy. 60 in in Deaf Smith County, Texas.

Tract Fourteen:

All of the W.A. HUNT Preemption Survey, Abstract No. 537, Deaf Smith County, Texas.

Tract Fifteen:

All of the M.H. CAHILL Preemption Survey, Abstract No. 535, Deaf Smith County, Texas.

Tract Sixteen:

A 309-acre tract, more or less, being the South half of Section Eighteen (18), Block K-14, Deaf Smith County, Texas

SAVE and EXCEPT: A 10-acre tract in the NE corner of the South half of Section Eighteen (18), Block K-14, Deaf Smith County, Texas

Deaf Smith County Appraisal District
 PROPERTY 7409 R
 Legal Description
 BLOCK K-14 SECTION 5 NE PT, 15.66 AC, A-292

OWNER ID
 7409
OWNERSHIP
 100.00%

PROPERTY APPRAISAL INFORMATION 2019
 MILLER, GENEVIEVE
 3210 RUSSELL LONG BLVD #19
 CANYON, TX 79015-3173 US

Entities		Values	
CAD	100%	IMPROVEMENTS	0
GDS	100%	LAND MARKET	+ 10,960
HOS	100%	MARKET VALUE	= 10,960
JAC	100%	PRODUCTIVITY LOSS	- 8,490
SHF	100%	APPRAISED VALUE	= 2,470
WHP	100%		
WNX	100%	HS CAP LOSS	- 0
		ASSESSED VALUE	= 2,470

AK14-5-6 Ref ID2: R7409
 Map ID H4

ACRES: 15.6600
 EFF. ACRES:
 APPR VAL METHOD: Cost

SITUS TX

GENERAL

UTILITIES LAST APPR. MP
 TOPOGRAPHY LAST APPR. YR 2017
 ROAD ACCESS LAST INSP. DATE 11/01/2016
 ZONING NEXT INSP. DATE
 BUILDER
 NEXT REASON
 REMARKS

EXEMPTIONS

SKETCH COMMANDS

BUILDING PERMITS

ISSUE DT PERMIT TYPE PERMIT AREA ST PERMIT VAL

SALE DT PRICE GRANTOR DEED INFO

SUBD: AK14 100.00% NBHD:

IMPROVEMENT INFORMATION

IMPROVEMENT FEATURES

TYPE DESCRIPTION MTHD CLASS/SUBCL AREA UNIT PRICE UNITS BUILT EFF YR COND. VALUE DEPR PHYS ECON FUNC COMP ADJ ADJ VALUE

SUBD: AK14 100.00% NBHD:

LAND INFORMATION

IRR Wells: 0 Capacity: 0 IRR Acres: 0 Oil Wells: 0

L#	DESCRIPTION	CLS	TABLE	SC	HS	METH	DIMENSIONS	UNIT PRICE	GROSS VALUE	ADJ	MASS ADJ	VAL SRC	MKT VAL	AG APPLY	AG CLASS	AG TABLE	AG UNIT PRC	AG VALUE
1.	Farm (Dry) #1	1	F1	D3	N	A	15.6600 AC	700.00	10,960	1.00	1.00	A	10,960	YES	1D1	AG-F1	158.00	2,470
													10,960				2,470	

Deaf Smith County Appraisal District
 PROPERTY 8232 R
 Legal Description
 BLOCK 3 SECTION 18 W/4, 160 AC, A-792

OWNER ID
 7409
 OWNERSHIP
 100.00%

PROPERTY APPRAISAL INFORMATION 2019
 MILLER, GENEVIEVE
 3210 RUSSELL LONG BLVD #19
 CANYON, TX 79015-3173 US

Entities
 CAD 100%
 GDS 100%
 HOS 100%
 JAC 100%
 SHF 100%
 WHP 100%
 WNX 100%

Values
 IMPROVEMENTS 0
 LAND MARKET + 176,000
 MARKET VALUE = 176,000
 PRODUCTIVITY LOSS - 143,310
 APPRAISED VALUE = 32,690
 HS CAP LOSS - 0
 ASSESSED VALUE = 32,690

B3-18-1

Ref ID2: R8232
 Map ID H4

ACRES: 160.0000
 EFF. ACRES:

APPR VAL METHOD: Cost

SITUS TX

GENERAL

UTILITIES LAST APPR. MP
 TOPOGRAPHY LAST APPR. YR 2017
 ROAD ACCESS LAST INSP. DATE 11/01/2016
 ZONING NEXT INSP. DATE
 BUILDER
 NEXT REASON
 REMARKS

EXEMPTIONS

SKETCH COMMANDS

BUILDING PERMITS

ISSUE DT PERMIT TYPE PERMIT AREA ST PERMIT VAL

SALE DT PRICE GRANTOR DEED INFO
 ***** MILLER, H H OT / /

SUBD: B3 100.00% NBHD:

IMPROVEMENT INFORMATION

IMPROVEMENT FEATURES

TYPE DESCRIPTION MTHD CLASS/SUBCL AREA UNIT PRICE UNITS BUILT EFF YR COND. VALUE DEPR PHYS ECON FUNC COMP ADJ ADJ VALUE

SUBD: B3 100.00% NBHD:

LAND INFORMATION

IRR Wells: 0 Capacity: 0

IRR Acres: 0

Oil Wells: 0

L#	DESCRIPTION	CLS	TABLE	SC	HS	METH	DIMENSIONS	UNIT PRICE	GROSS VALUE	ADJ	MASS ADJ	VAL SRC	MKT VAL	AG APPLY	AG CLASS	AG TABLE	AG UNIT PRC	AG VALUE				
1.	F1R	1	Y	D3	N	A	60.0000 AC	1,100.00	66,000	1.00	1.00	A	66,000	YES	1D1	AG-F1-IR	285.00	17,100				
2.	Farm (Dry) #3	1	Y	D3	N	A	10.0000 AC	1,100.00	11,000	1.00	1.00	A	11,000	YES	1D1	AG-F3	137.00	1,370				
3.	Farm (Dry) #1	1	Y	D3	N	A	90.0000 AC	1,100.00	99,000	1.00	1.00	A	99,000	YES	1D1	AG-F1	158.00	14,220				
													176,000									
																						32,690

Comment: WELLS 1-SUB-3 A

Deaf Smith County Appraisal District
 PROPERTY 7412 R
 Legal Description
 BLOCK K-14 SECTION 6 ALL, 636.36 AC, A-1169

OWNER ID
 13547
 OWNERSHIP
 100.00%

PROPERTY APPRAISAL INFORMATION 2019
 BETZEN, WAYNE
 4526 CO RD 12
 HEREFORD, TX 79045-9045 US

Entities
 CAD 100%
 GDS 100%
 HOS 100%
 JAC 100%
 SHF 100%
 WHP 100%
 WNX 100%

Values
 IMPROVEMENTS 1,960
 LAND MARKET + 371,700
 MARKET VALUE = 373,660
 PRODUCTIVITY LOSS - 331,520
 APPRAISED VALUE = 42,140
 HS CAP LOSS - 0
 ASSESSED VALUE = 42,140

AK14-6-1

Ref ID2: R7412
 Map ID H4

ACRES: 636.3600
 EFF. ACRES:

APPR VAL METHOD: Cost

SITUS TX

GENERAL

No Sketch Available

EXEMPTIONS

UTILITIES LAST APPR. MP
 TOPOGRAPHY LAST APPR. YR 2017
 ROAD ACCESS LAST INSP. DATE 11/01/2016
 ZONING NEXT INSP. DATE
 BUILDER
 NEXT REASON
 REMARKS

SKETCH COMMANDS

BUILDING PERMITS

ISSUE DT PERMIT TYPE PERMIT AREA ST PERMIT VAL

SALE DT PRICE GRANTOR DEED INFO
 07/13/2012 ***** HAVENS, RANDLE G WD / / 12-13
 02/18/2011 ***** SUGGS, EMILY F TD / / 11-06

SUBD: AK14 100.00% NBHD:

IMPROVEMENT INFORMATION

IMPROVEMENT FEATURES

#	TYPE	DESCRIPTION	MTHD	CLASS/SUBCL	AREA	UNIT PRICE	UNITS	BUILT	EFF YR	COND.	VALUE	DEPR	PHYS	ECON	FUNC	COMP	ADJ	ADJ VALUE
1.	PENS	PENS, Fence,	C	*/	800.0	7.00	1	0			5,600	35%	100%	100%	100%	100%	0.35	1,960
		SIMPR RL = 90 B		STCD: F1	800.0			Homesite: N			5,600							1,960

SUBD: AK14 100.00% NBHD:

LAND INFORMATION

IRR Wells: 0 Capacity: 0

IRR Acres: 0

Oil Wells: 0

L#	DESCRIPTION	CLS	TABLE	SC	HS	METH	DIMENSIONS	UNIT PRICE	GROSS VALUE	ADJ	MASS ADJ	VAL SRC	MKT VAL	AG APPLY	AG CLASS	AG TABLE	AG UNIT PRC	AG VALUE
1.	Pasture #2	1	P2	D1	N	A	385.0000 AC	600.00	231,000	1.00	1.00	A	231,000	YES	1D1	AG-P2	64.00	24,640
2.	Pasture #3	1	P3	D1	N	A	20.0000 AC	500.00	10,000	1.00	1.00	A	10,000	YES	1D1	AG-P3	59.00	1,180
3.	Pasture #2	1	P2	D1	N	A	173.0000 AC	600.00	103,800	1.00	1.00	A	103,800	YES	1D1	AG-P2	64.00	11,070
4.	Pasture #4	1	P4	D1	N	A	28.0000 AC	500.00	14,000	1.00	1.00	A	14,000	YES	1D1	AG-P4	59.00	1,650

continued on next page

Deaf Smith County Appraisal District
 PROPERTY 7412 R
 Legal Description
 BLOCK K-14 SECTION 6 ALL, 636.36 AC, A-1169

OWNER ID
 13547
OWNERSHIP
 100.00%

PROPERTY APPRAISAL INFORMATION 2019
 BETZEN, WAYNE
 4526 CO RD 12
 HEREFORD, TX 79045-9045 US

Entities	Values
CAD 100%	IMPROVEMENTS 1,960
GDS 100%	LAND MARKET + 371,700
HOS 100%	MARKET VALUE = 373,660
JAC 100%	PRODUCTIVITY LOSS - 331,520
SHF 100%	APPRAISED VALUE = 42,140
WHP 100%	
WNX 100%	HS CAP LOSS - 0
	ASSESSED VALUE = 42,140

AK14-6-1 Ref ID2: R7412
 Map ID H4

ACRES: 636.3600
 EFF. ACRES:

APPR VAL METHOD: Cost

SITUS TX

GENERAL

No Sketch Available

EXEMPTIONS

UTILITIES LAST APPR. MP
 TOPOGRAPHY LAST APPR. YR 2017
 ROAD ACCESS LAST INSP. DATE 11/01/2016
 ZONING NEXT INSP. DATE
 BUILDER
 NEXT REASON
 REMARKS

SKETCH COMMANDS

BUILDING PERMITS

ISSUE DT PERMIT TYPE PERMIT AREA ST PERMIT VAL

SALE DT PRICE GRANTOR DEED INFO
 07/13/2012 ***** HAVENS, RANDLE G WD / / 12-13
 02/18/2011 ***** SUGGS, EMILY F TD / / 11-06

SUBD: AK14 100.00% NBHD:

IMPROVEMENT INFORMATION

IMPROVEMENT FEATURES

TYPE DESCRIPTION MTHD CLASS/SUBCL AREA UNIT PRICE UNITS BUILT EFF YR COND. VALUE DEPR PHYS ECON FUNC COMP ADJ ADJ VALUE

SUBD: AK14 100.00% NBHD:

LAND INFORMATION

IRR Wells: 0 Capacity: 0

IRR Acres: 0

Oil Wells: 0

L# DESCRIPTION	CLS	TABLE	SC	HS	METH	DIMENSIONS	UNIT PRICE	GROSS VALUE	ADJ	MASS ADJ	VAL SRC	MKT VAL	AG APPLY	AG CLASS	AG TABLE	AG UNIT PRC	AG VALUE	
5. Pasture #6	1	P6	D1	N	A	30.3600 AC	425.00	12,900	1.00	1.00	A	12,900	YES	1D1	AG-P6	54.00	1,640	
												371,700						40,180

Deaf Smith County Appraisal District
 PROPERTY 8465 R
 Legal Description
 SHAW PRE EMP S PT, 130 AC, A-539

OWNER ID
 13547
 OWNERSHIP
 100.00%

PROPERTY APPRAISAL INFORMATION 2019
 BETZEN, WAYNE
 4526 CO RD 12
 HEREFORD, TX 79045-9045 US

Entitles
 CAD 100%
 GDS 100%
 HOS 100%
 JAC 100%
 SHF 100%
 WHP 100%
 WNX 100%

Values
 IMPROVEMENTS 0
 LAND MARKET + 65,000
 MARKET VALUE = 65,000
 PRODUCTIVITY LOSS - 56,800
 APPRAISED VALUE = 8,200
 HS CAP LOSS - 0
 ASSESSED VALUE = 8,200

SH-1-1 Ref ID2: R8465
 Map ID H4

ACRES: 130.0000
 EFF. ACRES:
 APPR VAL METHOD: Cost

SITUS TX

GENERAL

UTILITIES LAST APPR. MP
 TOPOGRAPHY LAST APPR. YR 2017
 ROAD ACCESS LAST INSP. DATE 11/01/2016
 ZONING NEXT INSP. DATE
 BUILDER
 NEXT REASON
 REMARKS

EXEMPTIONS

SKETCH COMMANDS

BUILDING PERMITS

ISSUE DT PERMIT TYPE PERMIT AREA ST PERMIT VAL

SALE DT PRICE GRANTOR DEED INFO
 03/12/1998 ***** THOMPSON, ALICE WD / 980573 /

SUBD: BSH 100.00% NBHD:

IMPROVEMENT INFORMATION

IMPROVEMENT FEATURES

TYPE DESCRIPTION MTHD CLASS/SUBCL AREA UNIT PRICE UNITS BUILT EFF YR COND. VALUE DEPR PHYS ECON FUNC COMP ADJ ADJ VALUE

SUBD: BSH 100.00% NBHD:

LAND INFORMATION

IRR Wells: 0 Capacity: 0

IRR Acres: 0

Oil Wells: 0

L#	DESCRIPTION	CLS	TABLE	SC	HS	METH	DIMENSIONS	UNIT PRICE	GROSS VALUE	ADJ	MASS ADJ	VAL SRC	MKT VAL	AG APPLY	AG CLASS	AG TABLE	AG UNIT PRC	AG VALUE		
1.	Pasture #2 Comment: RURALA	1	D	D1	N	A	118.0000 AC	500.00	59,000	1.00	1.00	A	59,000	YES	1D1	AG-P2	64.00	7,550		
2.	Pasture #6 Comment: RURALA	1	D	D1	N	A	12.0000 AC	500.00	6,000	1.00	1.00	A	6,000	YES	1D1	AG-P6	54.00	650		
													65,000							8,200

Deaf Smith County Appraisal District
 PROPERTY 8251 R
 Legal Description
 BLOCK 3 SECTION 24 W/2, 321.2 AC, A-1461

OWNER ID
 13547
OWNERSHIP
 100.00%

PROPERTY APPRAISAL INFORMATION 2019
 BETZEN, WAYNE
 4526 CO RD 12
 HEREFORD, TX 79045-9045 US

Entities	Values
CAD 100%	IMPROVEMENTS 95,840
GDS 100%	LAND MARKET + 251,220
HOS 100%	MARKET VALUE = 347,060
JAC 100%	PRODUCTIVITY LOSS - 200,050
SHF 100%	APPRAISED VALUE = 147,010
WHP 100%	HS CAP LOSS - 0
WNX 100%	ASSESSED VALUE = 147,010

B3-24-1

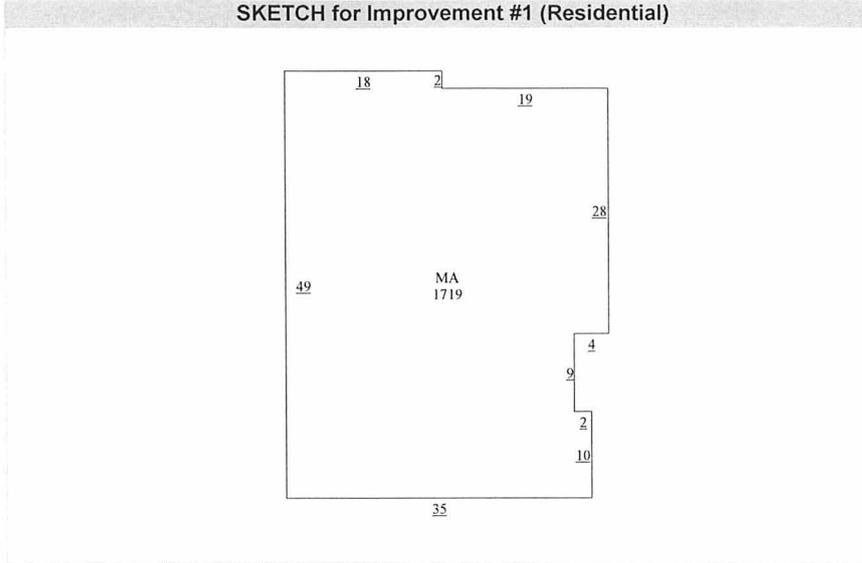
Ref ID2: R8251
 Map ID H4

ACRES: 321.2000
 EFF. ACRES:

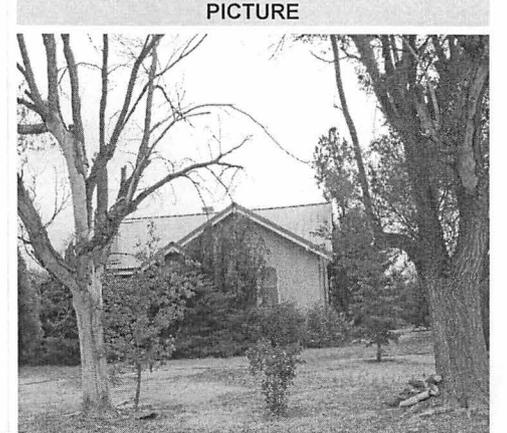
APPR VAL METHOD: Cost

SITUS 4526 CO RD 12 TX

GENERAL		
UTILITIES	LAST APPR.	MP
TOPOGRAPHY	LAST APPR. YR	2017
ROAD ACCESS	LAST INSP. DATE	11/01/2016
ZONING	NEXT INSP. DATE	
BUILDER		
NEXT REASON		
REMARKS		



EXEMPTIONS	
HS	Homestead



BUILDING PERMITS				
ISSUE DT	PERMIT TYPE	PERMIT AREA	ST	PERMIT VAL

SALE DT	PRICE	GRANTOR	DEED INFO
12/31/1992	*****	BETZEN, CLARENCEWD	/ 392 / 988

SUBD: B3		100.00%		NBHD:														
#	TYPE	DESCRIPTION	MTHD	CLASS/SUBCL	AREA	UNIT PRICE	UNITS	BUILT	EFF YR	COND.	VALUE	DEPR	PHYS	ECON	FUNC	COMP	ADJ	ADJ VALUE
	MA	MAIN AREA	R	6F-/	1,719.0	53.43	1	0			94,390	73%	106%	100%	100%	100%	0.77	73,040
	BSMT	BASEMENT	R	6F-/	216.0	21.37	1	0			4,620	73%	106%	100%	100%	100%	0.77	3,570
1.	Residential		STCD:	E1	1,935.0					Homesite: Y (100%)	99,010							76,610
		IMPR	RL = 50 A															

IMPROVEMENT INFORMATION																																																																																														
<table border="1"> <thead> <tr> <th>#</th> <th>TYPE</th> <th>DESCRIPTION</th> <th>MTHD</th> <th>CLASS/SUBCL</th> <th>AREA</th> <th>UNIT PRICE</th> <th>UNITS</th> <th>BUILT</th> <th>EFF YR</th> <th>COND.</th> <th>VALUE</th> <th>DEPR</th> <th>PHYS</th> <th>ECON</th> <th>FUNC</th> <th>COMP</th> <th>ADJ</th> <th>ADJ VALUE</th> </tr> </thead> <tbody> <tr> <td></td> <td>MA</td> <td>MAIN AREA</td> <td>R</td> <td>6F-/</td> <td>1,719.0</td> <td>53.43</td> <td>1</td> <td>0</td> <td></td> <td></td> <td>94,390</td> <td>73%</td> <td>106%</td> <td>100%</td> <td>100%</td> <td>100%</td> <td>0.77</td> <td>73,040</td> </tr> <tr> <td></td> <td>BSMT</td> <td>BASEMENT</td> <td>R</td> <td>6F-/</td> <td>216.0</td> <td>21.37</td> <td>1</td> <td>0</td> <td></td> <td></td> <td>4,620</td> <td>73%</td> <td>106%</td> <td>100%</td> <td>100%</td> <td>100%</td> <td>0.77</td> <td>3,570</td> </tr> <tr> <td>1.</td> <td>Residential</td> <td></td> <td>STCD:</td> <td>E1</td> <td>1,935.0</td> <td></td> <td></td> <td></td> <td></td> <td>Homesite: Y (100%)</td> <td>99,010</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td>76,610</td> </tr> </tbody> </table>																			#	TYPE	DESCRIPTION	MTHD	CLASS/SUBCL	AREA	UNIT PRICE	UNITS	BUILT	EFF YR	COND.	VALUE	DEPR	PHYS	ECON	FUNC	COMP	ADJ	ADJ VALUE		MA	MAIN AREA	R	6F-/	1,719.0	53.43	1	0			94,390	73%	106%	100%	100%	100%	0.77	73,040		BSMT	BASEMENT	R	6F-/	216.0	21.37	1	0			4,620	73%	106%	100%	100%	100%	0.77	3,570	1.	Residential		STCD:	E1	1,935.0					Homesite: Y (100%)	99,010							76,610
#	TYPE	DESCRIPTION	MTHD	CLASS/SUBCL	AREA	UNIT PRICE	UNITS	BUILT	EFF YR	COND.	VALUE	DEPR	PHYS	ECON	FUNC	COMP	ADJ	ADJ VALUE																																																																												
	MA	MAIN AREA	R	6F-/	1,719.0	53.43	1	0			94,390	73%	106%	100%	100%	100%	0.77	73,040																																																																												
	BSMT	BASEMENT	R	6F-/	216.0	21.37	1	0			4,620	73%	106%	100%	100%	100%	0.77	3,570																																																																												
1.	Residential		STCD:	E1	1,935.0					Homesite: Y (100%)	99,010							76,610																																																																												

IMPROVEMENT FEATURES			
Heating/Cooling	1	RA	1,289
Fireplace	1	1	1,250
Construction Style	1	G4,CUS	0
Foundation	1	CC	0
Exterior Wall	1	ST	0
Interior Finish		G4,SHR,TX,PAI	0
Roof Style	1	WD	0
Flooring	1	G4,HW	0
Plumbing	1	1	0
Built-ins		G4,ADC1,ADCAB	0
Factor 1		G3,AD,AVG	0
			2,539

SUBD: B3		100.00%		NBHD:		LAND INFORMATION					IRR Wells: 0		Capacity: 0		IRR Acres: 0		Oil Wells: 0	
L#	DESCRIPTION	CLS	TABLE	SC	HS	METH	DIMENSIONS	UNIT PRICE	GROSS VALUE	ADJ	MASS ADJ	VAL SRC	MKT VAL	AG APPLY	AG CLASS	AG TABLE	AG UNIT PRC	AG VALUE
1.	SPEC		SPECIAL	E1	Y (100%)	A	1.0000 AC	5,000.00	5,000	1.00	1.00	A	5,000	NO			0.00	0
2.	Farm (Dry) #1	1	Y	D3	N	A	17.0000 AC	1,100.00	18,700	1.00	1.00	A	18,700	YES	1D1	AG-F1	158.00	2,690

Comment: WELLS 3-4-1 , 1-3-1, 100 GPM 10/29/96 DJ A

continued on next page

Deaf Smith County Appraisal District
 PROPERTY 8251 R
 Legal Description
 BLOCK 3 SECTION 24 W/2, 321.2 AC, A-1461

OWNER ID
 13547
OWNERSHIP
 100.00%

PROPERTY APPRAISAL INFORMATION 2019
 BETZEN, WAYNE
 4526 CO RD 12
 HEREFORD, TX 79045-9045 US

Entities	Values
CAD 100%	IMPROVEMENTS 95,840
GDS 100%	LAND MARKET + 251,220
HOS 100%	MARKET VALUE = 347,060
JAC 100%	PRODUCTIVITY LOSS - 200,050
SHF 100%	APPRAISED VALUE = 147,010
WHP 100%	HS CAP LOSS - 0
WNX 100%	ASSESSED VALUE = 147,010

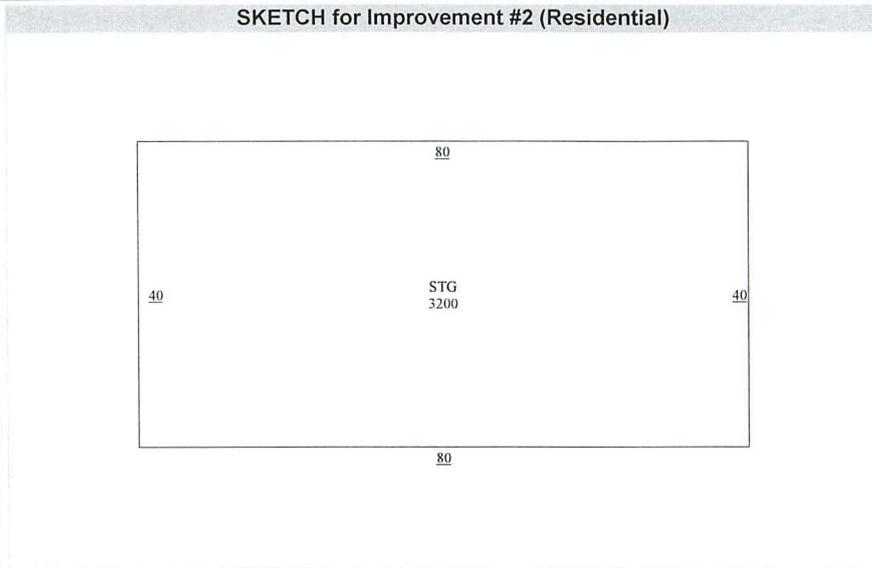
B3-24-1 Ref ID2: R8251
 Map ID H4

ACRES: 321.2000
 EFF. ACRES:

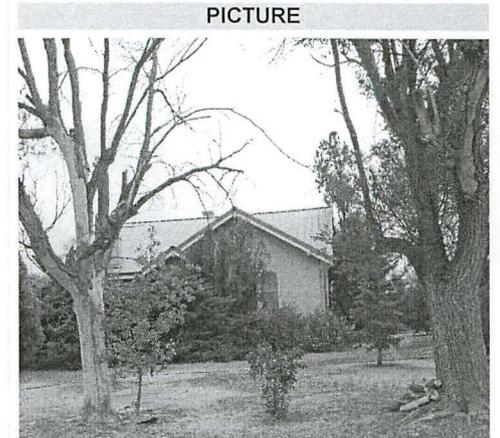
APPR VAL METHOD: Cost

SITUS 4526 CO RD 12 TX

GENERAL		
UTILITIES	LAST APPR.	MP
TOPOGRAPHY	LAST APPR. YR	2017
ROAD ACCESS	LAST INSP. DATE	11/01/2016
ZONING	NEXT INSP. DATE	
BUILDER		
NEXT REASON		
REMARKS		



EXEMPTIONS	
HS	Homestead



BUILDING PERMITS				
ISSUE DT	PERMIT TYPE	PERMIT AREA	ST	PERMIT VAL

SALE DT	PRICE	GRANTOR	DEED INFO
12/31/1992	*****	BETZEN, CLARENCEWD	/ 392 / 988

IMPROVEMENT INFORMATION																		
SUBD: B3	100.00%	NBHD:																
#	TYPE	DESCRIPTION	MTHD	CLASS/SUBCL	AREA	UNIT PRICE	UNITS	BUILT	EFF YR	COND.	VALUE	DEPR	PHYS	ECON	FUNC	COMP	ADJ	ADJ VALUE
		STG	R	1F/	3,200.0	5.13					16,420	35%	100%	100%	100%	100%	0.35	5,750
2.	STORAGE		STCD:	D2	3,200.0		Homesite: N				16,420							5,750
SIMPR RL = 60 B																		

IMPROVEMENT FEATURES			
Foundation	1	CON	0
Exterior Wall	1	TIN	0
Roof Style	1	GA,TIN	0
Flooring	1	CON	0

LAND INFORMATION															IRR Wells: 0		Capacity: 0		IRR Acres: 0		Oil Wells: 0	
L#	DESCRIPTION	CLS	TABLE	SC	HS	METH	DIMENSIONS	UNIT PRICE	GROSS VALUE	ADJ	MASS ADJ	VAL SRC	MKT VAL	AG APPLY	AG CLASS	AG TABLE	AG UNIT PRC	AG VALUE				
3.	Farm (Dry) #1	1	BR	D3	N	A	236.2000 AC	800.00	188,960	1.00	1.00	A	188,960	YES	1D1	AG-F1	158.00	37,320				
4.	Farm (Dry) #2	1	BR	D3	N	A	19.0000 AC	800.00	15,200	1.00	1.00	A	15,200	YES	1D1	AG-F2	158.00	3,000				
5.	Farm (Dry) #3	1	BR	D3	N	A	6.0000 AC	800.00	4,800	1.00	1.00	A	4,800	YES	1D1	AG-F3	137.00	820				

continued on next page

Deaf Smith County Appraisal District
 PROPERTY 8251 R
 Legal Description
 BLOCK 3 SECTION 24 W/2, 321.2 AC, A-1461

OWNER ID
 13547
 PROPERTY APPRAISAL INFORMATION 2019
 BETZEN, WAYNE
 4526 CO RD 12
 HEREFORD, TX 79045-9045 US
 OWNERSHIP
 100.00%

Entities	Values
CAD 100%	IMPROVEMENTS 95,840
GDS 100%	LAND MARKET + 251,220
HOS 100%	MARKET VALUE = 347,060
JAC 100%	PRODUCTIVITY LOSS - 200,050
SHF 100%	APPRAISED VALUE = 147,010
WHP 100%	HS CAP LOSS - 0
WNX 100%	ASSESSED VALUE = 147,010

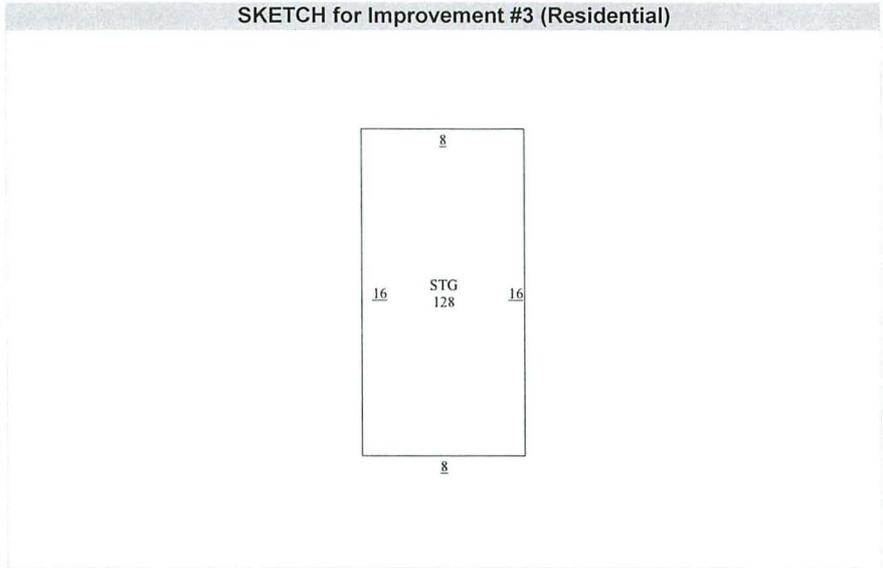
B3-24-1
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 Map ID H4

ACRES: 321.2000
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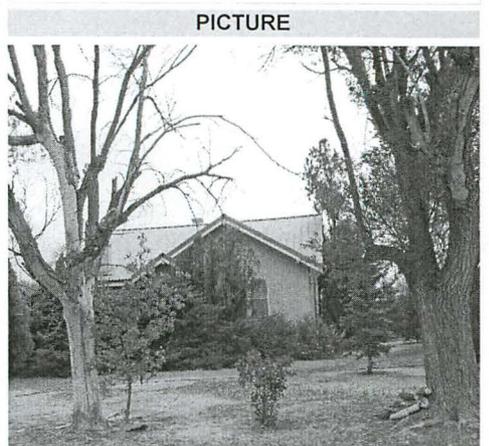
SITUS 4526 CO RD 12 TX

APPR VAL METHOD: Cost

GENERAL		
UTILITIES	LAST APPR.	MP
TOPOGRAPHY	LAST APPR. YR	2017
ROAD ACCESS	LAST INSP. DATE	11/01/2016
ZONING	NEXT INSP. DATE	
BUILDER		
NEXT REASON		
REMARKS		



EXEMPTIONS	
HS	Homestead



BUILDING PERMITS				
ISSUE DT	PERMIT TYPE	PERMIT AREA	ST	PERMIT VAL

SALE DT	PRICE	GRANTOR	DEED INFO
12/31/1992	*****	BETZEN, CLARENCEWD	/ 392 / 988

IMPROVEMENT INFORMATION																		
#	TYPE	DESCRIPTION	MTHD	CLASS/SUBCL	AREA	UNIT PRICE	UNITS	BUILT	EFF YR	COND.	VALUE	DEPR	PHYS	ECON	FUNC	COMP	ADJ	ADJ VALUE
	STG	Storage Bldg	R	1F/	128.0	5.13	1	2002	2001		660	35%	100%	100%	100%	100%	0.35	230
3.	TRUCK BED		STCD:	E1	128.0						660							230
SIMPR RL = 60 B																		
	P	PENS, Fence,	SP	*/	1.0	500.00	1	2002	2001		500	100%	100%	100%	100%	100%	1.00	500
4.	PENS		STCD:	D2	1.0						500							500
SIMPR RL = 60 B																		
	SEPTI	SEPTIC SYSTE	R	*/	1.0	5,000.00	1	0			5,000	75%	100%	100%	100%	100%	0.75	3,750
	WELL	WATER WELL	R	*/	1.0	12,000.00	1	0			12,000	75%	100%	100%	100%	100%	0.75	9,000
5.	WELL/SEPTIC		STCD:	E1	2.0						17,000							12,750
Homesite: Y (100%)																		

IMPROVEMENT FEATURES									

LAND INFORMATION																		
L#	DESCRIPTION	CLS	TABLE	SC	HS	METH	DIMENSIONS	UNIT PRICE	GROSS VALUE	ADJ	MASS ADJ	VAL SRC	MKT VAL	AG APPLY	AG CLASS	AG TABLE	AG UNIT PRC	AG VALUE
6.	Pasture #2	1	P2	D1	N	A	4.0000 AC	600.00	2,400	1.00	1.00	A	2,400	YES	1D1	AG-P2	64.00	260
7.	Pasture #5	1	P5	D1	N	A	7.0000 AC	425.00	2,980	1.00	1.00	A	2,980	YES	1D1	AG-P5	59.00	410
8.	Pasture #6	1	P6	D1	N	A	31.0000 AC	425.00	13,180	1.00	1.00	A	13,180	YES	1D1	AG-P6	54.00	1,670
													251,220				46,170	

PROPERTY 27301 R 02/21/2002
Legal Description
 BLOCK K-14 SECTION 5, 121'X4944' MORE OR LESS
 STRIP,A-292, 14.93 AC

OWNER ID
 13547
OWNERSHIP
 100.00%

PROPERTY APPRAISAL INFORMATION 2019

BETZEN, WAYNE
 4526 CO RD 12
 HEREFORD, TX 79045-9045 US

Entities

CAD 100%
 GDS 100%
 HOS 100%
 JAC 100%
 SHF 100%
 WHP 100%
 WNX 100%

Values

IMPROVEMENTS 0
 LAND MARKET + 8,960
 MARKET VALUE = 8,960
 PRODUCTIVITY LOSS - 8,000
 APPRAISED VALUE = 960
 HS CAP LOSS - 0
 ASSESSED VALUE = 960

AK14-5--7

Ref ID2: R27301
 Map ID H4

ACRES: 14.9300
 EFF. ACRES:

APPR VAL METHOD: Cost

SITUS TX

GENERAL

UTILITIES LAST APPR. MP
 TOPOGRAPHY LAST APPR. YR 2017
 ROAD ACCESS LAST INSP. DATE 11/01/2016
 ZONING NEXT INSP. DATE
 BUILDER
 NEXT REASON
 REMARKS

EXEMPTIONS

SKETCH COMMANDS

BUILDING PERMITS

ISSUE DT PERMIT TYPE PERMIT AREA ST PERMIT VAL

SALE DT PRICE GRANTOR DEED INFO
 02/15/2002 ***** WOMBLE, LELEDON BSWD / 02-0400 /

SUBD: AK14 100.00% NBHD:

IMPROVEMENT INFORMATION

TYPE DESCRIPTION MTHD CLASS/SUBCL AREA UNIT PRICE UNITS BUILT EFF YR COND. VALUE DEPR PHYS ECON FUNC COMP ADJ ADJ VALUE

IMPROVEMENT FEATURES

SUBD: AK14 100.00% NBHD:

LAND INFORMATION

IRR Wells: 0 Capacity: 0 IRR Acres: 0 Oil Wells: 0

L#	DESCRIPTION	CLS	TABLE	SC	HS	METH	DIMENSIONS	UNIT PRICE	GROSS VALUE	ADJ	MASS ADJ	VAL SRC	MKT VAL	AG APPLY	AG CLASS	AG TABLE	AG UNIT PRC	AG VALUE			
1.	Pasture #2	1	P2	D1	N	A	14.9300 AC	600.00	8,960	1.00	1.00	A	8,960	YES	1D1	AG-P2	64.00	960			
													8,960								960

PROPERTY 8462 R
 Legal Description
 CAHILL PRE EMP, 158.36 AC, A-535

OWNER ID
 26878
 OWNERSHIP
 100.00%

PROPERTY APPRAISAL INFORMATION 2019

JOHNSON LAND AND CATTLE L L
 4332 US HWY 60
 HEREFORD, TX 79045-9045 US

Entities

CAD 100%
 GDS 100%
 HOS 100%
 JAC 100%
 SHF 100%
 WHP 100%
 WNX 100%

Values

IMPROVEMENTS 0
 LAND MARKET + 79,180
 MARKET VALUE = 79,180
 PRODUCTIVITY LOSS - 54,160
 APPRAISED VALUE = 25,020
 HS CAP LOSS - 0
 ASSESSED VALUE = 25,020

BCA-1-1

Ref ID2: R8462
 Map ID H5

ACRES: 158.3600
 EFF. ACRES:

APPR VAL METHOD: Cost

SITUS TX

GENERAL

UTILITIES LAST APPR. MP
 TOPOGRAPHY LAST APPR. YR 2017
 ROAD ACCESS LAST INSP. DATE 10/15/2016
 ZONING NEXT INSP. DATE
 BUILDER
 NEXT REASON
 REMARKS

EXEMPTIONS

SKETCH COMMANDS

BUILDING PERMITS

ISSUE DT PERMIT TYPE PERMIT AREA ST PERMIT VAL

SALE DT PRICE GRANTOR DEED INFO
 08/15/1995 ***** JOHNSON LAND ANDWD / 415 / 989
 11/04/1988 ***** LEMM, FARMS OT / 362 / 749

IMPROVEMENT INFORMATION

SUBD: BCA 100.00% NBHD:
 # TYPE DESCRIPTION MTHD CLASS/SUBCL AREA UNIT PRICE UNITS BUILT EFF YR COND. VALUE DEPR PHYS ECON FUNC COMP ADJ ADJ VALUE

IMPROVEMENT FEATURES

SUBD: BCA		100.00%		NBHD:		LAND INFORMATION						IRR Wells: 0		Capacity: 0		IRR Acres: 0		Oil Wells: 0	
L#	DESCRIPTION	CLS	TABLE	SC	HS	METH	DIMENSIONS	UNIT PRICE	GROSS VALUE	ADJ	MASS ADJ	VAL SRC	MKT VAL	AG APPLY	AG CLASS	AG TABLE	AG UNIT PRC	AG VALUE	
1.	Farm (Dry) #1	1	D	D3	N	A	152.3600 AC	500.00	76,180	1.00	1.00	A	76,180	YES	1D1	AG-F1	158.00	24,070	
2.	Farm (Dry) #2	1	D	D3	N	A	6.0000 AC	500.00	3,000	1.00	1.00	A	3,000	YES	1D1	AG-F2	158.00	950	
													79,180					25,020	

Deaf Smith County Appraisal District
 PROPERTY 7413 R
 Legal Description
 BLOCK K-14 SECTION 7 ALL, 642.053 AC, A-53

OWNER ID
 15755
OWNERSHIP
 100.00%

PROPERTY APPRAISAL INFORMATION 2019
 HAYS, JOHN C & POLLY A
 108 QUINCE
 HEREFORD, TX 79045-9045 US

Entities	Values
CAD 100%	IMPROVEMENTS 40
GDS 100%	LAND MARKET + 405,160
HOS 100%	MARKET VALUE = 405,200
JAC 100%	PRODUCTIVITY LOSS - 316,050
SHF 100%	APPRAISED VALUE = 89,150
WHP 100%	
WNX 100%	
	HS CAP LOSS - 0
	ASSESSED VALUE = 89,150

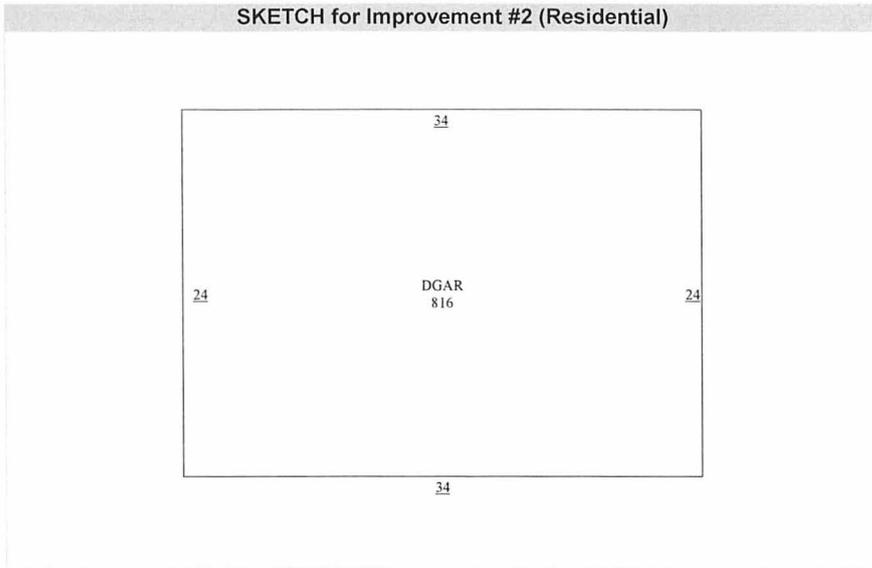
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 Map ID H4

ACRES: 642.0530
 EFF. ACRES:

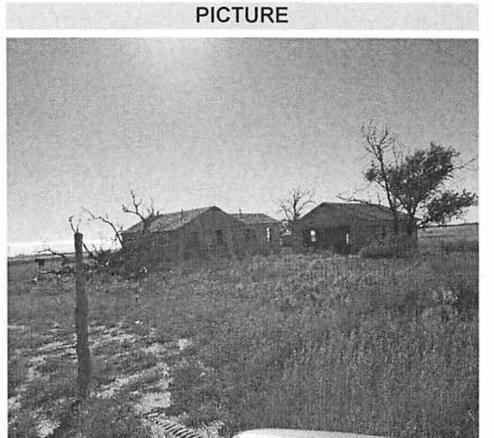
APPR VAL METHOD: Cost

SITUS CO RD CC TX

GENERAL		
UTILITIES	LAST APPR.	MP
TOPOGRAPHY	LAST APPR. YR	2017
ROAD ACCESS	LAST INSP. DATE	11/01/2016
ZONING	NEXT INSP. DATE	
BUILDER		
NEXT REASON		
REMARKS		



EXEMPTIONS	



BUILDING PERMITS				
ISSUE DT	PERMIT TYPE	PERMIT AREA	ST	PERMIT VAL

SALE DT	PRICE	GRANTOR	DEED INFO
03/19/2004	*****	MCWHORTER, DAN BVD /	04-0631 /
05/22/2003	*****	NORTON, C PALMERWD /	03-1162 /
	*****	NORTON, C PALMEROT /	/

IMPROVEMENT INFORMATION																			
SUBD: AK14	100.00%	NBHD:																	
#	TYPE	DESCRIPTION	MTHD	CLASS/SUBCL	AREA	UNIT PRICE	UNITS	BUILT	EFF YR	COND.	VALUE	DEPR	PHYS	ECON	FUNC	COMP	ADJ	ADJ VALUE	
1.	DGAR		R	1F/	816.0	5.13					4,190	1%	100%	100%	100%	100%	0.01	40	
2.	GARAGE		STCD: D2		816.0		Homesite: N				40		(Flat Values)					40	
		SIMPR. RL = 50 B																	

IMPROVEMENT FEATURES			
Foundation	1	CON	0
Exterior Wall	1	WD	0
Roof Style	GA, WSH		0
Flooring	1	CON	0

LAND INFORMATION															IRR Wells: 0		Capacity: 0		IRR Acres: 0		Oil Wells: 0	
SUBD: AK14	100.00%	NBHD:																				
L#	DESCRIPTION	CLS	TABLE	SC	HS	METH	DIMENSIONS	UNIT PRICE	GROSS VALUE	ADJ	MASS ADJ	VAL SRC	MKT VAL	AG APPLY	AG CLASS	AG TABLE	AG UNIT PRC	AG VALUE				
4.	Pasture #2	1	P2	D1	N	A	90.0000 AC	600.00	54,000	1.00	1.00	A	54,000	YES	1D1	AG-P2	64.00	5,760				
Comment: RURALA																						
5.	Pasture #3	1	P3	D1	N	A	16.0000 AC	500.00	8,000	1.00	1.00	A	8,000	YES	1D1	AG-P3	59.00	940				
Comment: RURALA																						

continued on next page

Deaf Smith County Appraisal District
 PROPERTY 7413 R
 Legal Description
 BLOCK K-14 SECTION 7 ALL, 642.053 AC, A-53

OWNER ID
 15755
 OWNERSHIP
 100.00%

PROPERTY APPRAISAL INFORMATION 2019

HAYS, JOHN C & POLLY A
 108 QUINCE
 HEREFORD, TX 79045-9045 US

Entities

CAD 100%
 GDS 100%
 HOS 100%
 JAC 100%
 SHF 100%
 WHP 100%
 WNX 100%

Values

IMPROVEMENTS 40
 LAND MARKET + 405,160
 MARKET VALUE = 405,200
 PRODUCTIVITY LOSS - 316,050
 APPRAISED VALUE = 89,150
 HS CAP LOSS - 0
 ASSESSED VALUE = 89,150

AK14-7-1 Ref ID2: R7413
 Map ID H4

ACRES: 642.0530
 EFF. ACRES:

APPR VAL METHOD: Cost

SITUS CO RD CC TX

GENERAL

UTILITIES LAST APPR. MP
 TOPOGRAPHY LAST APPR. YR 2017
 ROAD ACCESS LAST INSP. DATE 11/01/2016
 ZONING NEXT INSP. DATE
 BUILDER
 NEXT REASON
 REMARKS

No Sketch Available

EXEMPTIONS

PICTURE



BUILDING PERMITS

ISSUE DT	PERMIT TYPE	PERMIT AREA	ST	PERMIT VAL

SALE DT	PRICE	GRANTOR	DEED INFO
03/19/2004	*****	MCWHORTER, DAN BVD /	04-0631 /
05/22/2003	*****	NORTON, C PALMERWD /	03-1162 /
	*****	NORTON, C PALMEROT /	/ /

SUBD: AK14 100.00% NBHD:

IMPROVEMENT INFORMATION

#	TYPE	DESCRIPTION	MTHD	CLASS/SUBCL	AREA	UNIT PRICE	UNITS	BUILT	EFF YR	COND.	VALUE	DEPR	PHYS	ECON	FUNC	COMP	ADJ	ADJ VALUE	

IMPROVEMENT FEATURES

SUBD: AK14 100.00% NBHD:

LAND INFORMATION

L#	DESCRIPTION	CLS	TABLE	SC	HS	METH	DIMENSIONS	UNIT PRICE	GROSS VALUE	ADJ	MASS ADJ	VAL SRC	MKT VAL	AG APPLY	AG CLASS	AG TABLE	AG UNIT PRC	AG VALUE
6.	Pasture #6	1	P6	D1	N	A	11.0000 AC	425.00	4,680	1.00	1.00	A	4,680	YES	1D1	AG-P6	54.00	590

Comment: RURALA

405,160

89,110

Deaf Smith County Appraisal District
 PROPERTY 7414 R
 Legal Description
 BLOCK K-14 SECTION 8, E13.7 AC S OF RR, A-854

OWNER ID
 15755
 OWNERSHIP
 100.00%

PROPERTY APPRAISAL INFORMATION 2019
 HAYS, JOHN C & POLLY A
 108 QUINCE
 HEREFORD, TX 79045-9045 US

Entities
 CAD 100%
 GDS 100%
 HOS 100%
 JAC 100%
 SHF 100%
 WHP 100%
 WNX 100%

Values
 IMPROVEMENTS 0
 LAND MARKET + 8,910
 MARKET VALUE = 8,910
 PRODUCTIVITY LOSS - 6,740
 APPRAISED VALUE = 2,170
 HS CAP LOSS - 0
 ASSESSED VALUE = 2,170

AK14-08-4 Ref ID2: R7414
 Map ID H5

ACRES: 13.7000
 EFF. ACRES:

APPR VAL METHOD: Cost

SITUS TX

GENERAL

UTILITIES LAST APPR. MP
 TOPOGRAPHY LAST APPR. YR 2017
 ROAD ACCESS LAST INSP. DATE 10/15/2016
 ZONING NEXT INSP. DATE
 BUILDER
 NEXT REASON
 REMARKS

EXEMPTIONS

SKETCH COMMANDS

BUILDING PERMITS

ISSUE DT PERMIT TYPE PERMIT AREA ST PERMIT VAL

SALE DT PRICE GRANTOR DEED INFO
 03/19/2004 ***** MCWHORTER, DAN BVD / 04-0631 /
 ***** MC WHORTER, DAN OT / /

SUBD: AK14 100.00% NBHD:

IMPROVEMENT INFORMATION

IMPROVEMENT FEATURES

TYPE DESCRIPTION MTHD CLASS/SUBCL AREA UNIT PRICE UNITS BUILT EFF YR COND. VALUE DEPR PHYS ECON FUNC COMP ADJ ADJ VALUE

SUBD: AK14 100.00% NBHD:

LAND INFORMATION

IRR Wells: 0 Capacity: 0 IRR Acres: 0 Oil Wells: 0

L#	DESCRIPTION	CLS	TABLE	SC	HS	METH	DIMENSIONS	UNIT PRICE	GROSS VALUE	ADJ	MASS	ADJ	VAL SRC	MKT VAL	AG APPLY	AG CLASS	AG TABLE	AG UNIT PRC	AG VALUE
1.	Farm (Dry) #2	3	F2	D3	N	A	13.7000 AC	650.00	8,910	1.00		1.00	A	8,910	YES	1D1	AG-F2	158.00	2,170
														8,910			2,170		

Comment: RURALA

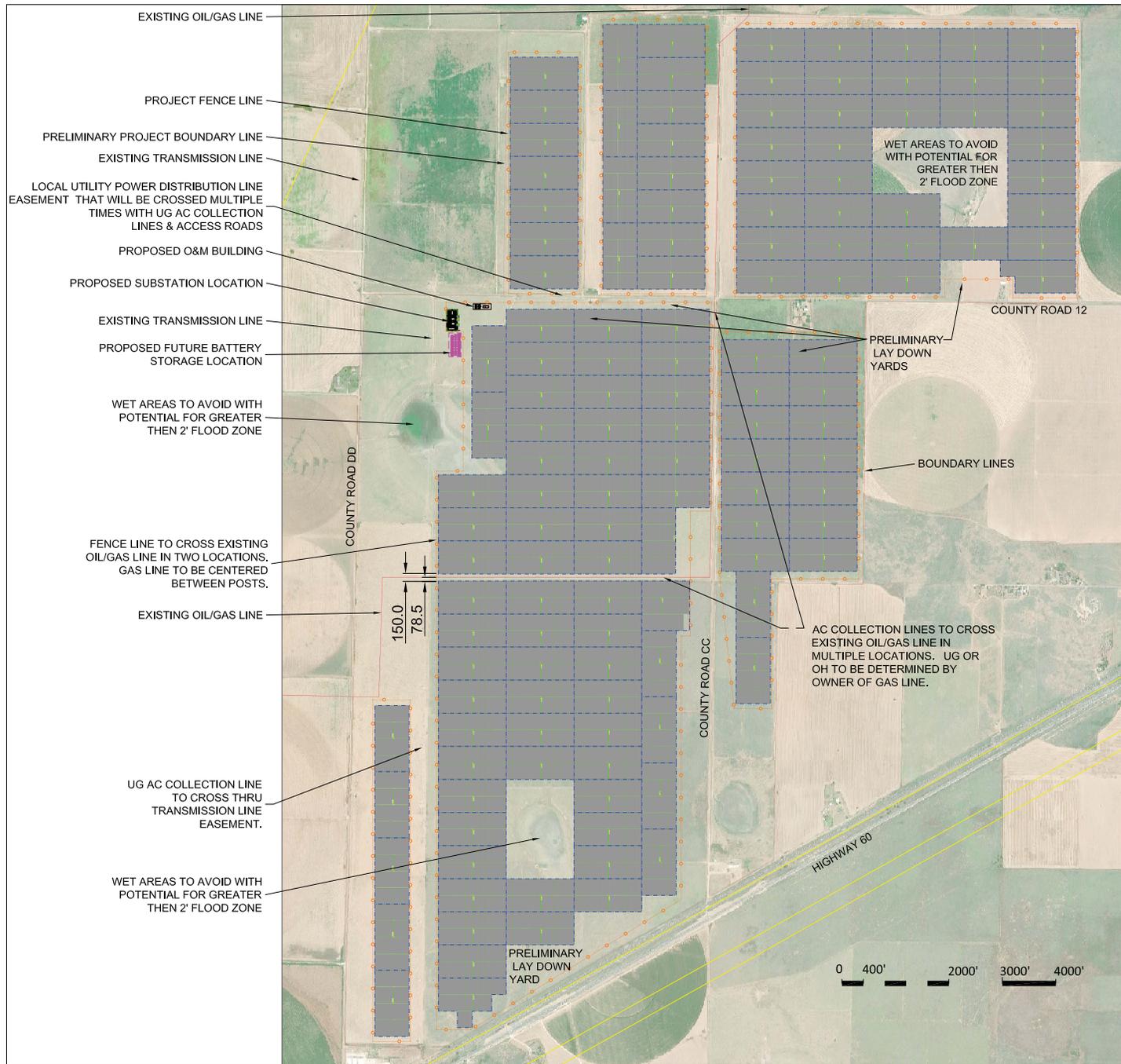
Tab 10

Description of all property not eligible to become Qualified Property

(Not applicable to Renegade Renewables, LLC)

Tab 11

- a. Project vicinity
- b. Qualified Investment including location of tangible personal property to be placed in service during the Qualifying Time Period and buildings to be constructed during the Qualifying Time Period
- c. Qualified Property including location of new improvements
- d. Existing Property
- e. Land Location (vicinity map)
- f. Reinvestment Zone boundaries and size with vicinity map



Project Name:	Texas 2 - Dawn Solar
Project location:	Amarillo, Texas
Assumed Design Parameters from:	Amarillo Rick Husband Intl. Airport
Extreme Max Temp:	42.78°C
Extreme Annual Minimum Mean Dry Bulb Temp (°C)	-15.7°C
Windspeed (3 sec peak gust in mph):	ASCE 7-10 Risk Cat I=105mph
ASCE 7* Ground Snow Load:	Ground Snow Load is 15 psf
Preliminary Project Size MVAC:	515.6600
Preliminary Project Size MVAC At POI with 2.5% loss:	502.7685
Preliminary Project Size MVDC:	683.1552
ILR (Inverter Loading Ratio):	1.3248
Proposed inverter:	TMEIC_PVU-L0840GR
Assumed Power Factor:	0.95
Single Inverter Output (MVAac)	0.78667
Single Inverter Output w/.95%PF (MWac)	0.74733
Number of inverters:	690
String Size:	28 modules in a string
Trackers:	84 module trackers 56 module trackers
Quantity of Trackers - 84 mod:	20148
Quantity of Trackers - 56 mod:	276
Total Quantity of Modules 400w:	1707888
Total number of inverter skids:	138
Block Configuration:	146 84 Module Trackers/Block 2 56 Module Trackers/Block 12376 Total Modules/Block
Total number of inverter skids Ninja x5:	138 3.73667 MWac
17' Tracker Spacing GCR=0.3784	

NOT FOR CONSTRUCTION.
THIS LAYOUT IS PRELIMINARY.
 THIS LAYOUT WAS NOT PRODUCED USING AN ALTA FILE THAT WOULD PROVIDE PROPER BOUNDARY LINE, LOCAL UTILITY EASEMENTS AND OTHER INFORMATION REQUIRED TO PROPERLY DETERMINE A SITE LAYOUT.



PRELIMINARY NOT FOR CONSTRUCTION
 DRAWN BY: KMM

REVISION	DATE	DESCRIPTION	DRW/CHK
REV. DATE		PRELIMINARY LAYOUT	
A	8/1/2018	REV'D BLOCK SIZE & INV. QTY	
C	8/1/2018	REV'D TRACKER SKIDS TO AVOID EASEMENT	
D	8/1/2018	REV'D TO TMEIC NINJA INV/S	

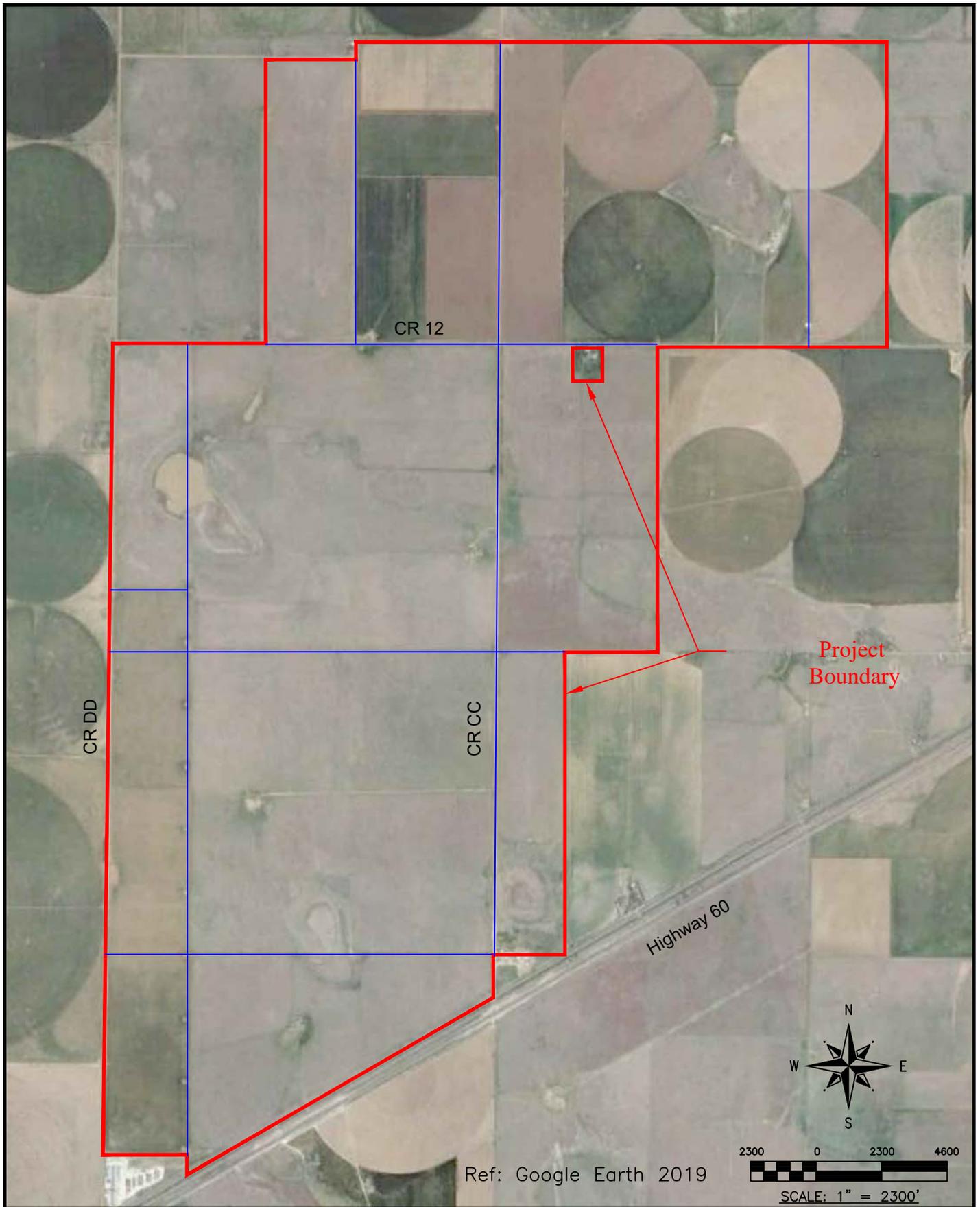
DATE: 04/24/2018
 SCALE: NTS
 DRAWN BY: KMM
 CHECKED BY:
 APPROVED BY:
 REV. NO.
 PROJECT #

PROJECT LOCATION:
TEXAS II
 AMARILLO, TEXAS

TITLE
 PRELIMINARY OVERALL LAYOUT

SHEET
 G-100-REV.D

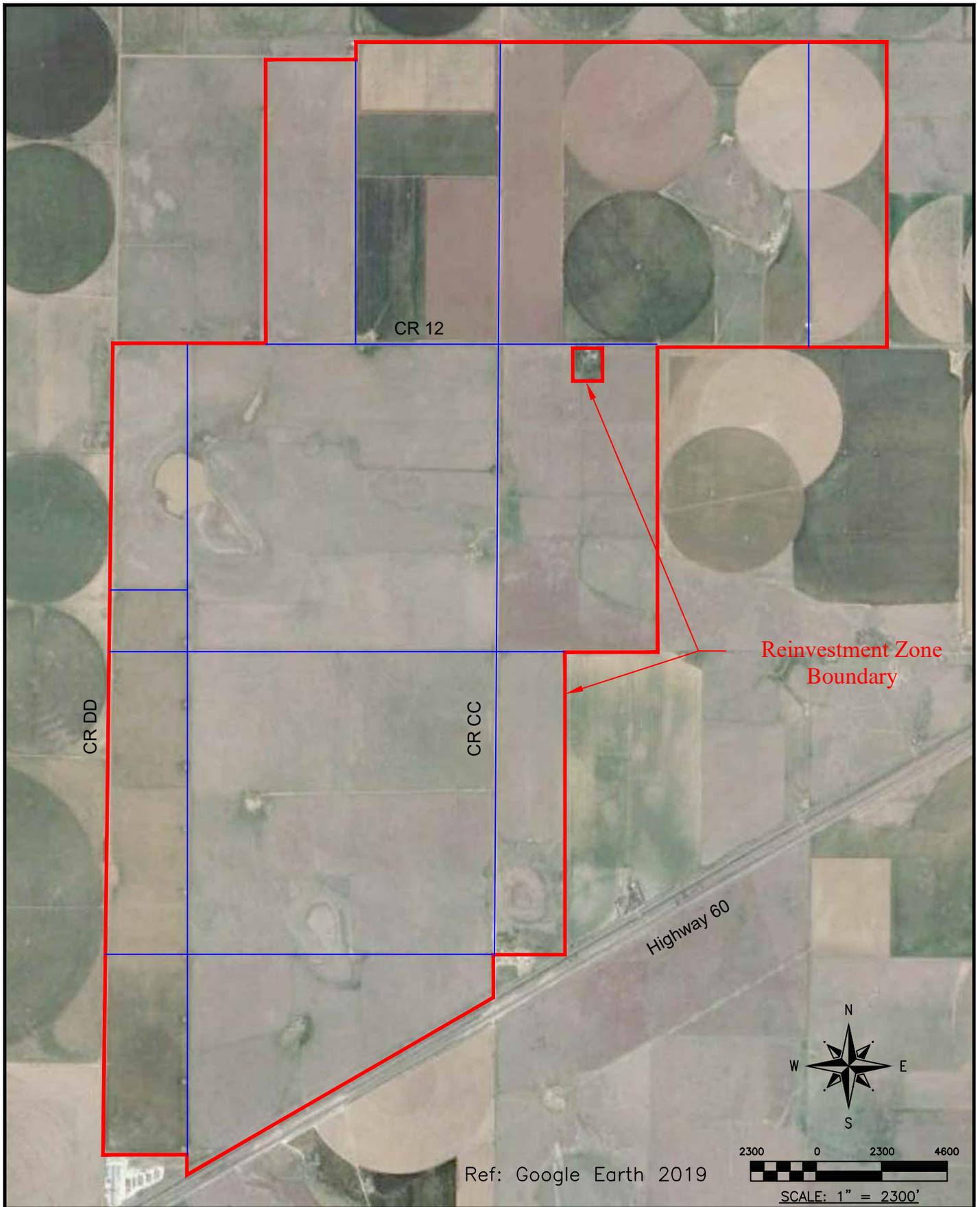
***No Existing Property**



Dawn Solar
 Dawn, Texas
 Deaf Smith County

Renegade Renewables, LLC
 d/b/a Dawn Solar

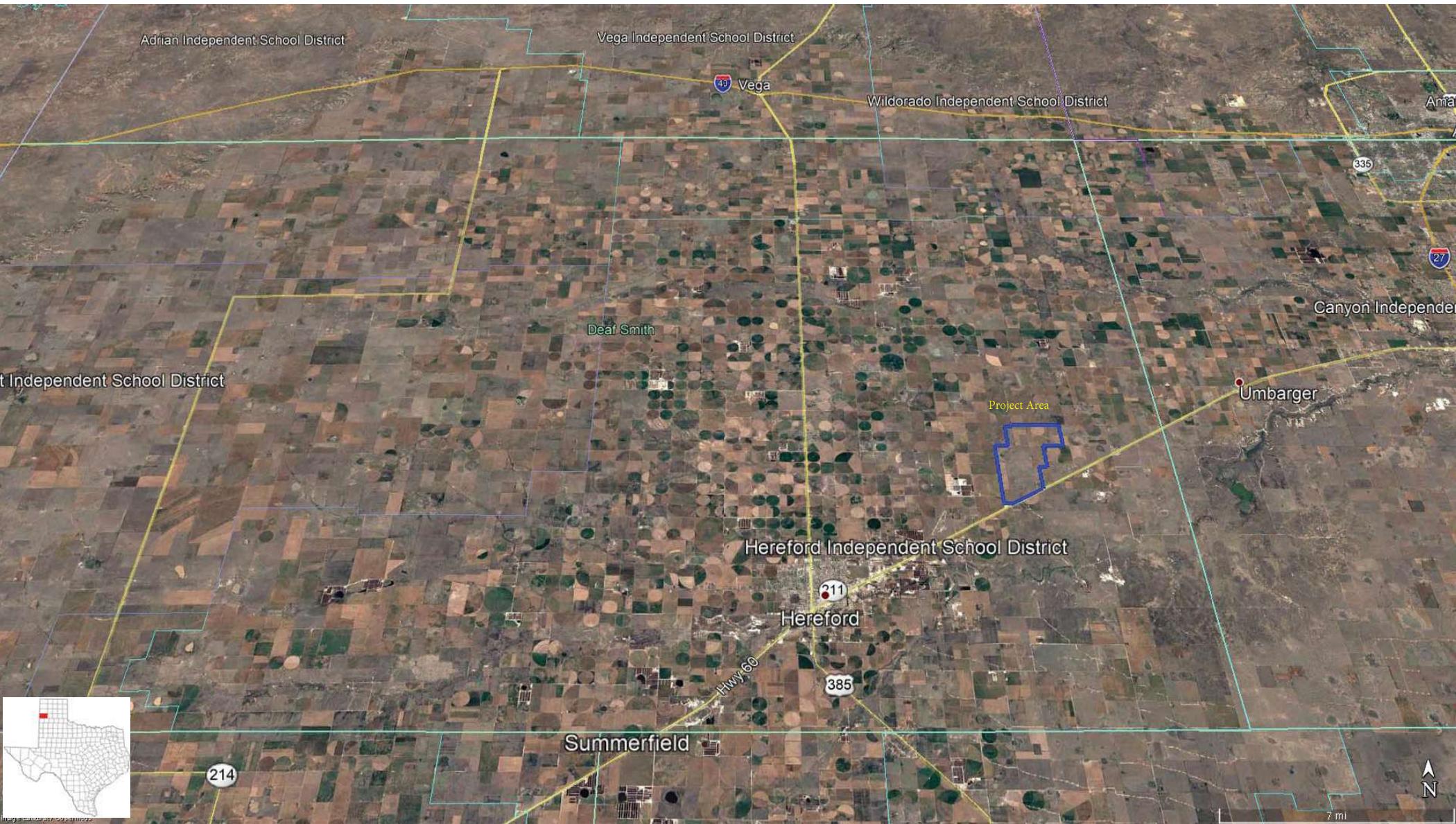
Project Boundary



Dawn Solar
 Dawn, Texas
 Deaf Smith County

Renegade Renewables, LLC
 d/b/a Dawn Solar

Reinvestment Zone Boundary



Tab 12

Request for Waiver of Job Creation Requirement and Supporting Information



EVERETT JONES
Everett Jones Investments

Dilip R. Limaye
Chairman

August 20, 2019

Ms. Sheri Blankenship
Superintendent
Hereford Independent School District
601 N. 25 Mile Avenue
Hereford, Texas 79045

Subject: Chapter 313 Job Waiver Request

Dear Ms. Blankenship:

Everett Jones LLC, on behalf of Renegade Renewables LLC, DBA Dawn Solar, requests that the Hereford Independent School District's Board of Trustees waive the job requirement provisions as allowed by Section 313.025(f-1) of the tax code. This waiver would be based on 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.

Dawn Solar is building a solar photovoltaic project in Deaf Smith County and requests that the Hereford Independent School District makes such a finding and waive the job creation requirement for permanent jobs for this project. In line with industry standards for job requirements, Dawn Solar has committed to create 7 permanent jobs for the project, all of which will be in Hereford ISD.

Solar projects create a large number of full and part-time, including 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.

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 are educational materials and other documentation that also suggest that Dawn Solar has the appropriate number of jobs for this project.

Sincerely,

Dilip R. Limaye
Chairman

Tab 13

- a. Average weekly wage for all jobs (all industries in Deaf Smith County)
- b. 110% of the average weekly wage for manufacturing jobs in Deaf Smith County
- c. 110% of the average weekly wage for manufacturing jobs in the region

A) Average weekly wage for all jobs (all industries) in Deaf Smith County

Year	Period	Area	Ownership	Industry Code	Industry	Level	Average Weekly Wage
2018	02	Deaf Smith	Total All	10	Total, All Industries	0	777
2018	03	Deaf Smith	Total All	10	Total, All Industries	0	793
2018	04	Deaf Smith	Total All	10	Total, All Industries	0	838
2019	01	Deaf Smith	Total All	10	Total, All Industries	0	827

Year	Quarter	Average Weekly Wage	
2018	2	\$ 777.00	
2018	3	\$ 793.00	
2018	4	\$ 838.00	
2019	1	\$ 827.00	
		\$ 808.75	Average

B) 110% of the Average Weekly Wage for Manufacturing Jobs in Deaf Smith County

Year	Period	Area	Ownership	Industry Code	Industry	Level	Average Weekly Wage
2018	02	Deaf Smith	Private	31-33	Manufacturing	2	933
2018	03	Deaf Smith	Private	31-33	Manufacturing	2	978
2018	04	Deaf Smith	Private	31-33	Manufacturing	2	965
2019	01	Deaf Smith	Private	31-33	Manufacturing	2	981

Manufacturing in Deaf Smith County		
Year	Quarter	Average Weekly Wage
2018	2	933.00
2018	3	978.00
2018	4	965.00
2019	1	981.00
		\$ 964.25
		\$ 1,060.68
		\$ 55,155.10
		Average
		110% of Avg.
		Annualized

C) 110% of the Average Weekly Wage for Manufacturing Jobs in the Panhandle Region

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

COG	COG Number	Wages	
		Hourly	Annual
Texas		\$27.04	\$56,240
.....			
NORTEX Regional Planning Commission	3	\$25.14	\$52,284
North Central Texas Council of Governments	4	\$27.93	\$58,094
Panhandle Regional Planning Commission	1	\$24.19	\$50,314
Permian Basin Regional Planning Commission	9	\$25.90	\$53,882
Rio Grande Council of Governments	8	\$18.51	\$38,493

Source: <https://texaslmi.com/Downloads/COGWages.pdf>

COG Region	Hourly Wage	Weekly Wage	Annual Wage
Panhandle Regional Planning Commission	\$24.19	\$967.58	\$50,314.00
Adjusted 110%	\$26.61	\$1,064.34	\$55,345.40

Tab 14

Schedules A1, A2, B, C, and D

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

Date **21-Aug-19**
 Applicant Name **Renegade Renewables, LLC d/b/a Dawn Solar**
 ISD Name **Hereford ISD**

Form 50-296A
 Revised May 2014

PROPERTY INVESTMENT AMOUNTS								
(Estimated Investment in each year. Do not put cumulative totals.)								
				Column A	Column B	Column C	Column D	Column E
	Year	School Year (YYYY-YYYY)	Tax Year (Fill in actual tax year below) YYYY	New investment (original cost) in tangible personal property placed in service during this year that will become Qualified Property	New investment made during this year in buildings or permanent nonremovable components of buildings that will become Qualified Property	Other new investment made during this year that will <u>not</u> become Qualified Property [SEE NOTE]	Other new investment made during this year that may become Qualified Property [SEE NOTE]	Total Investment (Sum of Columns A+B+C+D)
Investment made before filing complete application with district	--	Year preceding the first complete tax year of the qualifying time period (assuming no deferrals of qualifying time period)	2020	Not eligible to become Qualified Property			[The only other investment made before filing complete application with district that may become Qualified Property is land.]	
Investment made after filing complete application with district, but before final board approval of application								
Investment made after final board approval of application and before Jan. 1 of first complete tax year of qualifying time period				200,000,000	0	0	0	200,000,000
Complete tax years of qualifying time period	QTP1	2021-2022	2021	300,000,000	0	0	0	300,000,000
	QTP2	2022-2023	2022	0	0	0	0	0
Total Investment through Qualifying Time Period [ENTER this row in Schedule A2]				500,000,000	0	0	0	500,000,000
Enter amounts from TOTAL row above in Schedule A2								
Total Qualified Investment (sum of green cells)				500,000,000				

For All Columns: List amount invested each year, not cumulative totals.

Column A: This represents the total dollar amount of planned investment in tangible personal property. Only include estimates of investment for "replacement" property if the property is specifically described in the application. Only tangible personal property that is specifically described in the application can become qualified property.

Column B: The total dollar amount of planned investment each year in buildings or nonremovable component of buildings.

Column C: Dollar value of other investment that may affect economic impact and total value. Examples of other investment that will not become qualified property include investment meeting the definition of 313.021(1) but not creating a new improvement as defined by TAC 9.1051. This is proposed property that functionally replaces existing property; is used to maintain, refurbish, renovate, modify or upgrade existing property; or is affixed to existing property—described in SECTION 13, question #5 of the application.

Column D: Dollar value of other investment that may affect economic impact and total value. Examples of other investment that may result in qualified property are land or professional services.

Total Investment: Add together each cell in a column and enter the sum in the blue total investment row. Enter the data from this row into the first row in Schedule A2.

Qualified Investment: For the green qualified investment cell, enter the sum of all the green-shaded cells.

Schedule A2: Total Investment for Economic Impact (including Qualified Property and other investments)

Date **21-Aug-19**
 Applicant Name **Renegade Renewables, LLC d/b/a Dawn Solar**
 ISD Name **Hereford ISD**

Form 50-296A
 Revised May 2014

PROPERTY INVESTMENT AMOUNTS								
(Estimated Investment in each year. Do not put cumulative totals.)								
				Column A	Column B	Column C	Column D	Column E
	Year	School Year (YYYY-YYYY)	Tax Year (Fill in actual tax year below) YYYY	New investment (original cost) in tangible personal property placed in service during this year that will become Qualified Property	New investment made during this year in buildings or permanent nonremovable components of buildings that will become Qualified Property	Other investment made during this year that will <u>not</u> become Qualified Property [SEE NOTE]	Other investment made during this year that will become Qualified Property [SEE NOTE]	Total Investment (A+B+C+D)
Total Investment from Schedule A1*	--	TOTALS FROM SCHEDULE A1		Enter amounts from TOTAL row in Schedule A1 in the row below				
				500,000,000	0	0	0	500,000,000
Each year prior to start of value limitation period** <i>Insert as many rows as necessary</i>	0	2020-2021	2020	200,000,000				200,000,000
	0	2021-2022	2021	300,000,000	0	0	0	300,000,000
Value limitation period***	1	2022-2023	2022	0	0	0	0	0
	2	2023-2024	2023	0	0	0	0	0
	3	2024-2025	2024	0	0	0	0	0
	4	2025-2026	2025	0	0	0	0	0
	5	2026-2027	2026	0	0	0	0	0
	6	2027-2028	2027	0	0	0	0	0
	7	2028-2029	2028	0	0	0	0	0
	8	2029-2030	2029	0	0	0	0	0
	9	2030-2031	2030	0	0	0	0	0
10	2031-2032	2031	0	0	0	0	0	
Total Investment made through limitation								
Continue to maintain viable presence	11	2032-2033	2032			0		0
	12	2033-2034	2033			0		0
	13	2034-2035	2034			0		0
	14	2035-2036	2035			0		0
	15	2036-2037	2036			0		0
Additional years for 25 year economic impact as required by 313.026(c)(1)	16	2037-2038	2037			0		0
	17	2038-2039	2038			0		0
	18	2039-2040	2039			0		0
	19	2040-2041	2040			0		0
	20	2041-2042	2041			0		0
	21	2042-2043	2042			0		0
	22	2043-2044	2043			0		0
	23	2044-2045	2044			0		0
	24	2045-2046	2045			0		0
	25	2046-2047	2046			0		0

* All investments made through the qualifying time period are captured and totaled on Schedule A1 [blue box] and incorporated into this schedule in the **first row**.

** Only investment made during deferrals of the start of the limitation (after the end of qualifying time period but before the start of the Value Limitation Period) should be included in the "year prior to start of value limitation period" row(s). If the limitation starts at the end of the qualifying time period or the qualifying time period overlaps the limitation, no investment should be included on this line.

*** If your qualifying time period will overlap your value limitation period, do not also include investment made during the qualifying time period in years 1 and/or 2 of the value limitation period, depending on the overlap. Only include investments/years that were **not** captured on Schedule A1.

For All Columns: List amount invested each year, not cumulative totals. Only include investments in the remaining rows of Schedule A2 that were not captured on Schedule A1.

Column A: This represents the total dollar amount of planned investment in tangible personal property. Only include estimates of investment for "replacement" property if the property is specifically described in the application.

Only tangible personal property that is specifically described in the application can become qualified property.

Column B: The total dollar amount of planned investment each year in buildings or nonremovable component of buildings.

Column C: Dollar value of other investment that may affect economic impact and total value. Examples of other investment that will not become qualified property include investment meeting the definition of 313.021(1) but not creating a new improvement as defined by TAC 9.1051. This is proposed property that functionally replaces existing property; is used to maintain, refurbish, renovate, modify or upgrade existing property; or is affixed to existing property—described in SECTION 13, question #5 of the application.

Column D: Dollar value of other investment that may affect economic impact and total value. Examples of other investment that may result in qualified property are land or professional services.

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

Date **21-Aug-19**
 Applicant Name **Renegade Renewables, LLC d/b/a Dawn Solar**
 ISD Name **Hereford ISD**

Form 50-296A
Revised May 2014

				Qualified Property			Estimated Taxable Value		
	Year	School Year (YYYY-YYYY)	Tax Year (Fill in actual tax year) YYYY	Estimated Market Value of Land	Estimated Total Market Value of new buildings or other new improvements	Estimated Total Market Value of tangible personal property in the new buildings or "in or on the new improvements"	Market Value less any exemptions (such as pollution control) and before limitation	Final taxable value for I&S after all reductions	Final taxable value for M&O after all reductions
Each year prior to start of Value Limitation Period <i>Insert as many rows as necessary</i>	0	2020-2021	2020	0	0	0	0	0	0
	0	2021-2022	2021	0	0	200,000,000	200,000,000	200,000,000	200,000,000
Value Limitation Period	1	2022-2023	2022	0	0	500,000,000	500,000,000	500,000,000	30,000,000
	2	2023-2024	2023	0	0	460,000,000	460,000,000	460,000,000	30,000,000
	3	2024-2025	2024	0	0	420,000,000	420,000,000	420,000,000	30,000,000
	4	2025-2026	2025	0	0	380,000,000	380,000,000	380,000,000	30,000,000
	5	2026-2027	2026	0	0	340,000,000	340,000,000	340,000,000	30,000,000
	6	2027-2028	2027	0	0	300,000,000	300,000,000	300,000,000	30,000,000
	7	2028-2029	2028	0	0	260,000,000	260,000,000	260,000,000	30,000,000
	8	2029-2030	2029	0	0	220,000,000	220,000,000	220,000,000	30,000,000
	9	2030-2031	2030	0	0	180,000,000	180,000,000	180,000,000	30,000,000
	10	2031-2032	2031	0	0	140,000,000	140,000,000	140,000,000	30,000,000
Continue to maintain viable presence	11	2032-2033	2032	0	0	100,000,000	100,000,000	100,000,000	100,000,000
	12	2033-2034	2033	0	0	100,000,000	100,000,000	100,000,000	100,000,000
	13	2034-2035	2034	0	0	100,000,000	100,000,000	100,000,000	100,000,000
	14	2035-2036	2035	0	0	100,000,000	100,000,000	100,000,000	100,000,000
	15	2036-2037	2036	0	0	100,000,000	100,000,000	100,000,000	100,000,000
Additional years for 25 year economic impact as required by 313.026(c)(1)	16	2037-2038	2037	0	0	100,000,000	100,000,000	100,000,000	100,000,000
	17	2038-2039	2038	0	0	100,000,000	100,000,000	100,000,000	100,000,000
	18	2039-2040	2039	0	0	100,000,000	100,000,000	100,000,000	100,000,000
	19	2040-2041	2040	0	0	100,000,000	100,000,000	100,000,000	100,000,000
	20	2041-2042	2041	0	0	100,000,000	100,000,000	100,000,000	100,000,000
	21	2042-2043	2042	0	0	100,000,000	100,000,000	100,000,000	100,000,000
	22	2043-2044	2043	0	0	100,000,000	100,000,000	100,000,000	100,000,000
	23	2044-2045	2044	0	0	100,000,000	100,000,000	100,000,000	100,000,000
	24	2045-2046	2045	0	0	100,000,000	100,000,000	100,000,000	100,000,000
	25	2046-2047	2046	0	0	100,000,000	100,000,000	100,000,000	100,000,000

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

Schedule C: Employment Information

Date **21-Aug-19**
 Applicant Name **Renegade Renewables, LLC d/b/a Dawn Solar**
 ISD Name **Hereford ISD**

Form 50-296A
 Revised May 2014

	Year	School Year (YYYY-YYYY)	Tax Year (Actual tax year) YYYY	Construction		Non-Qualifying Jobs	Qualifying Jobs	
				Column A Number of Construction FTE's or man-hours (specify)	Column B Average annual wage rates for construction workers	Column C Number of non-qualifying jobs applicant estimates it will create (cumulative)	Column D Number of new qualifying jobs applicant commits to create meeting all criteria of Sec. 313.021(3) (cumulative)	Column E Average annual wage of new qualifying jobs
Each year prior to start of Value Limitation Period <i>Insert as many rows as necessary</i>	0	2020-2021	2020	500 FTEs	50,200.00	0	0	0.00
	0	2021-2022	2021	500 FTEs	50,200.00	0	7	55,155.10
Value Limitation Period <i>The qualifying time period could overlap the value limitation period.</i>	1	2022-2023	2022	0	N/A	0	7	55,155.10
	2	2023-2024	2023	0	N/A	0	7	55,155.10
	3	2024-2025	2024	0	N/A	0	7	55,155.10
	4	2025-2026	2025	0	N/A	0	7	55,155.10
	5	2026-2027	2026	0	N/A	0	7	55,155.10
	6	2027-2028	2027	0	N/A	0	7	55,155.10
	7	2028-2029	2028	0	N/A	0	7	55,155.10
	8	2029-2030	2029	0	N/A	0	7	55,155.10
	9	2030-2031	2030	0	N/A	0	7	55,155.10
10	2031-2032	2031	0	N/A	0	7	55,155.10	
Years Following Value Limitation Period	11 through 25	2033-2047	2032-2046	0	N/A	0	7	55,155.10

Notes: See TAC 9.1051 for definition of non-qualifying jobs.
 Only include jobs on the project site in this school district.

- C1.** Are the cumulative number of qualifying jobs listed in Column D less than the number of qualifying jobs required by statute? (25 qualifying jobs in Subchapter B districts, 10 qualifying jobs in Subchapter C districts) Yes No
 If yes, answer the following two questions:
- C1a.** Will the applicant request a job waiver, as provided under 313.025(f-1)? Yes No
- C1b.** Will the applicant avail itself of the provision in 313.021(3)(F)? Yes No

Schedule D: Other Incentives (Estimated)

Date **21-Aug-19**
 Applicant Name **Renegade Renewables, LLC d/b/a Dawn Solar**
 ISD Name **Hereford ISD**

Form 50-296A
 Revised May 2014

\$ 500,000,000

State and Local Incentives for which the Applicant intends to apply (Estimated)						
Incentive Description	Taxing Entity (as applicable)	Beginning Year of Benefit	Duration of Benefit	Annual Tax Levy without Incentive	Annual Incentive	Annual Net Tax Levy
Tax Code Chapter 311	County:					
	City:					
	Other:					
Tax Code Chapter 312	Deaf Smith County	2022	10 years	2,650,000	99.00%	26,500
	Hospital District	2022	10 years	1,695,000	99.00%	16,950
	Junior College	2022	10 years	250,000	99.00%	2,500
	High Plains Water District	2022	10 years	33,500	99.00%	335
Local Government Code Chapters 380/381	County:					
	City:					
	Other:					
Freeport Exemptions						
Non-Annexation Agreements						
Enterprise Zone/Project						
Economic Development Corporation						
Texas Enterprise Fund						
Employee Recruitment						
Skills Development Fund						
Training Facility Space and Equipment						
Infrastructure Incentives						
Permitting Assistance						
Other:						
Other:						
Other:						
Other:						
TOTAL				4,628,500	0	46,285

Additional information on incentives for this project:

In addition to the Annual Net Tax Levy of \$26,500, Deaf Smith County will receive \$455,000 per year (\$700/nameplate capacity MW) PILOT.

Tab 15

- a. Economic Impact Analysis (not required)
- b. Other Payment Made in the State or Other Economic Information (none)

Tab 16

Description of Reinvestment Zone, including:

- a. Evidence that the Area Qualifies as an Enterprise Zone (not applicable)
- b. Legal Description of the Reinvestment Zone
- c. Order Establishing the Reinvestment Zone
- d. Guidelines and Criteria for Creating Reinvestment Zone

**RESOLUTION OF THE COMMISSIONERS COURT
OF DEAF SMITH COUNTY, TEXAS DESIGNATING
DEAF SMITH-RENEGADE REINVESTMENT ZONE**

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

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

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

WHEREAS, the County Commissioners Court at such public hearing invited any interested person to appear and speak for or against the creation of the reinvestment zone and whether all or part of the territory described should be included in the proposed reinvestment zone; and

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

BE IT RESOLVED BY THE COUNTY COMMISSIONERS COURT:

SECTION 1. That the facts and recitations contained in the preamble of this Resolution are hereby found and declared to be true and correct.

SECTION 2. That the County Commissioners Court, after conducting such hearing and having heard such evidence and testimony, has made the following findings and determinations based on the evidence and testimony presented to it:

- (a) That the public hearing on adoption of the Deaf Smith-Renegade Reinvestment Zone has been properly called, held and conducted and that notice of such hearing has been published as required by law and mailed to the respective presiding officers of the governing bodies of all taxing units overlapping the territory inside

the proposed reinvestment zone;

- (b) That the Deaf Smith-Renegade Reinvestment Zone should be the area described in the legal description in the attached Exhibit "A" encompassing the project area on the corresponding map, with Exhibit A being incorporated herein by reference for all purposes;
- (c) That creation of the Deaf Smith-Renegade Reinvestment Zone will result in benefits to the County and to land included in the reinvestment zone and that the improvements sought are feasible and practical; and
- (d) The Deaf Smith-Renegade Reinvestment Zone meets the criteria set forth in Chapter 312 of the Texas Tax Code for the creation of a reinvestment zone as set forth in the Property Redevelopment and Tax Abatement Act, as amended, and the Guidelines, in that it is reasonably likely as a result of the designation to contribute to the retention or expansion of primary employment or to attract investment in the zone that would be a benefit to the property and that would contribute to the economic development of the County, and that the entire tract of land is located entirely within an unincorporated area of the County.

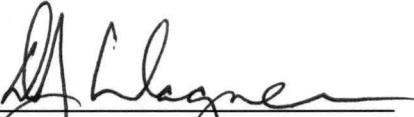
SECTION 3. That pursuant to the Property Redevelopment and Tax Abatement Act, as amended, and the Guidelines, the County Commissioners Court hereby creates the Deaf Smith-Renegade Reinvestment Zone; a reinvestment zone for commercial-industrial tax abatement encompassing only the area described in the attached Exhibit A and encompassing the project area in the corresponding map, and such reinvestment zone is hereby designated and shall hereafter be referred to as the Deaf Smith-Renegade Reinvestment Zone.

SECTION 4. That the Deaf Smith-Renegade Reinvestment Zone shall take effect on the date of this Resolution and shall remain designated as a commercial-industrial reinvestment zone for a period of five (5) years from such date of designation and may be renewed for an additional five (5) year period thereafter.

SECTION 5. That if any section, paragraph, clause or provision of this Resolution shall for any reason be held to be invalid or unenforceable, the invalidity or unenforceability of such section, paragraph, clause, or provision shall not affect any of the remaining provisions of this Resolution.

SECTION 6. That it is hereby found, determined and declared that a sufficient notice of the date, hour, place and subject, of the meeting of the County Commissioners Court at which this Resolution was adopted was posted at a place convenient and readily accessible at all times as required by the Texas Open Meetings Act, Texas Government Code, Chapter 551, as amended, and that a public hearing was held prior to the designation of such reinvestment zone and that proper notice of the hearing was published in the official newspaper of general circulation within the County, and furthermore, such notice was in fact delivered to the presiding officer of any affected taxing entity as prescribed by the Property Redevelopment and Tax Abatement Act.

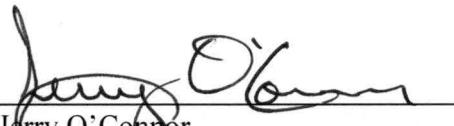
PASSED, APPROVED AND ADOPTED on this the 11th day of December 2018.



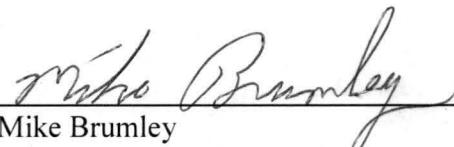
The Honorable D.J. Wagner
County Judge



Chris Kahlich
Commissioner, Precinct 1



Jerry O'Connor
Commissioner, Precinct 2



Mike Brumley
Commissioner, Precinct 3



Dale Artho
Commissioner, Precinct 4

Attest:



Imelda DeLaCerde
County Clerk

EXHIBIT A
LEGAL DESCRIPTION OF
DEAF SMITH-RENEGADE REINVESTMENT ZONE

The Deaf Smith-Renegade Reinvestment Zone is comprised of the following parcels located in Deaf Smith County, Texas; provided however, the Deaf Smith-Renegade Reinvestment Zone shall in no way be deemed to include any portion of any municipality.

Legal Description:

Tract ONE:

All of Section Seventeen (17), and the West part of Section Eighteen (18), Block Three (3), Deaf Smith County, Texas, containing 811 acres more or less.

SAVE AND EXCEPT: Genevieve Miller shall retain the right to reside in her residence on the property and to use the domestic well and appurtenances thereto for the remainder of her life. upon the death of Genevieve Miller, her heirs may have 30 days to remove any item in, from, or of the residence, including the entire residence itself from the premises.

Tract TWO:

All of Section Six (6), being approximately Six Hundred Thirty-Six (636) acres, Block K14, Tap RR Co. Survey, Deaf Smith County, Texas.

Tract THREE:

Approximately One Hundred Thirty (130) acres, being the Shaw Survey, Deaf Smith County, Texas.

Tract FOUR:

Approximately Three Hundred Fifteen (315) acres, being all of the West % of Section Twenty-Four (24) (except approximately Six (6) acres for homestead), Block 3, AB & M Survey, Deaf Smith County, Texas.

Tract FIVE:

Approximately One Hundred Ninety-Five (195) acres, being mostly the East 195 acres out of the West % of Section Five 5 Block K-1 County, Texas. Said tract does not extend to the North section line.

Tract SIX:

The surface Estate only of the East Half (E12) of Section 5, Block K-14, Abstract 292, Deaf Smith County, Texas, containing 303.88 acres, more or less, but expressly excluding that portion of the West Half (W12) of the NE corner of Section 5, Block K-14, Abstract 292 described in Deed from Alice Celeste Thompson containing 3 acres, more or less.

Tract SEVEN:

Approximately 126 acres, being off the East side (E/side) of Section Twenty-five (25) Block Three (3) AB&M Survey and out of the Northwest corner (NW/corner) of Section Seventeen (17), located North and West of the U.S. Hwy. 60, Block K-14, Tap RR Co., Survey, in Deaf Smith County, Texas.

SAVE AND EXCEPT: Approximately sixty-one (61) acres located in the Northwest corner of said Section Seventeen (17), Block K-14, Tap RR Co., Survey, Deaf Smith County, Texas (said acreage being completely fenced with permanent fence and located North of Hwy 60).

Tract EIGHT:

All of section Seven (7), Block K-14, Tap RR Co., Survey, Deaf Smith County, Texas,

Tract NINE:

All of section Eight (8), Block K-14 Tap RR Co. Survey, Deaf Smith County, Texas,

Located North and West of Highway 60 in Deaf Smith County, Texas.

Tract TEN:

All of the W.A. Hunt Preemption Survey, Abstract No. 537, Deaf Smith County, Texas.

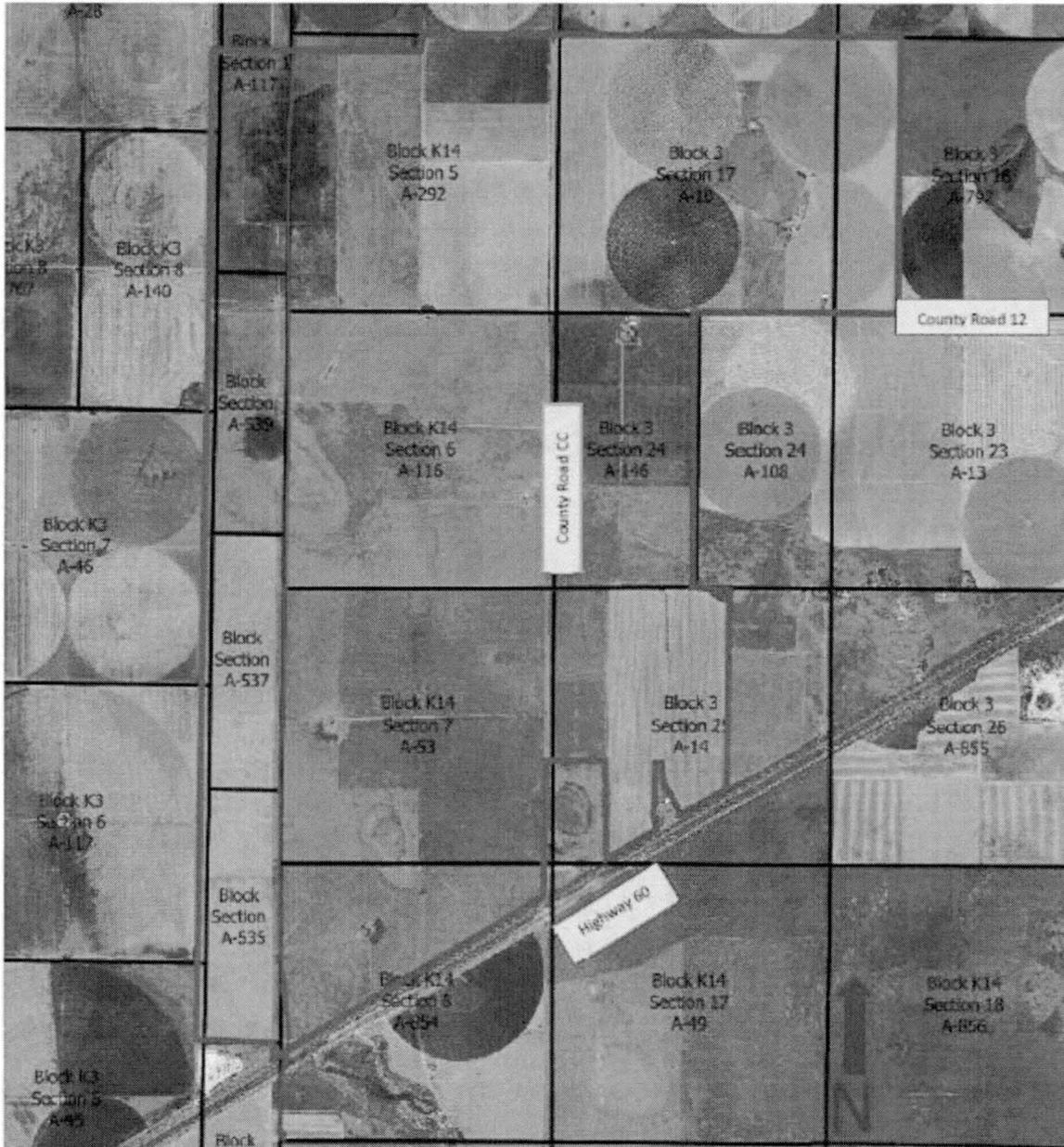
Tract ELEVEN:

All of the M.H CAHILL Preemption Survey, Abstract No. 535, Deaf Smith County, Texas.

EXHIBIT A (CONTINUED)
MAP OF PROJECT AREA CONTAINED IN
DEAF SMITH-RENEGADE REINVESTMENT ZONE

SEE ATTACHED MAP

Proposed Project Area
Deaf Smith County - Texas



December 6, 2018

13

D

12

DD

60



continued on plat 7

25 Crossett Fmly P'tshp -op- Crossett Dairy	16 Danny French Frms Inc -op- Danny French	5 James & Melanie -op- James Friemel	J & M -op- James Friemel	43 Harold Sides Frms -op- Harold Sides	38 Harold Sides Frms -op- Harold Sides Jason L & Toni Sides-op- Agatha E Brann	23 Harold Sides Frms -op- Harold Sides	18 Harold Dilley Frms -op- H & J Dilley Frms Clay Crist	3 Harold Sides Frms -op- Harold Sides	BIK. Carl Hartman	15 Elizabeth A Brockman 1
24 Crossett Fmly P'tshp -op- Crossett Bros Co Inc	17 James & Melanie -op- James Friemel	4 James & Melanie -op- James Friemel	BIK	42 James & Melanie -op- James E Friemel	39 Rick Hales	22 Edwin Dilley Frms -op- Carolyn Shugart	19 Harold Dilley Frms -op- Harold & Janelle Dilley Frms	2 J & T-op- Jason L -op- Randy Tooley	16 Harold & Karen -op- Harold Artho	18 Stanley Friemel
23 James & Melanie -op- James Friemel	18 James & Melanie -op- James Friemel	3 Michael Jackson -op- Heck & McCathern	BIK	41 James & Melanie -op- James E Friemel	40 James & Melanie -op- James Friemel Dawn Custom Cattle Feeders	21 James & Melanie -op- Harold Dilley Frms-op- H & J Dilley Frms	20 Bimbo Cereal Food Inc-op- Azteca Milling LP	1 AL & Joyce-op- Joe Dean Moore Etal	17 Jack Brandt -op- Jack R Vincent Trst	
22 Ag Acceptance Corp	19 Cory Walden Frms-op- Cory Walden	2 Larry -op- Lawrence Paetzold	BIK	1 A & W Frms Inc -op- Anthony Paschel	1 Richard G -op- Harold & Janelle Dilley Frms	1 Richard G -op- EL-op-JL Dilley -op-Edwin Dilley N	3 Edwin -op- James L Dilley	4 Brandon & Angie Sides -op- Jerry Mac Sublett	48 Brandon & Angie Sides -op- Jerry Mac Sublett	RANDALL COUNTY
21 Cory Julie-op- James C Marsh Trst	20 Cory Walden Frms-op- Cory Walden	1 Will & Shelly-op- Dick D Fellers	BIK	2 Larry -op- Lawrence Paetzold	8 Bio Frms Inc -op- Miller & Thomas	7 Grotegut Ent Inc -op- Josef Grotegut	6 Roger B Gast IV -op- Galen Friemel	5 Roger B Gast IV -op- Galen Friemel	49 Russell Weick -op- CLE Symons	BIK
30 Ralph Diller Frms Inc -op- Diller Frm LLC	11 Will & S Fellers-op- Latham Fmly Trst	10 Will & Shelly Fellers-op- Tierra De Esperanza	BIK	3 Grotegut Frms Inc -op- Tierra De Esperanza	9 Grotegut Ent Inc -op- Josef Grotegut	10 Annie Frische -op- Eaton & Manz	11 Frank-op- Carl B Frische	12 John P Smith -op- Doris L & WO Neal	80 Dustin -op- Haschke Land & Cattle	79 Charles -op- Charles & Valerie Kuhnert
29 Bio Frms Inc -op- Josef C Grotegut	12 Deborah Gifford Etal	9 Tierra De Esperanza	BIK	4 Grotegut Frms Inc -op- Chris Grotegut	16 Grotegut Frms Inc -op- Chris Grotegut	15 Grotegut Frms Inc -op- Chris Grotegut	14 John P Smith -op- Doris L & WO Neal	13 John P Smith -op- Doris L & WO Neal	81 John P Smith	111 John P Smith
28 Tierra De Esperanza	13 B & E Frms	8 Tierra De Esperanza	BIK	5 Wayne Betzen Frms Inc-op- Salle Stran	17 Herbert H Miller	18 W & W Wimberly LP	19 John P Smith -op- Doris L & WO Neal	20 John P Smith -op- John P Smith	112 Happy West Cattle Co LLC	114 Kenneth E-op- KE & V Sovalby
27 Michael C Mimms	14 Champion Feeders LLC	7 Tierra De Esperanza	BIK	6 Emply F Suggs	24 Wayne Frms Inc -op- Stanley Friemel -op- Harold & Janelle Dilley Frms	23 Stanley Friemel -op- Harold & Janelle Dilley Frms	22 W & W Wimberly LP	21 Kenneth & Vicki Sovalby	113 Johnson Land & Cattle LLC -op- Happy West Cattle Co LLC	114 Kenneth E-op- KE & V Sovalby
26 Champion Feeders LLC	15 Ronnie & Susan Owens -op- Lone Star Calf Rnch LP	6 Champion Feeders LLC	BIK	7 John & Polly Hays	25 Richard Hagar	26 A & D Wicck Land & Cattle Inc-op- Gerald Parker	27 Six Wix	28 Ray T Stewart	37 Lois Miller Lauren Brockman	38 James Warren -op-Randy Arnold
25 Michael Berend	16 Kent Hollingsworth	5 Lone Star Calf Rnch LP	BIK	8 John & Polly Hays	17 John & Polly Hays	18 John & Polly Hays	27 H R Stewart -op- Stewart Fmly Trst	28 Sparkman Cattle Feeders Inc -op- Tommy D Sparkman	36 Elizabeth Ann Brockman	39 A & D Wicck Land & Cattle Inc -op- Gerald Parker
24 City of Hereford	17 Small Tracts -op- Doope Frms -op- Small Tracts	4 Johnson Land & Cattle LLC	BIK	9 Wade Lewis	16 Kenneth E -op- Gene Scivalby	19 Kenneth E -op- Gene Scivalby	29 H R Stewart -op- Stewart Fmly Trst	29 D & J Frms -op- John B Stribling	36 D & J Frms -op- John B Stribling	40 A & D Wicck Land & Cattle Inc -op- Gerald Parker
18 Herford Renewable Energy	18 Herford Renewable Energy	3 Jason & April Andrews JV -op- Wade Lewis	BIK	10 Wade Lewis	15 Kenneth E -op- Gene Scivalby	20 Kenneth E -op- Gene Scivalby	25 A & D Wicck Land & Cattle Inc-op-	30 A & D Wicck Land & Cattle Inc-op-	35 A & D Wicck Land & Cattle Inc-op-	41 Gerald Parker
22 Herford Feed Yards -op-	19 City of Hereford	2 Jason & April Andrews JV	BIK	11 Wade Lewis	14 Kenneth E -op- Gene Scivalby	21 Kenneth E -op- Gene Scivalby	24 A & D Wicck Land & Cattle Inc-op-	31 A & D Wicck Land & Cattle Inc-op-	34 A & D Wicck Land & Cattle Inc-op-	41 Gerald Parker

STATE OF TEXAS

DEAF SMITH COUNTY

TAX ABATEMENT GUIDELINES AND CRITERIA

Deaf Smith County (the “County”) is committed to the promotion of quality development in all parts of Deaf Smith County and to improving the quality of life for its citizens. In order to help meet these goals, the County will consider providing Tax Abatements (as defined below) to stimulate economic development. It is the policy of the County that such an incentive will be provided in accord with the guidelines and criteria outlined in this document. All applicants for Tax Abatements shall be considered on an individual basis.

In order to be eligible for designation as a Reinvestment Zone and receive Tax Abatement, and unless otherwise approved by the County, the planned improvement:

- (1) must be an Eligible Facility (as defined below);
- (2) must add at least Five Hundred Thousand Dollars (\$500,000.00) to the tax roll of eligible property;
- (3) must be reasonably expected to have an increase in positive net economic benefit to Deaf Smith County of at least One Million Dollars (\$1,000,000.00) over the life of the Abatement, computed to include (but not limited to) new sustaining payroll and/or capital improvement; and
- (4) must not be expected to solely or primarily have the effect of transferring employment from one part of Deaf Smith County to another.

In addition to the criteria set forth above, the County reserves the right to negotiate a Tax Abatement Agreement in order to compete favorably with other communities.

Only that increase in the fair market value of the property that is a direct result of the development, redevelopment, and improvement specified in the Agreement will be eligible for Abatement and then only to the extent that such increase exceeds any reduction in the fair market value of the other property of the applicant located within the jurisdiction creating the reinvestment zone.

All Tax Abatement Agreements will be no longer than allowed by law.

It is the goal of the County to grant Tax Abatements on the same terms and conditions as the other taxing units having jurisdiction of the property. However, nothing herein shall limit the discretion of the County to consider, adopt, modify, or decline any Tax Abatement request.

This policy is effective as of the 22nd day of May, 2018 and shall at all times be kept current with regard to the needs of Deaf Smith County and reflective of the official views of the County, and shall be reviewed every two (2) years.

The adoption of these guidelines and criteria by the Commissioners does not:

- (1) limit the discretion of the governing body to decide whether to enter into a specific Tax Abatement Agreement;
- (2) limit the discretion of the governing body to delegate to its employees the authority to determine whether or not the governing body should consider a particular application or request for Tax Abatement; or
- (3) create any property, contract, or other legal right in any person to have the governing body consider or grant a specific application or request for Tax Abatement.

SECTION I. DEFINITIONS

A. **"Abatement" or "Tax Abatement"** means the full or partial exemption from ad valorem taxes of certain property in a reinvestment zone designated for economic development purposes.

B. **"Agreement" or "Abatement Agreement"** means a contractual Agreement between a property owner and/or lessee and the County.

C. **"Base Year Value"** means the assessed value on the eligible property as of January 1 preceding the execution of the Agreement.

D. **"Deferred Maintenance"** means improvements necessary for continued operation which do not improve productivity or alter the process technology.

E. **"Eligible Facilities"** means new, expanded, or modernized buildings and structures, including fixed machinery and equipment, which is reasonably likely as a result of granting the Abatement to contribute to the retention or expansion of primary employment or to attract major investment in the reinvestment zone that would be a benefit to the property and that would contribute to the economic development of Deaf Smith County, but does not include facilities which are intended to be primarily to provide goods or services to residents for existing businesses located in Deaf Smith County such as, but not limited to, restaurants and retail sales establishments. Eligible facilities may include, but shall not be limited to a(n):

- aquaculture/agriculture facility;
- distribution center facility;
- manufacturing facility;
- office building;
- regional entertainment/tourism facility;
- research service facility;
- regional service facility;
- historic building in a designated area;

wind energy facility; or
other basic industrial facility.

F. **"Expansion"** means the addition of building structures, machinery, equipment, or payroll for purposes of increasing production capacity.

G. **"Facility"** means property improvement(s) completed or in the process of construction which together comprise an interregional whole.

H. **"Modernization"** means a complete or partial demolition of facilities and the complete or partial reconstruction or installation of a facility of similar or expanded production capacity. Modernization may result from the construction, alteration, or installation of buildings, structures, machinery, or equipment.

I. **"New Facility"** means a property previously undeveloped which is placed into service by means other than or in conjunction with Expansion or Modernization.

J. **"Productive Life"** means the number of years property improvement(s) is/are expected to be in service in a facility.

SECTION II. ABATEMENT AUTHORIZED

A. **Eligible Facilities.** Upon application, Eligible Facilities shall be considered for Tax Abatement as hereinafter provided.

B. **Creation of New Values.** Abatement may only be granted for the additional value of eligible property improvement(s) made subsequent to and specified in an Abatement Agreement between the County and the property owner or lessee, subject to such limitations as the County may require.

C. **New and Existing Facilities.** Abatement may be granted for the additional value of eligible property improvement(s) made subsequent to and specified in an Abatement Agreement between the County and the property owner or lessee, subject to such limitations as the County may require.

D. **Eligible Property.** Abatement may be extended to the value of new, expanded, or modernized buildings, structures, fixed machinery and equipment, site improvements, and related fixed improvements necessary to the operation and administration of the facility, and all other real and tangible personal property permitted by Chapter 312 of the Texas Tax Code.

E. **Ineligible Property.** The following types of property shall be fully taxable and ineligible for Tax Abatement: land; animals; inventories, supplies; tools; furnishings; vehicles; vessels; aircraft; deferred maintenance investments; housing and property to be rented or leased, except as provided in Section II(F); property owned or used by the State of Texas.

F. **Owned/Leased Facilities.** If a leased facility is granted Abatement, the

Agreement shall be executed with the lessor and the lessee. If the land is leased, but the facility constructed or installed thereon is owned by the lessee, the lessee shall execute the Agreement.

G. **Economic Qualifications.** In order to be eligible for designation as a reinvestment zone and receive Tax Abatement, the planned improvement:

- (1) must be an Eligible Facility;
- (2) must add at least Five Hundred Thousand Dollars (\$500,000.00) to the tax roll of eligible property;
- (3) must be reasonably expected to have an increase in positive net economic benefit to Deaf Smith County of at least One Million Dollars (\$1,000,000.00) over the life of the Abatement, computed to include (but not limited to) new sustaining payroll and/or capital improvement. The creation of (number and type) of new jobs will also factor into the decision to grant an Abatement; and
- (4) must not be expected to solely or primarily have the effect of transferring employment from one part of Deaf Smith County to another.

H. **Standards for Tax Abatement.** The following factors, among others, will be considered in determining whether to grant Tax Abatement:

- (1) value of existing improvements, if any;
- (2) type and value of proposed improvements;
- (3) productive life of proposed improvements;
- (4) number of existing jobs to be retained by proposed improvements;
- (5) number and type of new jobs to be created by proposed improvements;
- (6) amount of local payroll to be created;
- (7) whether the new jobs to be created will be filled by persons residing or projected to reside within the affected taxing jurisdiction;
- (8) amount by which property tax base valuation will be increased during the term of Abatement and after Abatement, which shall include a definitive commitment that such valuation shall not, in any case, be less than Five Hundred Thousand Dollars (\$500,000.00);
- (9) expenses to be incurred in providing facilities directly resulting from the new improvements;

- (10) the amount of ad valorem taxes to be paid to the County during the Abatement period considering (a) the existing values, (b) the percentage of new value abated, (c) the Abatement period, and (d) the value after expiration of the Abatement period;
- (11) the population growth of Deaf Smith County that occurs directly as a result of new improvements;
- (12) the types and values of public improvements, if any, to be made by applicant seeking Abatement;
- (13) whether the proposed improvements compete with existing businesses to the detriment of the local economy;
- (14) the impact on the business opportunities of existing business;
- (15) the attraction of other new businesses to the area;
- (16) the overall compatibility with the zoning ordinances and comprehensive plan for the area; and
- (17) whether the project obtains all necessary permits from the applicable environmental agencies.

Each Eligible Facility shall be reviewed on its merits utilizing the factors provided above. After such review, Abatement may be denied entirely or may be granted to the extent deemed appropriate after full evaluation.

I. **Denial of Abatement.** An Abatement Agreement shall not be authorized if it is determined that:

- (1) there would be substantial adverse effect on the provision of government services or tax base;
- (2) the applicant has insufficient financial capacity;
- (3) violation of other codes or laws; or
- (4) any other reason deemed appropriate by the County.

J. **Taxability.** From the execution of the Abatement to the end of the Agreement period, taxes shall be payable as follows:

- (1) the value of ineligible property as provided in Section II(E) shall be fully taxable;

- (2) the base year value of existing eligible property as determined each year shall be fully taxable; and
- (3) the additional value of new eligible property shall be fully taxable at the end of the Abatement period.

SECTION III. APPLICATION

A. Any present or potential owner of taxable property in the County may request Tax Abatement by filing a written application with the Commissioners.

B. The application shall consist of a general description of the new improvements to be undertaken; a descriptive list of the improvements for which an Abatement is requested; a list of the kind, number and location of all proposed improvements of a property; a map and property description; and a time schedule for undertaking and completing the proposed improvements. In the case of modernization, a statement of the assessed value of the facility, separately stated for real and personal property, shall be given for the tax year immediately preceding the application. The Commissioners may require such financial and other information as deemed appropriate for evaluating the financial capacity and other factors pertaining to the applicant, to be attached to the application. The completed application must be accompanied by the payment of a non-refundable application fee for administrative costs and legal fees associated with the processing of the Tax Abatement request. All checks in payment of the administrative fee shall be made payable to the County. The fee for Abatement requests shall be One Thousand and No/100 Dollars (\$1,000.00).

C. The County shall give notice as provided by the Property Tax Code, including written notice to the presiding officer of the governing body of each taxing unit in which the property to be subject to the Agreement is located, not later than seven (7) days before acting upon the application.

D. The application process described in Section III(A) hereof shall be followed regardless of whether a particular reinvestment zone is created by Deaf Smith County or a taxing entity within Deaf Smith County. No other notice or hearing shall be required except compliance with the open meetings act, unless the Commissioners deem them necessary in a particular case.

SECTION IV. AGREEMENT

A. After approval, the Commissioners shall formally pass a resolution and execute an Agreement with the owner of the facility and lessee as required which shall:

- (1) include a list of the kind, number and location of all proposed improvements to the property;
- (2) provide access to and authorize inspection of the property by the taxing unit to insure compliance with the Agreement;

- (3) limit the use of the property consistent with the taxing unit's development goals;
- (4) provide for recapturing property tax revenues that are lost if the owner fails to make improvements as provided by the Agreement;
- (5) include each term that was agreed upon with the property owner and require the owner to annually certify compliance with the terms of the Agreement to each taxing unit; and
- (6) allow the taxing unit to cancel or modify the Agreement at any time if the property owner fails to comply with the terms of the Agreement.

SECTION V. RECAPTURE

A. In the event that the applicant or its assignee (1) allows its ad valorem taxes owed to become delinquent and fails to timely and properly follow the legal procedures for their protest and/or content; or (2) violates any of the terms and conditions of the Abatement Agreement and fails to cure during the cure period, the Agreement then may be terminated and all taxes previously abated by virtue of the Agreement will be recaptured and paid within thirty (30) days of the termination.

B. Should the County determine that the applicant or its assignee is in default according to the terms and conditions of its Agreement, the County shall notify the company or individual in writing at the address stated in the Agreement, and if such is not cured within the time set forth in such notice (the "Cure Period"), then the Agreement may be terminated.

SECTION VI. ADMINISTRATION

A. The Chief Appraiser of the Deaf Smith County Appraisal District will annually determine an assessment of the real and personal property comprising the reinvestment zone. Each year, the company or individual receiving Abatement shall furnish the appraiser with such information as may be necessary for the Abatement. Once value has been established, the Chief Appraiser will notify the Commissioners of the amount of the assessment.

B. The County may execute a contract with any other jurisdiction(s) to inspect the facility to determine if the terms and conditions of the Abatement Agreement are being met. The Abatement Agreement shall stipulate that employees and/or designated representatives of the County will have access to the reinvestment zone during the term of the Abatement to inspect the facility to determine if the terms and conditions of the Agreement are being met. All inspections will be made only after the giving of twenty-four (24) hours prior notice and will only be conducted in such manner as to not unreasonably interfere with the construction and/or operation of the facility. All inspections will be made with one or more representatives of the company or individual and in accordance with its safety standards.

C. Upon completion of construction, a designated representative of the County shall annually evaluate each facility receiving Abatement to insure compliance with the Agreement

and shall formally report such evaluations to the Commissioners.

SECTION VII. ASSIGNMENT

The Abatement Agreement may be transferred and assigned by the holder to a new owner or lessee of the same facility either upon the approval by resolution of the Commissioners, or in accordance with the terms of an existing Tax Abatement Agreement. No assignment or transfer shall be approved if the parties to the existing Agreement, the new owner, or new lessee are liable to any jurisdiction for outstanding taxes or other obligations. Approval shall not be unreasonably delayed or withheld. Notice shall be given to the Commissioners at least twenty (20) days in advance of any transfer or assignment.

SECTION VIII. SUNSET PROVISION

These Guidelines and Criteria are effective upon the date of their adoption, and shall supersede and replace any and all prior guidelines and criteria for Tax Abatement in the County. These Guidelines and Criteria shall remain in force for two (2) years, unless amended by three-quarters vote of the Commissioners, at which time all reinvestment zones and Tax Abatement Agreements created pursuant to these provisions will be reviewed to determine whether the goals have been achieved. Based on such review, the Guidelines and Criteria will be modified, renewed or eliminated; provided, however, no modification or elimination of the Guidelines and Criteria shall affect Tax Abatement Agreements that have been previously approved until the parties thereto shall agree to amend such Agreements.

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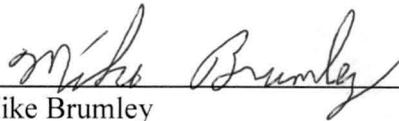
Adopted on this the 22nd day of May, 2018.



Chris Kahlich
Commissioner, Precinct 1



Jerry O'Connor
Commissioner, Precinct 2



Mike Brumley
Commissioner, Precinct 3



Dale Artho
Commissioner, Precinct 4



D. J. Wagner
County Judge



County Clerk

[COUNTY SEAL]

Tab 17

Signature and Certification Page

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 → Sheri Blankenship Superintendent
Print Name (Authorized School District Representative) Title

sign here → Sheri Blankenship 8/26/2019
Signature (Authorized School District Representative) Date

2. Authorized Company Representative (Applicant) Signature and Notarization

I am the authorized representative for the business entity for the purpose of filing this application. I understand that this application is a government record as defined in Chapter 37 of the Texas Penal Code. The information contained in this application and schedules is true and correct to the best of my knowledge and belief.

I hereby certify and affirm that the business entity I represent is in good standing under the laws of the state in which the business entity was organized and that no delinquent taxes are owed to the State of Texas.

print here → David Mitchell CFO
Print Name (Authorized Company Representative (Applicant)) Title

sign here → David Mitchell 8/21/2019
Signature (Authorized Company Representative (Applicant)) Date

REUBEN BORMAN
 Notary Public, State of New York
 No. 02BO6357748
 Qualified in New York County
 Commission Expires 04/24/2021

(Notary Seal)

GIVEN under my hand and seal of office this, the

21st day of August, 2019

Reuben Borman
 Notary Public in and for the State of ~~Texas~~ New York

My Commission expires: 4/24/2021

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.