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September 25, 2019

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

RE: Application to the Paint Rock Independent School District from 224WB 8me LLC

To the Local Government Assistance & Economic Analysis Division:

By copy of this letter transmitting the application for review to the Comptroller's Office, the Paint Rock Independent School District is notifying 224WB 8me LLC of its intent to consider the application for appraised value limitation on qualified property should a positive certificate be issued by the Comptroller. Please prepare the Economic Impact Report.

The Applicant submitted the Application to the school district on September 9, 2019. The Board voted to accept the application on September 9, 2019. The application has been determined complete as of September 25, 2019. The Applicant has provided the schedules in both electronic format and paper copies. The electronic copy is identical to the hard copy that will be hand delivered.

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

Sincerely,



Kevin O'Hanlon
School District Consultant

Cc: Concho County Appraisal District
224WB 8me LLC



224WB 8me LLC

*Chapter 313 Application for Appraised Value
Limitation to Paint Rock Independent School
District*



9/3/2019

Mr. Ron Cline, Superintendent
cc. Texas Comptroller of Public Accounts
P.O. Box 277
Paint Rock, Texas 76866

Re: Application for Texas Property Tax Code Section 313 Value Limitation Agreement

Mr. Ron Cline:

Please find attached an application for a Section 313 Value Limitation Agreement. On behalf of our client, 8minute Solar Energy, and in accordance with the guidelines and principles outlined in Section 313 of the Texas Property Tax Code, it is our request that Paint Rock Independent School District consider the approval of a Section 313 Value Limitation Agreement. The approval of this agreement would undoubtedly prove beneficial to the economic development of Concho County and Paint Rock ISD as well as the viability of 224WB 8me LLC to be located within the state of Texas. 224WB 8me LLC is a 110 MW-AC solar electric generating facility, that when established will provide 2 (two) full-time salary competitive jobs.

8minute Solar Energy is the United States' largest independent solar PV and energy storage developer. Many of the nation's largest and most recognizable solar PV projects have been developed by 8minute Solar Energy. Driven by their relentless aim to be the best-in-class on levelized cost of energy and storage, 8minute Solar Energy is focused on the production of reliable energy with consistent long-term pricing. They are dedicated to the future of renewable energy as well as building quality relationships with the stakeholders in the communities they choose to invest in.

If you have any questions, please feel free to contact me at 469-298-1594 or mike@keatax.com. We look forward to working with you.

Sincerely,

A handwritten signature in cursive script that reads "Mike Fry".

Mike Fry
Director—Energy Services

AUSTIN • DALLAS • DENVER

1900 DALROCK ROAD • ROWLETT, TX 75088 • T (469) 298-1594 • F (469) 298-1595 • keatax.com



Tab 1

Pages 1-9 of the application

Application for Appraised Value Limitation on Qualified Property

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

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

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

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

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

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

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

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

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

September 9, 2019

Date Application Received by District

Ron

First Name

Cline

Last Name

Superintendent

Title

Paint Rock Independent School District

School District Name

698 South Sims Street, Paint Rock, TX 76866

Street Address

PO Box 277

Mailing Address

Paint Rock

City

325-732-4314

Phone Number

TX

State

325-732-4384

Fax Number

76866

ZIP

ron.cline@paintrockisd.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)

Dan <small>First Name</small> Partner <small>Title</small> Moak, Casey & Associates <small>Firm Name</small> 512-485-7878 <small>Phone Number</small> Mobile Number (optional)	Casey <small>Last Name</small> 512-485-7888 <small>Fax Number</small> dcasey@moakcasey.com <small>Email Address</small>
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4. On what date did the district determine this application complete? September 25, 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)

Thomas Hubertus <small>First Name</small> President <small>Title</small> 250 Sutter Street, Suite 600, San Francisco, CA 94108 <small>Street Address</small> 250 Sutter Street, Suite 600 <small>Mailing Address</small> San Francisco <small>City</small> 415-309-5383 <small>Phone Number</small> Mobile Number (optional)	Buttgenbach <small>Last Name</small> 8minute Solar Energy <small>Organization</small> CA <small>State</small> N/A <small>Fax Number</small> tbuttgenbach@8minute.com <small>Business Email Address</small> 94108 <small>ZIP</small>
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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.

Dan <small>First Name</small> Vice President of Tax <small>Title</small> 250 Sutter Street, Suite 600, San Francisco, CA 94108 <small>Street Address</small> 250 Sutter Street, Suite 600 <small>Mailing Address</small> San Francisco <small>City</small> 415-309-5383 <small>Phone Number</small> Mobile Number (optional)	Nelson <small>Last Name</small> 8minute Solar Energy <small>Organization</small> CA <small>State</small> N/A <small>Fax Number</small> dnelson@8minute.com <small>Business Email Address</small> 94108 <small>ZIP</small>
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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)

Mike _____ Fry _____
 First Name Last Name
 Energy Services Director _____
 Title
 KE Andrews _____
 Firm Name
 469-298-1594 _____ 469-331-1357 _____
 Phone Number Fax Number
 mfry@keatax.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? _____ 224WB 8me LLC _____
2. List the Texas Taxpayer I.D. number of entity subject to Tax Code, Chapter 171 (11 digits) _____ 32070140028 _____
3. List the NAICS code _____ 221114 _____
4. Is the applicant a party to any other pending or active Chapter 313 agreements? Yes No
 4a. If yes, please list application number, name of school district and year of agreement _____

SECTION 5: Applicant Business Structure

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

SECTION 6: Eligibility Under Tax Code Chapter 313.024

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

SECTION 7: Project Description

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

<input 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 December 1, 2019
- 2. Commencement of construction February 1, 2021
- 3. Beginning of qualifying time period March 1, 2020
- 4. First year of limitation January 1, 2022
- 5. Begin hiring new employees January 1, 2022
- 6. Commencement of commercial operations January 1, 2022
- 7. Do you propose to construct a new building or to erect or affix a new improvement after your application review start date (*date your application is finally determined to be complete*)? Yes No
Note: Improvements made before that time may not be considered qualified property.
- 8. When do you anticipate the new buildings or improvements will be placed in service? January 1, 2022

SECTION 10: The Property

- 1. Identify county or counties in which the proposed project will be located Concho County
- 2. Identify Central Appraisal District (CAD) that will be responsible for appraising the property Concho CAD
- 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: <u>Concho, .7442, 100%</u> <i>(Name, tax rate and percent of project)</i>	City: <u>N/A</u> <i>(Name, tax rate and percent of project)</i>
Hospital District: <u>Concho Co. Hsp. Dist. .275, 100%</u> <i>(Name, tax rate and percent of project)</i>	Water District: <u>Lipan Kickapoo, .0103, 100%</u> <i>(Name, tax rate and percent of project)</i>
Other (<i>describe</i>): <u>Lateral Road, .157086, 100%</u> <i>(Name, tax rate and percent of project)</i>	Other (<i>describe</i>): <u>N/A</u> <i>(Name, tax rate and percent of project)</i>
- 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? 10,000,000.00
- 2. What is the amount of appraised value limitation for which you are applying? 20,000,000.00
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? N/A

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? 2
5. What is the number of new non-qualifying jobs you are estimating you will create? 0
6. Do you intend to request that the governing body waive the minimum new qualifying job creation requirement, as provided under Tax Code §313.025(f-1)? Yes No
 - 6a. If yes, attach evidence in **Tab 12** documenting that the new qualifying job creation requirement above exceeds the number of employees necessary for the operation, according to industry standards.
7. Attach in **Tab 13** the four most recent quarters of data for each wage calculation below, including documentation from the TWC website. The final actual statutory minimum annual wage requirement for the applicant for each qualifying job — which may differ slightly from this estimate — will be based on information from the four quarterly periods for which data were available at the time of the application review start date (date of a completed application). See TAC §9.1051(21) and (22).
 - a. Average weekly wage for all jobs (all industries) in the county is 706.25
 - b. 110% of the average weekly wage for manufacturing jobs in the county is 513.43
 - c. 110% of the average weekly wage for manufacturing jobs in the region is 928.10
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? 48,261.40
10. What is the annual wage you are committing to pay for each of the new qualifying jobs you create on the qualified property? 48,261.40
11. Will the qualifying jobs meet all minimum requirements set out in Tax Code §313.021(3)? Yes No
12. Do you intend to satisfy the minimum qualifying job requirement through a determination of cumulative economic benefits to the state as provided by §313.021(3)(F)? Yes No
 - 12a. If yes, attach in **Tab 12** supporting documentation from the TWC, pursuant to §313.021(3)(F).
13. Do you intend to rely on the project being part of a single unified project, as allowed in §313.024(d-2), in meeting the qualifying job requirements? Yes No
 - 13a. If yes, attach in **Tab 6** supporting documentation including a list of qualifying jobs in the other school district(s).

SECTION 15: Economic Impact

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



Tab 2

Proof of Payment Application Fee

Proof of payment of filing fee received by the
Comptroller of Public Accounts per TAC Rule
§9.1054 (b)(5)

*(Page Inserted by Office of Texas Comptroller of Public
Accounts)*



Tab 3

Documentation of Combined Group Membership

(224WB 8me LLC is a stand-alone entity, therefore documentation of a combined group membership is not applicable.)



Tab 4

Detailed Description of the Project

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.

In compliance with the criteria and guidelines set forth in Title 3, Chapter 313 of the Texas Property Tax Code, 224WB 8me LLC requests an appraised value limitation from Paint Rock Independent School District. 8minute Solar Energy is proposing to construct a solar electric generating facility in Concho County, Texas. The facility will be located in the north-central portion of the county. Additionally, the entirety of the project will be within Paint Rock Independent School District. Please find attached in Tab 11 maps that further define the location of the facility.

The facility itself is expected to have a total capacity of 110 MW-AC, and will feature approximately 558,800 photovoltaic panels, and 109 central inverters. 224WB 8me LLC has applied to the Electric Reliability Council of Texas and was assigned IGNR #19INR0003 on June 23, 2016. Please note this project is not known by any other names.

224WB 8me LLC requests that this application includes but is not limited to the following components of this project:

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

224WB 8me LLC is a solar energy project managed by 8minute Solar Energy . Their mission is to make solar energy abundant and be a leader in lowering the cost of dispatchable solar PV. 8minute Solar Energy is a privately held company focused on producing reliable solar energy with consistent long-term pricing with over 7,500 MW under development, 8minute Solar Energy is eager to continue their development of projects within the United States. Their team of experienced professionals are committed to building quality stakeholder relationships in the communities they choose to invest.



Tab 5

Limitation as a Determining Factor

Currently, 8minute Solar Energy is considering a variety of other locations for 224WB 8me LLC but believes Concho County, Texas, would be an ideal location for this solar facility. Due to the national footprint of 8minute Solar Energy, there are locations across the world and other parts of the United States being evaluated for the establishment of this solar facility. In the event a 313 agreement is not permitted, 8minute Solar Energy will relocate 224WB 8me LLC to another area more financially viable for the continuation of this project. Additional sites being evaluated for the establishment of this facility include locations throughout Oklahoma where 8minute Solar Energy is actively developing and managing additional projects. Failure to reach a 313 value-limitation agreement would unfortunately dismiss Paint Rock ISD and Concho County from receiving the economic benefits associated with the development of a solar facility within their county. Therefore, it is our goal to reach a 313 value-limitation agreement for 224WB 8me LLC for the benefit of all parties.

224WB 8me LLC is a solar energy project managed by 8minute Solar Energy. Their mission is to make solar energy abundant and be a leader in lowering the cost of dispatchable solar PV. 8minute Solar Energy is a privately held company focused on producing reliable solar energy with consistent long-term pricing with over 7,500 MW under development, 8minute Solar Energy is eager to continue their development of projects within the United States. Their team of experienced professionals are committed to building quality stakeholder relationships in the communities they choose to invest.

8minute Solar Energy is the United States' largest independent solar PV and energy storage developer. Many of the nation's largest and most recognizable solar PV projects have been developed by 8minute Solar Energy, including Mount Signal Solar Farm in California, one of the world's largest solar facility.

Not only 8minute Solar Energy, but all prudent energy developers know tax incentives play an important role in attracting capital intensive facilities due to the high property tax burden in Texas. Ultimately, the decision to invest in Texas, or any other state, requires any capital investment by 8minute Solar Energy to be based on expected economic return on their investment. With property tax liabilities composing a substantial ongoing cost of operation that directly impacts the rate of return on the investment, without the 313 Value Limitation tax incentive, the economics of this project could be less competitive with other capital-intensive projects and the viability of the proposed project becomes uncertain. 8minute Solar Energy evaluates the economic viability of proposed projects through comparing the proposed project's rate of return with the Chapter 313 appraised value limitation agreement and without the value limitation agreement. To move forward, the rate of return with the valuation limitation agreement, must exceed the minimum rate of return required to proceed with the proposed investment. Therefore, receiving a value limitation agreement under Chapter 313 results in significant annual operating cost savings and incentivizes 8minute Solar Energy to invest capital in the proposed project rather than making an alternative investment. This makes the ability to enter into a Chapter 313 appraised value limitation agreement with the school district "the determining factor" to invest in this project.



Tab 6

224WB 8me LLC is located 100 % in Paint Rock Independent School District in Concho County, Texas.

Taxing Jurisdiction	Percentage of Project located within Jurisdiction	Tax Rate
Concho County	100 %	.7442
Paint Rock ISD	100 %	1.43
Concho County Hospital	100 %	.275
Lateral Road	100 %	.157086
Lipan Kickapoo Water District	100 %	.0103



Tab 7

Description of Qualified Investment

8minute Solar Energy is proposing to construct a solar electric generating facility in Concho County, Texas. The facility will be located in the north-central portion of the county. Additionally, the entirety of the project will be within Paint Rock Independent School District. Please find attached in Tab 11 maps that further define the location of the facility.

The facility itself is expected to have a total capacity of 110 MW-AC, and will feature approximately 558,800 photovoltaic panels, and 109 central inverters.

224WB 8me LLC has applied to the Electric Reliability Council of Texas and was assigned IGNR #19INR0003 on June 23, 2016. Please note this project is not known by any other names.

224WB 8me LLC requests that this application includes but is not limited to the following components of this project:

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



Tab 8

Description of Qualified Property

8minute Solar Energy is proposing to construct a solar electric generating facility in Concho County, Texas. The facility will be located in the north-central portion of the county. Additionally, the entirety of the project will be within Paint Rock Independent School District. Please find attached in Tab 11 maps that further define the location of the facility.

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- Electrical Substations
- Associated Towers
- Racking & Mounting Structures
- Combiner Boxes
- Foundations
- Roadways, Paving, & Fencing
- Generation Transmission Tie Line
- Interconnection Facilities



Tab 9

N/A



Tab 10

Description of Existing Improvement

N/A



Tab 11

Maps

224WB 8me LLC

Paint Rock

Grasmeyer-St

83

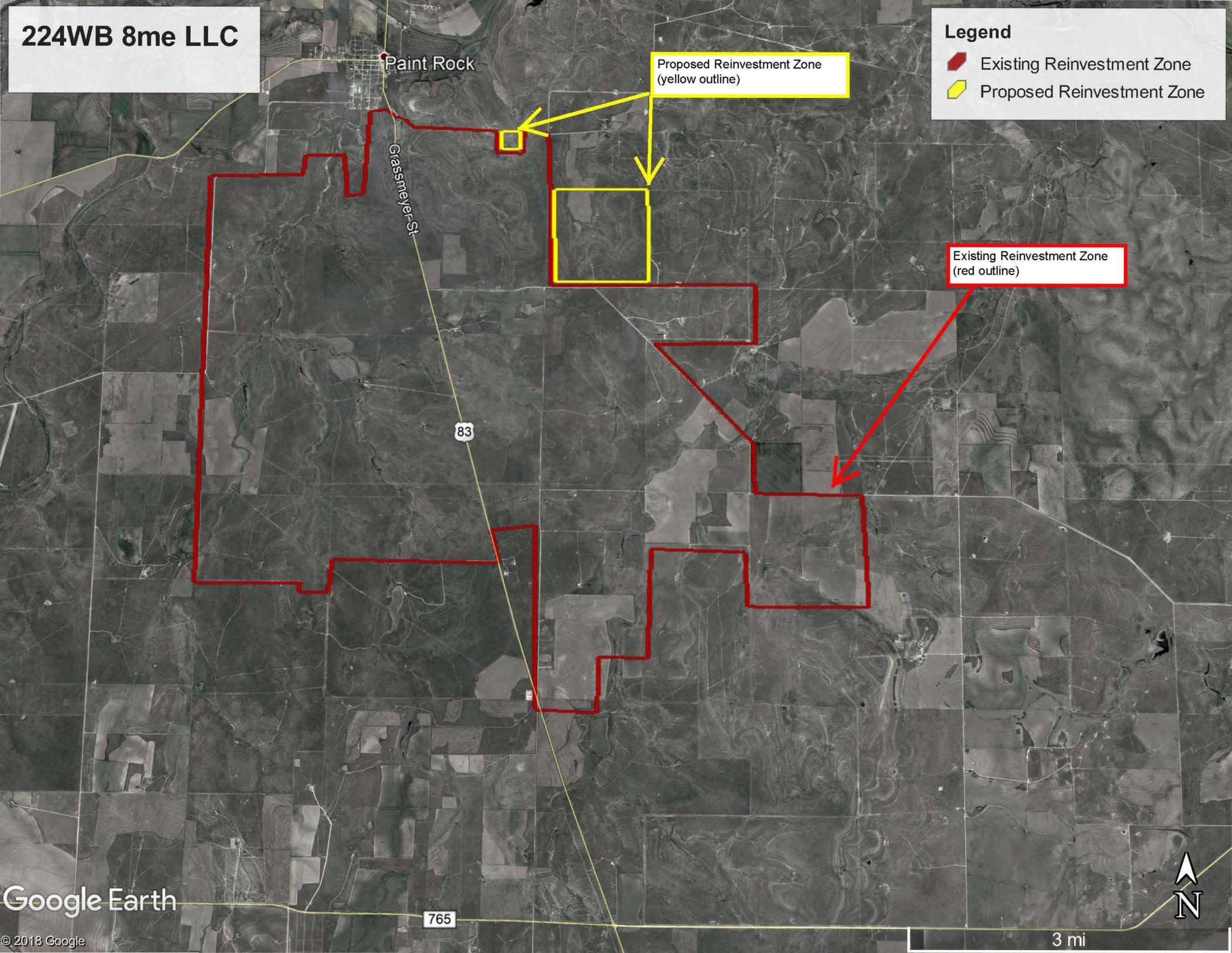
765

Proposed Reinvestment Zone
(yellow outline)

Legend

- Existing Reinvestment Zone (red outline)
- Proposed Reinvestment Zone (yellow outline)

Existing Reinvestment Zone
(red outline)



224 WB 8me LLC & 225DD 8me LLC

Legend

-  225 DD 8me LLC Project Boundary
-  Existing Reinvestment Zone
-  224 WB 8me LLC Project Boundary
-  Proposed Reinvestment Zone

Proposed RZ
(yellow outline)

Existing RZ
(red outline)

224 WB 8me LLC
Project Boundary
(blue outline)

225 DD 8me LLC
Project Boundary
(orange outline)

380

Grasmeyer St

83



224WB 8me LLC

Paint Rock

Legend

-  Existing Reinvestment Zone
-  Project Boundary
-  Proposed Reinvestment Zone

Project Boundary
(blue outline)

Existing Reinvestment Zone
(red outline)

Proposed Reinvestment Zone
(yellow outline)

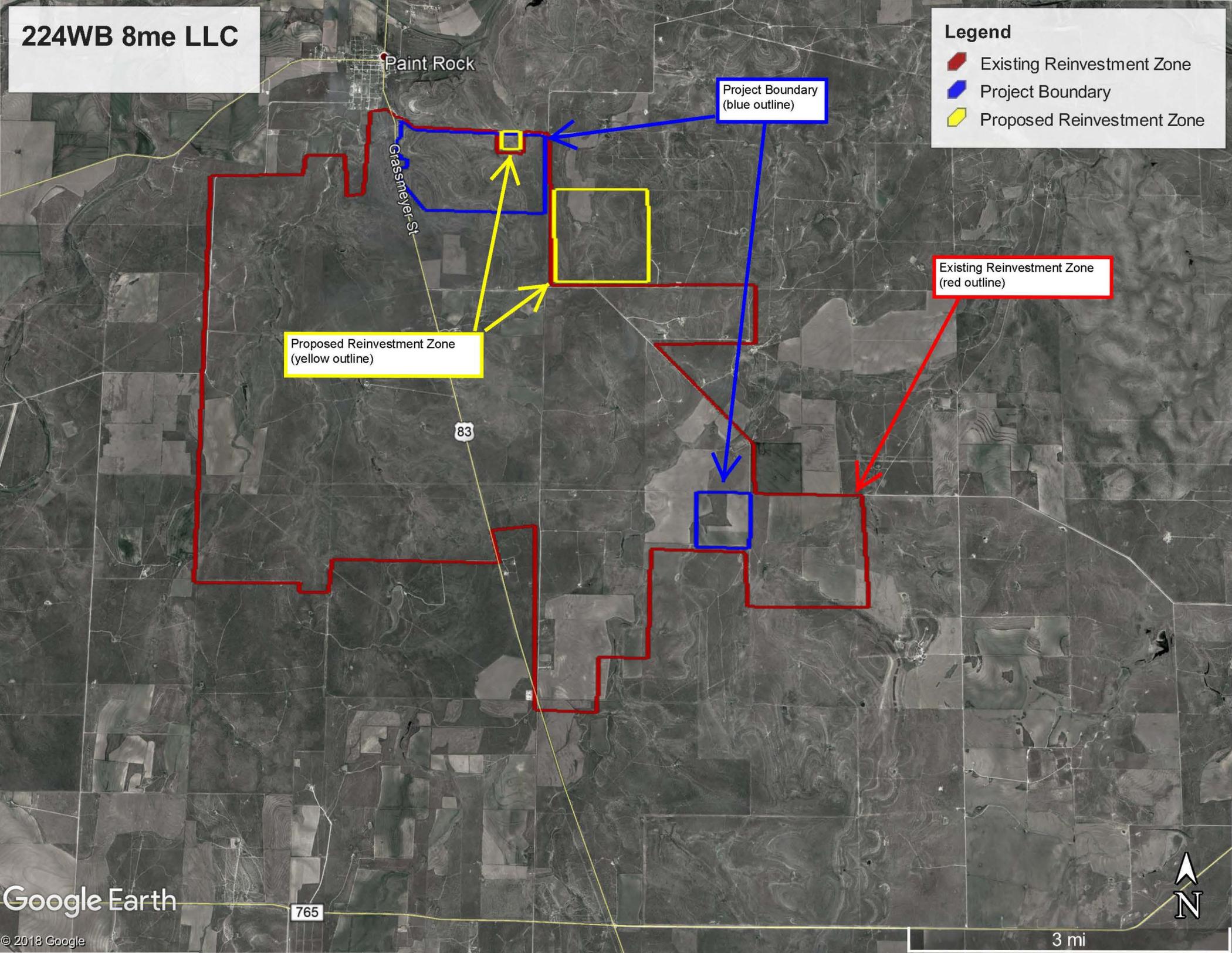
Grasmeyer-St

83

765



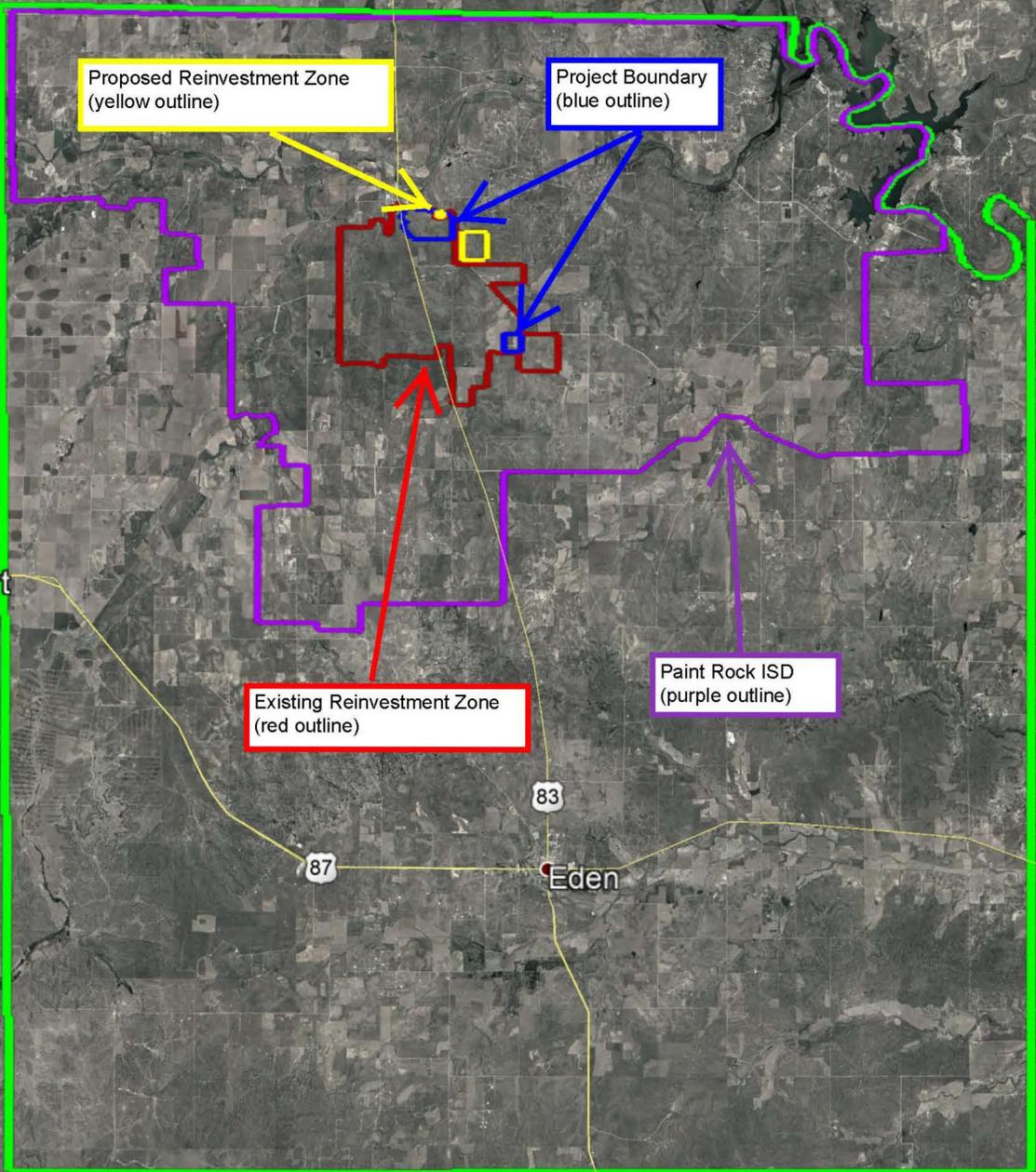
3 mi



224WB 8me LLC

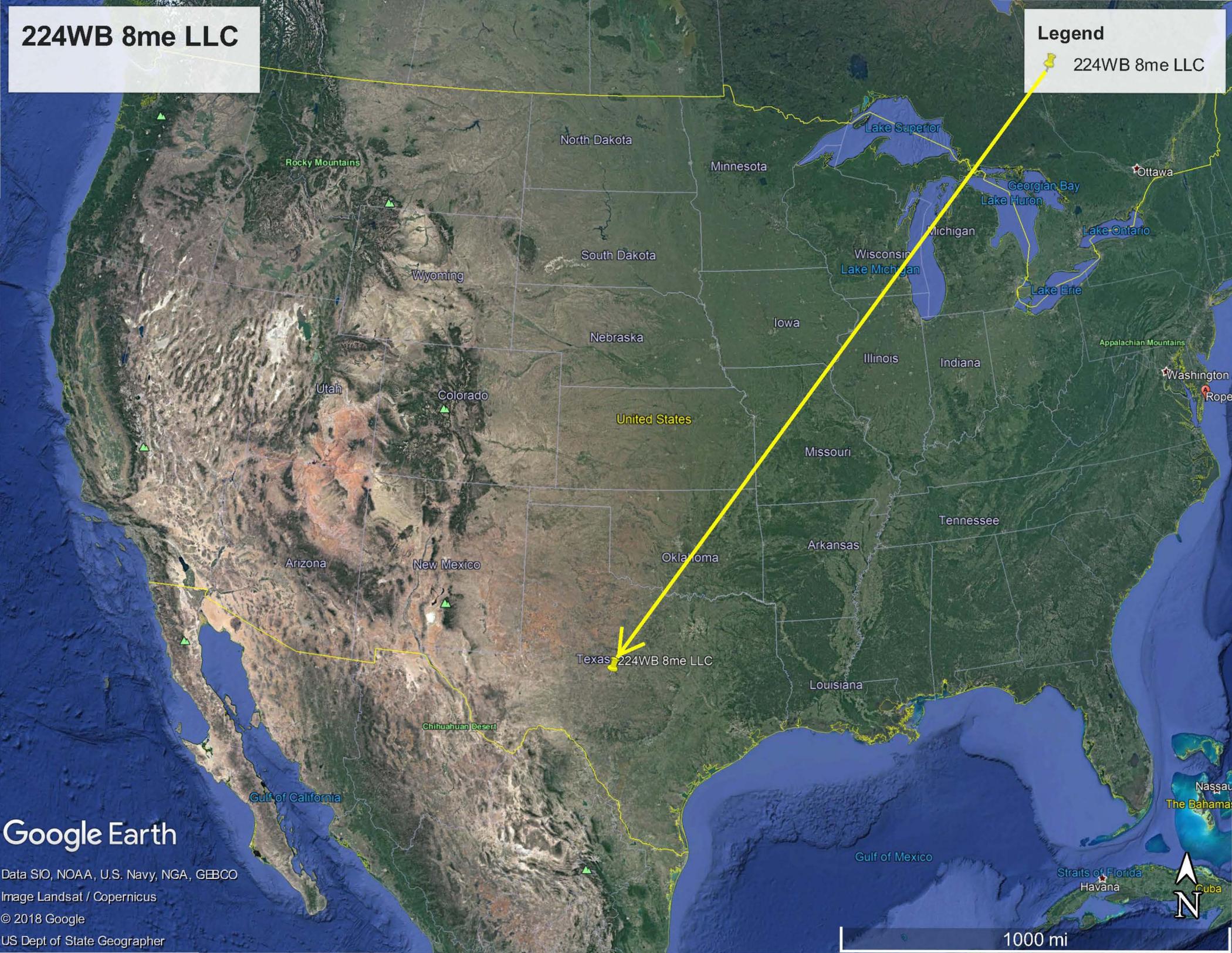
Legend

- Concho County (green outline)
- Existing Reinvestment Zone (red outline)
- Paint Rock ISD (purple outline)
- Project Boundary (blue outline)
- Proposed Reinvestment Zone (yellow outline)



224WB 8me LLC

Legend
224WB 8me LLC



Google Earth

Data SIO, NOAA, U.S. Navy, NGA, GEBCO

Image Landsat / Copernicus

© 2018 Google

US Dept of State Geographer

1000 mi



Tab 12

Request for Waiver of Job Requirements

Please refer to the proceeding letter attached.



9/03/2019

Superintendent Ron Cline
Paint Rock ISD
P.O. Box 277
Paint Rock, Texas, 76866

RE: 224WB 8me LLC Chapter 313 Job Waiver Request

Dear Superintendent Cline,

224WB 8me LLC is requesting that Paint Rock Independent School District's Board of Trustees waive the job requirement provision as allowed by Section 313.025 (f-1) of the Texas Tax Code. This waiver would be based on the school district's board findings that the jobs creation requirement exceeds the industry standard for the number of employees reasonably necessary for the operation of the facility.

224WB 8me LLC requests that Paint Rock ISD makes such finding and waive the job creation requirement for 10 permanent jobs. In line with the current industry standards for job requirements, 224WB 8me LLC has committed to create 2 qualifying jobs in Paint Rock ISD.

Solar projects create many jobs, both full and part time. Additionally, during the construction phase, solar projects create many temporary jobs; however, after construction is completed solar facilities only require a relatively small number of workers to operate and maintain the plant. The number of jobs (2) 224WB 8me LLC has committed to create is congruent with current industry standards for maintenance and operation of a facility of this capacity. This is evidenced by previously certified limitation agreements that were granted a waiver of the job requirements based on the standard of 1 worker per 115 MW.

The permanent employees of a solar facility maintain and service the photovoltaic panels and inverters, underground electrical connections, substations, as well as other infrastructure associated with the safe and reliable operation of the facilities. In addition to onsite employees, there may also be managers and/or technicians who provide support to the facility remotely.

The establishment of 224WB 8me LLC will undoubtedly be beneficial to the economic development of Concho County, Paint Rock ISD, and the advancement of renewable energy. Thank you for your consideration of this request. If you have any questions feel free to contact us.

Sincerely,

Mike Fry, Director—Energy Services

mike@keatax.com



Tab 13

Calculation of Wage Requirements

U.S. Department of Labor—Bureau of Labor Statistics

The proceeding calculations are for the following wage requirements:

Calculation A: Concho County Average Weekly Wage

Calculation B: 110% of the Concho County Average for Manufacturing Jobs

Calculation C: 110% of Concho Valley Council of Government Regional Manufacturing Wage

Calculation A: Concho County Average Weekly Wage for all Jobs

Year	Quarter	Average Weekly Wage
2018	Q2	\$665.00
2018	Q3	\$705.00
2018	Q4	\$728.00
2019	Q1	\$727.00
	Q Average	\$706.25

In order to calculate the Concho County Average Weekly Wage for all Jobs, the following calculations were completed:

Quarterly Average Calculation:

Step 1: $\$665.00 + \$705.00 + \$728.00 + \$727.00 = \$2825.00$

Step 2: $\$2825.00 / 4 =$ **\$706.25**

Calculation B: 110% Concho County Average Weekly Wage for Manufacturing Jobs

Year	Quarter	Average Weekly Wage
2015	Q3	\$470.00
2015	Q4	\$495.00
2016	Q1	\$437.00
2016	Q2	\$465.00
Average		\$466.75
110% Average		\$513.43



In order to calculate 110% of Concho County Average Weekly Wage for Manufacturing Jobs, the following calculations were completed:

110 % Quarterly Average Calculation:

Step 1: $\$470.00 + \$495.00 + \$437.00 + \$465.00 = \$1867.00$

Step 2: $\$1867.00 / 4 = \466.75

Step 3: $\$466.75 * 1.10 = \513.43

Calculation C: 110% of Concho Valley Council of Government Regional Manufacturing Wage

2018 Concho Valley Council of Government Regional Annual Wage: \$43,874.00

2018 Concho Valley Council of Government 110% Regional Wage: \$48,261.40 annually or \$928.10 weekly

In order to calculate 110% of the Concho Valley Council of Government Regional Average Weekly Wage for Manufacturing Jobs the following calculations was completed:

Step 1: $\$43,874.00 * 1.10 = \$48,261.40$

Step 2: $\$48,261.40 / 52 = \928.10



Quarterly Census of Employment and Wages (QCEW) Report

[Customize the report/Help with Accessibility](#)

Drag a column header and drop it here to group by that column

Year	Period	Area	Ownership	Industry	Average Weekly Wage
2018	01	Concho	Total All	Total, All Industries	827
2018	02	Concho	Total All	Total, All Industries	665
2018	03	Concho	Total All	Total, All Industries	705
2018	04	Concho	Total All	Total, All Industries	728
2019	01	Concho	Total All	Total, All Industries	727

Quarterly Census of Employment and Wages (QCEW) Report

[Customize the report/Help with Accessibility](#)

Drag a column header and drop it here to group by that column

Year	Period	Area	Ownership	Industry	Average Weekly Wage
2015	01	Concho	Private	Manufacturing	519
2015	02	Concho	Private	Manufacturing	455
2015	03	Concho	Private	Manufacturing	470
2015	04	Concho	Private	Manufacturing	495
2016	01	Concho	Private	Manufacturing	437
2016	02	Concho	Private	Manufacturing	465



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

COG	COG Number	Wages	
		Hourly	Annual
Texas		\$27.04	\$56,240
Alamo Area Council of Governments	18	\$22.80	\$47,428
Ark-Tex Council of Governments	5	\$18.73	\$38,962
Brazos Valley Council of Governments	13	\$18.16	\$37,783
Capital Area Council of Governments	12	\$32.36	\$67,318
Central Texas Council of Governments	23	\$19.60	\$40,771
Coastal Bend Council of Governments	20	\$28.52	\$59,318
Concho Valley Council of Governments	10	\$21.09	\$43,874
Deep East Texas Council of Governments	14	\$18.28	\$38,021
East Texas Council of Governments	6	\$21.45	\$44,616
Golden Crescent Regional Planning Commission	17	\$28.56	\$59,412
Heart of Texas Council of Governments	11	\$22.71	\$47,245
Houston-Galveston Area Council	16	\$29.76	\$61,909
Lower Rio Grande Valley Development Council	21	\$17.21	\$35,804
Middle Rio Grande Development Council	24	\$20.48	\$42,604
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
South East Texas Regional Planning Commission	15	\$36.26	\$75,430
South Plains Association of Governments	2	\$20.04	\$41,691
South Texas Development Council	19	\$17.83	\$37,088
Texoma Council of Governments	22	\$21.73	\$45,198
West Central Texas Council of Governments	7	\$21.84	\$45,431

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

Data published: July 2019

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

Annual wage figure assumes a 40-hour work week.

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

Wage data is produced from Texas Occupational Employment Statistics (OES) data,

and is not to be compared to BLS estimates.

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



Tab 14

Schedules A1-D

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

Date **9/3/2019**
 Applicant Name **224WB 8me LLC**
 ISD Name **Paint Rock 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 not become Qualified Property [SEE NOTE]	Other new investment made during this year that may become Qualified Property [SEE NOTE]	Total Investment (Sum of Columns A+B+C+D)
Investment made before filing complete application with district	Year preceding the first complete tax year of the qualifying time period (assuming no deferrals of qualifying time period)	2020-2021	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								
Complete tax years of qualifying time period	QTP1	2021-2022	2021	\$ 100,000,000.00	\$ 500,000.00			\$ 100,500,000.00
	QTP2	2022-2023	2022					
Total Investment through Qualifying Time Period [ENTER this row in Schedule A2]				\$ 100,000,000.00	\$ 500,000.00			\$ 100,500,000.00
				Enter amounts from TOTAL row above in Schedule A2				
Total Qualified Investment (sum of green cells)				\$ 100,500,000.00				

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 **9/3/2019**
 Applicant Name **224WB 8me LLC**
 ISD Name **Paint Rock ISD**

Form 50-296A
 Revised May 2014

PROPERTY INVESTMENT AMOUNTS									
(Estimated Investment in each year. Do not put cumulative totals.)									
	Year	School Year (YYYY-YYYY)	Tax Year (Fill in actual tax year below) YYYY	Column A New investment (original cost) in tangible personal property placed in service during this year that will become Qualified Property	Column B New investment made during this year in buildings or permanent nonremovable components of buildings that will become Qualified Property	Column C Other investment made during this year that will <u>not</u> become Qualified Property [SEE NOTE]	Column D Other investment made during this year that will become Qualified Property [SEE NOTE]	Column E Total Investment (A+B+C+D)	
Total Investment from Schedule A1*	--	TOTALS FROM SCHEDULE A1			\$ 100,000,000.00	\$ 500,000.00			\$ 100,500,000.00
Each year prior to start of value limitation period** <i>Insert as many rows as necessary</i>	0	2020-2021	2020						
Each year prior to start of value limitation period** <i>Insert as many rows as necessary</i>	0	2021-2022	2021	\$ 100,000,000.00	\$ 500,000.00				\$ 100,500,000.00
Value limitation period***	1	2022-2023	2022						
	2	2023-2024	2023						
	3	2024-2025	2024						
	4	2025-2026	2025						
	5	2026-2027	2026						
	6	2027-2028	2027						
	7	2028-2029	2028						
	8	2029-2030	2029						
	9	2030-2031	2030						
	10	2031-2032	2031						
Total Investment made through limitation				\$ 100,000,000.00	\$ 500,000.00				\$ 100,500,000.00
Continue to maintain viable presence	11	2032-2033	2032						
	12	2033-2034	2033						
	13	2034-2035	2034						
	14	2035-2036	2035						
	15	2036-2037	2036						
Additional years for 25 year economic impact as required by 313.026(c)(1)	16	2037-2038	2037						
	17	2038-2039	2038						
	18	2039-2040	2039						
	19	2040-2041	2040						
	20	2041-2042	2041						
	21	2042-2043	2042						
	22	2043-2044	2043						
	23	2044-2045	2044						
	24	2045-2046	2045						
	25	2046-2047	2046						

* 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 **9/3/2019**
 Applicant Name **224WB 8me LLC**
 ISD Name **Paint Rock ISD**

Form 50-296A

Revised May 2014

	Year	School Year (YYYY-YYYY)	Tax Year (Fill in actual tax year) YYYY	Qualified Property			Estimated Taxable Value		
				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						
Each year prior to start of Value Limitation Period <i>Insert as many rows as necessary</i>	0	2021-2022	2021						
Value Limitation Period	1	2022-2023	2022		\$ 500,000.00	\$ 100,000,000.00	\$ 100,500,000.00	\$ 100,500,000.00	\$ 20,000,000.00
	2	2023-2024	2023		\$ 485,000.00	\$ 90,000,000.00	\$ 90,485,000.00	\$ 90,485,000.00	\$ 20,000,000.00
	3	2024-2025	2024		\$ 470,000.00	\$ 80,000,000.00	\$ 80,470,000.00	\$ 80,470,000.00	\$ 20,000,000.00
	4	2025-2026	2025		\$ 455,000.00	\$ 70,000,000.00	\$ 70,455,000.00	\$ 70,455,000.00	\$ 20,000,000.00
	5	2026-2027	2026		\$ 440,000.00	\$ 60,000,000.00	\$ 60,440,000.00	\$ 60,440,000.00	\$ 20,000,000.00
	6	2027-2028	2027		\$ 425,000.00	\$ 50,000,000.00	\$ 50,425,000.00	\$ 50,425,000.00	\$ 20,000,000.00
	7	2028-2029	2028		\$ 410,000.00	\$ 40,000,000.00	\$ 40,410,000.00	\$ 40,410,000.00	\$ 20,000,000.00
	8	2029-2030	2029		\$ 395,000.00	\$ 30,000,000.00	\$ 30,395,000.00	\$ 30,395,000.00	\$ 20,000,000.00
	9	2030-2031	2030		\$ 380,000.00	\$ 20,000,000.00	\$ 20,380,000.00	\$ 20,380,000.00	\$ 20,000,000.00
	10	2031-2032	2031		\$ 365,000.00	\$ 20,000,000.00	\$ 20,365,000.00	\$ 20,365,000.00	\$ 20,000,000.00
Continue to maintain viable presence	11	2032-2033	2032		\$ 350,000.00	\$ 20,000,000.00	\$ 20,350,000.00	\$ 20,350,000.00	\$ 20,350,000.00
	12	2033-2034	2033		\$ 335,000.00	\$ 20,000,000.00	\$ 20,335,000.00	\$ 20,335,000.00	\$ 20,335,000.00
	13	2034-2035	2034		\$ 320,000.00	\$ 20,000,000.00	\$ 20,320,000.00	\$ 20,320,000.00	\$ 20,320,000.00
	14	2035-2036	2035		\$ 305,000.00	\$ 20,000,000.00	\$ 20,305,000.00	\$ 20,305,000.00	\$ 20,305,000.00
	15	2036-2037	2036		\$ 290,000.00	\$ 20,000,000.00	\$ 20,290,000.00	\$ 20,290,000.00	\$ 20,290,000.00
Additional years for 25 year economic impact as required by 313.026(c)(1)	16	2037-2038	2037		\$ 275,000.00	\$ 20,000,000.00	\$ 20,275,000.00	\$ 20,275,000.00	\$ 20,275,000.00
	17	2038-2039	2038		\$ 260,000.00	\$ 20,000,000.00	\$ 20,260,000.00	\$ 20,260,000.00	\$ 20,260,000.00
	18	2039-2040	2039		\$ 245,000.00	\$ 20,000,000.00	\$ 20,245,000.00	\$ 20,245,000.00	\$ 20,245,000.00
	19	2040-2041	2040		\$ 230,000.00	\$ 20,000,000.00	\$ 20,230,000.00	\$ 20,230,000.00	\$ 20,230,000.00
	20	2041-2042	2041		\$ 215,000.00	\$ 20,000,000.00	\$ 20,215,000.00	\$ 20,215,000.00	\$ 20,215,000.00
	21	2042-2043	2042		\$ 200,000.00	\$ 20,000,000.00	\$ 20,200,000.00	\$ 20,200,000.00	\$ 20,200,000.00
	22	2043-2044	2043		\$ 185,000.00	\$ 20,000,000.00	\$ 20,185,000.00	\$ 20,185,000.00	\$ 20,185,000.00
	23	2044-2045	2044		\$ 170,000.00	\$ 20,000,000.00	\$ 20,170,000.00	\$ 20,170,000.00	\$ 20,170,000.00
	24	2045-2046	2045		\$ 155,000.00	\$ 20,000,000.00	\$ 20,155,000.00	\$ 20,155,000.00	\$ 20,155,000.00
	25	2046-2047	2046		\$ 140,000.00	\$ 20,000,000.00	\$ 20,140,000.00	\$ 20,140,000.00	\$ 20,140,000.00

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 **9/3/2019**
 Applicant Name **224WB 8me LLC**
 ISD Name **Paint Rock ISD**

Form 50-296A
 Revised May 2014

				Construction		Non-Qualifying Jobs	Qualifying Jobs	
	Year	School Year (YYYY-YYYY)	Tax Year (Actual tax year) YYYY	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	0	2020-2021	2020					
Each year prior to start of Value Limitation Period	0	2021-2022	2021	300 FTE	\$ 48,261.40			
Value Limitation Period <i>The qualifying time period could overlap the value limitation period.</i>	1	2022-2023	2022				2	\$ 48,261.40
	2	2023-2024	2023				2	\$ 48,261.40
	3	2024-2025	2024				2	\$ 48,261.40
	4	2025-2026	2025				2	\$ 48,261.40
	5	2026-2027	2026				2	\$ 48,261.40
	6	2027-2028	2027				2	\$ 48,261.40
	7	2028-2029	2028				2	\$ 48,261.40
	8	2029-2030	2029				2	\$ 48,261.40
	9	2030-2031	2030				2	\$ 48,261.40
10	2031-2032	2031				2	\$ 48,261.40	
Years Following Value Limitation Period	11 through 25	2032-2046	2032-2046				2	\$ 48,261.40

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) Yes No
 qualifying jobs in Subchapter B districts, 10 qualifying jobs in Subchapter C districts)
 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 **9/3/2019**
 Applicant Name **224WB 8me LLC**
 ISD Name **Paint Rock ISD**

Form 50-296A
 Revised May 2014

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	County: Concho County	2022	10 Year	\$ 582,443.00	80%	\$ 116,487.00
	City:					
	Other: Concho County Hospital District	2022	10 Year	\$ 177,712.00	80%	\$ 35,542.00
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				\$ 760,155.00		\$ 152,029.00

Additional information on incentives for this project:



Tab 15

Economic Impact Study-N/A



Tab 16

Description of Reinvestment Zone

The majority of 224WB 8me LLC is located within an existing reinvestment zone; however, the portion that is not be located in a proposed reinvestment zone to be designated by Concho County. Please find attached the description of the existing zone. It is anticipated that the proposed reinvestment zone will be established sometime within the 4th fiscal quarter of 2019.

***IN THE COMMISSIONERS COURT
OF
CONCHO COUNTY, TEXAS***

**ORDER CREATING CONCHO COUNTY
REINVESTMENT ZONE No. 3, GALLOWAY**

WHEREAS, on the 28 day of December, 2018, came on for consideration the Designation of a Reinvestment Zone pursuant to Chapter 312 of the Texas Tax Code, and

WHEREAS, attached to this Order are the following descriptive documents:

1. A description of the project and property to be contained within the Concho County Reinvestment Zone No. 3, Galloway, said description being incorporated herein by reference as Exhibits A and B.
2. A Map of the location within the County of Concho where said Reinvestment Zone No. 3 tract is located, incorporated herein by reference as Exhibit C.

The Application, Maps and Legal Description attached to this Order are intended to more fully and accurately describe the geographic region included within the Reinvestment Zone to be known as Concho County Reinvestment Zone No. 3, Galloway. The project description, attached hereto as Exhibit A and the Legal Description attached hereto as Exhibit B, are true and correct documents which reflect the actual territory intended for inclusion in the Reinvestment Zone created by this Order. A map of the project is attached hereto as Exhibit C.

WHEREAS, prior to the creation of the Concho County Reinvestment Zone No. 3, Galloway, the Commissioners court made a determination that the application filed by 225 DD 8me LLC, meets the applicable guidelines and criteria adopted by the Commissioners Court, and that a tax abatement agreement between the County and 225 DD 8me LLC, would be in compliance with the established guidelines and criteria for tax abatement, and

WHEREAS, the Commissioners Court did conduct a public hearing, after due notice, as required by law, prior to the creation of a reinvestment zone, as required by Chapter 312 of the Texas Tax Code. After receiving public comment, the Commissioners Court hereby determines that the designation of an area as a reinvestment zone would contribute to the retention or expansion of primary employment in Concho County, Texas, and would contribute to the economic development of the County,

THEREFORE, PREMISES CONSIDERED, the Commissioners Court of Concho County, Texas does hereby create the Concho County Reinvestment Zone No. 3, Galloway, as described more fully in the attachments to this Order, which are incorporated herein by reference and are to be filed in the minutes of the Commissioners Court with this Order.

It is further ORDERED by the Commissioners Court that the County Judge is hereby authorized to execute, on behalf of Concho County, Texas, such documents as may be necessary to facilitate and implement this Order.

Dated: Adopted on Dec. 28, 2018.



County Judge, Concho County, Texas



Commissioner, Precinct 1



Commissioner, Precinct 3



Commissioner, Precinct 2



Commissioner, Precinct 4

Attest:





County Clerk, Concho County, Texas

EXHIBIT A

**APPLICATION FOR TAX ABATEMENT AND DESIGNATION OF
REINVESTMENT ZONE**

CONCHO COUNTY, TEXAS

Applicant/Organization:

- o 225DD 8me LLC
c/o 8Minutenergy Renewables LLC
5455 Wilshire Blvd., Suite 2010
Los Angeles, CA 90036
- o Phone (323) 525-0900

Contact:

- o Daniel ("Dan") Nelson
- o Vice President, Tax
- o 8Minutenergy Renewables LLC
5455 Wilshire Blvd., Suite 2010
Los Angeles, CA 90036
- o Phone - (415) 309-5853
- o E-mail: dnelson@8minutenergy.com

Information showing how the project meets the requirements of the Guidelines and Criteria:

- Contingent upon the abatement being granted, the proposed project will locate in Concho County.
- The proposed property is feasible and practical and will be a benefit to the land.
- The current value of the land and existing improvements is approximately:
 - o \$252,000 (\$100/Acre X 2,520 acres).
- The type of proposed improvements is a solar power plant designed to use solar power to generate electricity.
 - o The Project will generate an estimated 360 MW (360 MWac / 468 MWdc).
- The value of the proposed improvements in Year 1 is:
 - o \$189 million (\$270 million less \$81 million rebate via federal tax credits).
- The productive life of the proposed improvements is:
 - o 30 (thirty) years or longer.
- The number of existing jobs at the proposed property is:
 - o 0 (none).
- The number and type of new jobs to be created by the proposed improvements are:
 - o Temporary construction: 500 jobs
 - o Permanent operation: 3 jobs
- The costs to be incurred by Concho County, based on facilities or services needed by the proposed improvements, are:
 - o None. It is estimated that no new facilities or services would be needed from the County.
- The types and value of public improvements to be made by the applicant.
 - o None, the applicant does not expect any public improvements to be made.
- The amount of ad valorem (property) taxes to be paid to Concho County after expiration of the abatement agreement are (excluding taxes payable to other County tax districts):
 - o Approximately \$9.0 million of ad valorem taxes will arise on an abated basis, \$7.1 million of which are estimated to arise in years 11-30 of the project.
- The population growth of Concho County that is expected to occur directly as a result of the project
 - o None.
- The opportunities to existing or attraction of new businesses are:
 - o The construction of the project is expected to have a significant positive favorable impact on the local economy and existing businesses as the presence of 500 construction jobs will inject millions of dollars into the local economy.
- The competition the project is expected to generate against existing business in Concho County:
 - o None. To the contrary, the project is expected to have a significant positive impact on

existing businesses during the construction of the project, as tens of millions of dollars are pumped into the local economy.

- There are no current zoning ordinances or comprehensive plans governing the proposed location.

Description of the property:

Map of the proposed property attached.

- Likely time schedule for planned improvements:
 - o The Applicant anticipates commencing construction in Q1 2020 and completion to occur in Q2 2021.
 - o The Project, once construction is completed, is anticipated to operate for at least 30 years or more. Obtaining the tax abatement is critical to the economic and competitive viability of this project.
 - ✓ Final Notice to Proceed: Q4 2019
 - ✓ Construction Commencement: Q1 2020
 - ✓ Completion / Place in service: Q2 2021

The estimated taxable value of the project and County taxes (based on an 80% abatement for 10 years):

GROSS EPC COST	270,000,000
LESS REBATE/ITC	<u>(81,000,000)</u>
NET COST	<u>189,000,000</u>

YEAR	PLANT	FACTOR	TAXABLE VALUE	TAX WITH ABATEMENT	
				COUNTY	TOTAL
0	189,000,000	1.0000			
1	189,000,000	0.9310	175,959,000	328,973	328,973
2	189,000,000	0.8564	161,859,600	302,613	302,613
3	189,000,000	0.7259	137,195,100	256,500	256,500
4	189,000,000	0.6889	130,202,100	243,426	243,426
5	189,000,000	0.5950	112,455,000	210,246	210,246
6	189,000,000	0.4936	93,290,400	174,416	174,416
7	189,000,000	0.3841	72,594,900	135,723	135,723
8	189,000,000	0.2658	50,236,200	93,922	93,922
9	189,000,000	0.2000	37,800,000	70,671	70,671
10	189,000,000	0.2000	37,800,000	70,671	70,671
11	189,000,000	0.2000	37,800,000	353,354	353,354
12	189,000,000	0.2000	37,800,000	353,354	353,354
13	189,000,000	0.2000	37,800,000	353,354	353,354
14	189,000,000	0.2000	37,800,000	353,354	353,354
15	189,000,000	0.2000	37,800,000	353,354	353,354
16	189,000,000	0.2000	37,800,000	353,354	353,354
17	189,000,000	0.2000	37,800,000	353,354	353,354
18	189,000,000	0.2000	37,800,000	353,354	353,354
19	189,000,000	0.2000	37,800,000	353,354	353,354
20	189,000,000	0.2000	37,800,000	353,354	353,354
21	189,000,000	0.2000	37,800,000	353,354	353,354
22	189,000,000	0.2000	37,800,000	353,354	353,354
23	189,000,000	0.2000	37,800,000	353,354	353,354
24	189,000,000	0.2000	37,800,000	353,354	353,354
25	189,000,000	0.2000	37,800,000	353,354	353,354
26	189,000,000	0.2000	37,800,000	353,354	353,354
27	189,000,000	0.2000	37,800,000	353,354	353,354
28	189,000,000	0.2000	37,800,000	353,354	353,354
29	189,000,000	0.2000	37,800,000	353,354	353,354
30	189,000,000	0.2000	37,800,000	353,354	353,354
					<u>8,954,248</u>
			property taxes years 1-10		1,887,160
			property taxes years 11-30		<u>7,067,088</u>
					<u>8,954,248</u>
			AVERAGE PER YEAR (30 YRS)		298,475
			AVERAGE / YR (1-10)		<u>188,716</u>
			AVERAGE / YR (11-30)		<u>353,354</u>

- Financial information on the applicant:

- o 225DD 8me, LLC is owned by and being developed by 8minutenergy Renewables, LLC, the second largest solar power developer in the United States with numerous projects across the US, as more fully shown on the attached presentation. Once the project is fully constructed, ownership will likely shift to a strategic owner/operator of power plants. 8minutenergy has deep relationships with strategic owners including D. E. Shaw Renewables, Wells Fargo, Capital Dynamics, and US Bancorp.

I attest that the information provided in this application is true and correct to the best of my knowledge.



Applicant' Signature

225DD 8me, LLC

Name of Applicant Organization

November 7, 2018

Date of Application Submission

LEGAL DESCRIPTION
GALLOWAY REINVESTMENT ZONE

BEING A TRACT OF LAND SITUATED IN CONCHO COUNTY, TEXAS, AND BEING PART OF SECTION 267 THE HENRICH W. AURAND SURVEY, ABSTRACT NO. 6, SECTION 266 THE HENRICH W. AURAND SURVEY, ABSTRACT NO. 145, SECTION 265 THE JOHANN J. FROELICH SURVEY, ABSTRACT NO. 144, SECTION 264 THE JOHANN J. NICKEL SURVEY, ABSTRACT NO. 664, SECTION 263 THE JOHANN J. NICKEL SURVEY, ABSTRACT NO. 663, SECTION 262 THE HEINRICH SCHRUMANN SURVEY, ABSTRACT NO. 719, SECTION 2 THE S.R. GOODRUM SURVEY, ABSTRACT NO. 1292, SECTION 306, BLOCK 72 THE GEORGE SCHICKENDANZ SURVEY, ABSTRACT NO. 752, SECTION 135, BLOCK 72 THE T&NO RAILROAD COMPANY SURVEY, ABSTRACT NO. 895, SECTION 293, BLOCK 72 THE G.R.GLENN SURVEY, ABSTRACT NO. 312, SECTION 283, BLOCK 72 THE FRANZ BUSCHMAR SURVEY, ABSTRACT NO. 46, SECTION 284, BLOCK 72 THE FRANZ BUSCHMAR SURVEY, ABSTRACT NO. 47, SECTION 1 THE C&M RAILROAD COMPANY SURVEY, ABSTRACT NO. 1033, AND BEING ALL OF SECTION 2, BLOCK 11 THE H&T.C. RAILROAD COMPANY SURVEY, ABSTRACT NO. 1821, SECTION 3, BLOCK 11 THE H&T.C. RAILROAD COMPANY SURVEY, ABSTRACT NO. 383, SECTION 6, BLOCK 11 THE H&T.C. RAILROAD COMPANY SURVEY, ABSTRACT NO. 1822, SECTION 7, BLOCK 11 THE H&T.C. RAILROAD COMPANY SURVEY, ABSTRACT NO. 385, SECTION 2 THE E.L.& R.R. RAILROAD SURVEY, ABSTRACT NO. 1823, SECTION 268 THE PETER MERKLE SURVEY, ABSTRACT NO. 609, THE JOSEPH WARE SURVEY, ABSTRACT NO. 1017, SECTION 286 THE FRIEDRICH SCHILLING SURVEY, ABSTRACT NO. 744, SECTION 285 THE FRIEDRICH SCHILLING SURVEY, ABSTRACT NO. 743, SECTION 500 THE R.T. TRAIL SURVEY, ABSTRACT NO. 1903, SECTION 50 THE G.W. KEMP SURVEY, ABSTRACT NO. 1578, SECTION 2 THE C&M RAILROAD COMPANY SURVEY, ABSTRACT NO. 1344, SECTION 269 THE NICOLAS ZERGER SURVEY, ABSTRACT NO. 1007, SECTION 270 THE NICOLAS ZERGER SURVEY, ABSTRACT NO. 1006, SECTION 155, BLOCK 72 THE T&N.O. RAILROAD COMPANY SURVEY, ABSTRACT NO. 905, SECTION 156, BLOCK 72 THE T&N.O. RAILROAD COMPANY SURVEY, ABSTRACT NO. 1406, SECTION 290, BLOCK 72 THE PETER BLUME SURVEY, ABSTRACT NO. 49, SECTION 291, BLOCK 72 THE PETER BLUME SURVEY, ABSTRACT NO. 48, SECTION 154, BLOCK 72 THE T&N.O. RAILROAD COMPANY SURVEY, ABSTRACT NO. 1118, SECTION 292, BLOCK 72 THE OTTO HEGAR SURVEY, ABSTRACT NO. 346, SECTION 305, BLOCK 72 THE CARL FRANZ SURVEY, ABSTRACT NO. 155, SECTION 307, BLOCK 72 THE GEORGE SCHICKENDANZ SURVEY, ABSTRACT NO. 753, SECTION 136, BLOCK 72 T&N.O. RAILROAD COMPANY SURVEY, ABSTRACT NO. 1707, SECTION 136, BLOCK 72 THE T&N.O. RAILROAD COMPANY SURVEY, ABSTRACT NO. 1651, AND SECTION 136, BLOCK 72 THE T&N.O. RAILROAD COMPANY SURVEY, ABSTRACT NO. 1653, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID SECTION 2, BLOCK 11, SAID POINT ALSO BEING THE NORTHWEST CORNER OF SECTION 1, BLOCK 10 THE H&T.C. RAILROAD SURVEY, ABSTRACT NO. 446, AND THE NORTHEAST CORNER OF SECTION 12, BLOCK 10 THE H&T.C. RAILROAD SURVEY, ABSTRACT NO. 1791, AND THE SOUTHEAST CORNER OF SECTION 1, BLOCK 11 THE H&T.C. RAILROAD SURVEY, ABSTRACT NO. 382;

THENCE NORTH 00 DEGREES 26 MINUTES 26 SECONDS WEST, ALONG THE WEST LINE OF SAID SECTION 2, BLOCK 11, A DISTANCE OF 5231.42 FEET TO THE NORTHWEST CORNER OF SAID SECTION 2, BLOCK 11 AND THE SOUTHWEST CORNER OF SAID SECTION 3, BLOCK 11;

THENCE NORTH 00 DEGREES 17 MINUTES 23 SECONDS WEST, ALONG THE WEST LINE OF SAID SECTION 3, BLOCK 11, A DISTANCE OF 5238.62 FEET TO THE NORTHWEST CORNER OF SAID SECTION 3, BLOCK 11 AND THE SOUTHWEST CORNER OF SAID SECTION 6, BLOCK 11;

THENCE NORTH 00 DEGREES 05 MINUTES 59 SECONDS EAST, ALONG THE WEST LINE OF SAID SECTION 6, BLOCK 11, A DISTANCE OF 5268.69 FEET TO THE NORTHWEST CORNER

OF SAID SECTION 6, BLOCK 11 AND THE SOUTHWEST CORNER OF SAID SECTION 7, BLOCK 11;

THENCE NORTH 00 DEGREES 02 MINUTES 16 SECONDS WEST, ALONG THE WEST LINE OF SAID SECTION 7, BLOCK 11, A DISTANCE OF 5335.43 FEET TO THE NORTHWEST CORNER OF SAID SECTION 7, BLOCK 11;

THENCE NORTH 89 DEGREES 59 MINUTES 52 SECONDS EAST, ALONG THE NORTH LINE OF SAID SECTION 7, BLOCK 11, A DISTANCE OF 4968.83 FEET TO THE MOST NORTHERLY SOUTHWEST CORNER OF SAID SECTION 2, ABSTRACT 1823;

THENCE NORTH 00 DEGREES 29 MINUTES 27 SECONDS EAST, DEPARTING SAID NORTH LINE AND ALONG THE MOST WESTERLY WEST LINE OF SAID SECTION 2, ABSTRACT 1823, A DISTANCE OF 1153.92 FEET TO THE NORTHWEST CORNER OF SAID SECTION 2, ABSTRACT 1823;

THENCE SOUTH 89 DEGREES 59 MINUTES 56 SECONDS EAST, ALONG THE NORTH LINE OF SAID SECTION 2, A DISTANCE OF 1868.74 FEET TO THE NORTHEAST CORNER OF SAID SECTION 2, ABSTRACT 1823;

THENCE SOUTH 00 DEGREES 22 MINUTES 52 SECONDS WEST, ALONG THE MOST WESTERLY EAST LINE OF SAID SECTION 2, ABSTRACT 1823, A DISTANCE OF 2105.43 FEET TO THE NORTHWEST CORNER OF SAID SECTION 268, ABSTRACT 609;

THENCE SOUTH 89 DEGREES 47 MINUTES 03 SECONDS EAST, ALONG THE NORTH LINE OF SAID SECTION 268, ABSTRACT 609, A DISTANCE OF 1316.60 FEET TO THE NORTHEAST CORNER OF SAID SECTION 268, ABSTRACT 609 ON THE WEST LINE OF SAID SECTION 266, ABSTRACT 145;

THENCE NORTH 00 DEGREES 20 MINUTES 28 SECONDS EAST, ALONG SAID WEST LINE, A DISTANCE OF 4554.09 FEET TO A POINT;

THENCE SOUTH 89 DEGREES 56 MINUTES 01 SECOND EAST, DEPARTING SAID WEST LINE OVER AND ACROSS SAID SECTION 266, ABSTRACT 145, A DISTANCE OF 926.29 FEET TO A POINT;

THENCE SOUTH 22 DEGREES 39 MINUTES 45 SECONDS EAST, CONTINUING OVER AND ACROSS, A DISTANCE OF 394.13 FEET TO A POINT;

THENCE SOUTH 89 DEGREES 39 MINUTES 18 SECONDS EAST, CONTINUING OVER AND ACROSS, A DISTANCE OF 297.17 FEET TO A POINT ON THE EAST LINE OF SAID SECTION 266, ABSTRACT 145 AND THE WEST LINE OF SAID SECTION 265, ABSTRACT 144;

THENCE SOUTH 52 DEGREES 22 MINUTES 36 SECONDS EAST, DEPARTING SAID EAST AND WEST LINE, OVER AND ACROSS SAID SECTION 265, ABSTRACT 144, A DISTANCE OF 821.20 FEET TO A POINT;

THENCE SOUTH 87 DEGREES 17 MINUTES 59 SECONDS EAST, CONTINUING OVER AND ACROSS SAID SECTION 265, ABSTRACT 144 AND OVER AND ACROSS SAID SECTION 264, ABSTRACT 664, SECTION 263, ABSTRACT 663, AND SECTION 262, ABSTRACT 719, A DISTANCE OF 4555.47 FEET TO A POINT ON THE EAST LINE OF SAID SECTION 262, ABSTRACT 719;

THENCE SOUTH 00 DEGREES 06 MINUTES 46 SECONDS EAST, ALONG SAID EAST LINE, A DISTANCE OF 1176.47 FEET TO A POINT FOR A NORTHWEST CORNER OF SAID SECTION 2, ABSTRACT 1292;

THENCE SOUTH 89 DEGREES 52 MINUTES 13 SECONDS EAST, ALONG A NORTH LINE OF SAID SECTION 2, ABSTRACT 1292 A DISTANCE OF 1499.76 FEET TO A POINT FOR AN INNER ELL CORNER OF SAID SECTION 2, ABSTRACT 1292;

THENCE NORTH 00 DEGREES 00 MINUTES 05 SECONDS WEST, ALONG THE MOST EASTERLY WEST LINE OF SAID SECTION 2, ABSTRACT 1292, A DISTANCE OF 1075.85 FEET TO A POINT;

THENCE SOUTH 87 DEGREES 09 MINUTES 35 SECONDS EAST, DEPARTING SAID LINE OVER AND ACROSS SAID SECTION 2, ABSTRACT 1292, A DISTANCE OF 1277.71 FEET TO A POINT ON THE EAST LINE OF SAID SECTION 2, ABSTRACT 1292;

THENCE SOUTH 00 DEGREES 15 MINUTES 12 SECONDS WEST, ALONG SAID EAST LINE, A DISTANCE OF 4457.43 FEET TO THE SOUTHEAST CORNER OF SAID SECTION 2, ABSTRACT 1292 AND THE NORTHEAST CORNER OF THE JOSEPH WARE SURVEY, ABSTRACT 1017;

THENCE SOUTH 00 DEGREES 17 MINUTES 48 SECONDS WEST, ALONG THE EAST LINE OF SAID JOSEPH WARE SURVEY, A DISTANCE OF 3783.77 FEET TO THE SOUTHEAST CORNER OF SAID JOSEPH WARE SURVEY AND THE NORTHWEST CORNER OF SAID SECTION 156, BLOCK 72;

THENCE NORTH 89 DEGREES 57 MINUTES 45 SECONDS EAST, ALONG THE NORTH LINE OF SAID SECTION 156, BLOCK 72, A DISTANCE OF 5247.12 FEET TO THE NORTHEAST CORNER OF SAID SECTION 156, BLOCK 72 AND THE NORTHWEST CORNER OF SAID SECTION 307, BLOCK 72;

THENCE NORTH 89 DEGREES 35 MINUTES 20 SECONDS EAST, ALONG THE NORTH LINE OF SAID SECTION 307, BLOCK 72, A DISTANCE OF 5318.93 FEET TO THE NORTHEAST CORNER OF SAID SECTION 307, BLOCK 72;

THENCE SOUTH 00 DEGREES 30 MINUTES 16 SECONDS EAST, ALONG THE EAST LINE OF SAID SECTION 307, BLOCK 72, A DISTANCE OF 2716.40 FEET TO THE SOUTHEAST CORNER OF SAID SECTION 307, BLOCK 72, AND THE NORTHEAST CORNER OF SAID SECTION 306, BLOCK 72;

THENCE SOUTH 89 DEGREES 39 MINUTES 01 SECOND WEST, ALONG THE NORTH LINE OF SAID SECTION 306, BLOCK 72 AND THE SOUTH LINE OF SAID SECTION 307, BLOCK 72, A DISTANCE OF 5331.87 FEET TO THE SOUTHWEST CORNER OF SAID SECTION 307, BLOCK 72 AND THE NORTHWEST CORNER OF SAID SECTION 306, BLOCK 72;

THENCE SOUTH 45 DEGREES 18 MINUTES 58 SECONDS EAST, OVER AND ACROSS SAID SECTION 306, BLOCK 72 AND SECTION 135, BLOCK 72, A DISTANCE OF 7532.20 FEET TO A POINT ON THE EAST LINE OF SAID SECTION 135, BLOCK 72;

THENCE SOUTH 00 DEGREES 13 MINUTES 47 SECONDS WEST, ALONG SAID EAST LINE, A DISTANCE OF 2640.53 FEET TO THE SOUTHEAST CORNER OF SAID SECTION 135, BLOCK 72 AND THE NORTHWEST CORNER OF SAID SECTION 136, BLOCK 72;

THENCE NORTH 89 DEGREES 55 MINUTES 16 SECONDS EAST, ALONG THE NORTH LINE OF SAID SECTION 136, BLOCK 72, A DISTANCE OF 5330.25 FEET TO THE NORTHEAST CORNER OF SAID SECTION 136, BLOCK 72;

THENCE SOUTH 00 DEGREES 33 MINUTES 27 SECONDS EAST, ALONG THE EAST LINE OF SAID SECTION 136, BLOCK 72, A DISTANCE OF 2731.63 FEET TO A POINT;

THENCE SOUTH 00 DEGREES 38 MINUTES 58 SECONDS WEST, CONTINUING ALONG SAID EAST LINE, A DISTANCE OF 2647.98 FEET TO THE SOUTHEAST CORNER OF SAID SECTION 136, BLOCK 72;

THENCE SOUTH 89 DEGREES 57 MINUTES 24 SECONDS WEST, ALONG THE SOUTH LINE OF SAID SECTION 136, BLOCK 72, A DISTANCE OF 5379.04 FEET TO THE SOUTHWEST CORNER OF SAID SECTION 136, BLOCK 72;

THENCE NORTH 00 DEGREES 28 MINUTES 28 SECONDS EAST, ALONG THE WEST LINE OF SAID SECTION 136, BLOCK 72, A DISTANCE OF 2742.72 FEET TO THE SOUTHEAST CORNER OF SAID SECTION 305, BLOCK 72;

THENCE NORTH 88 DEGREES 45 MINUTES 53 SECONDS WEST, DEPARTING SAID WEST LINE ALONG THE SOUTH LINE OF SAID SECTION 305, BLOCK 72, A DISTANCE OF 5399.23 FEET TO THE SOUTHWEST CORNER OF SAID SECTION 305, BLOCK 72 ON THE EAST LINE OF SAID SECTION 154, BLOCK 72;

THENCE SOUTH 01 DEGREE 07 MINUTES 35 SECONDS EAST, ALONG THE EAST LINE OF SAID SECTION 154, BLOCK 72, A DISTANCE OF 2658.19 FEET TO THE SOUTHEAST CORNER OF SAID SECTION 154, BLOCK 72 AND THE NORTHEAST CORNER OF SAID SECTION 292, BLOCK 72;

THENCE SOUTH 00 DEGREES 01 MINUTE 05 SECONDS EAST, ALONG THE EAST LINE OF SAID SECTION 292, BLOCK 72, A DISTANCE OF 2606.55 FEET TO THE SOUTHEAST CORNER OF SAID SECTION 292, BLOCK 72 AND THE NORTHEAST CORNER OF SAID SECTION 293, BLOCK 72;

THENCE SOUTH 89 DEGREES 54 MINUTES 35 SECONDS WEST, ALONG THE NORTH LINE OF SAID SECTION 293, BLOCK 72, AND THE SOUTH LINE OF SAID SECTION 292, BLOCK 72, A DISTANCE OF 2654.19 FEET TO A POINT;

THENCE SOUTH 00 DEGREES 06 MINUTES 46 SECONDS WEST, DEPARTING SAID NORTH AND SOUTH LINES OVER AND ACROSS SAID SECTION 293, BLOCK 72, A DISTANCE OF 2691.13 FEET TO A POINT ON THE SOUTH LINE OF SAID SECTION 293, BLOCK 72;

THENCE NORTH 88 DEGREES 30 MINUTES 05 SECONDS WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 2660.70 FEET TO THE SOUTHWEST CORNER OF SAID SECTION 293, BLOCK 72;

THENCE NORTH 00 DEGREES 14 MINUTES 19 SECONDS EAST, ALONG THE WEST LINE OF SAID SECTION 293, BLOCK 72, A DISTANCE OF 2617.38 FEET TO THE NORTHWEST CORNER OF SAID SECTION 293, BLOCK 72 AND THE SOUTHWEST CORNER OF SAID SECTION 292, BLOCK 72;

THENCE NORTH 00 DEGREES 14 MINUTES 43 SECONDS EAST, ALONG THE WEST LINE OF SAID SECTION 292, BLOCK 72, A DISTANCE OF 2642.89 FEET TO THE NORTHWEST CORNER OF SAID SECTION 292, BLOCK 72 AND THE SOUTHWEST CORNER OF SAID SECTION 154, BLOCK 72, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF SAID SECTION 283, BLOCK 72;

THENCE NORTH 00 DEGREES 23 MINUTES 29 SECONDS WEST, ALONG THE WEST LINE OF SAID SECTION 154, BLOCK 72, A DISTANCE OF 3750.62 FEET TO A POINT;

THENCE SOUTH 87 DEGREES 50 MINUTES 12 SECONDS WEST, DEPARTING SAID WEST LINE OVER AND ACROSS SAID SECTION 284, BLOCK 72, A DISTANCE OF 2757.72 FEET TO A POINT;

THENCE SOUTH 15 DEGREES 44 MINUTES 47 SECONDS EAST, CONTINUING OVER AND ACROSS SAID SECTION 284, BLOCK 72 AND OVER AND ACROSS SAID SECTION 283, BLOCK 72, A DISTANCE OF 2105.29 FEET TO A POINT;

THENCE SOUTH 89 DEGREES 54 MINUTES 21 SECONDS WEST, CONTINUING OVER AND ACROSS SAID SECTION 283, BLOCK 72 AND OVER AND ACROSS SAID SECTION 1, ABSTRACT 1033, A DISTANCE OF 8499.07 FEET TO A POINT ON THE WEST LINE OF SAID SECTION 1, ABSTRACT 1033 AND THE EAST LINE OF SAID SECTION 2, ABSTRACT 1344;

THENCE SOUTH 00 DEGREES 00 MINUTES 31 SECONDS WEST, ALONG SAID EAST AND WEST LINES, A DISTANCE OF 1603.17 FEET TO THE SOUTHWEST CORNER OF SAID SECTION 1, ABSTRACT 1033 AND THE SOUTHEAST CORNER OF SAID SECTION 2, ABSTRACT 1344;

THENCE SOUTH 89 DEGREES 55 MINUTES 53 SECONDS WEST, ALONG THE SOUTH LINE OF SAID SECTION 2, ABSTRACT 1344, A DISTANCE OF 1396.95 FEET TO THE SOUTHWEST CORNER OF SAID SECTION 2, ABSTRACT 1344;

THENCE NORTH 00 DEGREES 41 MINUTES 13 SECONDS EAST, ALONG THE WEST LINE OF SAID SECTION 2, ABSTRACT 1344, A DISTANCE OF 634.14 FEET TO THE SOUTHEAST CORNER OF SAID SECTION 2, BLOCK 11;

THENCE SOUTH 89 DEGREES 43 MINUTES 41 SECONDS WEST, ALONG THE SOUTH LINE OF SAID SECTION 2, BLOCK 11, A DISTANCE OF 5263.87 FEET TO POINT OF BEGINNING AND CONTAINING 567,325,820 SQUARE FEET, OR 13,024 ACRES OF LAND MORE OR LESS.

NOTES:

BEARINGS, DISTANCES, AND AREAS ARE BASED SOLELY ON GIS LINES PROVIDED BY THE TEXAS GENERAL LAND OFFICE AND REINVESTMENT ZONE SHAPE PROVIDED BY CLIENT. NO FURTHER RESEARCH WAS DONE BY THE SURVEYOR IN THE OFFICE OR FIELD TO ESTABLISH SAID LINES.

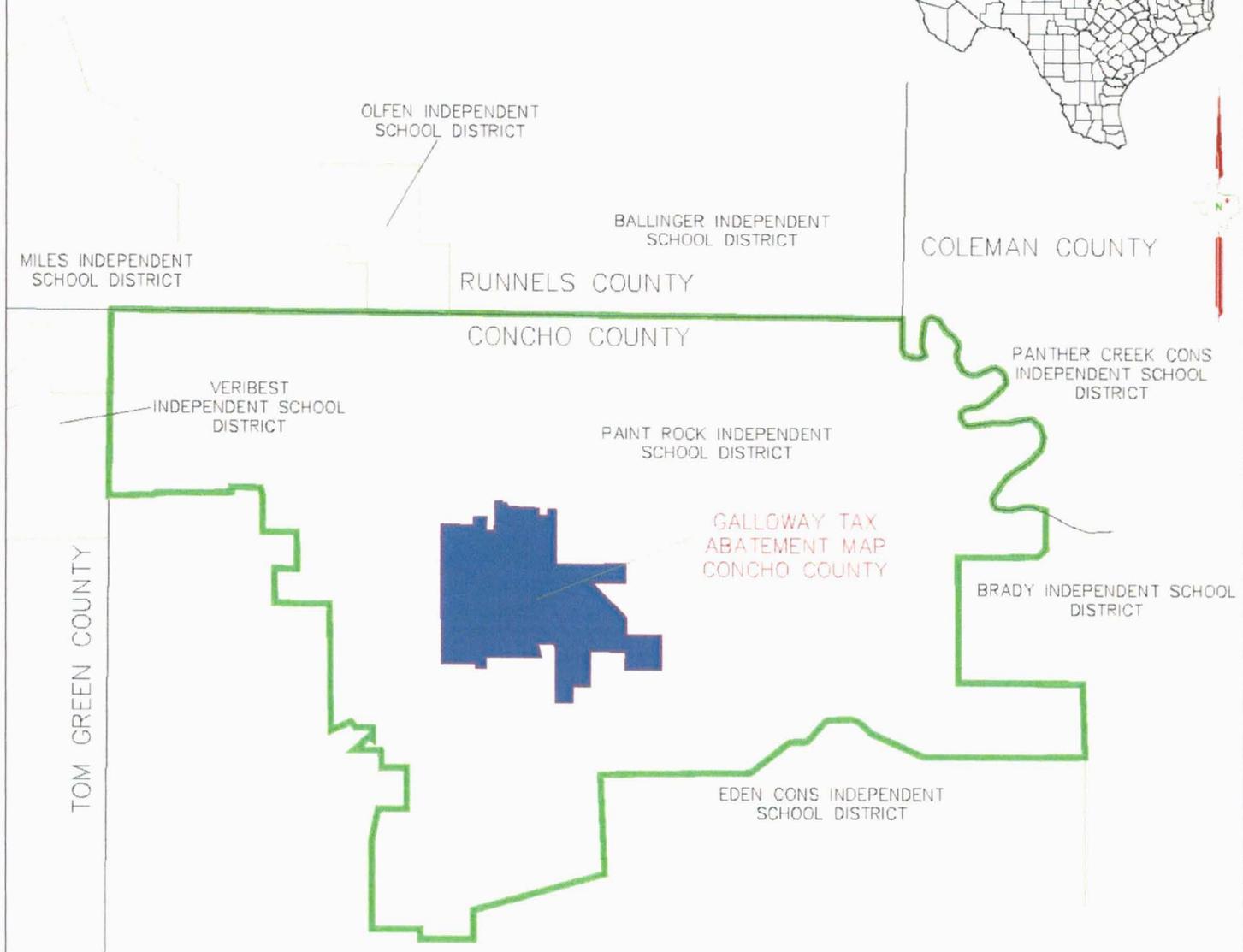
THIS DESCRIPTION SHALL ONLY BE USED FOR CONCEPTUAL PLANNING. SURVEYOR WILL NOT BE HELD LIABLE FOR ANY DESIGN WORK CONSTRUCTED FROM THIS DESCRIPTION.

THE SURVEYOR DOES NOT CERTIFY TO THE ACCURACY OF LINES.

NO FIELD WORK WAS PERFORMED TO CREATE THIS LEGAL DESCRIPTION.

EXHIBIT C

VICINITY MAP



NOTE:

LINES SHOWN HEREON ARE CONCEPTUAL AND HAVE NOT BEEN FIELD VERIFIED.

SCHOOL DISTRICT LINE WAS SKETCHED BASED ON INFORMATION PROVIDED FROM MAPTECHNICA.COM.

GALLOWAY TAX ABATEMENT

VICINITY MAP
SITUATED IN
PAINTED ROCK I.S.D.

PROJECT SITE MAP

-  PROJECT BOUNDARY/
PROPOSED REINVESTMENT ZONE
-  COUNTY LINE
-  SCHOOL DISTRICT LINE

DATE: 11/19/2018



Tab 17

Signatures and Certification

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 [Signature] Print Name (Authorized School District Representative) Superintendent Title
sign here [Signature] Signature (Authorized School District Representative) 9/9/2019 Date

2. Authorized Company Representative (Applicant) Signature and Notarization

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

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

print here [Signature] Print Name (Authorized Company Representative (Applicant)) Thomas Buttgenbach Title
sign here [Signature] Signature (Authorized Company Representative (Applicant)) President Date
September 16, 2019

GIVEN under my hand and seal of office this, the _____ day of _____,

Notary Public in and for the State of Texas

(Notary Seal)

My Commission expires: _____

If you make a false statement on this application, you could be found guilty of a Class A misdemeanor or a state jail felony under Texas Penal Code Section 37.10.

ACKNOWLEDGMENT

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

State of California
County of Los Angeles)

On September 16, 2019 before me, Daniel Coltellaro
(insert name and title of the officer)

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

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

WITNESS my hand and official seal.

Signature  (Seal)

