

# UNDERWOOD

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October 22, 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 – Corazon Energy, LLC

Dear John and Stephanie:

Enclosed please find an application for appraised value limitation on qualified property submitted to United ISD by Corazon Energy, LLC on October 16, 2019, along with the schedules in Excel format. A CD containing these documents is also enclosed.

The United ISD Board elected to accept the application on October 16, 2019. The application was determined to be complete on October 22, 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 Webb 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.  
0DIK7N

cc: Chief Appraiser, Webb County Appraisal District  
Bill Gulley, CFO  
Sam Gregson, Cummings Westlake LLC

*via US Mail*  
*via email: bill.gulley@baywa-re.com*  
*via email: sgregson@cwlp.net*

**CORAZON ENERGY, LLC**

**CHAPTER 313 APPLICATION  
FOR APPRAISED VALUE LIMITATION  
TO UNITED ISD**



TAB 1

Pages 1 through 9 of application

# Application for Appraised Value Limitation on Qualified Property

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

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

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

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

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

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

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

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

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

## SECTION 1: School District Information

### 1. Authorized School District Representative

October 16, 2019

Date Application Received by District

Roberto

First Name

Santos

Last Name

Superintendent

Title

United Independent School District

School District Name

201 Lindenwood

Street Address

201 Lindenwood

Mailing Address

Laredo

City

TX

State

78045

ZIP

956-473-6219

Phone Number

Fax Number

rsantos@uisd.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>Shareholder</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>806-570-6299</u> Mobile Number (optional)	<u>fred.stormer@uwlaw.com</u> Email Address

4. On what date did the district determine this application complete? ..... October 22, 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>Bill</u> First Name	<u>Gulley</u> Last Name
<u>Cheif Financial Officer</u> Title	<u>Corazon Energy, LLC</u> Organization
<u>17901 Von Karman Ave., Suite 1050</u> Street Address	
<u>17901 Von Karman Ave., Suite 1050</u> Mailing Address	
<u>Irvine</u> City	<u>CA</u> State
<u>949-398-3915</u> Phone Number	<u>92614</u> ZIP
<u>806-570-6299</u> Mobile Number (optional)	<u>949-398-3914</u> Fax Number
	<u>Bill.Gulley@baywa-re.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>Jam</u> First Name	<u>Attari</u> Last Name
<u>Cheif Executive Officer</u> Title	<u>Corazon Energy, LLC</u> Organization
<u>17901 Von Karman Ave., Suite 1050</u> Street Address	
<u>17901 Von Karman Ave., Suite 1050</u> Mailing Address	
<u>Irvine</u> City	<u>CA</u> State
<u>949-398-3915</u> Phone Number	<u>92614</u> ZIP
	<u>949-398-3914</u> Fax Number
	<u>Jam.Attari@baywa-re.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)

Sam \_\_\_\_\_ Gregson \_\_\_\_\_  
 First Name Last Name  
 Cummings Westlake LLC \_\_\_\_\_  
 Title  
 Senior Consultant \_\_\_\_\_  
 Firm Name  
 713-266-4456 \_\_\_\_\_ 713-266-2333 \_\_\_\_\_  
 Phone Number Fax Number  
 sgregson@cwlp.net \_\_\_\_\_  
 Business Email Address

SECTION 3: Fees and Payments

1. Has an application fee been paid to the school district?  Yes  No  
 The total fee shall be paid at time of the application is submitted to the school district. Any fees not accompanying the original application shall be considered supplemental payments.  
 1a. If yes, attach in **Tab 2** proof of application fee paid to the school district.
- For the purpose of questions 2 and 3, "payments to the school district" include any and all payments or transfers of things of value made to the school district or to any person or persons in any form if such payment or transfer of thing of value being provided is in recognition of, anticipation of, or consideration for the agreement for limitation on appraised value.
2. Will any "payments to the school district" that you may make in order to receive a property tax value limitation agreement result in payments that are not in compliance with Tax Code §313.027(i)?  Yes  No  N/A
3. If "payments to the school district" will only be determined by a formula or methodology without a specific amount being specified, could such method result in "payments to the school district" that are not in compliance with Tax Code §313.027(i)?  Yes  No  N/A

SECTION 4: Business Applicant Information

1. What is the legal name of the applicant under which this application is made? \_\_\_\_\_ Corazon Energy, LLC \_\_\_\_\_
2. List the Texas Taxpayer I.D. number of entity subject to Tax Code, Chapter 171 (11 digits) \_\_\_\_\_ 32051577594 \_\_\_\_\_
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 Company \_\_\_\_\_
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 ..... April 2020
- 2. Commencement of construction ..... June 2020
- 3. Beginning of qualifying time period ..... June 1, 2020
- 4. First year of limitation ..... January 1, 2022
- 5. Begin hiring new employees ..... April 2021
- 6. Commencement of commercial operations ..... May 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? ..... May 2021

**SECTION 10: The Property**

- 1. Identify county or counties in which the proposed project will be located Webb County
- 2. Identify Central Appraisal District (CAD) that will be responsible for appraising the property Webb 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: Webb County; 100%; \$0.412 City: \_\_\_\_\_  
(Name, tax rate and percent of project) (Name, tax rate and percent of project)  
 Hospital District: \_\_\_\_\_ Water District: \_\_\_\_\_  
(Name, tax rate and percent of project) (Name, tax rate and percent of project)  
 Other (describe): Laredo College Dist; 100%; \$0.327103 Other (describe): Webb Co Drainage Dist #1; 100% \$0.046234  
(Name, tax rate and percent of project) (Name, tax rate and percent of project)
- 5. Is the project located entirely within the ISD listed in Section 1? .....  Yes  No  
5a. If no, attach in **Tab 6** additional information on the project scope and size to assist in the economic analysis.
- 6. Did you receive a determination from the Texas Economic Development and Tourism Office that this proposed project and at least one other project seeking a limitation agreement constitute a single unified project (SUP), as allowed in §313.024(d-2)? .....  Yes  No  
6a. If yes, attach in **Tab 6** supporting documentation from the Office of the Governor.

**SECTION 11: Investment**

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

- 1. At the time of application, what is the estimated minimum qualified investment required for this school district? ..... 100,000,000.00
- 2. What is the amount of appraised value limitation for which you are applying? ..... 100,000,000.00  
**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 [X] 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 [X] 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? ... November 2019

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

- 1. In Tab 10, attach a specific and detailed description of all existing property. This includes buildings and improvements existing as of the application review start date (the date the application is determined to be complete by the Comptroller). The description must provide sufficient detail to locate all existing property on the land that will be subject to the agreement and distinguish existing property from future proposed property.
2. In Tab 10, attach a specific and detailed description of all proposed new property that will not become new improvements as defined by TAC 9.1051. This includes proposed property that: functionally replaces existing or demolished/removed property; is used to maintain, refurbish, renovate, modify or upgrade existing property; or is affixed to existing property; or is otherwise ineligible to become qualified property. The description must provide sufficient detail to distinguish existing property (question 1) and all proposed new property that cannot become qualified property from proposed qualified property that will be subject to the agreement (as described in Section 12 of this application).
3. For the property not eligible to become qualified property listed in response to questions 1 and 2 of this section, provide the following supporting information in Tab 10:
a. maps and/or detailed site plan;
b. surveys;
c. appraisal district values and parcel numbers;
d. inventory lists;
e. existing and proposed property lists;
f. model and serial numbers of existing property; or
g. other information of sufficient detail and description.
4. Total estimated market value of existing property (that property described in response to question 1): ... \$ 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? ..... 4
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 ..... 706.75
  - b. 110% of the average weekly wage for manufacturing jobs in the county is ..... 794.75
  - c. 110% of the average weekly wage for manufacturing jobs in the region is ..... 784.55
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? ..... 40,796.80
10. What is the annual wage you are committing to pay for each of the new qualifying jobs you create on the qualified property? ..... 40,800.00
11. Will the qualifying jobs meet all minimum requirements set out in Tax Code §313.021(3)? .....  Yes     No
12. Do you intend to satisfy the minimum qualifying job requirement through a determination of cumulative economic benefits to the state as provided by §313.021(3)(F)? .....  Yes     No
  - 12a. If yes, attach in **Tab 12** supporting documentation from the TWC, pursuant to §313.021(3)(F).
13. Do you intend to rely on the project being part of a single unified project, as allowed in §313.024(d-2), in meeting the qualifying job requirements? .....  Yes     No
  - 13a. If yes, attach in **Tab 6** supporting documentation including a list of qualifying jobs in the other school district(s).

SECTION 15: Economic Impact

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



TAB 2

*Proof of Payment of Application Fee*

Please find on the attached page, copy of the check for the \$80,000 application fee to United Independent School District.

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

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



TAB 3

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

See Attached



## Franchise Tax Account Status

As of : 07/12/2019 05:37:53

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

<b>CORAZON ENERGY, LLC</b>	
<b>Texas Taxpayer Number</b>	32051577594
<b>Mailing Address</b>	3000 EL CAMINO REAL STE 5-700 PALO ALTO, CA 94306-2116
<b>Right to Transact Business in Texas</b>	ACTIVE
<b>State of Formation</b>	DE
<b>Effective SOS Registration Date</b>	07/25/2013
<b>Texas SOS File Number</b>	0801822995
<b>Registered Agent Name</b>	CORPORATION SERVICE COMPANY DBA CSC - LAWYERS INCO
<b>Registered Office Street Address</b>	211 E. 7TH STREET, SUITE 620 AUSTIN, TX 78701



## TAB 4

*Detailed Description of the Project*

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

Corazon Energy, LLC is requesting an Appraised Value Limitation from United Independent School District for the Corazon Energy Project (the "Project"), a proposed solar powered electric generating facility in Webb County. The proposed United ISD Project (this Application) would be constructed within a Reinvestment Zone that will be created by United ISD. A map showing the location of the project is included in Tab 11. The project is not known by any other names. The Project IGNR Number is 15INR0044 and was assigned on August 27, 2013.

The proposed Project is anticipated to have a total capacity of 400 MW all of which will be located in United ISD. Solar equipment selection is ongoing at this time and has not been finalized. The exact number of PV panels and their capacity will depend upon the panels and inverters selected, manufacturers availability and prices, ongoing engineering design optimization and the final megawatt generating capacity of the Project when completed. Current plans are to install approximately 1,155,835 PV panels and 98 x 2.5MW inverters within United ISD. The Applicant requests a Value Limitation for all materials and equipment installed for the Project, including underground collection systems, transmission lines, electrical interconnections, roads, control systems necessary for commercial generation of electricity, solar modules/panels, racking and mounting structures, inverters boxes, combiner boxes, meteorological equipment, roadways, maintenance and operations buildings, paving, fencing, electrical substations, generation transmission tie line and associated towers, and interconnection facilities. This application covers all qualified property in the reinvestment zone and project boundary within United ISD necessary for commercial operations.

Construction of the Project is anticipated to begin in June of 2020 with completion by May 2021.



## TAB 5

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

The international trading conglomerate BayWa AG pools all its renewable activities in its subsidiary BayWa r.e. (r.e. stands for “renewable energy”), active in the wind, solar, geothermal and biogas industries. Headquartered in Munich since inception in 1923, BayWa AG is a publicly traded company generating an annual revenue of 16.6 billion Euros and employs over 17,000 individuals across its three core segments: Agriculture, Building Materials, and Energy.

With over 1,800 employees working in BayWa r.e. in more than 30 locations across Europe, Japan, Southeast Asia and North America, the group has developed and constructed over 2.5 GWs and actively provides O&M and asset management for over 6 GWs. BayWa r.e. acquires, develops, constructs and operates renewable energy projects as well as distributing PV components on a wholesale basis. BayWa r.e. Solar Projects, LLC is responsible for the group's North American activities in the solar and storage sectors.

BayWa is a unique provider of renewable energy for a number of reasons:

- 96 Years of operating experience
- 6 GW of renewable energy experience
- The ability to finance the full cycle of a project on balance sheet
- 100% control and ownership of development assets
- Over 4 GW pipeline of projects in the U.S. and Mexican markets
- In-house turnkey services including development, EPC, financing and O&M

In light of its global scope, BayWa has many opportunities to invest its capital in other alternate locations in the United States and internationally. Current U.S. locations under consideration are in California, Kentucky, North Carolina, Illinois, Utah and Georgia. A key consideration for choosing to invest in this project is the projected return on capital, which will be materially impacted by securing the Texas 313 Value Limitation Agreement.



**TAB 6**

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

Webb County	– 100%
Webb County Drainage District #1	– 100%
Laredo College District	– 100%
United ISD	– 100%



## TAB 7

Description of Qualified Investment

The proposed Project is anticipated to have a total capacity of 400 MW all of which will be located in United ISD. Solar equipment selection is ongoing at this time and has not been finalized. The exact number of PV panels and their capacity will depend upon the panels and inverters selected, manufacturers availability and prices, ongoing engineering design optimization and the final megawatt generating capacity of the Project when completed. Current plans are to install approximately 1,155,835 PV panels and 98 x 2.5MW inverters within United ISD. The Applicant requests a Value Limitation for all materials and equipment installed for the Project, including underground collection systems, transmission lines, electrical interconnections, roads, control systems necessary for commercial generation of electricity, solar modules/panels, racking and mounting structures, inverters boxes, combiner boxes, meteorological equipment, roadways, maintenance and operations buildings, paving, fencing, electrical substations, generation transmission tie line and associated towers, and interconnection facilities. This application covers all qualified property in the reinvestment zone and project boundary within United ISD necessary for commercial operations.

Construction of the Project is anticipated to begin in June of 2020 with completion by May 2021.



## TAB 8

Description of Qualified Property

The proposed Project is anticipated to have a total capacity of 400 MW all of which will be located in United ISD. Solar equipment selection is ongoing at this time and has not been finalized. The exact number of PV panels and their capacity will depend upon the panels and inverters selected, manufacturers availability and prices, ongoing engineering design optimization and the final megawatt generating capacity of the Project when completed. Current plans are to install approximately 1,155,835 PV panels and 98 x 2.5MW inverters within United ISD. The Applicant requests a Value Limitation for all materials and equipment installed for the Project, including underground collection systems, transmission lines, electrical interconnections, roads, control systems necessary for commercial generation of electricity, solar modules/panels, racking and mounting structures, inverters boxes, combiner boxes, meteorological equipment, roadways, maintenance and operations buildings, paving, fencing, electrical substations, generation transmission tie line and associated towers, and interconnection facilities. This application covers all qualified property in the reinvestment zone and project boundary within United ISD necessary for commercial operations.

Construction of the Project is anticipated to begin in June of 2020 with completion by May 2021.



TAB 9

Description of Land

Not applicable. The land on which the new buildings and new improvements will be built, is not being claimed as part of the qualified property described by §313.021(2)(A).



TAB 10

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

None

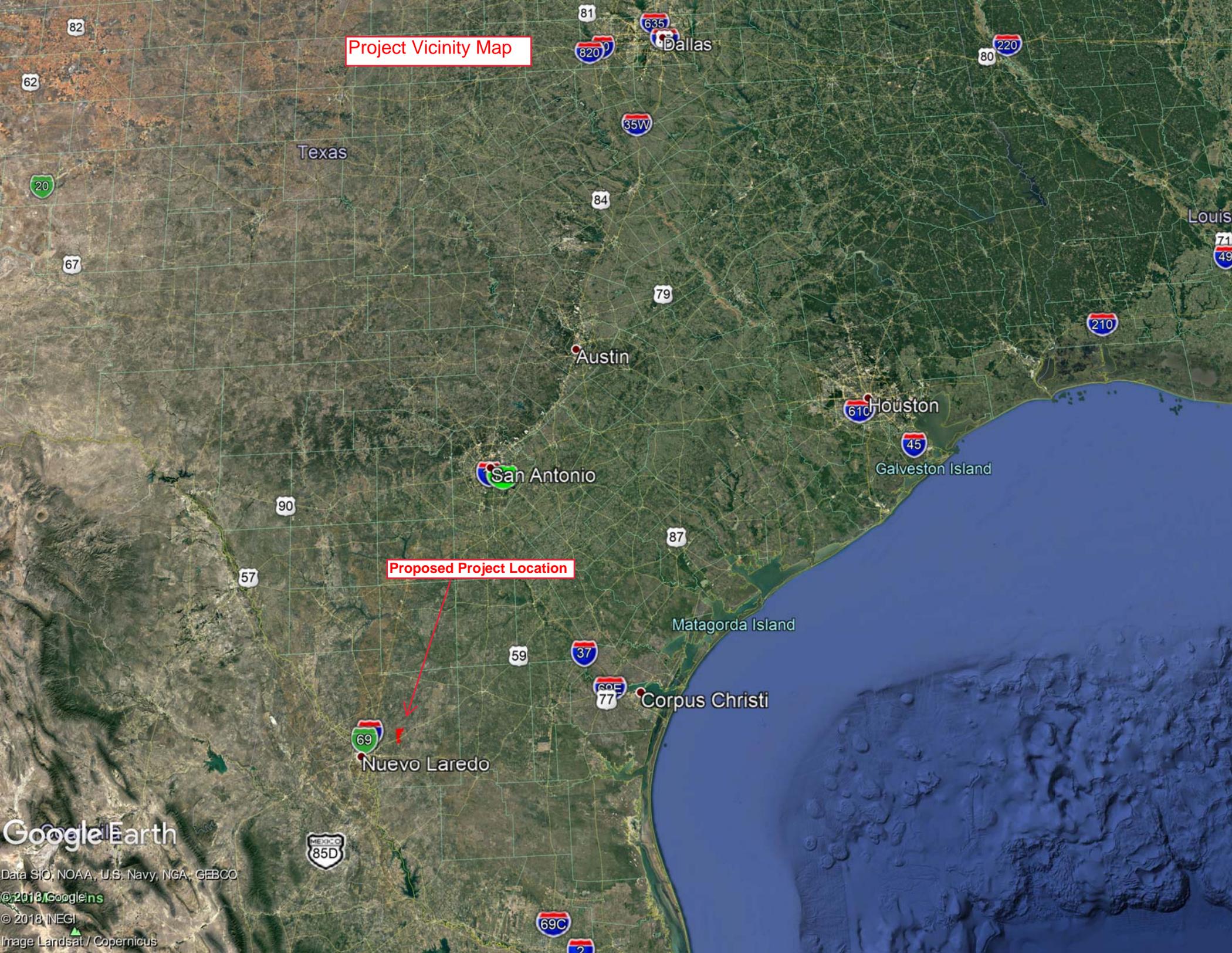


TAB 11

Maps that clearly show:

- a) Project vicinity
- b) Qualified investment including location of new building or new improvements
- c) Qualified property including location of new building or new improvements
- d) Existing property
- e) Land location within vicinity map
- f) Reinvestment or Enterprise Zone within vicinity map, showing the actual or proposed boundaries and size

**Project Vicinity Map**



**Proposed Project Location**

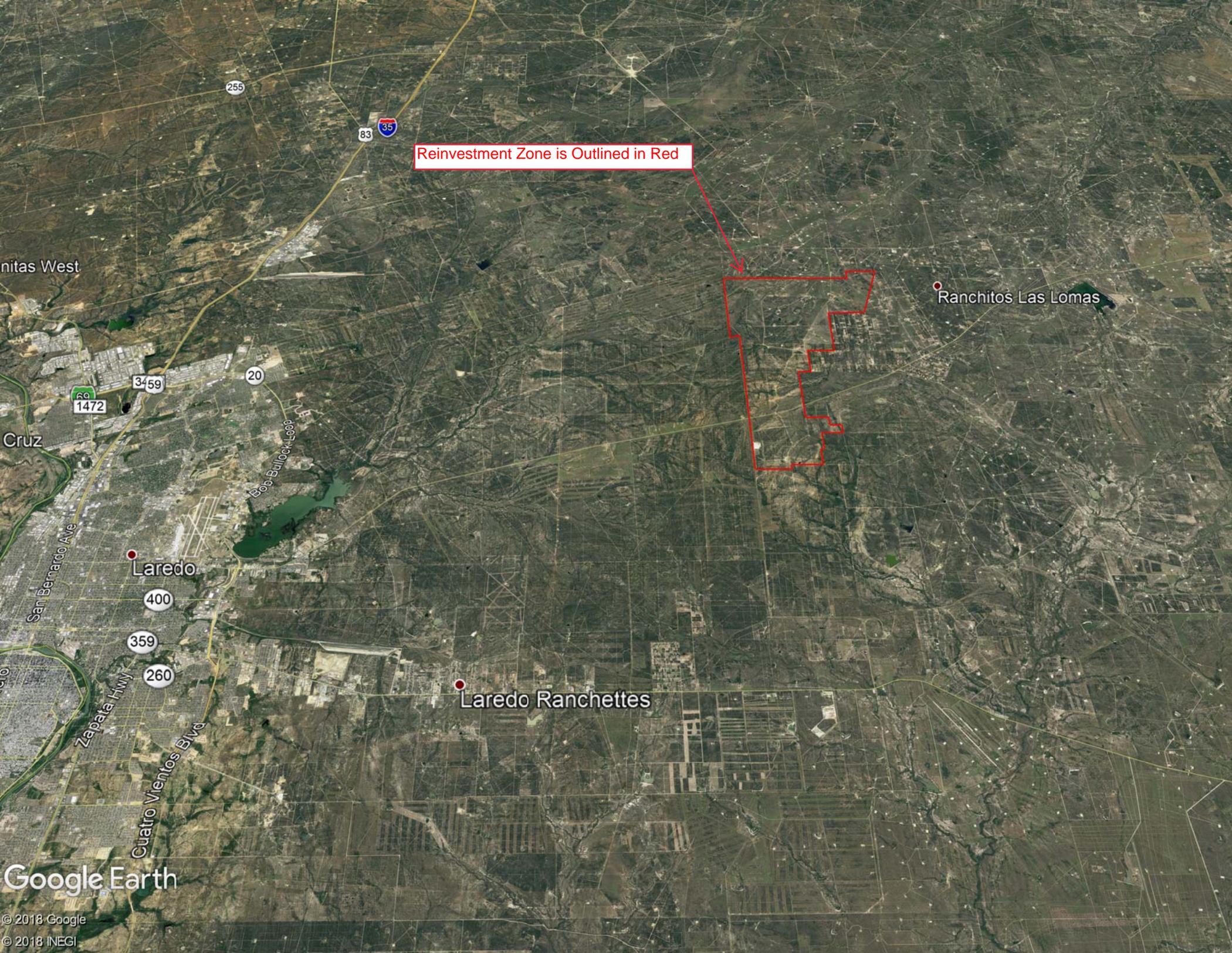
Google Earth

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

© 2018 Google

© 2018 INEGI

Image Landsat / Copernicus



Reinvestment Zone is Outlined in Red

nititas West

Ranchitos Las Lomas

Cruz

Laredo

Laredo Ranchettes

Google Earth

© 2018 Google

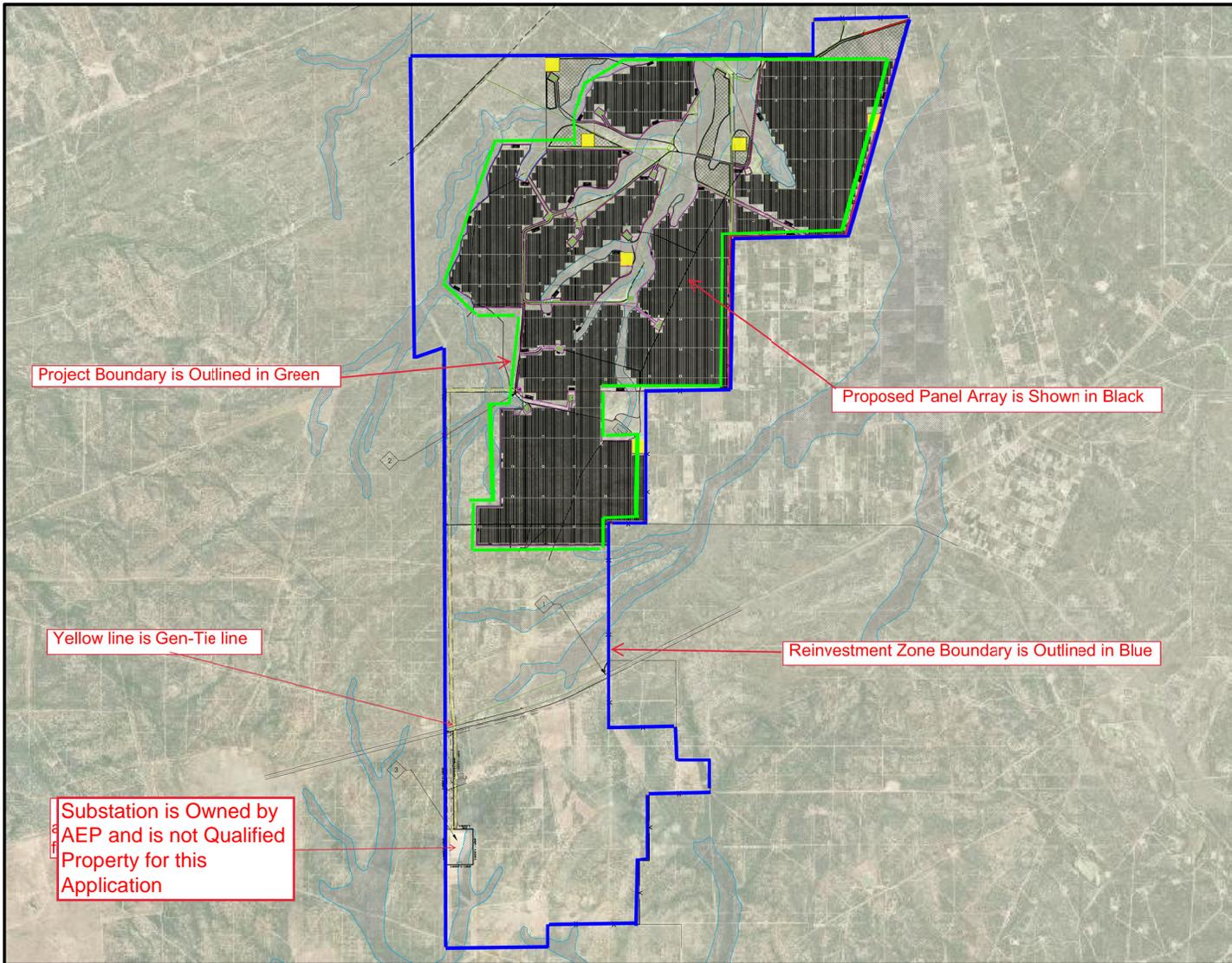
© 2018 INEGI

Webb County Boundary is Shown Outlined in Yellow

United ISD Boundary is Shaded White

Nuevo Laredo

Reinvestment Zone is Outlined in Red



**PROJECT SITE DESCRIPTION**

1. TOTAL LEASED AREA = 3,753.158 ACRES
2. TOTAL FENCED AREA = 3,409.66 ACRES
3. LATITUDE = 27.652230°
4. LONGITUDE = -99.245660°
5. ELEVATION = 565 FT

**PROJECT DESIGN DATA**

1. DC SYSTEM SIZE = 529,526.48 kW
2. AC SYSTEM SIZE = 400,000.00 kW
3. DC:AC RATIO = 1.324
4. INTERCONNECT VOLTAGE = 345 kV
5. INTERCONNECTING UTILITY: AEP
6. DRY BULB LOW TEMP = 21°C
7. SNOW LOAD = 0 psf
8. WIND SPEED = 105 mph
9. SEISMIC LOAD: Ss = 0.068g ; S1 = 0.017g
10. OCCUPANCY CATEGORY = I-1
11. WIND IMPORTANCE FACTOR = 0.87
12. PITCH = 26.53°
13. INTER-ROW SPACING = 19.74'
14. GCR = 25.0%

**MAJOR EQUIPMENT AND QTY.**

1. MODULE: (68) 175 380W
2. INVERTER: (55) SMA SC4200UP-US
3. TRANSFORMER: (55) 4.2MVA, 34.5kV/100V
4. RACKING: ATIDURATRACK V3
5. EQUIPMENT 5:

**KEYNOTES**

- 1. MAIN SITE ACCESS
- 2. PROJECT SUBSTATION
- 3. POI

**LEGEND**

- PROPERTY LINE
- PROPERTY SETBACK
- LEASE LINE
- EASEMENT
- 6.3 STRAND BARBED WIRE CHAIN LINK FENCE APPROX. LENGTH = 166,720 FT.
- 20' WIDE, COMPACTED NATIVE ACCESS ROAD APPROX. AREA = 3,306,000
- LANDSCAPE BUFFER APPROX. AREA = 30X SQ. FT.
- DEBENTION BASIN
- EXISTING ROAD
- OVERHEAD UTILITY LINE
- CREEK
- CREEK BUFFER
- INJ OIL DRILL PAD
- WETLANDS
- FEMA ZONE
- IEI OIL DRILL PAD
- OIL DRILL ACCESS ROAD
- GAS PIPELINE ROUTE
- DUKE ENERGY PIPELINE

**NOTES**

- 1. THIS PLAN IS PRELIMINARY AND SUBJECT TO REVISION, NOT FOR CONSTRUCTION.
- 2. THIS PRELIMINARY PLAN IS BASED ON CLIENT PROVIDED INFORMATION.
- 3. THIS SITE NEEDS ADDITIONAL SITE SURVEYS.
- 1. NOTE #4
- 2. NOTE #5



**BayWa r.e. Solar Projects LLC**  
 17901 Von Karman Ave, Suite 1050  
 Irvine, CA 92614  
 Phone: 949.398.3915 | Fax: 949.398.3914  
 www.baywa-re.us

**SITE INFORMATION**  
 CORAZON RANCH  
 HWY 99  
 LAKEFLO, TX 78043  
**PROJECT DEVELOPER**  
 GEORGE GUNNOE  
 949.398.3915  
**PROJECT ENGINEER**  
 MICHAEL SCHATZMANN  
 949.398.3915

NO.	ISSUE	DATE
1.	REV. 1.5	08.24.19
2.	REV. 1.5	08.13.19
3.	REV. 1.5	08.21.19
4.	REV. 1.5	08.22.19
5.	REV. 1.5	08.23.19
6.	REV. 1.5	08.27.19

PROJECT NUMBER: USA-ACC-0337  
 DRAWN BY: LR  
 REVIEWED BY: DC  
 APPROVED BY: RR

CLIENT SIGNATURE

**SITE IMPROVEMENTS PLAN**  
 DRAWING NUMBER: **PV-C1.10**  
 SHEET SIZE: ARCH D - 24" x 36"

**TABLES**

SYSTEM	ATTACHMENT	MODULE (W)	MODULE QTY	AZIMUTH	TILT	STRINGS OF 28	POWER (KW-DC)	POWER (KW-AC)	DC:AC	INVERTER	
PHASE 1	SINGLE-AXIS TRACKER	TRD	385	683088	180°	-	24396	262988.88	220000	1.315	(55) SMA SC4200UP-US
PHASE 2	SINGLE-AXIS TRACKER	TRD	400	666344	180°	-	23798	265537.60	220000	1.333	(55) SMA SC4200UP-US
TOTALS	-	-	-	1349432	-	-	48194	528526.48	420000	1.324	(110) SMA SC4200UP-US



TAB 12

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

See Attached



**CUMMINGS WESTLAKE**  
PROPERTY TAX ADVISORS

July 16, 2019

Mr. Roberto Santos  
Superintendent  
United Independent School District  
201 Lindenwood  
Laredo, TX 78045

**Re: Chapter 313 Jobs Waiver Request**

Dear Superintendent Santos,

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

Corazon Energy, LLC requests that the Board of Trustees make such a finding and waive the job creation requirement for 10 permanent jobs. The industry standard for committed jobs in the solar industry is one job for each 100MW of project capacity. This is evidenced by previously filed Value Limitation Agreement applications by solar developers who also requested a waiver of job requirements. In line with this industry standard, Corazon Energy, LLC has committed to create four jobs for the project.

Solar projects create many full and part-time, but temporary jobs during the construction phase of the project but require a relatively small number of highly skilled technicians to operate and maintain the project after commercial operation commences.

The number of jobs committed to in this application is in line with the industry standards for a project this size. The permanent employees of a solar project maintain, and service solar panels, underground electrical connections, substations and other infrastructure associate with the safe and reliable operation of the project. In addition to the onsite employees, there may be managers or technicians who support the project from offsite locations.

Sincerely,

Sam A. Gregson

Senior Consultant  
Cummings Westlake, LLC



TAB 13

Calculation of three possible wage requirements with TWC documentation

- 1) Webb County average weekly wage for all jobs (all industries)
- 2) Webb County average weekly wage for all jobs (manufacturing)
- 3) See attached Council of Governments Regional Wage Calculation and Documentation

**CORAZON ENERGY, LLC  
TAB 13 TO CHAPTER 313 APPLICATION**

**WEBB COUNTY  
CHAPTER 313 WAGE CALCULATION - ALL JOBS - ALL INDUSTRIES**

QUARTER	YEAR	AVG WEEKLY WAGES*	ANNUALIZED
SECOND	2018	\$ 687	\$ 35,724
THIRD	2018	\$ 698	\$ 36,296
FOURTH	2018	\$ 737	\$ 38,324
FIRST	2019	\$ 705	\$ 36,660
AVERAGE		\$ 706.75	\$ 36,751

**WEBB COUNTY  
CHAPTER 313 WAGE CALCULATION - MANUFACTURING JOBS**

QUARTER	YEAR	AVG WEEKLY WAGES*	ANNUALIZED
SECOND	2018	\$ 672	\$ 34,944
THIRD	2018	\$ 713	\$ 37,076
FOURTH	2018	\$ 746	\$ 38,792
FIRST	2019	\$ 759	\$ 39,468
AVERAGE		\$ 722.50	\$ 37,570.00
X		110%	110%
		\$ 794.75	\$ 41,327.00

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

YEAR	AVG WEEKLY WAGES*	ANNUALIZED
2018	\$ 713.23	\$ 37,088.00
X	110%	110%
	\$ 784.55	\$ 40,796.80

\* SEE ATTACHED TWC DOCUMENTATION

Year	Period	Area	Ownership	Industry Code	Industry	Level	Average Weekly Wage
2018	02	Webb	Total All	10	Total, All Industries	0	687
2018	03	Webb	Total All	10	Total, All Industries	0	698
2018	04	Webb	Total All	10	Total, All Industries	0	737
2019	01	Webb	Total All	10	Total, All Industries	0	705

Year	Period	Area	Ownership	Industry Code	Industry	Level	Average Weekly Wage
2018	02	Webb	Private	31-33	Manufacturing	2	672
2018	03	Webb	Private	31-33	Manufacturing	2	713
2018	04	Webb	Private	31-33	Manufacturing	2	746
2019	01	Webb	Private	31-33	Manufacturing	2	759

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

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

110% X \$37,088 = \$40,796.80

Calculated by the Texas Workforce Commission Labor Market and Career Information Department.  
 Data published: July 2019  
 Data published annually, next update will be July 31, 2020  
 Annual wage figure assumes a 40-hour work week.

Note: Data is not supported by the Bureau of Labor Statistics (BLS).  
 Wage data is produced from Texas Occupational Employment Statistics (OES) data,  
 and is not to be compared to BLS estimates.  
 Data intended only for use in implementing Chapter 313, Tax Code.



TAB 14

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

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

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 <b>tangible personal property</b> placed in service during this year that will become Qualified Property	New investment made during this year in <b>buildings or permanent nonremovable components of buildings</b> 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]	<b>Total Investment</b> (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		Not eligible to become Qualified Property			[The only other investment made before filing complete application with district that may become Qualified Property is land.]	0
Investment made after filing complete application with district, but before final board approval of application	--	(assuming no deferrals of qualifying time period)		0	0	0	0	0
Investment made after final board approval of application and before Jan. 1 of first complete tax year of qualifying time period		Stub	2020	100,000,000	0	0	0	100,000,000
Complete tax years of qualifying time period	QTP1	2021-2022	2021	364,500,000	500,000	0	0	365,000,000
	QTP2	2021-2022	2022	0	0	0	0	0
<b>Total Investment through Qualifying Time Period [ENTER this row in Schedule A2]</b>				464,500,000	500,000	0	0	465,000,000
				<b>Enter amounts from TOTAL row above in Schedule A2</b>				
<b>Total Qualified Investment (sum of green cells)</b>				465,000,000				

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 **10/7/2019**  
 Applicant Name **CORAZON ENERGY, LLC**  
 ISD Name **UNITED 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 <b>tangible personal property</b> placed in service during this year that will become Qualified Property	New investment made during this year in <b>buildings or permanent nonremovable components of buildings</b> 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*	--	<b>TOTALS FROM SCHEDULE A1</b>		464,500,000	500,000	0	0	465,000,000
Enter amounts from TOTAL row in Schedule A1 in the row below								
Each year prior to start of value limitation period** <i>Insert as many rows as necessary</i>	0	2020-2021	2020	0	0	0	0	0
	0	2021-2022	2021					
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
<b>Total Investment made through limitation</b>				464,500,000	500,000	0	0	465,000,000
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 **10/7/2019**  
 Applicant Name **CORAZON ENERGY, LLC**  
 ISD Name **UNITED 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	0	0	0	0	0	0
		2021-2022	2021		0	50,000,000	50,000,000	50,000,000	50,000,000
Value Limitation Period	1	2022-2023	2022	0	500,000	302,714,650	303,214,650	303,214,650	100,000,000
	2	2023-2024	2023	0	487,500	278,458,460	278,945,960	278,945,960	100,000,000
	3	2024-2025	2024	0	475,300	252,283,885	252,759,185	252,759,185	100,000,000
	4	2025-2026	2025	0	463,400	223,995,835	224,459,235	224,459,235	100,000,000
	5	2026-2027	2026	0	451,800	193,464,250	193,916,050	193,916,050	100,000,000
	6	2027-2028	2027	0	440,500	160,494,040	160,934,540	160,934,540	100,000,000
	7	2028-2029	2028	0	429,500	124,890,115	125,319,615	125,319,615	100,000,000
	8	2029-2030	2029	0	418,800	86,424,870	86,843,670	86,843,670	86,843,670
	9	2030-2031	2030	0	408,300	65,030,000	65,438,300	65,438,300	65,438,300
	10	2031-2032	2031	0	398,100	65,030,000	65,428,100	65,428,100	65,428,100
Continue to maintain viable presence	11	2032-2033	2032	0	388,100	65,030,000	65,418,100	65,418,100	65,418,100
	12	2033-2034	2033	0	378,400	65,030,000	65,408,400	65,408,400	65,408,400
	13	2034-2035	2034	0	368,900	65,030,000	65,398,900	65,398,900	65,398,900
	14	2035-2036	2035	0	359,700	65,030,000	65,389,700	65,389,700	65,389,700
	15	2036-2037	2036	0	350,700	65,030,000	65,380,700	65,380,700	65,380,700
Additional years for 25 year economic impact as required by 313.026(c)(1)	16	2037-2038	2037	0	341,900	65,030,000	65,371,900	65,371,900	65,371,900
	17	2038-2039	2038	0	333,400	65,030,000	65,363,400	65,363,400	65,363,400
	18	2039-2040	2039	0	325,100	65,030,000	65,355,100	65,355,100	65,355,100
	19	2040-2041	2040	0	317,000	65,030,000	65,347,000	65,347,000	65,347,000
	20	2041-2042	2041	0	309,100	65,030,000	65,339,100	65,339,100	65,339,100
	21	2042-2043	2042	0	301,400	61,778,500	62,079,900	62,079,900	62,079,900
	22	2043-2044	2043	0	293,900	61,778,500	62,072,400	62,072,400	62,072,400
	23	2044-2045	2044	0	286,600	61,778,500	62,065,100	62,065,100	62,065,100
	24	2045-2046	2045	0	279,400	61,778,500	62,057,900	62,057,900	62,057,900
	25	2046-2047	2046	0	272,400	61,778,500	62,050,900	62,050,900	62,050,900

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 **10/7/2019**  
 Applicant Name **CORAZON ENERGY, LLC**  
 ISD Name **UNITED 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	400 FTE	50,000	0	0	0
Each year prior to start of Value Limitation Period <i>Insert as many rows as necessary</i>	0	2021-2022	2021	400 FTE	50,000	0	0	0
Value Limitation Period <i>The qualifying time period could overlap the value limitation period.</i>	1	2022-2023	2022	N/A	N/A	0	4	40,800
	2	2023-2024	2023	N/A	N/A	0	4	40,800
	3	2024-2025	2024	N/A	N/A	0	4	40,800
	4	2025-2026	2025	N/A	N/A	0	4	40,800
	5	2026-2027	2026	N/A	N/A	0	4	40,800
	6	2027-2028	2027	N/A	N/A	0	4	40,800
	7	2028-2029	2028	N/A	N/A	0	4	40,800
	8	2029-2030	2029	N/A	N/A	0	4	40,800
	9	2030-2031	2030	N/A	N/A	0	4	40,800
	10	2031-2032	2031	N/A	N/A	0	4	40,800
Years Following Value Limitation Period	11 through 25	2031-2046	2031-2046	N/A	N/A	0	4	40,800

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 **10/7/2019**  
 Applicant Name **CORAZON ENERGY, LLC**  
 ISD Name **UNITED 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:	N/A	N/A	N/A	N/A	N/A
	City:	N/A	N/A	N/A	N/A	N/A
	Other:	N/A	N/A	N/A	N/A	N/A
Tax Code Chapter 312	County: Webb County	2022	10 Years	Annual Avg. = \$724,800	See Below	Annual Avg = \$217,500
	City:	N/A	N/A	N/A	N/A	N/A
	Other:	N/A	N/A	N/A	N/A	N/A
Local Government Code Chapters 380/381	County:	N/A	N/A	N/A	N/A	N/A
	City:	N/A	N/A	N/A	N/A	N/A
	Other:	N/A	N/A	N/A	N/A	N/A
Freeport Exemptions	N/A	N/A	N/A	N/A	N/A	N/A
Non-Annexation Agreements	N/A	N/A	N/A	N/A	N/A	N/A
Enterprise Zone/Project	N/A	N/A	N/A	N/A	N/A	N/A
Economic Development Corporation	N/A	N/A	N/A		N/A	
Texas Enterprise Fund	N/A	N/A	N/A		N/A	
Employee Recruitment	N/A	N/A	N/A		N/A	
Skills Development Fund	N/A	N/A	N/A		N/A	
Training Facility Space and Equipment	N/A	N/A	N/A		N/A	
Infrastructure Incentives	N/A	N/A	N/A		N/A	
Permitting Assistance	N/A	N/A	N/A		N/A	
Other:	N/A	N/A	N/A		N/A	
Other:	N/A	N/A	N/A		N/A	
Other:	N/A	N/A	N/A		N/A	
Other:	N/A	N/A	N/A		N/A	
<b>TOTAL</b>				724,800		217,500

Additional information on incentives for this project:

**County Terms:** Corazon Energy, LLC has applied for and anticipates receiving a Tax abatement structured as follows: Year 1 through 10 - 70%



TAB 15

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

None



TAB 16

Description of Reinvestment Zone or Enterprise Zone, including:

- a) Evidence that the area qualifies as an enterprise zone as defined by the Governor's office
- b) Legal description of reinvestment zone\*
- c) Order, resolution, or ordinance established the reinvestment zone\*
- d) Guidelines and criteria for creating the zone\*

- a) Not applicable
- b) See Attached
- c) Will be provided once United ISD creates the Reinvestment Zone
- d) Guidelines and Criteria are not required for United ISD to create the Reinvestment Zone

## Reinvestment Zone Legal Description

PARCEL ID	OWNER NAME	LEGAL DESCRIPTION	ACREAGE
206431	Papomemito Partners LTD	ABST 0268-P 24 T RODRIGUEZ 117ACRES	117.000
206828	Papomemito Partners LTD	ABST 282-P 26 A SANCHEZ 16 ACRES	16.000
206249	Papomemito Partners LTD	ABST 283-P 23 L SANCHEZ 11 ACRES	11.000
206633	Papomemito Partners LTD	ABST 0050 P 25 J F GARCIA 114 ACRES	114.000
200988	Papomemito Partners LTD	ABST 1335-2005 G C & S F 320 ACRES	320.000
201444	Papomemito Partners LTD	ABST 1545-1728 MRS E J LEWIS 1099.1 ACRES	1,099.100
201589	Papomemito Partners LTD	ABST 1619-115 J POITEVENT 319 ACRES	319.000
201894	Papomemito Partners LTD	ABST 1762 SUR 2255 J M SWISHER223.22 ACS	223.220
203189	Papomemito Partners LTD	ABST 2304-532 E A HICKS 651.28 ACRES	651.280
203286	Papomemito Partners LTD	ABST 2366-1738 GC & SF NORTH PART 496.43 ACRES	496.430
203289	Papomemito Partners LTD	ABST 2367-1740 G C & S F 640 ACRES	640.000
203290	Papomemito Partners LTD	ABST 2368-2029 R MATHEWS E PT 726.5 ACRES	726.500
203501	Papomemito Partners LTD	ABST 2476-2120 G C & S F 884.9ACRES	884.900
204132	Papomemito Partners LTD	ABST 2833-2010 B W DAY 1244.646 ACRES	1,244.646
204133	Papomemito Partners LTD	ABST 2834-2011 B W DAY 1267.824 ACRES	1,267.824
204709	Papomemito Partners LTD	ABSRT 3125-2119 GC & SF 69.3 ACRES	69.300
204724	Papomemito Partners LTD	ABST 3133 1118 G LANG 200 ACRES	200.000
204828	Papomemito Partners LTD	ABST 3196-2006 GC & SF 320 ACRES	320.000
555681	Papomemito Partners LTD	ABST 3242 SUR 2365 J B FINLEY 22.1 ACRES	22.100
205091	Papomemito Partners LTD	ABST 3257-2382 M B VOLPE 52.7 ACRES	52.700
205212	Papomemito Partners LTD	ABST 3340 NONE M BENAVIDES VOLPE 36.44 ACRES	<u>36.440</u>
			8,831.440



TAB 17

Signature and Certification Page; signed and dated by Authorized School District Representative and Authorized Company Representative (applicant)

See Attached

**SECTION 16: Authorized Signatures and Applicant Certification**

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

**1. Authorized School District Representative Signature**

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

**print here** → Roberto J. Santos Superintendent  
Print Name (Authorized School District Representative) Title

**sign here** →  10-21-19  
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** → William Gulley Chief Financial Officer  
Print Name (Authorized Company Representative (Applicant)) Title

**sign here** →  October 15, 2019  
Signature (Authorized Company Representative (Applicant)) Date

GIVEN under my hand and seal of office this, the

15th day of October, 2019

Notary Public in and for the State of Texas

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

(Notary Seal)

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

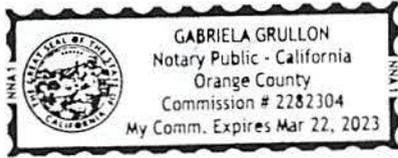
**CALIFORNIA ACKNOWLEDGMENT**

**CIVIL CODE § 1189**

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 ORANGE }  
On OCTOBER 15<sup>th</sup>, 2019 before me, GABRIELA GRULLON, NOTARY PUBLIC  
Date Here Insert Name and Title of the Officer  
personally appeared William GULLEY  
Name(s) of Signer(s)

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 Gabriela Grullon  
Signature of Notary Public

Place Notary Seal and/or Stamp Above

**OPTIONAL**

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

**Description of Attached Document**

Title or Type of Document: \_\_\_\_\_

Document Date: \_\_\_\_\_ Number of Pages: \_\_\_\_\_

Signer(s) Other Than Named Above: \_\_\_\_\_

**Capacity(ies) Claimed by Signer(s)**

Signer's Name: \_\_\_\_\_

Corporate Officer – Title(s): \_\_\_\_\_

Partner –  Limited  General

Individual  Attorney in Fact

Trustee  Guardian or Conservator

Other: \_\_\_\_\_

Signer is Representing: \_\_\_\_\_

Signer's Name: \_\_\_\_\_

Corporate Officer – Title(s): \_\_\_\_\_

Partner –  Limited  General

Individual  Attorney in Fact

Trustee  Guardian or Conservator

Other: \_\_\_\_\_

Signer is Representing: \_\_\_\_\_