Tab 4

Detailed description of the project.

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.

Fence Post Solar Project, LLC ("Fence Post"), is the project entity formed to facilitate the development of a utility-scale photovoltaic ("PV") solar energy project (The "Project"). Fence Post Solar is a wholly owned subsidiary of ENEL Green Power North America, Inc., ("ENEL"). ENEL is one of the most successful independent renewable energy development companies in the U.S.

ENEL is actively evaluating renewable energy project opportunities in locations across the United States at various stages of development.

Fence Post Solar seeks to develop and interconnect 240 megawatts-ac ("MWac") of power and 90MWac of battery storage into the ERCOT market. Fence Post Solar is requesting an appraised value limitation from Kerens ISD for a proposed solar energy project using PV solar energy panels and transmission facilities. Fence Post Solar has not entered into any agreements for appraised value limitation with any other ISD. The solar energy facility and its associated infrastructure will be constructed entirely within Navarro County, Texas. A map showing the location of the solar energy facility is included as Attachment 11a.

Fence Post Solar applied to ERCOT and was assigned IGNR # 22INR0404. The project has not previously been known by any other names other than Fence Post Solar Project, LLC. The Project will have a total estimated capacity of 240 MWac of power and 90 MWac of battery storage all of which will be located within Kerens ISD. The permanent battery storage facility will only be used for the Fence Post Solar, LLC project.

The Project is located on approximately 1,300 acres of contiguous land located within Kerens ISD. Fence Post Solar has obtained a lease and option agreement with the property owner needed to construct the Project. The Project will consist of solar PV modules, connected to form strings, which are subsequently connected in parallel and mounted on rows of horizontal, single axis trackers. The Project will also feature central power inverters and transformers to convert DC power to AC electricity. In addition to the major equipment, there will be the supporting electrical collection system and supporting facilities to be constructed and improved as necessary, a permanent project battery storage facility with a capacity of 90 MWac, and overhead transmission lines.

Construction of the solar energy facility is expected to take approximately 12 months to complete, contingent upon favorable economics for the Project.

While the solar energy resource for Navarro County, Texas is excellent, there are many favorable locations for solar energy projects that could be developed across the United States. Fence Post

Solar considers a Limitation of Appraised Value Agreement with Kerens ISD as a key and invaluable portion of the Project.

In today's competitive energy market, project investors and power purchasers require solar energy projects to have secured tax incentives, so that they can compete with solar energy projects across the U.S.

Solar energy facilities are operating and under development in many states throughout the country. The United States now has over 71.3 gigawatts ("GW") of installed solar capacity, enough to power millions of homes, according to the Solar Energy Industries Association ("SEIA"). In Quarter 3 of 2019, the U.S. solar market installed over 2.6 GW, primarily driven by the utility-scale PV segment. While California has historically been the largest state market, other states are growing, such as: North Carolina, Arizona, Florida, Nevada; together with Texas, these states make up the top six markets for highest total installations in 2019. As represented by the depiction from SEIAs 2019 report for the top 10 states.

Locations for the development of solar energy projects are abundant and the Applicant can locate a project in a wide variety of locations across the United States, should it be unable to develop a competitive project in Texas that is able to generate returns sufficient enough to attract investment capital.

As construction is one of the most significant costs in creating a solar energy facility, the physical improvements of the Project, once completed, cannot be feasibly moved to another location. The solar modules and supporting infrastructure are long-lived assets engineered and designed specifically for this Project location. The cost of installing the improvements on the site is substantial and the cost to remove, redesign, and relocate the improvements to a different location would be prohibitive.

Fence Post Solar was formed for the express purpose of developing a photovoltaic solar energy facility that could help bring significant economic development to the area. ENEL identified Texas, and in particular Navarro County and Kerens ISD, for it's strong solar energy resource, access to available transmission capacity and the ERCOT market, and favorable property tax incentives under the Tax Code for Chapter 312 abatement and Chapter 313 Appraised Value Limitation. For these reasons, Fence Post Solar seeks to develop and build the proposed Project as described throughout this Application.

As of January 2021, Fence Post Solar has no existing improvement in place. Fence Post Solar has invested additional capital in interconnecton studies with ERCOT, environmental and wildlife studies, and in leasing land for the Project, among other development activities.

Should the Appraised Value Limitation be granted, Fence Post Solar has created a development and investment plan that is capitalized to implement the Project. Without such a limitation, the Project, competing against other Texas projects that have qualified, would likely be forced to redeploy its assets and capital to other states competing for similar solar energy projects.