WALSH GALLEGOS
TREVIÑO RUSSO & KYLE P.C.

June 9, 2020

Mr. John Villarreal
Chapter 313 Manager
Local Government Assistance and
Economic Development Division
Texas Comptroller of Public Accounts
111 E. 17th Street
Austin, Texas 78774

VIA E-MAIL DELIVERY:
John.Villarreal@cpa.texas.gov

Re: Corsicana Independent School District ("District") / Tax Limitation Agreement: Pisgah Ridge Solar, LLC ("Applicant")

Dear Mr. Villarreal:

Pursuant to Tax Code §313.025(b) and 34 TAC Rules §9.1053(a)(2) and 9.1054(c), attached is one (1) copy of the Application for Appraised Value Limitation on Qualified Property ("Application"), including schedules in Excel format, submitted to the Corsicana Independent District by Pisgah Ridge Solar, LLC for public posting.

The Application was received on June 1, 2020. The Board of Trustees of the District elected to consider the application on June 1, 2020. The District determined the Application was complete on June 4, 2020.

The District requests that the Comptroller provide an economic impact evaluation. By copy of this letter we are notifying the Applicant that the District has submitted the Application to the Comptroller and to the San Patricio County Appraisal District.

Please call if you have any questions.

Sincerely,

Eddy Hernandez Perez

EDDY HERNANDEZ PEREZ

EHP/paw
Enclosures

cc: Dr. Diane D. Frost *(Via Certified Mail No. 7019 640 0001 2277 3956; Return Receipt Requested)*
Superintendent of Schools
Corsicana Independent School District
2200 West 4th Avenue
Corsicana, Texas 75110

Mr. Chris Grammer *(Via Certified Mail No. 7019 640 0001 2277 3963; Return Receipt Requested)*
Culwell Consulting
1303 Darter Lane
Austin, Texas 78746

Mr. Brian Stallman *(Via Certified Mail No. 7019 640 0001 2277 3970; Return Receipt Requested)*
Vice President
Duke Energy Renewables
550 South Caldwell Street, Suite 900
Charlotte, North Carolina 28202

Mr. Brandon Richards *(Via Certified Mail No. 7019 640 0001 2277 3987; Return Receipt Requested)*
Business Development Director
Duke Energy Renewables
550 South Caldwell Street, Suite 900
Charlotte, North Carolina 28202

Mr. Troy Reed *(Via Certified Mail No. 7019 640 0001 2277 3994; Return Receipt Requested)*
Manager - Indirect Tax Services - Property Tax
Ernst & Young LLP
401 Congress Ave, Suite 3200
Austin, Texas 78701

Navarro County Appraisal District *(Via U.S. Postal Service Delivery)*
P.O. Box 3118
Corsicana, Texas 75151-3118

CHECKLIST ITEM #1

Application

See attached.

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, as indicated on page 9 of this application, separating each section of the documents in addition to an electronic copy. 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, and has determined that all assertions of confidentiality are appropriate, the Comptroller will publish all submitted non-confidential 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

June 1, 2020
Date Application Received by District

Diane
First Name

Frost
Last Name

Superintendent
Title

Corsicana ISD
School District Name

2200 W. 4th Ave
Street Address

Mailing Address

City

TX
State

75110
ZIP

(903) 874-7441
Phone Number

Fax Number

Mobile Number (optional)

diane.frost@cisd.org
Email Address

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

SECTION 1: School District Information *(continued)*

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

First Name: Eddy
Last Name: Perez
Title: Attorney
Firm Name: Walsh Gallegos Trevino Russo & Kyle, PC
Phone Number: (210) 979-6633
Fax Number: (210) 979-7024
Mobile Number (optional):
Email Address: eperez@wabsa.com

4. On what date did the district determine this application complete? .... June 4, 2020

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)*

First Name: Brian
Last Name: Stallman
Title: Vice President
Organization: Duke Energy Renewables
Street Address: 550 South Caldwell Street, Suite 900
Mailing Address:
City: Charlotte
State: NC
ZIP: 28202
Phone Number: (513) 287-2026
Fax Number:
Mobile Number (optional):
Business Email Address: brian.stallman@duke-energy.com

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.

First Name: Brandon
Last Name: Richards
Title: Business Development Director
Organization: Duke Energy Renewables
Street Address: 550 South Caldwell Street, Suite 900
Mailing Address:
City: Charlotte
State: NC
ZIP: 28202
Phone Number: (512) 636-7682
Fax Number:
Mobile Number (optional): (512) 636-7682
Business Email Address: brandon.richards@duke-energy.com

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)***

First Name: Troy
Last Name: Reed
Title: Manager
Firm Name: Ernst & Young LLP
Phone Number: (512) 542-7750
Fax Number:
Business Email Address: troy.t.reed@ey.com

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, include all transaction information below. Include proof of application fee paid to the school district in **Tab 2**. Any confidential banking information provided will not be publicly posted.

Payment Amount: $75,000
Transaction Type: ACH Wire Transfer
Payor: Duke Energy Renewables
Payee: Corsicana ISD
Date transaction was processed: June 1, 2020

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? Pisgah Ridge Solar, LLC
2. List the Texas Taxpayer I.D. number of entity subject to Tax Code, Chapter 171 (11 digits) 32073975537
3. Parent Company Name .... Duke Energy Renewables, Inc.
4. Parent Company Tax ID 32008965132
5. List the NAICS code 221114
6. Is the applicant a party to any other pending or active Chapter 313 agreements? .... ☐ Yes ☑ No

   6a. 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.

SECTION 5: Applicant Business Structure *(continued)*

2b. List the Texas Franchise Tax Reporting Entity Taxpayer Name

Duke Energy Corporation

2c. List the Reporting Entity Taxpayer Number

12027772180

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

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

***Note**: Applicants requesting eligibility under this category should note that there are additional application and reporting data submission requirements.

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. If the project is an amendment or a reapplication please specify and provide details regarding the original project.
2. Check the project characteristics that apply to the proposed project:
   - ☑ Land has no existing improvements
   - ☐ Land has existing improvements (complete Section 13)
   - ☐ Expansion of existing operation on the land (complete Section 13)
   - ☐ 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

NOTE: Only construction beginning after the application review start date (the date the Texas Comptroller of Public Accounts deems the application complete) can be considered qualified property and/or qualified investment.

1. Estimated school board ratification of final agreement: October 1, 2020
2. Estimated commencement of construction: October 1, 2021
3. Beginning of qualifying time period (MM/DD/YYYY): 01/02/2021
4. First year of limitation (MM/DD/YYYY): 01/01/2023

   4a. For the beginning of the limitation period, notate which **one of the following** will apply according to provision of 313.027(a-1)(2):

   ☐ A. January 1 following the application date ☐ B. January 1 following the end of QTP

   ☑ C. January 1 following the commencement of commercial operations

5. Commencement of commercial operations: 12/31/2022

SECTION 10: The Property

1. Identify county or counties in which the proposed project will be located: Navarro County
2. Identify Central Appraisal District (CAD) that will be responsible for appraising the property: Navarro 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:

M&O (ISD): Corsicana ISD, .9700, 100% (Name, tax rate and percent of project)

I&S (ISD): Corsicana ISD, .3131, 100% (Name, tax rate and percent of project)

County: Navarro County, .6180, 100% (Name, tax rate and percent of project)

City: ______ (Name, tax rate and percent of project)

Hospital District: ______ (Name, tax rate and percent of project)

Water District: ______ (Name, tax rate and percent of project)

Other (describe): Navarro College, .1164, 100% (Name, tax rate and percent of project)

Other (describe): Flood Control .0090, 100% (Name, tax rate and percent of project)

SECTION 10: The Property *(continued)*

5. List all state and local incentives as an annual percentage. Include the estimated start and end year of the incentive:

County: Abatement, 100/90/80/70/60/50/40/30/20/10, 2023 to 2032
(Incentive type, percentage, start and end year)

City: ______
(Incentive type, percentage, start and end year)

Hospital District: ______
(Incentive type, percentage, start and end year)

Water District: ______
(Incentive type, percentage, start and end yeart)

Other (describe): Abatement, 50%, 2023 to 2032
(Incentive type, percentage, start and end year)

Other (describe): ______
(Incentive type, percentage, start and end year)

6. Is the project located entirely within the ISD listed in Section 1? ☑ Yes ☐ No
   - 6a. If no, attach in **Tab 6** maps of the entire project (depicting all other relevant school districts) and additional information on the project scope and size. Please note that only the qualified property within the ISD listed in Section 1 is eligible for the limitation from this application. Please verify that all information in **Tabs 7** and **8**, Section 11, 12 and 13, and map project boundaries pertain to only the property within the ISD listed in Section 1.
7. 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
   - 7a. If yes, attach in **Tab 6** supporting documentation from the Office of the Governor.

SECTION 11: Texas Tax Code 313.021(1) Qualified Investment

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

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

   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 within the project boundary 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: Texas Tax Code 313.021(2) Qualified Property

1. Attach a detailed description of the qualified property. [See §313.021(2)] 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**);
   - 1c. a map or site plan of the proposed qualified property showing the location of the new buildings or new improvements inside the project area boundaries within a vicinity map that includes school district, county and RZ boundaries (**Tab 11**); and
   - 1d. Will any of the proposed qualified property be used to renovate, refurbish, upgrade, maintain, modify, improve, or functionally replace existing buildings or existing improvements inside or outside the project area? ☐ Yes ☑ No

Note: Property used to renovate, refurbish, upgrade, maintain, modify, improve, or functionally replace existing buildings or existing improvements inside or outside the project area cannot be considered qualified property and will not be eligible for a limitation. See TAC §9.1051(16).

SECTION 12: Texas Tax Code 313.021(2) Qualified Property *(continued)*

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? 7/31/2020

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 within the project boundary**. 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 within the project boundary 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 within the project boundary 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 within the project boundary (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 number of new qualifying jobs you are committing to create? 1
2. What is the number of new non-qualifying jobs you are estimating you will create? (See TAC 9.1051(14)) 0
3. 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) and TAC 9.1051(b)(1)? .... ☑ Yes ☐ No
   3a. If yes, attach evidence of industry standard 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.
4. 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). **Note**: If a more recent quarter of information becomes available before the application is deemed complete, updated wage information will be required.
   a. Non-qualified job wages
   - average weekly wage for all jobs (all industries) in the county is $765.50
   b. Qualifying job wage minimum option §313.021(5)(A)
   -110% of the average weekly wage for manufacturing jobs in the county is $951.23
   c. Qualifying job wage minimum option §313.021(5)(B)
   -110% of the average weekly wage for manufacturing jobs in the region is $1,228.91
5. 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)
6. What is the minimum required annual wage for each qualifying job based on the qualified property? 49,463.70
7. What is the annual wage you are committing to pay for each of the new qualifying jobs you create on the qualified property? 49,464.00
8. Will the qualifying jobs meet all minimum requirements set out in Tax Code §313.021(3)? .... ☑ Yes ☐ No
9. 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
   9a. If yes, attach in **Tab 12** supporting documentation from the TWC, pursuant to §313.021(3)(F).
10. 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
   10a. 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, and C in **Tab 14. Note**: Excel spreadsheet versions of schedules are available for download and printing at URL listed below.
2. Attach an Economic Impact Analysis, if supplied by other than the Comptroller's Office, in **Tab 15**. (not required)
3. If there are any other payments made in the state or economic information that you believe should be included in the economic analysis, attach a separate schedule showing the amount for each year affected, including an explanation, in **Tab 15**.

APPLICATION TAB ORDER FOR REQUESTED ATTACHMENTS	
TAB	ATTACHMENT
1	Pages of the application including the signature and certification page, signed and dated by Authorized School District Representative and Authorized Company Representative. Sections 1-16
2	Proof of Payment of Application Fee
3	Documentation of Combined Group membership under Texas Tax Code 171.0001(7), history of tax default, delinquencies and/or material litigation (if applicable)
4	Detailed description of the project
5	Documentation to assist in determining if limitation is a determining factor
6	Description of how project is located in more than one district, including list of percentage in each district and, if determined to be a single unified project, documentation from the Office of the Governor (if applicable)
7	Description of Qualified Investment
8	Description of Qualified Property
9	Description of Land
10	Description of all property not eligible to become qualified property (if applicable)
11	Maps that clearly show: a) Project boundary and project vicinity, including county and school district boundaries b) Qualified investment including location of tangible personal propertry to be placed in service during the qualifying time period and buildings to be constructed during the qualifying time period c) Qualified property including location of new buildings or new improvements d) Any existing property within the project area e) Any facilities owned or operated by the applicant having interconnections to the proposed project f) Location of project, and related nearby projects within vicinity map g) Reinvestment or Enterprise Zone within vicinity map, showing the actual or proposed boundaries and size **Note**: Electronic maps should be high resolution files. Include map legends/markers.
12	Request for Waiver of Job Creation Requirement and supporting information (if applicable)
13	Calculation of non-qualifying wage target and two possible qualifying job wage requirements with TWC documentation
14	Schedules A1, A2, B, and C completed and signed Economic Impact (if applicable)
15	Economic Impact Analysis, other payments made in the state or other economic information (if applicable)
16	Description of Reinvestment or Enterprise Zone, including: a) evidence that the area qualifies as a enterprise zone as defined by the Governor's Office b) legal description of reinvestment zone* c) order, resolution or ordinance establishing the reinvestment zone* d) guidelines and criteria for creating the zone *** To be submitted with application or before date of final application approval by school board**
17	Signature and Certification page, signed and dated by Authorized School District Representative and Authorized Company Representative (applicant)

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)

CHECKLIST ITEM #3

Documentation from Texas Comptroller's Franchise Tax Division to demonstrate Combined Group membership

Attached to this application is a copy of the most recently filed Form 05-165 for this combined group report.

Documentation of combined group received by the Texas Comptroller of Public Accounts

CHECKLIST ITEM #4

Detailed Description of Project

Pisgah Ridge Solar, LLC (Pisgah Ridge Solar) is developing a utility scale single axis tracker photovoltaic facility designed to use solar power to generate electricity. The Project will be capable of generating approximately 200 MWac and will cover a surface area approximately 2,000 acres. The exact capacity and specific technology will be determined during the design process, and so the exact location of the improvements cannot be specified at this time. In addition, 100% of the entire project is planned to be installed in Corsicana ISD.

If granted an Appraised Value Limitation pursuant to Texas Tax Code 313, Pisgah Ridge Solar expects to issue a full notice to proceed for construction in Q4 of 2021 and expects to complete construction in Q4 2022.

The investment may include, but is not limited to, the following: approximately 600,000 solar modules/panels, metal mounting system with tracking capabilities, battery or battery system, underground conduit, communications cables and electric system wiring, combiner boxes, a project substation including breakers, a transformer and meters, overhead transmission lines, control house, inverter boxes on concrete pads, an operations and maintenance facility, fencing for safety and security, telephone and internet communication system, and meteorological equipment to measure solar irradiation and weather conditions.

Pisgah Ridge Solar applied on 10/21/2019 to ERCOT and has received the following IGNR number 22INR0254. This project has been known by no other names in past media reports, investor presentations, or any other listings with any federal or state agency.

CHECKLIST ITEM #5

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

2. Has the applicant entered into any agreements, contracts or letters of intent related to the proposed project?

The Applicant for this Project has entered into a number of contracts related to the Project, including long-term lease option agreements with area landowners, contracts with environmental consultants to assess the suitability of the site, and a request for studies leading to an interconnection agreement with the transmission provider. The Project was selected as a candidate for development based on the favorable solar data, nearby access to the electric grid, and favorable tax incentives under Texas Tax Code chapters 312 and 313. Obtaining a value limitation agreement is critical to the economic and competitive viability of this Project.

None of the current Project agreements firmly commit the Applicant to the development of the Project. A number of variables remain undetermined at this stage, including the approval of this application. The Applicant could still elect to devote resources to other projects that it has in development. Without the available tax incentives, the economics of the Project become far less attractive and the likelihood of selling the electricity at a competitive price will decrease.

7. Is the applicant evaluating other locations not in Texas for the proposed project?

Duke Energy Renewables, Inc., acting as parent company of Pisgah Ridge Solar, is a U.S. developer of solar projects, and has operations in several regions within the contiguous United States. Duke has the ability to locate solar farms anywhere in the U.S. and bases its decision to deploy capital on projects with the best return on investment. For these reasons, Duke Energy studies and compares the economic returns at various competing sites throughout the market areas where solar development is attractive. Without a Limitation on Appraised Value, the economics of the project become far less attractive and Duke Energy would allocate its financial resources to alternative sites outside the State of Texas with more favorable economic returns which would include:

Alternative Sites Outside Texas

- Alabama
- New York
- Virgina
- South Carolina
- Illinois
- Tennessee
- North Carolina
- Arkansas
- Mississippi

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?

The information provided in this Attachment and throughout the Application has been assembled to provide the reviewer with the best possible information to make an assessment and determination of the critical nature of the Limitation on Appraised Value to the feasibility of Pisgah Ridge Solar. The financial viability of the Pisgah Ridge Solar project is contingent on receiving the Chapter 313 Appaised Value Limitation, and the project cannot move forward without it.

CHECKLIST ITEM #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).

N/A

CHECKLIST ITEM #7

Description of Qualified Investment

The Applicant anticipates constructing a solar photovoltaic electric generating facility with an operating capacity of approximately 200 MW and will cover a surface area of approximately 2,000 acres. 100% of the project will be located in Corsicana ISD and will be considered qualified investment for this application. The exact capacity and specific technology components will be determined during the development and design process. The facility may include, but not limited to, the following improvements:

- Solar modules/panels
- Metal mounting system with tracking capabilities
- Battery or battery system
- Underground conduit, communications cables, and electric collection system wiring
- Combiner boxes
- A project substation including breakers, a transformer and meters
- Overhead transmission lines
- Control house
- Inverter boxes on concrete pads
- Operations and maintenance facility
- Fencing for safety and security
- Telephone and internet communications system
- Meteorological equipment to measure solar irradiation and weather conditions

Batteries or battery system included in the Qualified Investment will only be used to store electricity generated by the solar panels included in the Project.

CHECKLIST ITEM #8

Description of Qualified Property

The Applicant anticipates constructing a solar photovoltaic electric generating facility with an operating capacity of approximately 200 MW and will cover a surface area of approximately 2,000 acres. 100% of the project will be located in Corsicana ISD and will be considered qualified property for this application. The exact capacity and specific technology components will be determined during the development and design process. The facility may include, but not limited to, the following improvements:

- Solar modules/panels
- Metal mounting system with tracking capabilities
- Battery or battery system
- Underground conduit, communications cables, and electric collection system wiring
- Combiner boxes
- A project substation including breakers, a transformer and meters
- Overhead transmission lines
- Control house
- Inverter boxes on concrete pads
- Operations and maintenance facility
- Fencing for safety and security
- Telephone and internet communications system
- Meteorological equipment to measure solar irradiation and weather conditions

Batteries or battery system included in the Qualified Property will only be used to store electricity generated by the solar panels included in the Project.

CHECKLIST ITEM #9

Description of Land

Pisgah Ridge Solar, LLC will lease approximately 2,000 acres of land within in Navarro County, Texas with the following legal descriptions:

- ABS A10545 J B MOORE ABST TRACT 4 70.0 ACRES
- ABS A10290 M FOUTY ABST TRACT 3 112.0 ACRES
- ABS A10274 M FOULTY ABST TRACT 4 196.93 ACRES
- ABS A10545 J B MOORE ABST TRACT 5 52.878 ACRES
- ABS A10697 J ROLAND ABST TRACT 5 20.1 ACRES
- ABS A10712 S ROSS ABST TRACT 1 132.371 ACRES
- ABS A10290 M FOUTY ABST TRACT 5 4.7 ACRES
- ABS A10296 M FOUTY ABST TRACT 1 101.01 ACRES
- ABS A10290 M FOUTY ABST TRACT 4 52.6 ACRES
- ABS A10296 M FOUTY ABST TRACT 2 60.0 ACRES
- ABS A10881 D WEAVER ABST TRACT 1 60.0 ACRES
- ABS A10413 H T & B RR CO ABST TRACT 1 100.0 ACRES
- ABS A10909 W BRIGHT ABST TRACT 2 108.12 ACRES
- ABS A10569 J MCGEE ABST TRACT 1 160.0 ACRES
- ABS A10909 W BRIGHT ABST TRACT 1 33.0 ACRES
- ABS A10805 G TANKERSLEY ABST TRACT 1 323.2 ACRES
- ABS A10923 A JOPLIN ABST TRACT 1 10.5 ACRES
- ABS A10923 A JOPLIN ABST TRACT 2 18.19 ACRES
- ABS A10596 O MUNROE ABST TRACT 3 177.5 ACRES
- ABS A10596 O MUNROE ABST TRACT 5A 103.66 ACRES

CHECKLIST ITEM #10

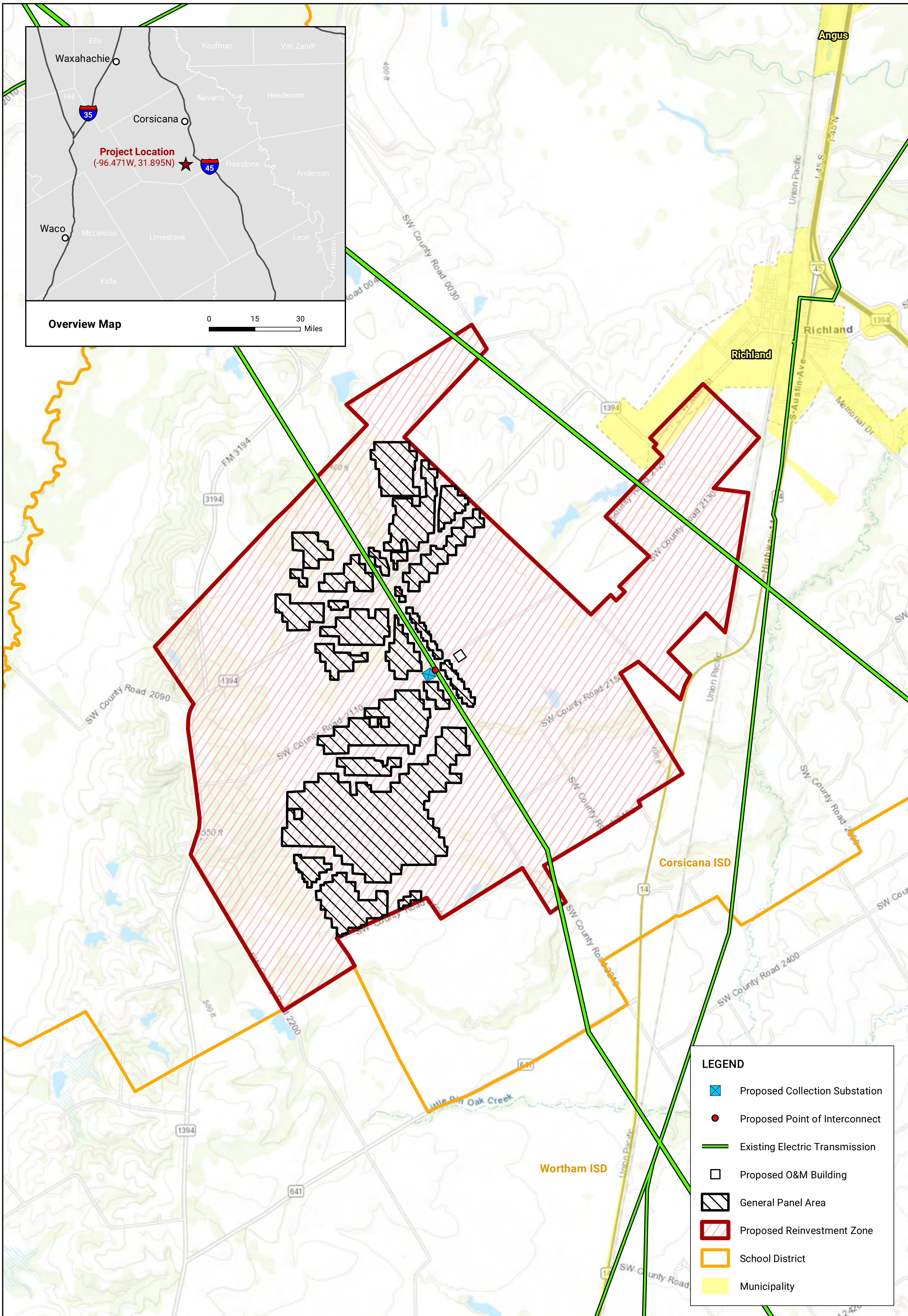
Description of all property not eligible to become qualified property (if applicable).

N/A

CHECKLIST ITEM #11

Maps

A. Project boundary and project vicinity, including county and school district boundaries – Attached
B. Qualified investment including location of tangible personal property to be placed in service during the qualifying time period and buildings to be constructed during the qualifying time period - Attached
C. Qualified property including location of new buildings or new improvements - Attached
D. Any existing property within the project area – Attached
E. Any facilities owned or operated by the applicant having interconnections to the proposed project – Attached
F. Location of project, and related nearby projects within the vicinity map - Attached
G. Reinvestment or Enterprise Zone within vicinity map, showing the actual or proposed boundaries and size – Attached



1221 South MoPac Expressway, Suite 225
Austin, Texas 78746 | 512-222-1125
www.energyrenewalpartners.com

ERP
ENERGY RENEWAL PARTNERS, LLC

Duke Energy Renewables

Pisgah Ridge Solar Project

Project Infrastructure

Project Location: Navarro County, Texas

N

0 1,500 3,000 Feet

Prepared by: L. Kauffman

Date: 2020-04-15

CHECKLIST ITEM #12

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

See attached.

DUKE ENERGY. RENEWABLES

Christopher M. Fallon
Vice President
Pisgah Ridge Solar, LLC

550 South Caldwell Street, Suite 600
Charlotte, NC 28202

April 27, 2020

Dr. Diane Frost
Corsicana Independent School District
2200 W 4th Avenue
Corsicana, TX 75110

Re: Chapter 313 Job Waiver Request

Dear Dr. Frost:

Please consider this letter to be Pisgah Ridge Solar, LLC's formal request to waive the minimum new job creation requirement, as provided under Texas Tax Code 313.025(f-1).

The governing body of a school district may waive the new jobs creation requirement in Section 313.021(2)(A)(iv)(b) or 313.051(b) and approve an application if the governing body makes a finding 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 that is described in this application. Solar energy projects create a large number of full-time jobs during the construction phase, but these jobs are temporary by nature. Once the project is in operation, a small crew of full-time employees will maintain and operate the facility. Based upon our experience in the solar industry, we have determined that an appropriate industry standard for full-time operations of a solar energy facility is one (1) employee for every 150 MW to 250 MW of solar capacity. Based on this industry standard, we expect that one (1) employee would be needed to operate a 200 MW facility, and we can commit to creating one (1) full-time position to fill those needs. The newly created position will be a qualifying job as described in Section 313.021(3) of the Texas Tax Code.

The applicant requests that the Corsicana ISD's Board of Trustees make such a finding and waive the job creation requirement. This waiver request is in line with the industry standards for the job requirements for a solar facility of this size, as evidenced by limitation agreement applications that have been filed by other solar developers, and by documentation related to the development and operation of solar generation facilities.

The project stands to provide significant benefits to the community with respect to increased tax base and the ongoing royalty payments it will make to local landowners.

Yours sincerely,

Pisgah Ridge Solar, LLC

By: Christopher M. Fallon
Christopher M. Fallon
Vice President

CHECKLIST ITEM #13

Calculation of three possible wage requirements with TWC documentation.

See attached.

TAB 13

Wage Requirement Calculation

1. Average Weekly Wages for All Jobs (All Industries) in NAVARRO County, Q1 2019 - Q4 2019

Category	Area	Period	Avg. Weekly Wage
All Industries	NAVARRO County	Q1 2019	$755
All Industries	NAVARRO County	Q2 2019	$747
All Industries	NAVARRO County	Q3 2019	$756
All Industries	NAVARRO County	Q4 2019	$804
		AVERAGE	$765.50

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 Code	Industry	Average Weekly Wage
2019	01	Navarro	Total All	10	Total, All Industries	755
2019	02	Navarro	Total All	10	Total, All Industries	747
2019	03	Navarro	Total All	10	Total, All Industries	756
2019	04	Navarro	Total All	10	Total, All Industries	804

2. 110% of Average Weekly Wages for Manufacturing Jobs in NAVARRO County, Q1 2019 - Q4 2019

Category	Area	Period	Avg. Weekly Wage
Manufacturing	NAVARRO County	Q1 2019	$907
Manufacturing	NAVARRO County	Q2 2019	$860
Manufacturing	NAVARRO County	Q3 2019	$840
Manufacturing	NAVARRO County	Q4 2019	$852
		AVERAGE	$865
		110% OF AVERAGE	$951.23

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 Code	Industry	Average Weekly Wage
2019	01	Navarro	Private	1013	Manufacturing	907
2019	02	Navarro	Private	1013	Manufacturing	860
2019	03	Navarro	Private	1013	Manufacturing	840
2019	04	Navarro	Private	1013	Manufacturing	852

TAB 13

Wage Requirement Calculation

3. COG Region Wage Calculation

Year	Region	Annual Wage	Avg. Weekly Wage
2018	North Central Texas Council of Governments	$ 58,094	$1,117
		110% OF AVERAGE	$1,228.91

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.

CHECKLIST ITEM #14

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

See attached.

Date 1-Jun-20

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

Applicant Name Pisgah Ridge Solar, LLC

ISD Name Corsicana ISD

Form 50-296A

Revised February 2020

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)	2021	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								
Investment made after final board approval of application and before Jan. 1 of first complete tax year of qualifying time period				$12,648,216	$0	$0	$0	$12,648,216
Complete tax years of qualifying time period	QTP1	2022 - 2023	2022	$179,723,236	$0	$0	$0	$179,723,236
	QTP2 / LP1	2023 - 2024	2023	$0	$0	$0	$0	$0
Total Investment through Qualifying Time Period [ENTER this row in Schedule A2]				$192,371,452	$0	$0	$0	$192,371,452
				Enter amounts from TOTAL row above in Schedule A2				
Total Qualified Investment (sum of green cells)				$192,371,452				

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 **1-Jun-20**

Applicant Name **Pisgah Ridge Solar, LLC**

ISD Name **Corsicana ISD**

Form 50-296A

Revised February 2020

PROPERTY INVESTMENT AMOUNTS								
(Estimated Investment in each year. Do not put cumulative totals.)								
				Column A	**Column B**	**Column C**	**Column D**	**Column E**
	Year	**School Year** (YYYY-YYYY)	**Tax Year** (Fill in actual tax year below) YYYY	New investment (original cost) in **tangible personal property** placed in service during this year that will become Qualified Property	New investment made during this year in **buildings or permanent nonremovable components of buildings** that will become Qualified Property	Other investment made during this year that will not become Qualified Property [SEE NOTE]	Other investment made during this year that will become Qualified Property {SEE NOTE]	**Total Investment** (A+B+C+D)
				Enter amounts from TOTAL row in Schedule A1 in the row below				
Total Investment from Schedule A1*	--	**TOTALS FROM SCHEDULE A1**						
Each year prior to start of value limitation period** *Insert as many rows as necessary*	0	2020-2021	2020	$0	$0	$0	$0	$0
	Stub	2021-2022	2021	$12,648,216	$0	$0	$0	$12,648,216
	QTP1	2022-2023	2022	$179,723,236	$0	$0	$0	$179,723,236
Value limitation period***	QTP2 / LP1	2023-2024	2023	$0	$0	$0	$0	$0
	2	2024-2025	2024	$0	$0	$0	$0	$0
	3	2025-2026	2025	$0	$0	$0	$0	$0
	4	2026-2027	2026	$0	$0	$0	$0	$0
	5	2027-2028	2027	$0	$0	$0	$0	$0
	6	2028-2029	2028	$0	$0	$0	$0	$0
	7	2029-2030	2029	$0	$0	$0	$0	$0
	8	2030-2031	2030	$0	$0	$0	$0	$0
	9	2031-2032	2031	$0	$0	$0	$0	$0
	10	2032-2033	2032	$0	$0	$0	$0	$0
Total Investment made through limitation				$192,371,452	$0	$0	$0	$192,371,452
Continue to maintain viable presence	11	2033-2034	2033			$0		$0
	12	2034-2035	2034			$0		$0
	13	2035-2036	2035			$0		$0
	14	2036-2037	2036			$0		$0
	15	2037-2038	2037			$0		$0
Additional years for 25 year economic impact as required by 313.026(c)(1)	16	2038-2039	2038			$0		$0
	17	2039-2040	2039			$0		$0
	18	2040-2041	2040			$0		$0
	19	2041-2042	2041			$0		$0
	20	2042-2043	2042			$0		$0
	21	2043-2044	2043			$0		$0
	22	2044-2045	2044			$0		$0
	23	2045-2046	2045			$0		$0
	24	2046-2047	2046			$0		$0
	25	2047-2048	2047			$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 1-Jun-20
Applicant Name Pisgah Ridge Solar, LLC
ISD Name Corsicana ISD

Form 50-296A
Revised February 2020

				Qualified Property			Estimated Taxable Value		
	Year	School Year (YYYY-YYYY)	Tax Year (Fill in actual tax year) YYYY	Estimated Market Value of Land	Estimated Total Market Value of new buildings or other new improvements	Estimated Total Market Value of tangible personal property in the new buildings or "in or on the new improvements"	Market Value less any exemptions (such as pollution control) and before limitation	Final taxable value for I&S after all reductions	Final taxable value for M&O after all reductions
Each year prior to start of Value Limitation Period *Insert as many rows as necessary*	0	2020-2021	2020	$0	$0	$0	$0	$0	$0
Each year prior to start of Value Limitation Period *Insert as many rows as necessary*	Stub	2021-2022	2021	$0	$0	$0	$0	$0	$0
Each year prior to start of Value Limitation Period *Insert as many rows as necessary*	QTP1	2022-2023	2022	$0	$0	$12,648,216	$12,648,216	$12,648,216	$12,648,216
Value Limitation Period	QTP2 / LP1	2023-2024	2023	$0	$0	$179,097,822	$179,097,822	$179,097,822	$30,000,000
	2	2024-2025	2024	$0	$0	$164,746,911	$164,746,911	$164,746,911	$30,000,000
	3	2025-2026	2025	$0	$0	$149,261,010	$149,261,010	$149,261,010	$30,000,000
	4	2026-2027	2026	$0	$0	$132,524,693	$132,524,693	$132,524,693	$30,000,000
	5	2027-2028	2027	$0	$0	$114,461,014	$114,461,014	$114,461,014	$30,000,000
	6	2028-2029	2028	$0	$0	$94,954,549	$94,954,549	$94,954,549	$30,000,000
	7	2029-2030	2029	$0	$0	$73,889,875	$73,889,875	$73,889,875	$30,000,000
	8	2030-2031	2030	$0	$0	$51,132,332	$51,132,332	$51,132,332	$30,000,000
	9	2031-2032	2031	$0	$0	$35,819,564	$35,819,564	$35,819,564	$30,000,000
	10	2032-2033	2032	$0	$0	$35,819,564	$35,819,564	$35,819,564	$30,000,000
Continue to maintain viable presence	11	2033-2034	2033	$0	$0	$35,819,564	$35,819,564	$35,819,564	$35,819,564
	12	2034-2035	2034	$0	$0	$35,819,564	$35,819,564	$35,819,564	$35,819,564
	13	2035-2036	2035	$0	$0	$35,819,564	$35,819,564	$35,819,564	$35,819,564
	14	2036-2037	2036	$0	$0	$35,819,564	$35,819,564	$35,819,564	$35,819,564
	15	2037-2038	2037	$0	$0	$35,819,564	$35,819,564	$35,819,564	$35,819,564
Additional years for 25 year economic impact as required by 313.026(c)(1)	16	2038-2039	2038	$0	$0	$35,819,564	$35,819,564	$35,819,564	$35,819,564
	17	2039-2040	2039	$0	$0	$35,819,564	$35,819,564	$35,819,564	$35,819,564
	18	2040-2041	2040	$0	$0	$35,819,564	$35,819,564	$35,819,564	$35,819,564
	19	2041-2042	2041	$0	$0	$35,819,564	$35,819,564	$35,819,564	$35,819,564
	20	2042-2043	2042	$0	$0	$35,819,564	$35,819,564	$35,819,564	$35,819,564
	21	2043-2044	2043	$0	$0	$35,819,564	$35,819,564	$35,819,564	$35,819,564
	22	2044-2045	2044	$0	$0	$35,819,564	$35,819,564	$35,819,564	$35,819,564
	23	2045-2046	2045	$0	$0	$35,819,564	$35,819,564	$35,819,564	$35,819,564
	24	2046-2047	2046	$0	$0	$35,819,564	$35,819,564	$35,819,564	$35,819,564
	25	2047-2048	2047	$0	$0	$35,819,564	$35,819,564	$35,819,564	$35,819,564

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 **1-Jun-20**

Applicant Name **Pisgah Ridge Solar, LLC**

ISD Name **Corsicana ISD**

Form 50-296A

Revised February 2020

				Construction		Non-Qualifying Jobs	Qualifying Jobs	
				Column A	Column B	Column C	Column D	Column E
	Year	School Year (YYYY-YYYY)	Tax Year (Actual tax year) YYYY	Number of Construction FTE's	**Average** annual wage rates for construction workers	Number of non-qualifying jobs applicant estimates it will create (cumulative)	Number of new qualifying jobs applicant commits to create meeting all criteria of Sec. 313.021(3) (cumulative)	Annual wage of new qualifying jobs
Each year prior to start of Value Limitation Period *Insert as many rows as necessary*	0	2020-2021	2020	0	$0	0	0	n/a
Each year prior to start of Value Limitation Period *Insert as many rows as necessary*	0	2021-2022	2021	250 FTE	$50,000	0	0	n/a
Each year prior to start of Value Limitation Period *Insert as many rows as necessary*	0	2022-2023	2022	250 FTE	$50,000	0	0	n/a
Value Limitation Period *The qualifying time period could overlap the value limitation period.*	1	2023-2024	2023	0	n/a	0	1	$49,464
	2	2024-2025	2024	0	n/a	0	1	$49,464
	3	2025-2026	2025	0	n/a	0	1	$49,464
	4	2026-2027	2026	0	n/a	0	1	$49,464
	5	2027-2028	2027	0	n/a	0	1	$49,464
	6	2028-2029	2028	0	n/a	0	1	$49,464
	7	2029-2030	2029	0	n/a	0	1	$49,464
	8	2030-2031	2030	0	n/a	0	1	$49,464
	9	2031-2032	2031	0	n/a	0	1	$49,464
	10	2032-2033	2032	0	n/a	0	1	$49,464
Years Following Value Limitation Period	11 through 25	2033-2048	2033-2047	0	n/a	0	1	$49,464

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

CHECKLIST ITEM #15

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

N/A

CHECKLIST ITEM #16

Description of Reinvestment or Enterprise Zone.

1. Evidence that the area qualifies as an enterprise zone as defined by the Governor's Office
2. Legal description of reinvestment zone
3. Order, resolution or ordinance establishing the reinvestment zone
4. Guidelines and criteria for creating the zone

TBD – Will be submitted once created by Navarro County

CHECKLIST ITEM # 17

Signature and Certification page, signed and dated by Authorized School District Representative and Authorized Company Representative.

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 Diane Frost
Print Name (Authorized School District Representative)

Superintendent
Title

sign here Diane Frost
Signature (Authorized School District Representative)

6.1.2020
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 Janet Bridges
Print Name (Authorized Company Representative (Applicant))

Vice President
Title

sign here Janet M. Bridges
Signature (Authorized Company Representative (Applicant))

5/29/2020
Date

RUBY A. PRINGLE
NOTARY PUBLIC
GASTON COUNTY, N.C.
COMMISSION EXPIRES MARCH 17, 2024

(Notary Seal)

GIVEN under my hand and seal of office this, the

29th day of MAY, 2020

Ruby A. Pringle
Notary Public in and for the State of ~~Texas~~ NORTH CAROLINA

My Commission expires: 3/17/24

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.