Maps of Project, ISD, County, and Zones (Tab 4)

Attach the applicable supporting documentation in Tab 4. A high-resolution map depicting the eligible property and project boundaries within the Reinvestment Zone, along with the ISD and County Boundaries

<u>Application Supplement 1</u>

If approved, the Project would be located within Bastrop ISD's jurisdiction, accommodated by a proposed reinvestment zone that would be established by the Bastrop County Commissioners Court in accordance with Texas Tax Code Sec. 312.201. The maps below show the boundaries of the proposed Project and reinvestment zone, which have the same boundary.

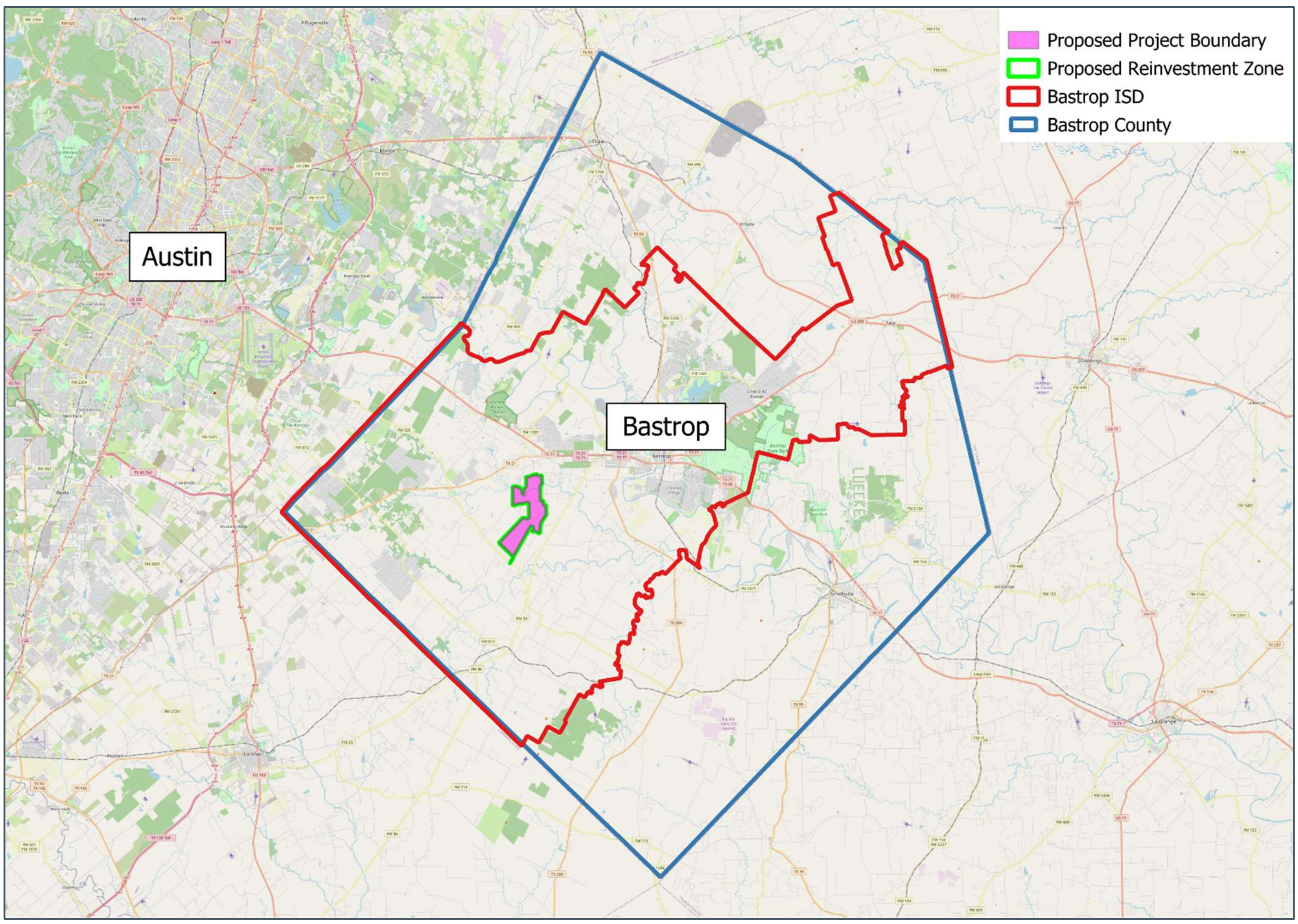

***Figure 1:** Proposed Project Boundary in Bastrop ISD and Bastrop County*

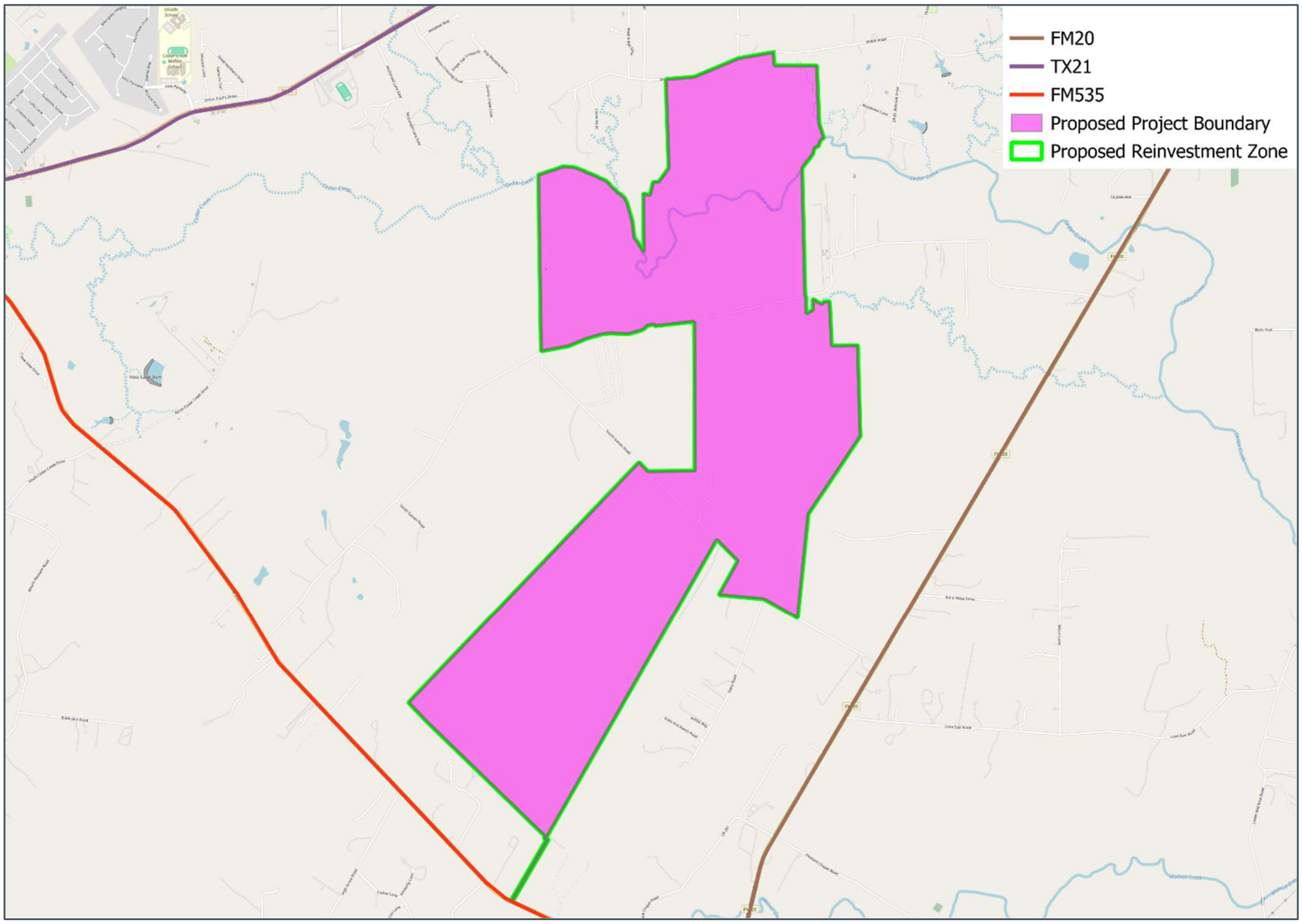

Figure 2: *Proposed Project Boundary and Proposed Reinvestment Zone*

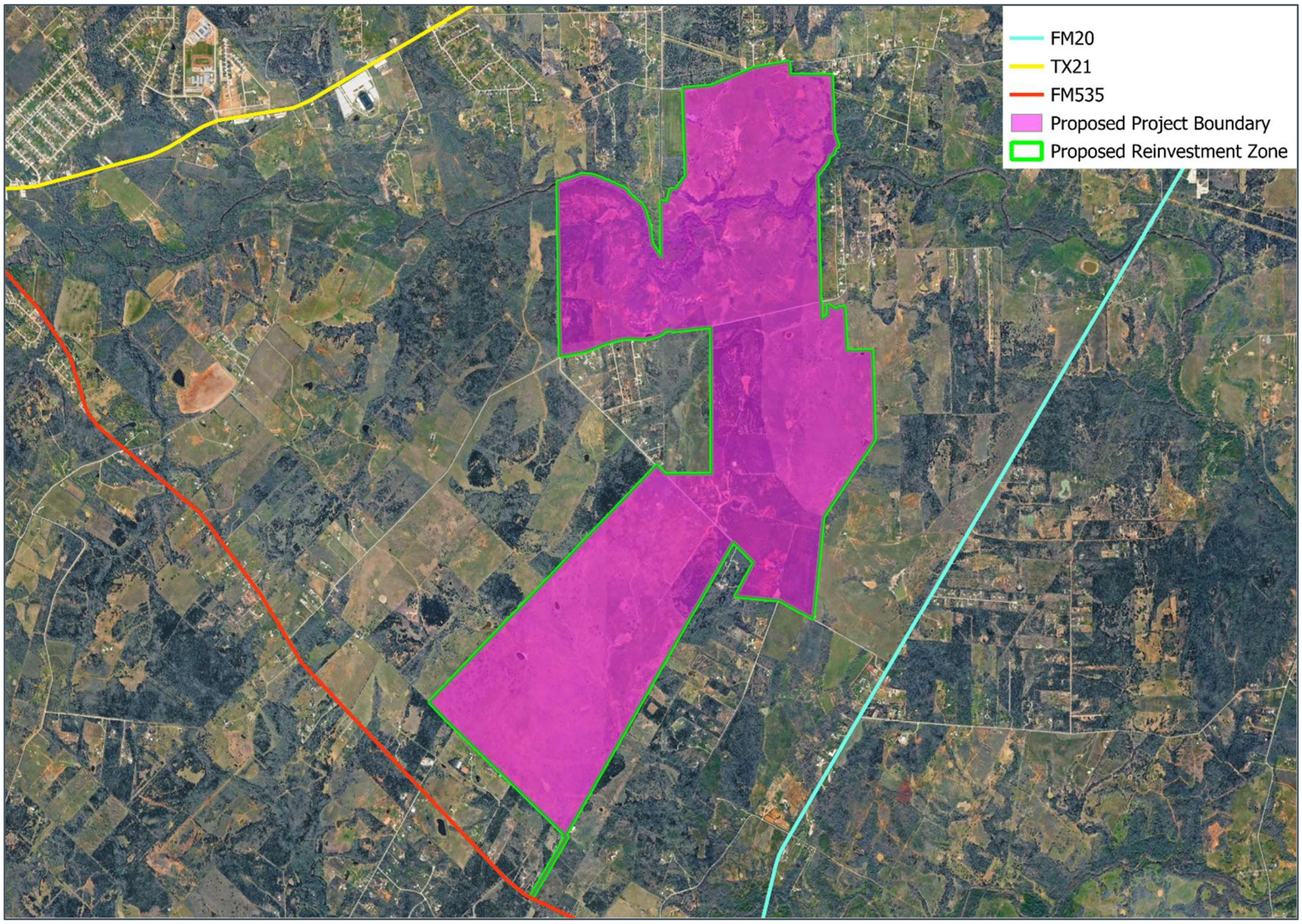

Figure 3: *Proposed Project Boundary and Proposed Reinvestment Zone*

Description of Eligible Property (Tab 5)

In Tab 5, provide a detailed list and description of the eligible property for which you are requesting a limitation.

Application Supplement 2

Pacifico Cedar Creek LLC's real and personal property improvements for the proposed Project would include:

- Simple-cycle combustion turbine-generators
- Organic Rankine Cycle (ORC) units
- Power Management System
- Selective Catalytic Reduction (SCR)/ Carbon Monoxide (CO) oxidation catalyst emissions control systems
- Distributed Control System (DCS)
- Microgrid Controllers
- Generator Step-Up (GSU) transformers
- Switchgear and Generator Circuit Breakers (GCBs)
- On-site substation and switchyard
- Bluebonnet Electric Cooperative (BBEC) interconnection equipment
- Gas metering and conditioning skids
- Fuel gas compressors
- Cooling equipment (air-cooled / fin-fan)
- Pumps
- Tanks
- Motor Control Centers (MCC)
- Ancillary Balance of Plant (BOP) equipment

All qualified property and investment would be located within the proposed Project boundary, as illustrated in Tab 4.

Description of Ineligible Property (Tab 6)

1. Existing Property: In Tab 6, provide a high-resolution map that includes a specific and detailed description of all existing property. This includes buildings and improvements existing as of the application complete date. The description must provide sufficient detail to distinguish existing property from future proposed property.

2. Proposed new property that will not be eligible for this limitation: In Tab 6, provide a high-resolution map that includes a specific and detailed description of all proposed new property within the project boundary that will not become new improvements. The description must provide sufficient information to distinguish existing property from proposed new property that won't be eligible for the limitation.

Application Supplement 1

The proposed Project contemplates the development of new improvements at 382 Earl Callahan Rd, Cedar Creek, TX 78612, further identified by the Parcel IDs listed in Tab 2.

Existing property within the proposed site boundary that is in place as of the application completeness date and is considered ineligible is illustrated in the maps below.

All proposed new improvements would be physically separate and distinct from the existing improvements.

The high-resolution maps provided in Tab 4 clearly delineate the proposed project boundary, distinguish between existing property and proposed new improvements, and confirm that no proposed improvements would be located outside the defined project boundary.

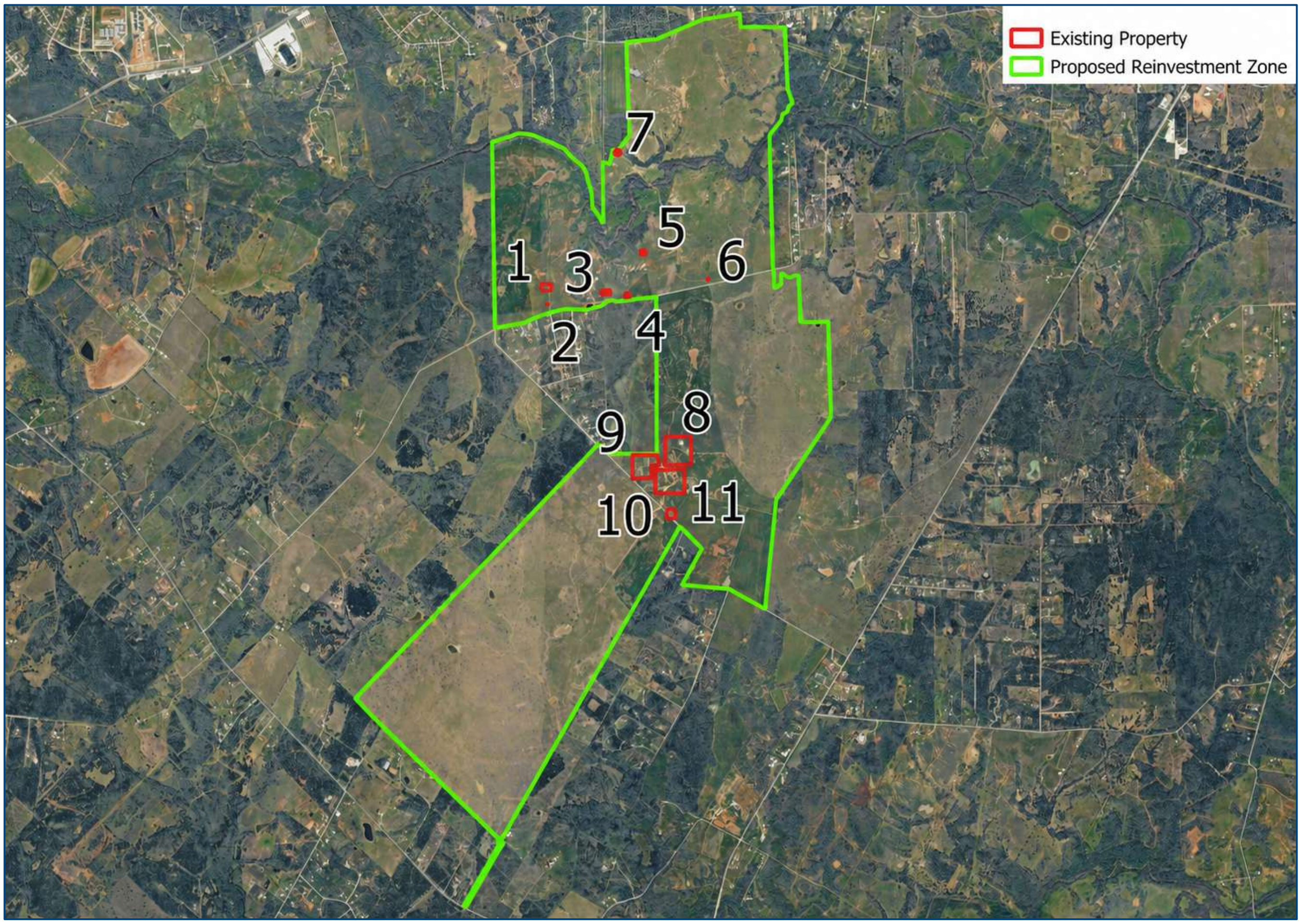

Figure 4: *Proposed Project Boundary – Ineligible Existing Improvements*

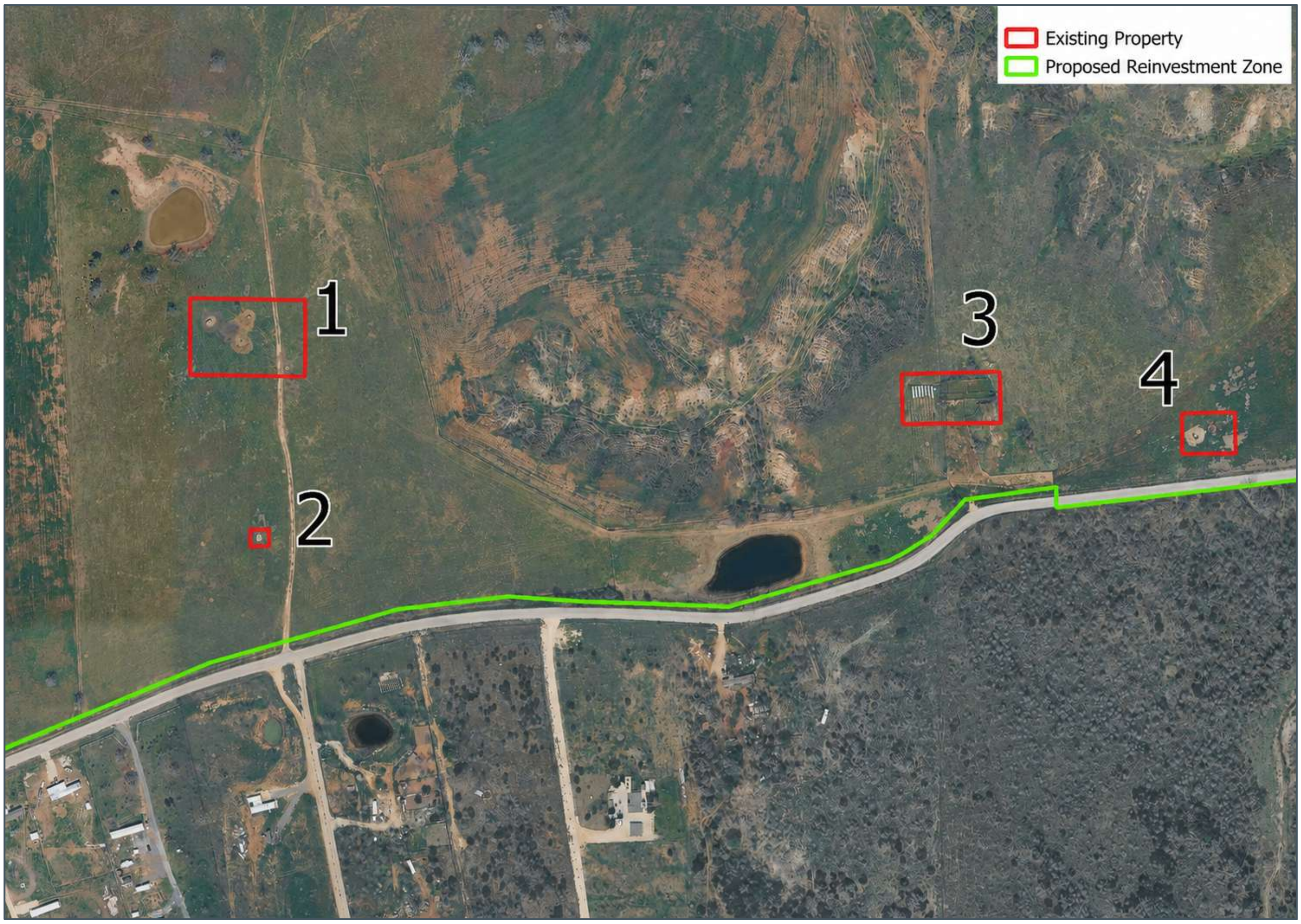

Figure 4(a): *Proposed Project Boundary – Ineligible Existing Improvements*

1) ***Industrial* Improvements** – not owned by Pacifico and would not have any connection with the Project

2) **Industrial Improvements** – not owned by Pacifico and would not have any connection with the Project

3) **Industrial Improvements** – not owned by Pacifico and would not have any connection with the Project

4) **Small Equipment Laydown Yard** – not owned by Pacifico and would not have any connection with the Project

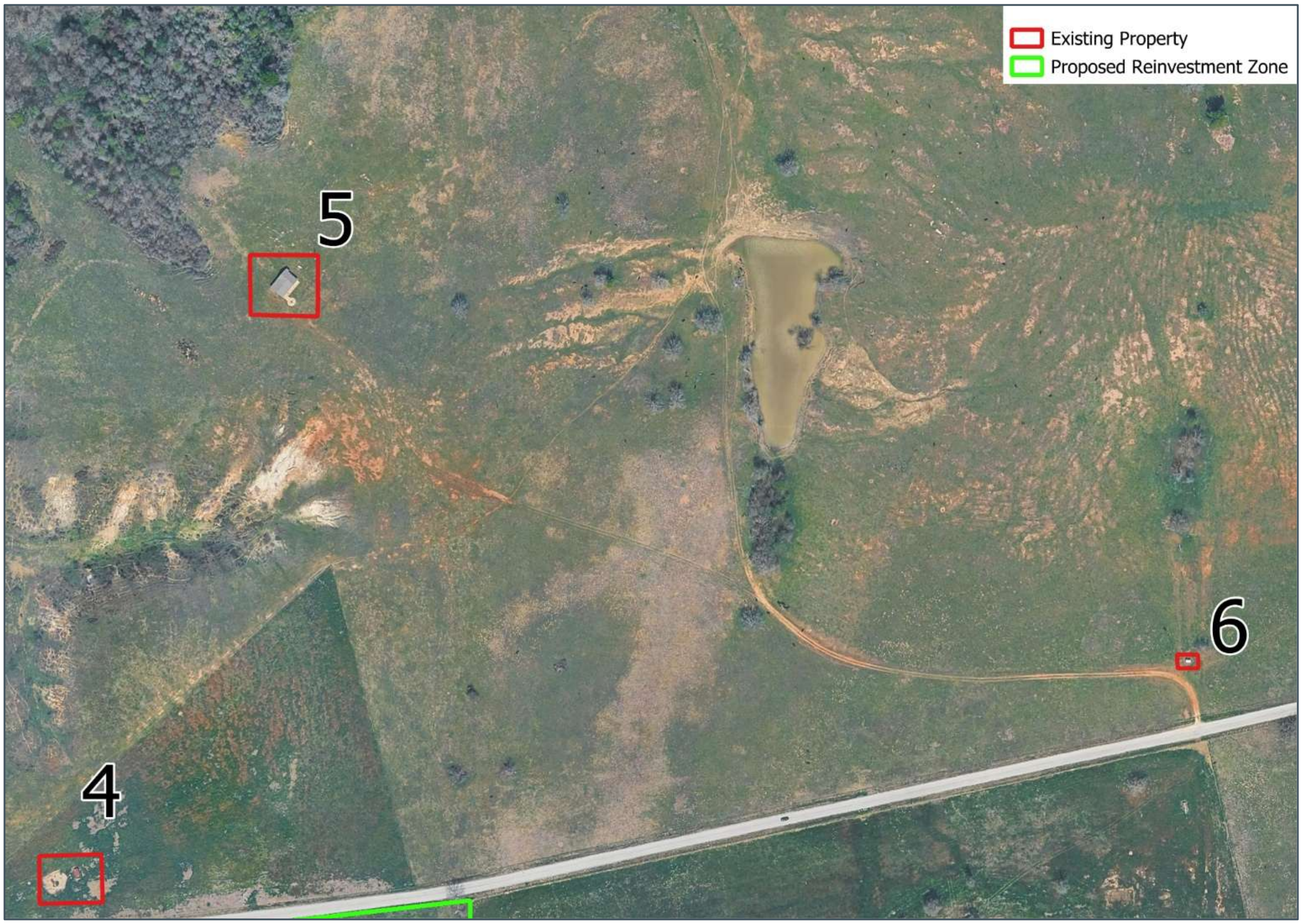

Figure 4(b): *Proposed Project Boundary – Ineligible Existing Improvements*

4) **Small Equipment Laydown Yard** – not owned by Pacifico and would not have any connection with the Project

5) **Industrial Improvements** – not owned by Pacifico and would not have any connection with the Project

6) **Industrial Improvements** – not owned by Pacifico and would not have any connection with the Project

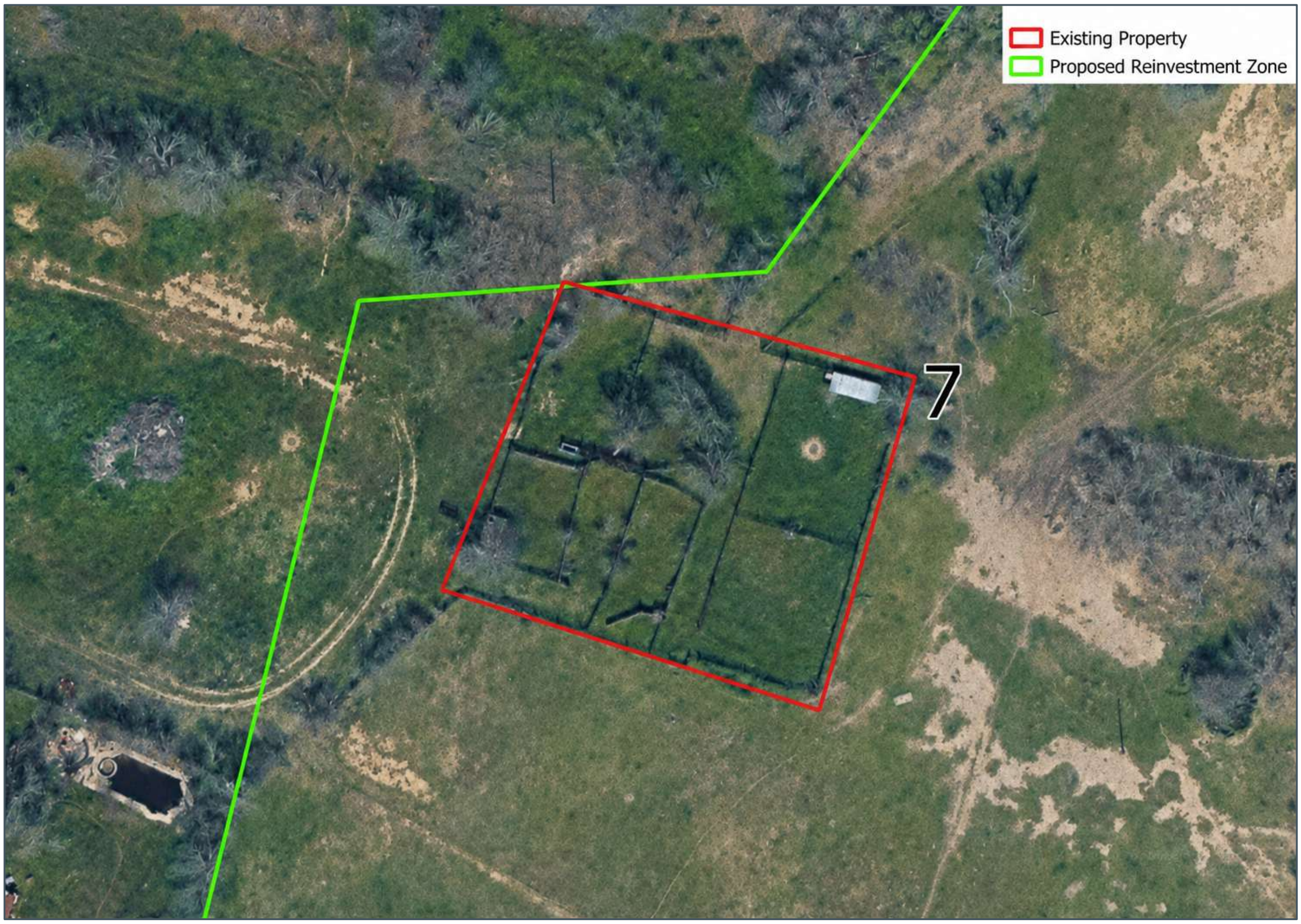

Figure 4(c): *Proposed Project Boundary – Ineligible Existing Improvements*

7) **Agricultural Operations** – not owned by Pacifico and would not have any connection with the Project

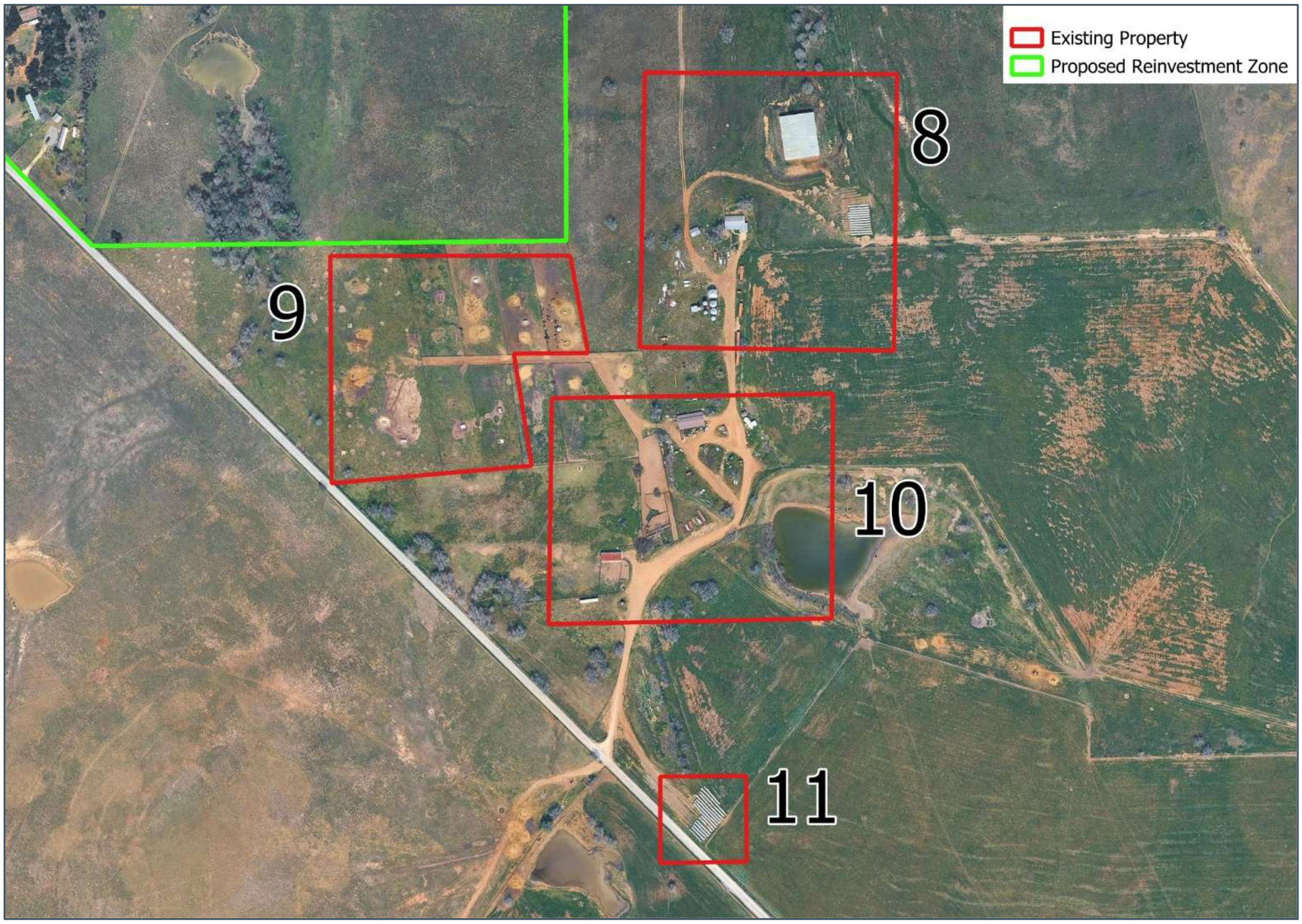

Figure 4(d): *Proposed Project Boundary – Ineligible Existing Improvements*

8) **Agricultural Operations Facility** – not owned by Pacifico and would not have any connection with the Project

9) **Industrial Improvements** – not owned by Pacifico and would not have any connection with the Project

10) **Agricultural Operations** – not owned by Pacifico and would not have any connection with the Project

11) **Industrial Improvements** – not owned by Pacifico and would not have any connection with the Project

Limitation as a Compelling Factor (Tab 7)

In Tab 7, explain how the limitation is a compelling factor in a competitive site selection process. Provide information regarding potential project sites outside of Texas and include incentive offers, permits obtained or any incentive programs applied to.

Application Supplement 1

Pacifico is actively evaluating the proposed Bastrop County project alongside a broader portfolio of similarly scoped opportunities at alternative sites across the United States. The company applies a disciplined development process in which site selection, feasibility studies, and economic modeling are central to determining where to allocate limited capital resources.

Consistent with Pacifico's established development practices, each site undergoes detailed analysis, including load forecasting and energy profile modeling, grid interconnection feasibility, utility coordination, permitting and regulatory review, environmental considerations, and assessment of fuel supply and transmission availability. These factors, together with projected capital costs, operating performance, and revenue expectations, are evaluated on a comparative basis to determine overall project viability and alignment with internal investment thresholds.

Pacifico maintains an active pipeline of potential projects at various stages of diligence and continuously compares the expected cost-benefit profile of advancing the Bastrop County project in Texas against alternative investment opportunities in other jurisdictions. This comparative analysis includes evaluating the ability of each location to support large-scale generation paired with high-load end users, such as data centers, as well as the broader economic framework, timeline certainty, and regulatory environment necessary to support final investment decision (FID) approval. As part of this process, Pacifico is also advancing evaluation of a site in Ohio, where a proposed data center and associated generation project is subject to a temporary local moratorium that is expected to expire in the near term, at which point the site may re-enter active development consideration.

The financial viability of a project of this scale is highly sensitive to total development costs, including state and local tax obligations. To improve the project's cost profile and position Texas as a competitive location relative to out-of-state alternatives, Pacifico is seeking a limitation on appraised value under Texas Tax Code Chapter 403 (JETI), along with local Chapter 312 support. Based on Pacifico's internal financial analysis, the viability of the Bastrop County site is contingent upon the availability of such economic development incentives. Without them, the projected economics of the Texas site are expected to be less favorable than competing opportunities, and available capital could be allocated to projects in other jurisdictions that better satisfy Pacifico's investment criteria. Accordingly, while the Bastrop County site remains under active consideration, state and local incentives, including those available under the JETI program, are a material factor in Pacifico's site selection decision and will influence whether the project proceeds in Texas.

Additional details regarding specific non-public alternative sites and comparative investment scenarios are provided in the Confidential Supplement and are submitted pursuant to Section 403.621 of the Texas Tax Code due to their commercially sensitive nature.

Muhlenberg, Ohio – Alternative Site

Public meeting records from Muhlenberg Township, Pickaway County, Ohio, reflect that Pacifico has sought zoning change and variance applications for a similarly scoped power generation facility intended to support a proposed data center. Pacifico has been evaluating the potential rezoning of this site for use as a data center and power plant, supported in part by access to an existing natural gas line that traverses the property. Township trustees subsequently enacted a 12-month moratorium on the acceptance and processing of data center applications in February 2026, which has paused further advancement while zoning and regulatory considerations are evaluated. This moratorium is expected to expire in early 2027, at which time the site may be reconsidered as part of Pacifico's broader evaluation of potential development locations. Please see the Confidential Supplement for additional information.

Application Supplement 1

The Ohio site under consideration and the proposed Bastrop site are similar in that both involve the evaluation of large-scale electric generation facilities that are competing for capital allocation within Pacifico's development portfolio. In each case, a potential data center development has been evaluated as a prospective end user for a portion of the facility's electric output; however, any such data center would be separate from the electric generation project and would be owned, developed, financed, and operated by an unrelated third-party entity.

The statement regarding the Ohio site reflects the broader evaluation of potential land uses and power customers within that market area and should not be interpreted to mean that Pacifico is proposing to invest in or develop a data center. Similarly, the proposed Bastrop project consists solely of a natural gas-fired electric generation facility and associated generation assets. In both locations, any potential data center development would be separate from the applicant's project, with the generation facility serving only as a potential supplier of electric power under future commercial arrangements.

RECORD OF PROCEEDINGS

Muhlenberg Township Trustees

REGULAR SESSION

- Fiscal Officer briefed trustees on the following:
  - OTARMA Review
  - 2025-2026 Snow Plow Contract
  - Updated zoning board and BZA members
  - Township received the deed from Valmer Land Title Agency
- Chief Davidson, Harrison Township Fire Chief presented the board with the 2026-2030 Fire Contract totaling $70,000/year. After review and discussion Ronald Clifton moved seconded by Jeff Wippel to approve the new fire contract. Motion passed with 3 yeas.
- Kevin Steward briefed the board on the following:
  - Picifico Energy had contacted him about building a power plant on approximately 250 acres located at Pherson Pike and London Road but no application had been submitted at this time. The trustees then requested Kevin contact Pacifico Energy and ask them to attend a meeting to present their plans.
  - There has been inquires in the building of data centers in both Jackson and Muhlenberg townships
- Bennet Musselman BZA Board Chairman asked if the board could start meeting on a more regular basis. Board agreed that more meeting would be beneficial and said the Chairman could set the number and date at his discretion.
- Board reviewed zoning board members and terms. With the vacancy created by Doug Anderson stepping down Stan Summers moved seconded by Ronald Clifton to appoint Buck Clifton as an alternate member with his term ending 2031.
- After review and OTARMA insurance limits Jeff Wippel moved seconded by Ronald Clifton to increase all limits by 10%. Motion passed with 3 yeas.
- Keith Howard addressed the board on the recent purchase of land in Darbyville. He expressed his appreciation of the board coming to their council meeting to inform them of the purchase of land in Darbyville and that the comments posted online were from one individual and not the viewpoint of the Darbyville Village Council. Board thanked Mr. Howard for coming to the meeting and providing clarification.

Being there was no further business to discuss, Stan Summers moved, seconded by Ronald Clifton to adjourn the meeting. The motion passed with three yeas.

The next meeting will be on Monday January 12, 2026 at 7:00 p.m.

Ronald Clifton, Trustee

Stan Summers, Chairman

Jeff Wippel, Trustee

Steven Ronshausen, Fiscal Officer

All formal actions of the Muhlenberg Township Trustees concerning and relating to the adoption of resolutions and/or motions passed at this meeting were adopted in a meeting open to the public, in compliance with the law, including Section 121.22 of the Ohio Revised Code.

Page **2** of **2**

***Figure 5**: Muhlenberg Township Trustees Record of Proceedings – January 12, 2026*

RECORD OF PROCEEDINGS

Muhlenberg Township Trustees

REGULAR SESSION

- Trustees reviewed 2026 budget appropriations resolutions. After review Jeff Wippel moved, seconded by Stan Summers to approved the 2026 appropriations resolutions. Motion pass with a roll call vote of 2 yeas.
- Trustees reviewed and signed 2026 purchase orders and blanket certificates.
- Trustee Chairman Jeff Wippel briefed the guests on Pacifico Energy's request for Muhlenberg Township zoning information and is proposing a power plant and data centers. The board had just become aware of this request at the December 29, 2025 meeting from Kevin Steward. Pacifico Energy was asked to attended our meeting but was unable due to other conflicts in their schedule. He then handed the floor over to Kevin Steward to go thru the zoning process.
- Kevin Steward briefed the guests that Pacifico Energy had requested a zoning application and variance forms but nothing has been submitted at this time. He then outlined the process and timeline that would have to take place for re-zoning and variances. He stressed that he has not received any application for changes at this time but once an application has been received there would be a legal notice placed in the paper to inform residents of the meeting with the date, time and location. Kevin stated that he had received several calls both for and against the building of a power plant and data centers.
- After Kevin finished the floor was opened up for the guests to speak and ask questions. Ashlee Belford along with several others voiced their concerns against the proposed project.

Being there was no further business to discuss, Stan Summers moved, seconded Jeff Wippel by to adjourn the meeting. The motion passed with two yeas.

The next meeting will be on Monday February 2, 2026 at 7:00 p.m.

Ronald Clifton, Trustee

Stan Summers, Chairman

Jeff Wippel, Trustee

Steven Ronshausen, Fiscal Officer

All formal actions of the Muhlenberg Township Trustees concerning and relating to the adoption of resolutions and/or motions passed at this meeting were adopted in a meeting open to the public, in compliance with the law, including Section 121.22 of the Ohio Revised Code.

Page **2** of **2**

Figure 6: *Muhlenberg Township Trustees Record of Proceedings – February 2, 2026*

Additional Support

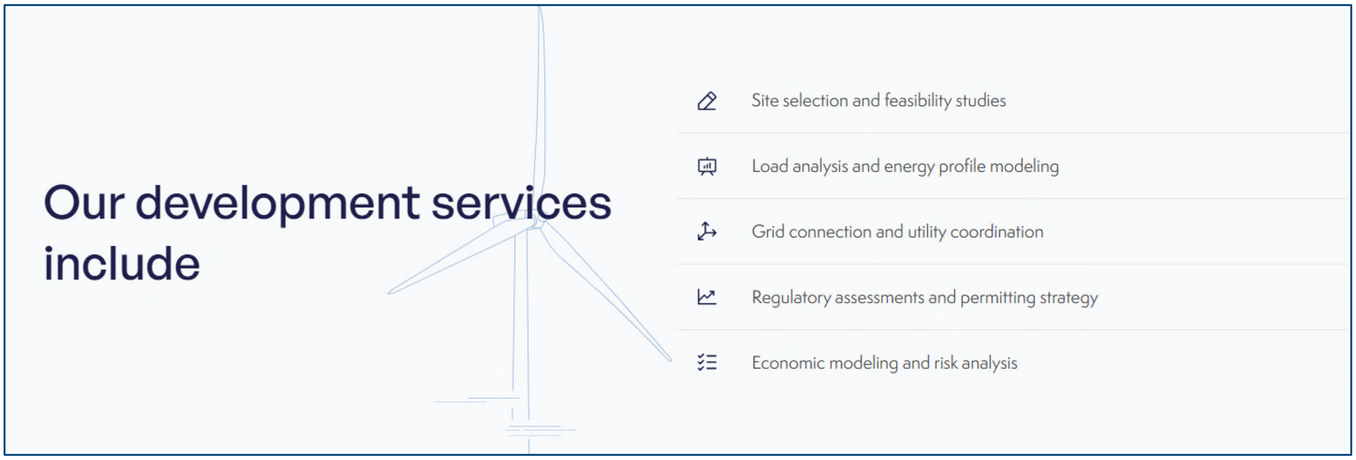

Figure 7: *Pacifico Energy, "Development and Engineering," available at https://www.pacificoenergy.com/development-and-engineering (accessed June 23, 2026).*

Application Supplement 2

Figure 7 demonstrates that the Applicant uses a structured site selection process to support investment decisions. The evaluation includes technical, regulatory, and economic factors that vary by jurisdiction and are compared across potential locations. Economic modeling incorporates state and local incentives, including JETI, and may affect whether the proposed Texas site meets internal investment criteria relative to alternatives.