

Steamboat Hills LLC/Ormat Nevada Inc.
State of Nevada Renewable Energy
Tax Abatement Application (Redacted)
Steamboat Hills Repowering Project

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Nevada Governor's Office of Energy
Renewable Energy Tax Abatement Application
AFN:

CHECKLIST - PLEASE ATTACH:	
1	Description of the Technology and Complete Facility including generation, transmission or distribution, the physical point at which the ownership of energy is transferred and nature of the connection to the transmission grid
2	Complete and legal description of the location of the proposed facility, including a regional facility map that identifies the location, county boundaries and state boundaries of the proposed facility or a reference to any such map of appropriate scale
3	Description of any natural or nonrenewable resources that will be affected by or required to be used in the construction or operation of the proposed facility, including statement of any areas of mitigation, controversy, issue or concern
4	Summary of the PUC and FERC Dockets if any PUC and FERC filing have started
5	Copy of the Business Plan for the Nevada Facility
6	For Expansion Applications, Copy of the most recent assessment schedule and tax bill from the County Assessor's Office or the Department of Taxation
7	Website link to company profile Ormat.com
8	Copy of the Current Nevada State Business License
9	Facility Information Form
10	Employment Information, construction, and permanent employee salary schedules
11	Supplemental Information Form
12	Taxation Reporting Forms (Summary Sheet and Schedules 1 through 8)
13	Names and contact information for construction company, contractors, subcontractors
14	Letter from the utility or company describing the highlights of PPA, LOI, or MOU.
15	Confidential Information Identification Form

Application Checklist
Steamboat Hills Repower Project

A. Tax Records



NOTICE OF TAXES WASHOE COUNTY, NEVADA

tax@washoecounty.us
PHONE (775) 328-2510
FAX (775) 328-2500

TAMMI DAVIS - TREASURER

www.washoecounty.us/treas
Fiscal Year July 1, 2018- June 30, 2019
Annual Real Property - Tax Year 2018

OFFICE LOCATION:
1001 E. NINTH ST-BLDG D RM 140
RENO NV 89512 Mon - Fri 8am - 5pm

TAX YEAR	PARCEL NUMBER	NAME	PROPERTY LOCATION AND DESCRIPTION
2018	04945058	ORNI 14 LLC	MOUNT ROSE HWY Lot 2 Township 18 SubdivisionName _MINING Section 32 Range 20
AREA	TAX RATE		
1000	3.6600		
ASSESSED VALUATION			EXEMPTION VALUES
LAND		590,835	EXEMPTION VALUE
IMPROVEMENT		0	0
TOTAL ASSESSED VALUE			TOTAL EXEMPTION VALUE
			0

ACCOUNT SUMMARY

GROSS AD VALOREM TAX	\$21,624.56
ABATEMENT AMOUNT	-\$10,133.67
ABATEMENT APPLIED LIMITS INCREASE TO 4.2%	
RECAPTURE TAX AMOUNT	\$0.00
NET AD VALOREM TAX (DETAIL BELOW)	\$11,490.89
EXEMPTION AMOUNT	\$0.00
SPECIAL ASSESSMENTS	\$0.03
PENALTIES	\$0.00
FEES	\$0.00
INTEREST	\$0.00
TOTAL AMOUNT BILLED	\$11,490.92
LESS PAYMENTS APPLIED	\$0.00
BALANCE REMAINING	\$11,490.92
PRIOR YEAR DELINQUENCIES	\$0.00
TOTAL AMOUNT OWING	\$11,490.92

SEE REVERSE SIDE FOR PAYMENT OPTIONS

**WASHOE COUNTY TREASURER
PO BOX 30039
RENO NV 89520-3039**

IF PAYING BY CHECK INCLUDE APPROPRIATE COUPONS.
MAKE CHECKS PAYABLE TO WASHOE COUNTY TREASURER.
REFERENCE PARCEL NUMBER ON ALL PAYMENTS AND
CORRESPONDENCE TO ASSURE PROPER CREDIT.

**IT IS THE PROPERTY OWNER'S RESPONSIBILITY
TO ENSURE THAT PAYMENT IS RECEIVED.**

SEE REVERSE FOR IMPORTANT INFORMATION

BILLING DETAIL

TAXING AGENCY	RATE	AMOUNT	SPECIAL ASSESSMENTS	RATE	AMOUNT
STATE OF NEVADA	0.17000000	\$533.73	TRUCKEE/SUN VLYWATER BASIN		\$0.03
SCHOOL DEBT	0.38850000	\$1,219.73			
SCHOOL GENERAL	0.75000000	\$2,354.69			
COUNTY GENERAL	1.34070000	\$4,209.24			
COUNTY DEBT	0.02100000	\$65.94			
ANIMAL SHELTER	0.03000000	\$94.19			
RENO GENERAL	0.95980000	\$3,013.37			

1C (19)

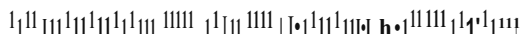
SEE ENCLOSED COUPONS FOR DUE DATES AND AMOUNTS DUE.

If this property is protected by a bankruptcy, this notice is for your information and should not be considered an attempt to collect.
Please notify our office if your mailing address has changed by using one of the methods listed on the reverse side of this form.

New Address: **04945058**

PARCEI NUMBER 04945058

ORNI 14 LLC
ATTN TAX DEPT
6225 NEIL RD
RENO NV 89511-1136



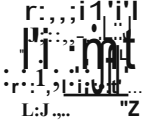
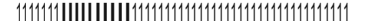
SIGNATURE

PHONE NUMBER

4

IF PAYING BY CHECK SEND WITH APPROPRIATE COUPON(S) TO:

WASHOE COUNTY TREASURER PO BOX 30039 RENO, NV 89520-3039 Pay online: www.washoecounty.us/treas



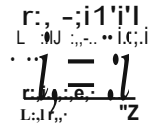
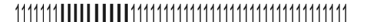
TAX YEAR	INSTALLMENT DUE DATE	PARCEL NUMBER	4th INSTALLMENT AMOUNT
2018	03/04/2019	04945058	\$2,872.72
			AMOUNT BEING PAID

11840494505800002872728

3

IF PAYING BY CHECK SEND WITH APPROPRIATE COUPON(S) TO:

WASHOE COUNTY TREASURER PO BOX 30039 RENO, NV 89520-3039 Pay online: www.washoecounty.us/treas



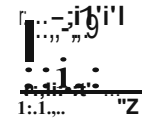
TAX YEAR	INSTALLMENT DUE DATE	PARCEL NUMBER	3rd INSTALLMENT AMOUNT
2018	01/07/2019	04945058	\$2,872.72
			AMOUNT BEING PAID

11830494505800002872720

2

IF PAYING BY CHECK SEND WITH APPROPRIATE COUPON(S) TO:

WASHOE COUNTY TREASURER PO BOX 30039 RENO, NV 89520-3039 Pay online: www.washoecounty.us/treas



TAX YEAR	INSTALLMENT DUE DATE	PARCEL NUMBER	2nd INSTALLMENT AMOUNT
2018	10/01/2018	04945058	\$2,872.72
			AMOUNT BEING PAID

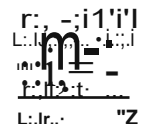
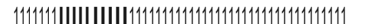
11820494505800002872722

WTCPNA1 06/18 (QESP)10:T060:028174:002:0000:011734004:WC-A2-2011 :0DWTFORMA

1

IF PAYING BY CHECK SEND WITH APPROPRIATE COUPON(S) TO:

WASHOE COUNTY TREASURER PO BOX 30039 RENO, NV 89520-3039 Pay online: www.washoecounty.us/treas



TAX YEAR	TOTAL AMOUNT DUE	INSTALLMENT DUE DATE	PARCEL NUMBER
2018	\$11,490.92	08/20/2018	04945058
			1st INSTALLMENT AMOUNT
			\$2,872.76

1181049450580000287276000011490929

WASHOE COUNTY ASSESSOR PROPERTY DATA 04/10/2019

APN: 049-450-58 Card 1 of 1

Owner Information & Legal Description				Building Information			
Situs	0 MOUNT ROSE HWY , RENO 89511			Quality		Bldg Type	
Owner 1	ORNI 14 LLC			Stories		Square Feet	0
Mail Address	6140 PLUMAS ST ORMAT TECHNOLOGIES INC TAX DEPT RENO NV 89519			Year Built	0	Square Feet does not include Basement or Garage Conversion Area.	
Rec Doc No	4017746	Rec Date	06/28/2011	W.A.Y.	0	Finished Bsmt	0
Prior Owner	ORNI 14 LLC,			Bedrooms	0	Unfin Bsmt	0
Prior Doc	3861388			Full Baths	0	Bsmt Type	
Keyline Desc	PM 4938 LT 2			Half Baths	0	Gar Conv Sq Foot	0
Subdivision	_MINING			Fixtures		Total Gar Area	0
Lot: 2 Block:		Sub Map#		Fireplaces	0	Gar Type	
Record of Survey Map:		Parcel Map#	4938	Heat Type		Det Garage	0
Section: 32 Township: 18 Range: 20		SPC	040	Sec Heat Type		Bsmt Gar Door	0
Tax Dist	1000 Add'l Tax Info	Prior APN	049-450-56	Ext Walls		Sub Floor	
Tax Cap Status	Use does not qualify for Low Cap, High Cap Applied			Sec Ext Walls		Frame	
				Roof Cover		Construction Mod	0
				Obso/Bldg Adj	0	Units/Bldg	0
				% Complete	0 %	Units/Parcel	0

Land Information			
Land Use	100	Zoning	MU None
Size	112.54 Acre or ~ 4,902,242 SqFt	Sewer Street	None
		NBC Map	EAEZ EA NBC Map

Valuation Information			Sales/Transfer Information/Recorded Document					
Valuation History	2018/19 FV	2019/20 VN	V-Code	DOR	Doc Date	Value/Sale Price	Grantor	Grantee
Taxable Land Value	1,688,100	1,828,775	3NTT	100	06-28-2011	0	ORNI 14 LLC,	ORNI 14 LLC
Taxable Improvement Value	0	0	3BCT	100	03-18-2010	0	ORNI 14 LLC,	ORNI 14 LLC
			3NTT	100	04-29-2009	0	ORNI 14 LLC,	ORNI 14 LLC
			2D	120	08-07-2008	4,348,135	GEO-REUX LLC,	ORNI 14 LLC
Taxable Total	1,688,100	1,828,775	3NTT	120	08-07-2008	0	GEO-REUX LLC,	GEO-REUX LLC
Assessed Land Value	590,835	640,071						
Assessed Improvement Value	0	0						
Total Assessed	590,835	640,071						

The 2019/2020 values are preliminary values and subject to change.

Building #1 Sketch	Property Photo
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If the property sketch is not available on-line you can obtain a copy by calling (775) 328-2277 or send an email to exemptions@washoecounty.us with 'Sketch Request' in the subject line. Please include the APN.



All parcel data on this page is for use by the Washoe County Assessor for assessment purposes only. Zoning information should be verified with the appropriate planning agency. Summary data may not be a complete representation of the parcel. All Parcels are reappraised each year. This is a true and accurate copy of the records of the Washoe County Assessor's Office as of 04/09/2019. NOTE: The 2019/2020 values are preliminary values and subject to change.

WASHOE COUNTY ASSESSOR PROPERTY DATA

04/10/2019

APN: 049-450-58 Card 1 of 1

Valuation History for 049-450-58

Roll Year	Land Taxable Value	Parcel New Construction	Supplemental Roll	Buildings Taxable Value	Total Taxable Value	Tax Cap Value	Land Assessed	Building Assessed	Secured Total Assessed	Land Use
2019 NR	1,828,775	0		0	1,828,775		640,071	0	640,071	100
2019 VN	1,828,775	0		0	1,828,775		640,071	0	640,071	100
2018 FV	1,688,100	0		0	1,688,100	897,025	590,835	0	590,835	100
2017 FV	1,688,100	0		0	1,688,100	860,869	590,835	0	590,835	100
2016 FV	1,688,100	0		0	1,688,100	839,053	590,835	0	590,835	100
2015 FV	1,688,100	0		0	1,688,100	837,379	590,835	0	590,835	100
2014 FV	2,250,800	0		0	2,250,800	811,414	787,780	0	787,780	100
2013 FV	787,780	0		0	787,780	787,780	275,723	0	275,723	100
2012 FV	787,780	0		0	787,780	787,780	275,723	0	275,723	010
2011 FV	787,780	0		0	787,780	787,780	275,723	0	275,723	010
2010 FV	956,600	0		0	956,600	956,599	334,810	0	334,810	010
2009 FV	956,590	0		0	956,590	914,312	334,807	0	334,807	010

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Application Checklist
Steamboat Hills Repower Project

B. Business License

SECRETARY OF STATE



NEVADA STATE BUSINESS LICENSE

STEAMBOAT HILLS LLC

Nevada Business Identification # NV20051715826

Expiration Date: December 31, 2019

In accordance with Title 7 of Nevada Revised Statutes, pursuant to proper application duly filed and payment of appropriate prescribed fees, the above named is hereby granted a Nevada State Business License for business activities conducted within the State of Nevada.

Valid until the expiration date listed unless suspended, revoked or cancelled in accordance with the provisions in Nevada Revised Statutes. License is not transferable and is not in lieu of any local business license, permit or registration.



IN WITNESS WHEREOF, I have hereunto set my hand and affixed the Great Seal of State, at my office on December 31, 2018

Barbara K. Cegavske

Barbara K. Cegavske
Secretary of State

You may verify this license at www.nvsos.gov under the Nevada Business Search.

License must be cancelled on or before its expiration date if business activity ceases. Failure to do so will result in late fees or penalties which by law cannot be waived.

Application Checklist
Steamboat Hills Repower Project

C. Facility Information Form

Nevada Governor's Office of Energy
Renewable Energy Tax Abatement Application

AFN:

Facility Information	
Date of Submittal to GOE:	
Type of Incentives (Please check all that the company is applying for on this application)	
<input checked="" type="checkbox"/> Sales & Use Tax Abatement	<input checked="" type="checkbox"/> Property Tax Abatement
Company Information (Legal name of company under which business will be transacted in	
Company Name: Steamboat Hills LLC (owned by Ormat Nevada Inc. (ONI))	
Department of Taxation's Tax Payer ID number: 1002193540 (ONI)	
Federal Employer ID number (FEIN, EIN or FID): 88-0278853 (ONI)	
NAICS Code: 187-221119 (ONI)	
Description of Company's Nevada Operations: Steamboat Hills LLC owns the Project. The Company plans to repower the Steamboat Hills plant in Washoe County, NV by replacing the existing 10 MW, steam Driven, water-cooled facility with a new 30 MW binary, air-cooled facility. Ormat currently has seventeen (17) geothermal power plants in Nevada, located in Washoe, Churchill, Pershing, Mineral, Lander, and Elko counties including Brady, Desert Peak 2, Steamboat Hills, Steamboat 2, Steamboat 3, Burdette(Galena 1), Galena 2, Galena 3, Don A. Campbell Phase 1, Don A. Campbell Phase II, Jersey Valley Project, Tuscarora Power Plant, McGinness Hills Phase I, McGinness Hills Phase II, McGinness Hills Phase III, Tungsten Mountain, and San Emidio.	
Percentage of Company's Market Inside Nevada: 45%	
Mailing Address: 6140 Plumas Street	
City: Reno	Zip: 89519
Phone: 775-356-9029	
APN: 049-450-58	
Taxation District where facility is located: Washoe County	
Nevada Facility	
Type of Facility (please check all that are relevant to the facility)	
<input checked="" type="checkbox"/> Geothermal <input type="checkbox"/> Process Heat from Solar Energy <input checked="" type="checkbox"/> Solar PV <input type="checkbox"/> Solar Thermal <input type="checkbox"/> Wind <input type="checkbox"/> Biomass <input type="checkbox"/> Waterpower <input type="checkbox"/> Fuel Cells <input checked="" type="checkbox"/> Transmission that is interconnected to a renewable energy or geothermal <input type="checkbox"/> Transmission that contributes to the capability of the electrical grid to accommodate and transmit electricity produced from Nevada renewable	

Nevada Governor's Office of Energy
Renewable Energy Tax Abatement Application

AFN:

Name Plate Production Capacity of the Facility: 33.8MW	
Net Output Production Capacity of the Facility in MW: 33.3MW	
Annual Net Production Capacity of the Facility in MWh (or other appropriate unit): 271,000MWh	
Estimated total capital investment:	\$59,900,159
Percent of total estimated capital investment expended in Nevada: 100%	
Anticipated date or time range for the start of construction: 1st May 2019	
Anticipated date for the Commercial Operation Date (COD) of the facility: April 2020	
Construction period (in months). Note: time period must match payroll calculations 8 Months	
Address of the Real Property for the Generation Facility: 1010 Power Plant Drive, Reno, NV 89511	
City: Reno, NV	

Size of the total Facility Land (acre):

Are you required to file any paper work with the PUC and/or FERC? NO		
If yes,	Purpose of the Filing with PUC:	Filing Date OR Anticipated filing Date:
If yes,	Purpose of the Filing with FERC:	Filing Date OR Anticipated filing Date:

List All the county(s), Cities, and Towns where the facility will be	
1	City of Reno
2	Washoe County
3	
4	
5	
6	
7	
8	
9	

Nevada Governor's Office of Energy
Renewable Energy Tax Abatement Application
AFN:

List of Required Permits or Authorizations for the Proposed Facility

	Permit or Authorization Title	Issuing Agency	Project Circumstance Requiring Permit or Authorization	Steps to Obtain Permit	Application Date	Approval Date or Expected Approval Date
I. Federal Permits or Authorizations						
	BLM Geothermal Drilling Permits	Bureau of Land Management	Drilling of up to 2 new production wells	Application and designing a drilling program necessary to fulfill regulatory requirements	Q1, 2019	Q2, 2019
	Risk Management Plan (Amendment)	US Environmental Protection Agency	Changing of power plant equipment, specifically amount of pentane onsite.	Analysis, documentation, and Application necessary to fulfill regulatory requirements	Q4, 2019	NA
II. State of Nevada Permits or Authorizations						
	CAPP Permit to Construct	Nevada Division of Environmental Protection (NDEP) Bureau of Air Pollution Control (BAPC)	Building a new power plant.	Analysis, documentation, and Application necessary to fulfill regulatory requirements	Q2, 2019	Q2, 2019
	CAPP Permit to Operate	NDEP BAPC	Building a new power plant.	Analysis, documentation, and Application necessary to fulfill regulatory requirements	Continuation of Construction permit	
	Surface Area Disturbance Permit	NDEP BAPC	Grading of over 5 acres of land.	Analysis, documentation, and Application necessary to fulfill regulatory requirements	Q2,2019	Q2,2019
	Construction Stormwater	NDEP Bureau of Water	New construction.	Analysis, documentation, and	Q2, 2019	Q2, 2019
	Hazardous Materials Permit	Nevada State Fire Marshall	Having pentane on site.	Analysis, documentation, and Application necessary to fulfill regulatory requirements	Q4, 2019	Q4, 2019
	Boiler Pressure Vessel Construction Permits	Nevada Division of Industrial Relations	Installing new vaporizers and heat exchangers.	Analysis, documentation, and Application necessary to fulfill regulatory requirements	Q2, 2019	Q2, 2019
	Boiler Pressure Vessel Operating Permits	Nevada Division of Industrial Relations	Installing new vaporizers and heat exchangers.	Analysis, documentation, and Application necessary to fulfill regulatory requirements	Q4, 2019	Q4, 2019
	Geothermal Resource Development Permits	Nevada Division of Minerals (NDOM)	Drilling of up to 2 new production wells.	Application and designing a drilling program necessary to fulfill regulatory requirements	Q1, 2019	Q2, 2019

Nevada Governor's Office of Energy
Renewable Energy Tax Abatement Application

AFN:						
III. County Permits or Authorizations						
	Air Quality Permit to Operate (Amendment)	Washoe County Health District (WCHD), Air Quality Management Division (AQMD)	Building new power plant, with new sources of emissions	Analysis, documentation, and Application necessary to fulfill regulatory requirements	Q1, 2019	Q2, 2019
	Geothermal Well Drilling Permit	Washoe County Health District (WCHD), Air Quality Management Division (AQMD)	Drilling of 2 new production wells.	Application and designing a drilling program necessary to fulfill regulatory requirements	Q1, 2019	Q2, 2019
IV. City Permits or Authorizations						
	Special Use Permit	City of Reno Planning Division	Building a new power plant.	Analysis, documentation, and Application necessary to fulfill regulatory requirements	Q3, 2018	Q2, 2019
	Building Permits	City of Reno Building Division	Building a new power plant.	Analysis, documentation, and Application necessary to fulfill regulatory requirements	Q2, 2019	Q2, 2019
	Grading Permit	City of Reno Building Division	Building a new power plant.	Analysis, documentation, and Application necessary to fulfill regulatory requirements	Q2, 2019	Q2, 2019

Application Checklist
Steamboat Hills Repower Project

D. Employment Information

**Nevada Governor's Office of Energy
Renewable Energy Tax Abatement Application**

AFN:

Employment Information

Employment

New Operations or Expansion

CONSTRUCTION EMPLOYEES		Full Time	Part Time
Number of anticipated construction employees who will be employed during the entire construction phase ?		At least 50 FTE's	
Number of anticipated construction employees who will be employed during the entire construction phase that will be Nevada Residents?		At least 25 FTE's	
Average anticipated hourly wage of construction employees, excluding management and administrative employees:		37.90\$/hr	
Number of anticipated construction employees who will be employed during the second-quarter of construction *?		At least 75 FTE's	
Percentage of anticipated second-quarter * construction employees who will be Nevada Residents ?		At least 50%	
Number of anticipated second-quarter * construction employees who will be Nevada Residents ?		At least 38 FTE's	
PERMANENT EMPLOYEES			
Number of anticipated permanent employees who will be employed as of the end of its first fourth-quarter of new operations or expansion?		36	0
Average anticipated hourly wage of permanent employees, excluding management and administrative employees:		31.93	0
Number of permanent employees who were employed prior to the expansion?		36	1
Average hourly wage of current permanent employees, excluding managements and administrative employees		31.93	

Employee Benefit Program for Construction Employees

Health insurance for construction employees and an option for dependents must be offered upon employment

List Benefits Included (medical, dental, vision, flex spending account, etc):

Determined by Vendors - will meet the qualification set by NRS 701A.365(1)(d)(4) and NAC 701A.390(1).

Name of Insurer:
Determined by Vendor

Cost of Total Benefit Package: \$ 600,000.00	Cost of Health Insurance for Construction Employees: Estimated at 8% of salaries
---	---

* For reporting purposes, the "second quarter of construction" is weeks 13 through 26 of a 52-week construction period. However, if the construction period is expected to last more or less than 52 weeks, justification may be provided to and considered by the Director of the Governor's Office of Energy as to why there should be an adjustment in the duration timing of the "second quarter of construction".

State of Nevada
Renewable Energy Tax Abatement Application
AFN:

Construction Employee Schedule

List all anticipated construction employees and associated wages for all persons who will be working on the construction of the facility during the entire construction period. *Please provide the formula utilized to arrive at the numbers below**

FULL TIME EMPLOYEES

		(a)	(b)	(c) = (a)+(b)	(e) = (c) x (d)	(f) =Σ(e) / Σ(c)
#	Job Title	# of Nevada Employees	# of Non-Nevada Employees	Total # of Employees	Total Hourly Wage per category (\$)	Average Hourly Wage (\$)
	Construction Employees, excluding					
	Management and Administrative Employees					
	Civil Construction Employees	20	5	25	\$37.90	
	Fire Construction Employees	4	0	4	\$37.90	
	Mechanical Employees	28	28	56	\$37.90	
	Electrical Employees	10	4	14	\$37.90	
	T-Line	3	2	5	\$37.90	
	Buildings	4	0	4	\$37.90	
	Gathering System	6	6	12	\$37.90	
	Insulation	6	6	12	\$37.90	
	Ormat	4	0	4	\$37.90	
	TOTAL	85	51	136	\$37.90	
TOTAL CONSTRUCTION PAYROLL		\$6,597,632.00				

Second Quarter Construction Employee Schedule

List all anticipated construction employees and associated wages for all persons who will be working on the construction of the facility during the **second quarter of construction**. *Please provide the formula utilized to arrive at the numbers below**

FULL TIME EMPLOYEES

		(a)	(b)	(c) = (a)+(b)	(e) = (c) x (d)	(f) =Σ(e) / Σ(c)
#	Job Title	# of Nevada Employees	# of Non-Nevada Employees	Total # of Employees	Total Hourly Wage per job title (\$)	Average Hourly Wage (\$)
	Construction Employees, excluding					
	Management and Administrative Employees					
	Mechanical Employees	28	28	56	\$37.90	
	Electrical Employees	10	4	14	\$37.90	
	Buildings	4	0	4	\$37.90	
	Gathering System	6	6	12	\$37.90	
	Ormat	4	0	4	\$37.90	
	TOTAL	52	38	90	\$37.90	

TOTAL CONSTRUCTION PAYROLL	\$1,637,280.00
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- * # Construction Workers x Hours Per Week
- Manhours per Week x Average Hourly Wage
- # of Weeks x Total Weekly Payroll = Yearly Payroll

Permanent Employee Schedule

List all anticipated permanent employees who will be employed by the Nevada Facility as of the end of its first fourth-quarter of new operations or expansion and the employment per job title will continue next 20 years. *Please provide the formula utilized to arrive at the numbers below**

FULL TIME EMPLOYEES

(c) (f) = $\Sigma(e) / \Sigma(c)$

#	Job Title	# of Employees	Average Hourly Wage (\$)
1	Management and Administrative Employees	6	
2	Permanent Employees, excluding Management and Administrative Employees	30	
TOTAL		36	\$34.76

TOTAL ANNUAL PAYROLL	\$2,602,829
-----------------------------	--------------------

* # Employees x Hours Per Week x 52 Weeks x Average Hourly Wage

Application Checklist
Steamboat Hills Repower Project

E. Supplement Information

**Nevada Governor's Office of Energy
Renewable Energy Tax Abatement Application
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Supplemental Information

Please respond to each question. Answers to the questions will assist Department of Taxation staff in determining whether the facility should be locally or centrally assessed. Other questions will assist staff in understanding whether the reported replacement costs capture all aspects of taxable value.

1) Will you have a possessory interest in any governmentally owned property for this facility? Please describe if yes.

No

2) Will the facility, including generation, transmission, or distribution cross state or county boundaries? If yes, please describe.

No

3) Is the facility owned by a subsidiary of a company that is interstate or intercounty in nature? Name and location of the subsidiary company, if yes.

Yes, Steamboat Hills LLC (the "Company") is owned by ONGP, Inc which is owned by Ormat Nevada, Inc. ("ONI"). ONI headquarters is located in the State of Nevada and owns LLC's and subsidiaries that own and operate geothermal and recovered energy power plants in Nevada, California, Hawaii, Oregon, Idaho, Colorado, Minnesota, Montana, North Dakota and South Dakota. ONI is a fully owned subsidiary of Ormat Technologies Inc. which is traded on the NYSE under "ORA".

4) At what physical point is the ownership of energy transferred? Describe the location and nature of the connection to the transmission grid.

The energy is transferred at the point of ownership, which is the point where Ormat's 120 kV transmission lead line terminates on the NV Energy owned Point of Change of Ownership Structure located outside of the NV Energy's Steamboat 120 kV Switching Station.

5) Will the facility be eligible for other abatements or exemptions such as pollution control exemptions? Please describe if yes

No

6) Has your company applied and/or been approved for any abatements or exemptions for this facility or any other facility by the State of Nevada and/or local governments? If yes, list the abatements awarded, name and location of the project, name of the awardee, date of approval, amounts and status of the accounts.

Steamboat Hills LLC previously has not applied for state or local abatements in the State of Nevada and/or local governments.

7) Has your company applied for, or planning to apply for, an exempt wholesale generator designation as defined in 15 U.S.C 79z-5A?

No

8) If an EIS or EA has been performed, please supply the ROD number.

No NEPA has been done as federal lands are not being used for the project.

9) Has an appraisal been performed on any portion of this land or project?

No

10) Has a Power Purchase Agreement been executed?

Yes

Application Checklist
Steamboat Hills Repower Project

F. Tax Summary Report

**Nevada Governor's Office of Energy
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**Summary Report
Schedules 1 through 8**

Company Name: Steamboat Hills LLC

Division:

Line No.	Schedule	Total Estimated RCNLD or Transaction Cost	Department Use Only
1	Sch. 1 Personal Property - Property Tax - Total from Col. J. *		
2	Sch. 2 Real Property - Improvements - Total from Col. F. *	72,063,910	
3	Sch. 3 Real Property - Land - Total from Col. I	1,688,100	
4	Sch. 4 Operating Leases - Total from Col. F *		
5	Sch. 5 Contributions in Aid of Construction - Total from Col. F		
6	Sch. 6 First Year Estimated Sales & Use Tax - Total from Col. J	3,501,898	
7	Sch. 7 Second Year Estimated Sales & Use Tax - Total from Col. J		
8	Sch. 8 Third Year Estimated Sales & Use Tax - Total from Col. J		

** The final determination of the classification of property as real or personal is made by the county assessor for locally-assessed property or by the Department of Taxation for centrally-assessed property. Placement of property on these sheets of the application is made for purposes of this fiscal note only and is not determinative of the final classification of property by the appropriate taxing official.*

**Nevada Governor's Office of Energy
Renewable Energy Tax Abatements Application
AFN:**

**Property Tax: Personal Property
Schedule 1**

Company Name: Steamboat Hills LLC

Division: _____

Instructions:

(1) List each item of personal property subject to property tax in Col A. Pursuant to NRS 361.030, personal property includes stocks of goods on hand; any vehicle not included in the definition of vehicle in NRS 371.020; all machines and machinery, all works and improvements, and all property of whatever kind or nature not included in the term "real estate" as that term is defined in NRS 361.035.

(2) For each item in Col. A, complete the requested information in Col. B and Col. D (if applicable), Col. C and Col. D through Col. J.

(3) The total estimated cost reported in Col. H should include estimated or actual costs of installation and costs of transportation per NAC 361.1351 and NAC 361.1355. Costs of installation include the costs of direct labor, direct overhead and the capitalized expense of interest or imputed charges for interest which are necessary to make the property operational.

(4) Use the Personal Property Manual published by the Department of Taxation to determine the Cost Less Depreciation in Column (J). Select the Life Schedule that is closest to the estimated life of the personal property listed in Col. I. See <http://tax.state.nv.us>. Then select: *Publications/Locally Assessed Properties/Personal Property Manual*.

(5) Attach additional sheets as necessary.

A	B	C	D	E	H	I	J
Personal Property Itemized Description	G/L Account No. (if applicable)	Purchased by Facility Owner (FO) Contractor (C) Subcontractor (SC)	Date Purchased (if applicable)	Date Received or Estimated Date of Receipt in Nevada	Estimated Total Acquisition Cost	Estimated Life of Personal Property	Estimated Acquisition Cost Less Depreciation
Included under Sch 2 - Real Property/Improvements							
Grand Total							

**Nevada Governor's Office of Energy
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**Property Tax: Real Property Improvements
Schedule 2**

Company Name: Steamboat Hills LLC
Division: _____

Instructions:

- (1) List each item of real property improvements subject to property tax in Col A. Pursuant to NRS 361.035, real property includes all houses, buildings, fences, ditches, structures, erections, railroads, toll roads and bridges, or other improvements built or erected upon any land, whether such land is private property or public property; as well as mobile or manufactured
- (2) For each item in Col. A, complete the requested information in Col. B (if applicable), and Col. C through Col. F.
- (3) The total estimated cost reported in Col. F should include estimated or actual costs of labor (do not include construction or operational employee totals from previous tab), materials, supervision, contractors' profit and overhead, architects' plans and specifications, engineering plans, building permits, site preparation costs, sales taxes and insurance; costs of buying or assembling land such as escrow fees, legal fees, right of way costs, demolition, storm drains, rough grading or other land improvement costs, yard improvements including septic systems, signs, landscaping, paving, walls, yard lighting; off-site costs
- (4) Use Schedule 3 to report land; Schedule 4 to report operating leases; and Schedule 5 to report contributions in aid of
- (5) Attach additional sheets as necessary.

A	B	C	F
Real Property Improvements Itemized Description	G/L Account No. (if applicable)	Estimated Date of Completion	Estimated Total Construction Cost
Project Management & Administration		4/1/2020	
Engineering		4/1/2020	
Generating Unit		4/1/2020	
Geothermal System		4/1/2020	
Fire Fighting		4/1/2020	
Auxiliary System		4/1/2020	
Electrical		4/1/2020	
BOP (Misc)		4/1/2020	
Gathering System Procurement		4/1/2020	
Transmission Line & Substation		4/1/2020	
Transportation		4/1/2020	
Construction General		4/1/2020	
Construction Civil		4/1/2020	
Construction Mechanical		4/1/2020	
Construction Electrical		4/1/2020	
Building		4/1/2020	
Construction Gathering		4/1/2020	
Start-Up & Testing		4/1/2020	
Field Development & Drilling		4/1/2020	
Spare Parts		4/1/2020	
Special Fees & Costs		4/1/2020	
Land Acquiring		4/1/2020	
Taxes & Related Costs		4/1/2020	
Pre-Development		4/1/2020	
Grand Total			

**Nevada Governor's Office of Energy
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Company Name: Steamboat Hills LLC

Division: _____

**Property Tax: Real Property Land
Schedule 3**

Show the requested data for **all land**, owned or leased, in Nevada.

A	B	C	D	E	F	G	H	I	
Where Situated				Brief Description, Size of the Land (acre), Date Acquired	Assessor's Parcel Number (APN)	Owned (O) Leased (L) Rented (Rtd)	G/L Account Number (if applicable)	Purchase Price (if applicable)	Assessor's Taxable Value
Line #	County	City or Town	Tax District						
1	Washoe	Reno	1000	Parcel 2 Parcel Map 4938	049-450-58	Owned		4,348,135	1,688,100
2									
3									
4									
5									
6									
7									
8									
9									
10									
11									
12	Grand Total								

**Nevada Governor's Office of Energy
Renewable Energy Tax Abatements Application**

AFN:

Company Name: Steamboat Hills LLC

**Property Tax: Operating Leases
Schedule 4**

Division: _____

Instructions:

- (1) List each operating lease for real or personal property. Designate whether the lease is for real or personal property in Col. C.
- (2) For each item in Col. A, complete the requested information in Col. B (if applicable), and Col. C through Col. F.
- (3) The total estimated cost reported in Col. E and Col. F should contain the costs appropriate to real or personal property. For definitions, please refer to Schedule 1 for personal property and Schedule 2 for Improvements.
- (4) Report the Annual Lease Payment in Col. G; the term of the lease in Col. H; and any residual value at the end of the lease term in Col. I.
- (5) Attach additional sheets as necessary.

A	B	C	E	F	G	H	I
Operating Lease Itemized Description	G/L Account No. (if applicable)	Real or Personal Property?	Lessor's Replacement Cost Per Unit	Estimated Total Replacement Cost	Annual Lease payment	Lease Years Remaining	Residual Value
Cox Smith Lease		Real					
Grand Total							

Application Checklist
Steamboat Hills Repower Project

G. Contractor and Subcontractors list

State of Nevada
Renewable Energy Tax Abatement Application
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NOTE: Project contractors, subcontractors, and other entities including owner that will be purchasing goods and equipment for the construction of the Facility are entitled to claim or receive the sales and use tax abatement

Contractors and Subcontractors List	
Vendor 1	A&K Earth Movers, Inc.
Tax ID	88-0097157
Contact	Kelly Workman
Mailing Address	P.O. Box 1059, Fallon, NV 89407-1059
E-Mail	kworkman@akearthmovers.com
Vendor 2	ABC Fire and Cylinder Service
Tax ID	88-0221330
Contact	
Mailing Address	1025 Telegraph Street, Reno, NV 89502
E-Mail	karla@abcfireco.com
Vendor 3	Advanced Communication Technology Services
Tax ID	20-5836656
Contact	
Mailing Address	10 Greg Street, Suite 124, Sparks, NV 89431
E-Mail	invoice@actsreno.com
Vendor 4	Applied Mechanical, Inc.
Tax ID	88-0445910
Contact	
Mailing Address	2010 Kleppe Lane, Sparks, NV, 89431
E-Mail	phess@applied-mech.com
Vendor 5	Bruce MacKay Pump
Tax ID	88-0208794
Contact	
Mailing Address	1600 Mt. Rose Hwy, Reno, NV 89511-6009
E-Mail	
Vendor 6	Glacier Construction, Inc.
Tax ID	20-3334106
Contact	
Mailing Address	P.O. Box 1181, Fallon, NV 89407
E-Mail	info@glacierconst.com
Vendor 7	Hammond Homes & Const. LLC
Tax ID	20-8314936
Contact	
Mailing Address	1780 Lattin Road, Fallon, NV 89406
E-Mail	hammond5@phonewave.net
Vendor 8	McKay Drilling, Inc.
Tax ID	88-0146113
Contact	
Mailing Address	4850 Joule Street A-5, Reno, NV 89502
E-Mail	gord@mckaydrilling.com
Vendor 9	Merit Electric Company
Tax ID	14-1857182
Contact	
Mailing Address	14830 Kivett Lane, Reno, NV 89521
E-Mail	dholbrook@meritelectricreno.com
Vendor 10	Northern Sierra Construction, Inc.
Tax ID	88-0311255
Contact	
Mailing Address	P.O. Box 18980, Reno, NV 89511
E-Mail	patti@nsci.com
Vendor 11	NV Energy
Tax ID	88-0044418
Contact	
Mailing Address	P.O. Box 30065, Reno, NV 89520-0400
E-Mail	kcrews@nvenergy.com
Vendor 12	Oasis Air Conditioning, Heating & Sheet Metal, Inc.
Tax ID	001-tx 1001025725
Contact	Summer Shuey
Mailing Address	1931 Grimes St., Fallon NV 89406
E-Mail	summer@oasishvacnv.com
Vendor 13	Ormat Nevada, Inc.
Tax ID	88-0278853
Contact	
Mailing Address	6140 Plumas St. Reno, NV 89519
E-Mail	
Vendor 14	PAR Electrical Contractors
Tax ID	10-1194357

State of Nevada
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Contact	Marilyn Demarest
Mailing Address	1465 W. 4th Street, Reno, NV 89503
E-Mail	mdemarest@parelectric.com
Vendor 15	
	The Best Company, Inc. dbaColorado TBC, Inc. (Fallon)
Tax ID	84-0958392
Contact	
Mailing Address	3263 Monte Vista Cir., Montrose, CO 81401
E-Mail	bob.clark49@msn.com
Vendor 16	
	Tholl Fence Inc.
Tax ID	88-0085584
Contact	Shawna Downs
Mailing Address	PO Box 855, Sparks, NV 89432
E-Mail	shawna@tholfence.com
Vendor 17	
	Western Industrial Insulation, Inc.
Tax ID	1002548195-001
Contact	Dave Aldrich
Mailing Address	PO Box 367, Bloomfield, NM 87413
E-Mail	westerndavea@qwestoffice.net

Application Checklist
Steamboat Hills Repower Project

H. Letter from the utility or describing the highlights
of PPA, LOI, or MOU

ORMAT NORTHERN NEVADA GEOTHERMAL PORTFOLIO
POWER PURCHASE AGREEMENT
BETWEEN
ONGP LLC
AND
SOUTHERN CALIFORNIA PUBLIC POWER AUTHORITY

DATED AS OF OCTOBER 20, 2016

IN WITNESS WHEREOF, each Party was represented by legal counsel during the negotiation and execution of this Agreement and the Parties have executed this Agreement as of the dates set forth below effective as of the Effective Date.

Date: 6/24/17

SOUTHERN CALIFORNIA PUBLIC POWER
AUTHORITY

By: 
GIREESH BALACHANDRAN
President

Attest: 
MARIO DONADIO
Assistant Secretary

APPROVED AS TO LEGAL
FORM AND CONTENT:




Daniel S. Hashimi
Senior Assistant General Counsel
Southern California Public Power Authority

ONGP LLC

Date: November 1, 2016

By: Connie Stechman
Name: Connie Stechman
Title: Secretary

Attest: 
Name: RAM (RAHM) ORENSTEIN
Title: AUTHORIZED REPRESENTATIVE

Application Checklist
Steamboat Hills Repower Project

I. Attestation and Signature

Nevada Governor's Office of Energy
Renewable Energy Tax Abatements Application
AFN:


Attestation and Signature

I, Anthony Viola, by signing this Application, I do hereby attest and affirm under penalty of perjury the following:

- (1) I have the legal capacity to submit this Application on behalf of the applicant;
- (2) I have prepared and personally knowledgeable regarding the contents of this Application; and
- (3) The content of this Application are true, correct, and complete.

Anthony Viola
Name of person authorized for signature:

Vice President, Global Tax
Title:


Signature:

4/26/2019
Date:

Application Checklist
Steamboat Hills Repower Project

J. Confidentiality Statement Certification

Nevada Governor's Office of Energy
Renewable Energy Tax Abatement Application
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This Application contains confidential information: Yes _____ No X _____

If yes, please identify any information in the within Application or documents submitted herewith, which Applicant considers confidential or trade secret information. Further, identify: (1) the applicable statutory authority or agreement preventing public disclosure of the information; and (2) Applicant's rationale underlying non-disclosure of the information or document(s).

Applicant acknowledges that the burden of demonstrating confidentiality or trade secret status lies with the Applicant, and Applicant agrees to defend and indemnify the State and its agencies for honoring such designation. Notwithstanding, Applicant understands that the over-inclusive designation of information or documents as confidential or trade secret may cause the Nevada State Office of Energy to conduct further inquiry of the Applicant into the confidentiality of the information, potentially delaying submission of the Application to the Nevada Energy Director.

Material for which confidentiality is claimed :

As Marked

Basis for claims of confidentiality :

The information redacted contains cost information that is proprietary and its release would benefit competitors of Ormat.