



**STATE OF NEVADA
DEPARTMENT OF TAXATION**

Web Site: <http://tax.nv.gov>

1550 College Parkway, Suite 115
Carson City, Nevada 89706-7937
Phone: (775) 684-2000 Fax: (775) 684-2020

RENO OFFICE
4600 Kietzke Lane
Building L, Suite 235
Reno, Nevada 89502
Phone: (775) 687-9999
Fax: (775) 688-1303

STEVE SISOLACK
Governor
JAMES DEVOLLD
Chair, Nevada Tax Commission
MELANIE YOUNG
Executive Director

LAS VEGAS OFFICE
Grant Sawyer Office Building, Suite 1300
555 E. Washington Avenue
Las Vegas, Nevada 89101
Phone: (702) 486-2300 Fax: (702) 486-2373

HENDERSON OFFICE
2550 Paseo Verde Parkway, Suite 180
Henderson, Nevada 89074
Phone: (702) 486-2300
Fax: (702) 486-3377

**FISCAL IMPACT
Renewable Energy Partial Abatement of Property Taxes
Steamboat Hills, LLC
Steamboat Hills Repower Project**

This report was prepared to fulfill the requirements of NRS 701A.375 to indicate an estimate of the fiscal impact of the partial property tax abatement on the State and on each affected local government.

Background

The project, known as the Steamboat Hills Repower Project, is owned by Steamboat Hills, LLC which is wholly owned by ONGP, Inc. which is owned by Ormat Nevada, Inc. ("ONI"). The geothermal facility will have a gross production capacity of 33.8 MW and an annual net production capacity of 271,000 MWh. The geothermal facility is located within Section 32, Township 18N, Range 20E, Mount Diablo Meridian, in Washoe County, Nevada. The project is located on a 112.54 acre parcel identified as Assessor Parcel Number (APN) 049-450-58. The facility address is 1010 Power Plant Drive, Reno, Nevada 89511. It is approximately one mile South of Mount Rose Highway and a half mile North of Interstate 580.

The Steamboat Hills Repower Project will replace the existing 10 MW, steam driven, water-cooled Steamboat Hills geothermal facility with a new 30 MW binary, air-cooled facility. This repower project will consist of an air-cooled Ormat Energy Converter (OEC) unit and facilities to be constructed on the existing geothermal well pad and pit area, on Ormat's privately owned land. Existing geothermal wells will be used for the new facility, with the exception of 2 new production wells that will be drilled from an existing well pad on land leased by Ormat from the U.S. Forest Service. Existing geothermal pipelines will be used to transport the fluids to the new facility. The Steamboat Hills Repower project will connect directly from the proposed on-site substation into the existing 120 kV transmission line that runs north/south adjacent to the project site and connects to the NV Energy-owned Steamboat 120 kV Switching Station. No new overhead transmission lines will be constructed.

Property Tax Analysis

Geothermal power plants are valued by the Department of Taxation (Department) under the authority of NRS 362.100(1)(b), which states that "the Department shall appraise and assess all reduction, smelting and milling works, plants and facilities, *whether or not associated with a mine*, all drilling rigs, and all supplies, machinery, equipment, apparatus, facilities, buildings, structures and other improvements used in connection with any mining, drilling, reduction, smelting or milling operation as provided in chapter 361 of NRS."

There are two valuation methodologies available in NRS chapter 361. One method is replacement cost new less statutory depreciation, and is generally governed by NRS 361.227. Replacement cost new of the improvements, less depreciation at the rate of 1-1/2% per year for a maximum of 50 years, is added to the full cash value of the improved land. Personal property is valued

based on acquisition cost less depreciation identified in the Personal Property Manual approved by the Nevada Tax Commission.

The second methodology is reserved for property of an interstate or inter-county nature, and is generally called “unitary” valuation. NRS 361.320(1) states that the Nevada Tax Commission shall establish the valuation of any property of an interstate or inter-county nature used directly in the operation of all interstate or inter-county “electric light and power companies.” NRS 361.320(11) defines a “company” as “any person, company, corporation or association engaged in the business described.” An “electric light and power” business, however, is not defined in NRS or NAC Chapter 361. In lieu of a definition, the Department presumes that licensure or permits granted by FERC or the PUCN is prima facie evidence that the company is in the business of providing electric light and power. In addition, NRS 361.320(6) applies if two or more persons perform separate functions that collectively are needed to deliver electric service to the final customer and the property used in performing the functions would be centrally assessed if owned by one person. Given that the project will take place entirely within the county of Churchill and that no other qualifiers for unitary valuation are present, the Department considers that the project qualifies to be valued by the Department using replacement cost new less statutory depreciation valuation methodology.

The Taxpayer owns the existing parcel, containing 112.54 acres on one tax assessment parcel. For purposes of this analysis, the Washoe County 2019 – 2020 total taxable land value of \$1,828,775.00 for the 112.54 acres was applied. The tax assessment parcel is 049-450-58.

The Taxpayer reported all components as real property. Real property is defined as “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 property of this state or of the United States, or of any municipal or other corporation, or of any county, city or town in this state.” See *NRS 361.035(1)(a)*.

The Department’s understanding of the typical components of a geothermal generation facility include site preparation activities such as construction survey, grading, trenching, drainage features, diversion channels, detention ponds, culverts for road crossings, containment berms, and firebreaks. Other components include access roads and utilities such as telecommunication lines, foundations for generator step-up transformers, steam turbine generation, ancillary foundations in the power block, operations and maintenance buildings, electrical equipment enclosures; water delivery systems including pumps, wells, water storage tanks, waste and wastewater management; fire protection systems, including piping systems, fire hydrants, and sprinkler deluge systems; electronic systems to control equipment and facilities operations; lighting systems; fencing, controlled access gates, switchyard and substations; geothermal wells, injection wells, drill pads, wellhead, production pumps, injection pumps, flash tanks, pre-heaters, vaporizers, and gathering pipes.

The Department’s understanding is that the power block consists of components either attached to the land or “so essential to the land or improvement that the land or improvement cannot perform its desired function without the nonattached item,” for example, cooling tower foundations. In addition, as evidenced by a purchase power agreement that has been signed for a period of 25 years from the commencement of production, this generation facility appears to be intended as a permanent installation. For purposes of this fiscal note, all property was treated as real property.

Also for purposes of this fiscal note, the Department did not adjust upward the reported acquisition cost to reflect any appreciation of improvements over the twenty year period. In addition, the Department did not include property, if any, known as Contributions in Aid of Construction. Capital invested as a contribution in aid of construction (CIAC) is not eligible for a renewable energy abatement by the contributor of the capital because taxable property is assessed to the owner and not the contributor of the property. CIAC are either cash or utility type property *contributed to the utility* by a customer to assist the utility in providing utility service to the customer and are non-refundable to the customer.

The Department used the current tax rate of \$3.66 per hundred (0.0366) for Tax District 1000 without further adjustment. Under current law, the maximum tax rate can go up to \$3.66; however, the

project is also subject to the tax abatement afforded under NRS 361.4722, which limits tax dollar increases to no more than 8% per year.

The calculation of the renewable energy abatement contained in the attached spreadsheets takes into account the required distribution of remaining taxes after abatement to local governments in Washoe County, including a distribution to the State Debt Fund. Since the application was submitted on April 26, 2019 after the effective date for AB 239 (2013) which amended NRS 701A.385, this fiscal note assumes no distribution will be made to the State Renewable Energy Fund.

Estimate of Tax Abatement

Washoe County:	
Total Taxes Due, First Year after Completion:	\$ 935,677
Total Renewable Energy Abatement, First Year:	\$ 514,622
Total Taxes Available to Local Governments and State Debt after abatement:	\$ 421,054

The amount of the abatement for each year thereafter approximates the amount obtained in the first year and continues during the period of abatement as follows:

Washoe County:	
Total Taxes Due during Period of Abatement (20 years):	\$ 16,210,436
Total Renewable Energy Abatement, 20 years:	\$ 8,915,740
Total Taxes Available to Local Governments after abatement:	\$ 7,294,696

See attached spreadsheets for the amounts by year and by local government entity.

NEVADA DEPARTMENT OF TAXATION

RENEWABLE ENERGY ABATEMENT WORKSHEET

DISTRICT **1000 Washoe County**

EXCLUDES STATE RENEWABLE ENERGY FUND

Steamboat Hills LLC 20 Year Summary

COMBINED TAX RATE	TOTAL TAXES DUE	TOTAL RENEW ABATEMENT	TAXES AFTER ABATEMENT	PERCENT TAXES AFTER ABATEMENT
0.036600	16,210,436.13	(8,915,739.87)	7,294,696.26	100.000%

TAXING ENTITY	TAX RATE	SCHOOL SWITCH	TOTAL TAXES DUE	RENEW ABATEMENT	TAXES AFTER ABATEMENT	PERCENT TOTAL TAXES
State of Nevada	0.001700	1	752,943.77	(414,119.07)	338,824.70	4.645%
Washoe County School District	0.011385	1	5,042,508.62	(2,773,379.74)	2,269,128.88	31.107%
Washoe County	0.013917	1	6,163,951.90	(3,390,173.55)	2,773,778.35	38.025%
Reno	0.009598	1	4,251,031.84	(2,338,067.51)	1,912,964.33	26.224%
			-	-	-	0.000%
			-	-	-	0.000%
			-	-	-	0.000%
			-	-	-	0.000%
			-	-	-	0.000%

NET TAXABLE VALUE	AVERAGE ABATEMENT PERCENTAGE	TAXABLE VALUE PERCENTAGE	WEIGHTED RENEW ABATEMENT PERCENTGE	CURRENT YEAR ABATEMENT
53,582,126	55.0%	100.0%	55.0%	(8,915,739.87)

ASSET	TOTAL TAXABLE VALUE	ABATEMENT PERCENTAGE	TAXABLE VALUE PERCENTAGE	WEIGHTED RENEW ABATEMENT PERCENTGE	CURRENT YEAR ABATEMENT
Geothermal Facility	53,582,126	55.00%	100.00%	55.00%	(8,915,739.87)

NEVADA DEPARTMENT OF TAXATION

RENEWABLE ENERGY ABATEMENT WORKSHEET

DISTRICT 1000, Washoe County

EXCLUDES STATE RENEWABLE ENERGY FUND

Steamboat Hills LLC 2020-21

COMBINED TAX RATE	TOTAL TAXES DUE	TOTAL RENEW ABATEMENT	TAXES AFTER ABATEMENT	PERCENT TAXES AFTER ABATEMENT
0.036600	935,676.80	(514,622.24)	421,054.56	100.000%

TAXING ENTITY	TAX RATE	SCHOOL SWITCH	TOTAL TAXES DUE	RENEW ABATEMENT	TAXES AFTER ABATEMENT	PERCENT TOTAL TAXES
State of Nevada	0.001700	1	43,460.40	(23,903.22)	19,557.18	4.645%
Washoe County School District	0.011385	1	291,056.84	(160,081.26)	130,975.58	31.107%
Washoe County	0.013917	1	355,787.27	(195,683.00)	160,104.27	38.025%
Reno	0.009598	1	245,372.29	(134,954.76)	110,417.53	26.224%
			-	-	-	0.000%
			-	-	-	0.000%
			-	-	-	0.000%
			-	-	-	0.000%
			-	-	-	0.000%

NET TAXABLE VALUE	AVERAGE ABATEMENT PERCENTAGE	TAXABLE VALUE PERCENTAGE	WEIGHTED RENEW ABATEMENT PERCENTGE	CURRENT YEAR ABATEMENT
73,042,685	55.0%	100.0%	55.0%	(514,622.24)

ASSET	TOTAL TAXABLE VALUE	ABATEMENT PERCENTAGE	TAXABLE VALUE PERCENTAGE	WEIGHTED RENEW ABATEMENT PERCENTGE	CURRENT YEAR ABATEMENT
Geothermal Facility	73,042,685	55.00%	100.00%	55.00%	(514,622.24)

NEVADA DEPARTMENT OF TAXATION

RENEWABLE ENERGY ABATEMENT WORKSHEET

DISTRICT 1000, Washoe County

EXCLUDES STATE RENEWABLE ENERGY FUND

Steamboat Hills, LLC 2021-22

COMBINED TAX RATE	TOTAL TAXES DUE	TOTAL RENEW ABATEMENT	TAXES AFTER ABATEMENT	PERCENT TAXES AFTER ABATEMENT
0.036600	922,461.59	(507,353.87)	415,107.72	100.000%

TAXING ENTITY	TAX RATE	SCHOOL SWITCH	TOTAL TAXES DUE	RENEW ABATEMENT	TAXES AFTER ABATEMENT	PERCENT TOTAL TAXES
State of Nevada	0.001700	1	42,846.58	(23,565.62)	19,280.96	4.645%
Washoe County School District	0.011385	1	286,946.04	(157,820.32)	129,125.72	31.107%
Wasoe County	0.013917	1	350,762.24	(192,919.23)	157,843.01	38.025%
Reno	0.009598	1	241,906.73	(133,048.70)	108,858.03	26.224%
			-	-	-	0.000%
			-	-	-	0.000%
			-	-	-	0.000%
			-	-	-	0.000%
			-	-	-	0.000%

NET TAXABLE VALUE	AVERAGE ABATEMENT PERCENTAGE	TAXABLE VALUE PERCENTAGE	WEIGHTED RENEW ABATEMENT PERCENTGE	CURRENT YEAR ABATEMENT
72,011,053	55.0%	100.0%	55.0%	(507,353.87)

ASSET	TOTAL TAXABLE VALUE	ABATEMENT PERCENTAGE	TAXABLE VALUE PERCENTAGE	WEIGHTED RENEW ABATEMENT PERCENTGE	CURRENT YEAR ABATEMENT
Geothermal Facility	72,011,053	55.00%	100.00%	55.00%	(507,353.87)

NEVADA DEPARTMENT OF TAXATION

RENEWABLE ENERGY ABATEMENT WORKSHEET

DISTRICT 1000, Washoe County

EXCLUDES STATE RENEWABLE ENERGY FUND

Steamboat Hills, LLC 2022-23

COMBINED TAX RATE	TOTAL TAXES DUE	TOTAL RENEW ABATEMENT	TAXES AFTER ABATEMENT	PERCENT TAXES AFTER ABATEMENT
0.036600	908,852.85	(499,869.06)	408,983.79	100.000%

TAXING ENTITY	TAX RATE	SCHOOL SWITCH	TOTAL TAXES DUE	RENEW ABATEMENT	TAXES AFTER ABATEMENT	PERCENT TOTAL TAXES
State of Nevada	0.001700	1	42,214.48	(23,217.96)	18,996.52	4.645%
Washoe County School District	0.011385	1	282,712.83	(155,492.06)	127,220.77	31.107%
Washoe County	0.013917	1	345,587.57	(190,073.16)	155,514.41	38.025%
Reno	0.009598	1	238,337.97	(131,085.88)	107,252.09	26.224%
			-	-	-	0.000%
			-	-	-	0.000%
			-	-	-	0.000%
			-	-	-	0.000%
			-	-	-	0.000%

NET TAXABLE VALUE	AVERAGE ABATEMENT PERCENTAGE	TAXABLE VALUE PERCENTAGE	WEIGHTED RENEW ABATEMENT PERCENTGE	CURRENT YEAR ABATEMENT
70,948,699	55.0%	100.0%	55.0%	(499,869.06)

ASSET	TOTAL TAXABLE VALUE	ABATEMENT PERCENTAGE	TAXABLE VALUE PERCENTAGE	WEIGHTED RENEW ABATEMENT PERCENTGE	CURRENT YEAR ABATEMENT
Geothermal Facility	70,948,699	55.00%	100.00%	55.00%	(499,869.06)

NEVADA DEPARTMENT OF TAXATION

RENEWABLE ENERGY ABATEMENT WORKSHEET

DISTRICT 1000, Washoe County

EXCLUDES STATE RENEWABLE ENERGY FUND

Steamboat Hills, LLC 2023-24

COMBINED TAX RATE	TOTAL TAXES DUE	TOTAL RENEW ABATEMENT	TAXES AFTER ABATEMENT	PERCENT TAXES AFTER ABATEMENT
0.036600	894,881.34	(492,184.74)	402,696.60	100.000%

TAXING ENTITY	TAX RATE	SCHOOL SWITCH	TOTAL TAXES DUE	RENEW ABATEMENT	TAXES AFTER ABATEMENT	PERCENT TOTAL TAXES
State of Nevada	0.001700	1	41,565.53	(22,861.04)	18,704.49	4.645%
Washoe County School District	0.011385	1	278,366.78	(153,101.73)	125,265.05	31.107%
Washoe County	0.013917	1	340,274.96	(187,151.23)	153,123.73	38.025%
Reno	0.009598	1	234,674.07	(129,070.74)	105,603.33	26.224%
			-	-	-	0.000%
			-	-	-	0.000%
			-	-	-	0.000%
			-	-	-	0.000%
			-	-	-	0.000%

NET TAXABLE VALUE	AVERAGE ABATEMENT PERCENTAGE	TAXABLE VALUE PERCENTAGE	WEIGHTED RENEW ABATEMENT PERCENTGE	CURRENT YEAR ABATEMENT
69,858,028	55.0%	100.0%	55.0%	(492,184.74)

ASSET	TOTAL TAXABLE VALUE	ABATEMENT PERCENTAGE	TAXABLE VALUE PERCENTAGE	WEIGHTED RENEW ABATEMENT PERCENTGE	CURRENT YEAR ABATEMENT
Geothermal Facility	69,858,028	55.00%	100.00%	55.00%	(492,184.74)

NEVADA DEPARTMENT OF TAXATION

RENEWABLE ENERGY ABATEMENT WORKSHEET

DISTRICT 1000, Washoe County

EXCLUDES STATE RENEWABLE ENERGY FUND

Steamboats Hills, LLC 2024-25

COMBINED TAX RATE	TOTAL TAXES DUE	TOTAL RENEW ABATEMENT	TAXES AFTER ABATEMENT	PERCENT TAXES AFTER ABATEMENT
0.036600	880,594.16	(484,326.79)	396,267.37	100.000%

TAXING ENTITY	TAX RATE	SCHOOL SWITCH	TOTAL TAXES DUE	RENEW ABATEMENT	TAXES AFTER ABATEMENT	PERCENT TOTAL TAXES
State of Nevada	0.001700	1	40,901.91	(22,496.05)	18,405.86	4.645%
Washoe County School District	0.011385	1	273,922.53	(150,657.39)	123,265.14	31.107%
Washoe County	0.013917	1	334,842.32	(184,163.28)	150,679.04	38.025%
Reno	0.009598	1	230,927.40	(127,010.07)	103,917.33	26.224%
			-	-	-	0.000%
			-	-	-	0.000%
			-	-	-	0.000%
			-	-	-	0.000%
			-	-	-	0.000%

NET TAXABLE VALUE	AVERAGE ABATEMENT PERCENTAGE	TAXABLE VALUE PERCENTAGE	WEIGHTED RENEW ABATEMENT PERCENTGE	CURRENT YEAR ABATEMENT
68,742,713	55.0%	100.0%	55.0%	(484,326.79)

ASSET	TOTAL TAXABLE VALUE	ABATEMENT PERCENTAGE	TAXABLE VALUE PERCENTAGE	WEIGHTED RENEW ABATEMENT PERCENTGE	CURRENT YEAR ABATEMENT
Geothermal Facility	68,742,713	55.00%	100.00%	55.00%	(484,326.79)

NEVADA DEPARTMENT OF TAXATION

RENEWABLE ENERGY ABATEMENT WORKSHEET

DISTRICT 1000, Washoe County

EXCLUDES STATE RENEWABLE ENERGY FUND

Steamboat Hills, LLC 2025-26

COMBINED TAX RATE	TOTAL TAXES DUE	TOTAL RENEW ABATEMENT	TAXES AFTER ABATEMENT	PERCENT TAXES AFTER ABATEMENT
0.036600	869,696.30	(478,332.97)	391,363.33	100.000%

TAXING ENTITY	TAX RATE	SCHOOL SWITCH	TOTAL TAXES DUE	RENEW ABATEMENT	TAXES AFTER ABATEMENT	PERCENT TOTAL TAXES
State of Nevada	0.001700	1	40,395.73	(22,217.65)	18,178.08	4.645%
Washoe County School district	0.011385	1	270,532.58	(148,792.92)	121,739.66	31.107%
Washoe County	0.013917	1	330,698.45	(181,884.15)	148,814.30	38.025%
Reno	0.009598	1	228,069.54	(125,438.25)	102,631.29	26.224%
			-	-	-	0.000%
			-	-	-	0.000%
			-	-	-	0.000%
			-	-	-	0.000%
			-	-	-	0.000%

NET TAXABLE VALUE	AVERAGE ABATEMENT PERCENTAGE	TAXABLE VALUE PERCENTAGE	WEIGHTED RENEW ABATEMENT PERCENTGE	CURRENT YEAR ABATEMENT
67,891,983	55.0%	100.0%	55.0%	(478,332.97)

ASSET	TOTAL TAXABLE VALUE	ABATEMENT PERCENTAGE	TAXABLE VALUE PERCENTAGE	WEIGHTED RENEW ABATEMENT PERCENTGE	CURRENT YEAR ABATEMENT
Geothermal Facility	67,891,983	55.00%	100.00%	55.00%	(478,332.97)

NEVADA DEPARTMENT OF TAXATION

RENEWABLE ENERGY ABATEMENT WORKSHEET

DISTRICT 1000, Washoe County

EXCLUDES STATE RENEWABLE ENERGY FUND

Steamboat Hills, LLC 2026-27

COMBINED TAX RATE	TOTAL TAXES DUE	TOTAL RENEW ABATEMENT	TAXES AFTER ABATEMENT	PERCENT TAXES AFTER ABATEMENT
0.036600	856,529.84	(471,091.41)	385,438.43	100.000%

TAXING ENTITY	TAX RATE	SCHOOL SWITCH	TOTAL TAXES DUE	RENEW ABATEMENT	TAXES AFTER ABATEMENT	PERCENT TOTAL TAXES
State of Nevada	0.001700	1	39,784.17	(21,881.29)	17,902.88	4.645%
Washoe County School District	0.011385	1	266,436.95	(146,540.32)	119,896.63	31.107%
Washoe County	0.013917	1	325,691.96	(179,130.58)	146,561.38	38.025%
Reno	0.009598	1	224,616.76	(123,539.22)	101,077.54	26.224%
			-	-	-	0.000%
			-	-	-	0.000%
			-	-	-	0.000%
			-	-	-	0.000%
			-	-	-	0.000%

NET TAXABLE VALUE	AVERAGE ABATEMENT PERCENTAGE	TAXABLE VALUE PERCENTAGE	WEIGHTED RENEW ABATEMENT PERCENTGE	CURRENT YEAR ABATEMENT
66,864,157	55.0%	100.0%	55.0%	(471,091.41)

ASSET	TOTAL TAXABLE VALUE	ABATEMENT PERCENTAGE	TAXABLE VALUE PERCENTAGE	WEIGHTED RENEW ABATEMENT PERCENTGE	CURRENT YEAR ABATEMENT
Geothermal Facility	66,864,157	55.00%	100.00%	55.00%	(471,091.41)

NEVADA DEPARTMENT OF TAXATION

RENEWABLE ENERGY ABATEMENT WORKSHEET

DISTRICT 1000, Washoe County

EXCLUDES STATE RENEWABLE ENERGY FUND

Steamboat Hills, LLC 2027-28

COMBINED TAX RATE	TOTAL TAXES DUE	TOTAL RENEW ABATEMENT	TAXES AFTER ABATEMENT	PERCENT TAXES AFTER ABATEMENT
0.036600	843,373.75	(463,855.58)	379,518.17	100.000%

TAXING ENTITY	TAX RATE	SCHOOL SWITCH	TOTAL TAXES DUE	RENEW ABATEMENT	TAXES AFTER ABATEMENT	PERCENT TOTAL TAXES
State of Nevada	0.001700	1	39,173.10	(21,545.21)	17,627.89	4.645%
Washoe County School District	0.011385	1	262,344.54	(144,289.50)	118,055.04	31.107%
Washoe County	0.013917	1	320,689.41	(176,379.18)	144,310.23	38.025%
Reno	0.009598	1	221,166.70	(121,641.69)	99,525.01	26.224%
			-	-	-	0.000%
			-	-	-	0.000%
			-	-	-	0.000%
			-	-	-	0.000%
			-	-	-	0.000%

NET TAXABLE VALUE	AVERAGE ABATEMENT PERCENTAGE	TAXABLE VALUE PERCENTAGE	WEIGHTED RENEW ABATEMENT PERCENTGE	CURRENT YEAR ABATEMENT
65,837,138	55.0%	100.0%	55.0%	(463,855.58)

ASSET	TOTAL TAXABLE VALUE	ABATEMENT PERCENTAGE	TAXABLE VALUE PERCENTAGE	WEIGHTED RENEW ABATEMENT PERCENTGE	CURRENT YEAR ABATEMENT
Geothermal Facility	65,837,138	55.00%	100.00%	55.00%	(463,855.58)

NEVADA DEPARTMENT OF TAXATION

RENEWABLE ENERGY ABATEMENT WORKSHEET

DISTRICT 1000, Washoe County

EXCLUDES STATE RENEWABLE ENERGY FUND

Steamboat Hills, LLC 2028-29

COMBINED TAX RATE	TOTAL TAXES DUE	TOTAL RENEW ABATEMENT	TAXES AFTER ABATEMENT	PERCENT TAXES AFTER ABATEMENT
0.036600	830,228.18	(456,625.50)	373,602.68	100.000%

TAXING ENTITY	TAX RATE	SCHOOL SWITCH	TOTAL TAXES DUE	RENEW ABATEMENT	TAXES AFTER ABATEMENT	PERCENT TOTAL TAXES
State of Nevada	0.001700	1	38,562.51	(21,209.38)	17,353.13	4.645%
Washoe County School District	0.011385	1	258,255.41	(142,040.48)	116,214.93	31.107%
Washoe County	0.013917	1	315,690.86	(173,629.97)	142,060.89	38.025%
Reno	0.009598	1	217,719.40	(119,745.67)	97,973.73	26.224%
			-	-	-	0.000%
			-	-	-	0.000%
			-	-	-	0.000%
			-	-	-	0.000%
			-	-	-	0.000%

NET TAXABLE VALUE	AVERAGE ABATEMENT PERCENTAGE	TAXABLE VALUE PERCENTAGE	WEIGHTED RENEW ABATEMENT PERCENTGE	CURRENT YEAR ABATEMENT
64,810,943	55.0%	100.0%	55.0%	(456,625.50)

ASSET	TOTAL TAXABLE VALUE	ABATEMENT PERCENTAGE	TAXABLE VALUE PERCENTAGE	WEIGHTED RENEW ABATEMENT PERCENTGE	CURRENT YEAR ABATEMENT
Geothermal Facility	64,810,943	55.00%	100.00%	55.00%	(456,625.50)

NEVADA DEPARTMENT OF TAXATION

RENEWABLE ENERGY ABATEMENT WORKSHEET

DISTRICT 1000, Washoe County

EXCLUDES STATE RENEWABLE ENERGY FUND

Steamboat Hills, LLC 2029-30

COMBINED TAX RATE	TOTAL TAXES DUE	TOTAL RENEW ABATEMENT	TAXES AFTER ABATEMENT	PERCENT TAXES AFTER ABATEMENT
0.036600	817,093.39	(449,401.37)	367,692.02	100.000%

TAXING ENTITY	TAX RATE	SCHOOL SWITCH	TOTAL TAXES DUE	RENEW ABATEMENT	TAXES AFTER ABATEMENT	PERCENT TOTAL TAXES
State of Nevada	0.001700	1	37,952.43	(20,873.84)	17,078.59	4.645%
Washoe County School District	0.011385	1	254,169.62	(139,793.29)	114,376.33	31.107%
Washoe County	0.013917	1	310,696.41	(170,883.03)	139,813.38	38.025%
Reno	0.009598	1	214,274.93	(117,851.21)	96,423.72	26.224%
			-	-	-	0.000%
			-	-	-	0.000%
			-	-	-	0.000%
			-	-	-	0.000%
			-	-	-	0.000%

NET TAXABLE VALUE	AVERAGE ABATEMENT PERCENTAGE	TAXABLE VALUE PERCENTAGE	WEIGHTED RENEW ABATEMENT PERCENTGE	CURRENT YEAR ABATEMENT
63,785,588	55.0%	100.0%	55.0%	(449,401.37)

ASSET	TOTAL TAXABLE VALUE	ABATEMENT PERCENTAGE	TAXABLE VALUE PERCENTAGE	WEIGHTED RENEW ABATEMENT PERCENTGE	CURRENT YEAR ABATEMENT
Geothermal Facility	63,785,588	55.00%	100.00%	55.00%	(449,401.37)

NEVADA DEPARTMENT OF TAXATION

RENEWABLE ENERGY ABATEMENT WORKSHEET

DISTRICT 1000, Washoe County

EXCLUDES STATE RENEWABLE ENERGY FUND

Steamboat Hills, LLC 2030-31

COMBINED TAX RATE	TOTAL TAXES DUE	TOTAL RENEW ABATEMENT	TAXES AFTER ABATEMENT	PERCENT TAXES AFTER ABATEMENT
0.036600	803,969.58	(442,183.27)	361,786.31	100.000%

TAXING ENTITY	TAX RATE	SCHOOL SWITCH	TOTAL TAXES DUE	RENEW ABATEMENT	TAXES AFTER ABATEMENT	PERCENT TOTAL TAXES
State of Nevada	0.001700	1	37,342.85	(20,538.57)	16,804.28	4.645%
Washoe County School District	0.011385	1	250,087.26	(137,547.99)	112,539.27	31.107%
Washoe County	0.013917	1	305,706.14	(168,138.38)	137,567.76	38.025%
Reno	0.009598	1	210,833.33	(115,958.33)	94,875.00	26.224%
			-	-	-	0.000%
			-	-	-	0.000%
			-	-	-	0.000%
			-	-	-	0.000%
			-	-	-	0.000%

NET TAXABLE VALUE	AVERAGE ABATEMENT PERCENTAGE	TAXABLE VALUE PERCENTAGE	WEIGHTED RENEW ABATEMENT PERCENTGE	CURRENT YEAR ABATEMENT
62,761,091	55.0%	100.0%	55.0%	(442,183.27)

ASSET	TOTAL TAXABLE VALUE	ABATEMENT PERCENTAGE	TAXABLE VALUE PERCENTAGE	WEIGHTED RENEW ABATEMENT PERCENTGE	CURRENT YEAR ABATEMENT
Geothermal Facility	62,761,091	55.00%	100.00%	55.00%	(442,183.27)

NEVADA DEPARTMENT OF TAXATION

RENEWABLE ENERGY ABATEMENT WORKSHEET

DISTRICT 1000, Washoe County

EXCLUDES STATE RENEWABLE ENERGY FUND

Steamboat Hills, LLC 2031-32

COMBINED TAX RATE	TOTAL TAXES DUE	TOTAL RENEW ABATEMENT	TAXES AFTER ABATEMENT	PERCENT TAXES AFTER ABATEMENT
0.036600	790,856.95	(434,971.32)	355,885.63	100.000%

TAXING ENTITY	TAX RATE	SCHOOL SWITCH	TOTAL TAXES DUE	RENEW ABATEMENT	TAXES AFTER ABATEMENT	PERCENT TOTAL TAXES
State of Nevada	0.001700	1	36,733.79	(20,203.58)	16,530.21	4.645%
Washoe County School District	0.011385	1	246,008.37	(135,304.60)	110,703.77	31.107%
Washoe County	0.013917	1	300,720.12	(165,396.07)	135,324.05	38.025%
Reno	0.009598	1	207,394.67	(114,067.07)	93,327.60	26.224%
			-	-	-	0.000%
			-	-	-	0.000%
			-	-	-	0.000%
			-	-	-	0.000%
			-	-	-	0.000%

NET TAXABLE VALUE	AVERAGE ABATEMENT PERCENTAGE	TAXABLE VALUE PERCENTAGE	WEIGHTED RENEW ABATEMENT PERCENTGE	CURRENT YEAR ABATEMENT
61,737,468	55.0%	100.0%	55.0%	(434,971.32)

ASSET	TOTAL TAXABLE VALUE	ABATEMENT PERCENTAGE	TAXABLE VALUE PERCENTAGE	WEIGHTED RENEW ABATEMENT PERCENTGE	CURRENT YEAR ABATEMENT
Geothermal Facility	61,737,468	55.00%	100.00%	55.00%	(434,971.32)

NEVADA DEPARTMENT OF TAXATION

RENEWABLE ENERGY ABATEMENT WORKSHEET

DISTRICT 1000, Washoe County

EXCLUDES STATE RENEWABLE ENERGY FUND

Steamboat Hills, LLC 2032-33

COMBINED TAX RATE	TOTAL TAXES DUE	TOTAL RENEW ABATEMENT	TAXES AFTER ABATEMENT	PERCENT TAXES AFTER ABATEMENT
0.036600	777,755.76	(427,765.67)	349,990.09	100.000%

TAXING ENTITY	TAX RATE	SCHOOL SWITCH	TOTAL TAXES DUE	RENEW ABATEMENT	TAXES AFTER ABATEMENT	PERCENT TOTAL TAXES
State of Nevada	0.001700	1	36,125.27	(19,868.90)	16,256.37	4.645%
Washoe County School District	0.011385	1	241,933.04	(133,063.17)	108,869.87	31.107%
Washoe County	0.013917	1	295,738.44	(162,656.14)	133,082.30	38.025%
Reno	0.009598	1	203,959.01	(112,177.46)	91,781.55	26.224%
			-	-	-	0.000%
			-	-	-	0.000%
			-	-	-	0.000%
			-	-	-	0.000%
			-	-	-	0.000%

NET TAXABLE VALUE	AVERAGE ABATEMENT PERCENTAGE	TAXABLE VALUE PERCENTAGE	WEIGHTED RENEW ABATEMENT PERCENTGE	CURRENT YEAR ABATEMENT
60,714,736	55.0%	100.0%	55.0%	(427,765.67)

ASSET	TOTAL TAXABLE VALUE	ABATEMENT PERCENTAGE	TAXABLE VALUE PERCENTAGE	WEIGHTED RENEW ABATEMENT PERCENTGE	CURRENT YEAR ABATEMENT
Geothermal Facility	60,714,736	55.00%	100.00%	55.00%	(427,765.67)

NEVADA DEPARTMENT OF TAXATION

RENEWABLE ENERGY ABATEMENT WORKSHEET

DISTRICT 1000, Washoe County

EXCLUDES STATE RENEWABLE ENERGY FUND

Steamboat Hills, LLC 2033-34

COMBINED TAX RATE	TOTAL TAXES DUE	TOTAL RENEW ABATEMENT	TAXES AFTER ABATEMENT	PERCENT TAXES AFTER ABATEMENT
0.036600	764,666.23	(420,566.43)	344,099.80	100.000%

TAXING ENTITY	TAX RATE	SCHOOL SWITCH	TOTAL TAXES DUE	RENEW ABATEMENT	TAXES AFTER ABATEMENT	PERCENT TOTAL TAXES
State of Nevada	0.001700	1	35,517.28	(19,534.50)	15,982.78	4.645%
Washoe County School District	0.011385	1	237,861.34	(130,823.74)	107,037.60	31.107%
Washoe County	0.013917	1	290,761.20	(159,918.66)	130,842.54	38.025%
Reno	0.009598	1	200,526.41	(110,289.53)	90,236.88	26.224%
			-	-	-	0.000%
			-	-	-	0.000%
			-	-	-	0.000%
			-	-	-	0.000%
			-	-	-	0.000%

NET TAXABLE VALUE	AVERAGE ABATEMENT PERCENTAGE	TAXABLE VALUE PERCENTAGE	WEIGHTED RENEW ABATEMENT PERCENTGE	CURRENT YEAR ABATEMENT
59,692,914	55.0%	100.0%	55.0%	(420,566.43)

ASSET	TOTAL TAXABLE VALUE	ABATEMENT PERCENTAGE	TAXABLE VALUE PERCENTAGE	WEIGHTED RENEW ABATEMENT PERCENTGE	CURRENT YEAR ABATEMENT
Geothermal Facility	59,692,914	55.00%	100.00%	55.00%	(420,566.43)

NEVADA DEPARTMENT OF TAXATION

RENEWABLE ENERGY ABATEMENT WORKSHEET

DISTRICT 1000, Washoe County

EXCLUDES STATE RENEWABLE ENERGY FUND

Steamboat Hills, LLC 2034-35

COMBINED TAX RATE	TOTAL TAXES DUE	TOTAL RENEW ABATEMENT	TAXES AFTER ABATEMENT	PERCENT TAXES AFTER ABATEMENT
0.036600	751,588.56	(413,373.71)	338,214.85	100.000%

TAXING ENTITY	TAX RATE	SCHOOL SWITCH	TOTAL TAXES DUE	RENEW ABATEMENT	TAXES AFTER ABATEMENT	PERCENT TOTAL TAXES
State of Nevada	0.001700	1	34,909.85	(19,200.42)	15,709.43	4.645%
County School District	0.011385	1	233,793.33	(128,586.33)	105,207.00	31.107%
Washoe County	0.013917	1	285,788.47	(157,183.66)	128,604.81	38.025%
Reno	0.009598	1	197,096.91	(108,403.30)	88,693.61	26.224%
			-	-	-	0.000%
			-	-	-	0.000%
			-	-	-	0.000%
			-	-	-	0.000%
			-	-	-	0.000%

NET TAXABLE VALUE	AVERAGE ABATEMENT PERCENTAGE	TAXABLE VALUE PERCENTAGE	WEIGHTED RENEW ABATEMENT PERCENTGE	CURRENT YEAR ABATEMENT
58,672,019	55.0%	100.0%	55.0%	(413,373.71)

ASSET	TOTAL TAXABLE VALUE	ABATEMENT PERCENTAGE	TAXABLE VALUE PERCENTAGE	WEIGHTED RENEW ABATEMENT PERCENTGE	CURRENT YEAR ABATEMENT
Geothermal Facility	58,672,019	55.00%	100.00%	55.00%	(413,373.71)

NEVADA DEPARTMENT OF TAXATION

RENEWABLE ENERGY ABATEMENT WORKSHEET

DISTRICT 1000, Washoe County

EXCLUDES STATE RENEWABLE ENERGY FUND

Steamboat Hills, LLC 2035-36

COMBINED TAX RATE	TOTAL TAXES DUE	TOTAL RENEW ABATEMENT	TAXES AFTER ABATEMENT	PERCENT TAXES AFTER ABATEMENT
0.036600	738,523.03	(406,187.67)	332,335.36	100.000%

TAXING ENTITY	TAX RATE	SCHOOL SWITCH	TOTAL TAXES DUE	RENEW ABATEMENT	TAXES AFTER ABATEMENT	PERCENT TOTAL TAXES
State of Nevada	0.001700	1	34,302.98	(18,866.64)	15,436.34	4.645%
Washoe County School District	0.011385	1	229,729.09	(126,351.00)	103,378.09	31.107%
Washoe County	0.013917	1	280,820.36	(154,451.20)	126,369.16	38.025%
Reno	0.009598	1	193,670.60	(106,518.83)	87,151.77	26.224%
			-	-	-	0.000%
			-	-	-	0.000%
			-	-	-	0.000%
			-	-	-	0.000%
			-	-	-	0.000%

NET TAXABLE VALUE	AVERAGE ABATEMENT PERCENTAGE	TAXABLE VALUE PERCENTAGE	WEIGHTED RENEW ABATEMENT PERCENTGE	CURRENT YEAR ABATEMENT
57,652,071	55.0%	100.0%	55.0%	(406,187.67)

ASSET	TOTAL TAXABLE VALUE	ABATEMENT PERCENTAGE	TAXABLE VALUE PERCENTAGE	WEIGHTED RENEW ABATEMENT PERCENTGE	CURRENT YEAR ABATEMENT
Geothermal Facility	57,652,071	55.00%	100.00%	55.00%	(406,187.67)

NEVADA DEPARTMENT OF TAXATION

RENEWABLE ENERGY ABATEMENT WORKSHEET

DISTRICT 1000, Washoe County

EXCLUDES STATE RENEWABLE ENERGY FUND

Steamboat Hills, LLC 2036-37

COMBINED TAX RATE	TOTAL TAXES DUE	TOTAL RENEW ABATEMENT	TAXES AFTER ABATEMENT	PERCENT TAXES AFTER ABATEMENT
0.036600	725,469.86	(399,008.43)	326,461.43	100.000%

TAXING ENTITY	TAX RATE	SCHOOL SWITCH	TOTAL TAXES DUE	RENEW ABATEMENT	TAXES AFTER ABATEMENT	PERCENT TOTAL TAXES
State of Nevada	0.001700	1	33,696.69	(18,533.18)	15,163.51	4.645%
Washoe County School District	0.011385	1	225,668.70	(124,117.79)	101,550.91	31.107%
Wahoe County	0.013917	1	275,856.94	(151,721.32)	124,135.62	38.025%
Reno	0.009598	1	190,247.53	(104,636.14)	85,611.39	26.224%
			-	-	-	0.000%
			-	-	-	0.000%
			-	-	-	0.000%
			-	-	-	0.000%
			-	-	-	0.000%

NET TAXABLE VALUE	AVERAGE ABATEMENT PERCENTAGE	TAXABLE VALUE PERCENTAGE	WEIGHTED RENEW ABATEMENT PERCENTGE	CURRENT YEAR ABATEMENT
56,633,089	55.0%	100.0%	55.0%	(399,008.43)

ASSET	TOTAL TAXABLE VALUE	ABATEMENT PERCENTAGE	TAXABLE VALUE PERCENTAGE	WEIGHTED RENEW ABATEMENT PERCENTGE	CURRENT YEAR ABATEMENT
Geothermal Facility	56,633,089	55.00%	100.00%	55.00%	(399,008.43)

NEVADA DEPARTMENT OF TAXATION

RENEWABLE ENERGY ABATEMENT WORKSHEET

DISTRICT 1000, Washoe County

EXCLUDES STATE RENEWABLE ENERGY FUND

Steamboat Hills, LLC 2037-38

COMBINED TAX RATE	TOTAL TAXES DUE	TOTAL RENEW ABATEMENT	TAXES AFTER ABATEMENT	PERCENT TAXES AFTER ABATEMENT
0.036600	712,429.30	(391,836.12)	320,593.18	100.000%

TAXING ENTITY	TAX RATE	SCHOOL SWITCH	TOTAL TAXES DUE	RENEW ABATEMENT	TAXES AFTER ABATEMENT	PERCENT TOTAL TAXES
State of Nevada	0.001700	1	33,090.98	(18,200.04)	14,890.94	4.645%
Washoe County School District	0.011385	1	221,612.23	(121,886.73)	99,725.50	31.107%
Washoe County	0.013917	1	270,898.32	(148,994.08)	121,904.24	38.025%
Reno	0.009598	1	186,827.77	(102,755.27)	84,072.50	26.224%
			-	-	-	0.000%
			-	-	-	0.000%
			-	-	-	0.000%
			-	-	-	0.000%
			-	-	-	0.000%

NET TAXABLE VALUE	AVERAGE ABATEMENT PERCENTAGE	TAXABLE VALUE PERCENTAGE	WEIGHTED RENEW ABATEMENT PERCENTGE	CURRENT YEAR ABATEMENT
55,615,090	55.0%	100.0%	55.0%	(391,836.12)

ASSET	TOTAL TAXABLE VALUE	ABATEMENT PERCENTAGE	TAXABLE VALUE PERCENTAGE	WEIGHTED RENEW ABATEMENT PERCENTGE	CURRENT YEAR ABATEMENT
Geothermal Facility	55,615,090	55.00%	100.00%	55.00%	(391,836.12)

NEVADA DEPARTMENT OF TAXATION

RENEWABLE ENERGY ABATEMENT WORKSHEET

DISTRICT 1000, Washoe County

EXCLUDES STATE RENEWABLE ENERGY FUND

Steamboat Hills, LLC 2038-39

COMBINED TAX RATE	TOTAL TAXES DUE	TOTAL RENEW ABATEMENT	TAXES AFTER ABATEMENT	PERCENT TAXES AFTER ABATEMENT
0.036600	699,401.61	(384,670.89)	314,730.72	100.000%

TAXING ENTITY	TAX RATE	SCHOOL SWITCH	TOTAL TAXES DUE	RENEW ABATEMENT	TAXES AFTER ABATEMENT	PERCENT TOTAL TAXES
State of Nevada	0.001700	1	32,485.87	(17,867.23)	14,618.64	4.645%
Washoe County School District	0.011385	1	217,559.76	(119,657.87)	97,901.89	31.107%
Washoe County	0.013917	1	265,944.60	(146,269.53)	119,675.07	38.025%
Reno	0.009598	1	183,411.38	(100,876.26)	82,535.12	26.224%
			-	-	-	0.000%
			-	-	-	0.000%
			-	-	-	0.000%
			-	-	-	0.000%
			-	-	-	0.000%

NET TAXABLE VALUE	AVERAGE ABATEMENT PERCENTAGE	TAXABLE VALUE PERCENTAGE	WEIGHTED RENEW ABATEMENT PERCENTGE	CURRENT YEAR ABATEMENT
54,598,096	55.0%	100.0%	55.0%	(384,670.89)

ASSET	TOTAL TAXABLE VALUE	ABATEMENT PERCENTAGE	TAXABLE VALUE PERCENTAGE	WEIGHTED RENEW ABATEMENT PERCENTGE	CURRENT YEAR ABATEMENT
Geothermal Facility	54,598,096	55.00%	100.00%	55.00%	(384,670.89)

NEVADA DEPARTMENT OF TAXATION

RENEWABLE ENERGY ABATEMENT WORKSHEET

DISTRICT 1000, Washoe County

EXCLUDES STATE RENEWABLE ENERGY FUND

Steamboat Hills, LLC 2039-40

COMBINED TAX RATE	TOTAL TAXES DUE	TOTAL RENEW ABATEMENT	TAXES AFTER ABATEMENT	PERCENT TAXES AFTER ABATEMENT
0.036600	686,387.05	(377,512.87)	308,874.18	100.000%

TAXING ENTITY	TAX RATE	SCHOOL SWITCH	TOTAL TAXES DUE	RENEW ABATEMENT	TAXES AFTER ABATEMENT	PERCENT TOTAL TAXES
State of Nevada	0.001700	1	31,881.37	(17,534.75)	14,346.62	4.645%
Washoe County School District	0.011385	1	213,511.38	(117,431.26)	96,080.12	31.107%
Washoe County	0.013917	1	260,995.86	(143,547.72)	117,448.14	38.025%
Reno	0.009598	1	179,998.44	(98,999.14)	80,999.30	26.224%
			-	-	-	0.000%
			-	-	-	0.000%
			-	-	-	0.000%
			-	-	-	0.000%
			-	-	-	0.000%

NET TAXABLE VALUE	AVERAGE ABATEMENT PERCENTAGE	TAXABLE VALUE PERCENTAGE	WEIGHTED RENEW ABATEMENT PERCENTGE	CURRENT YEAR ABATEMENT
53,582,126	55.0%	100.0%	55.0%	(377,512.87)

ASSET	TOTAL TAXABLE VALUE	ABATEMENT PERCENTAGE	TAXABLE VALUE PERCENTAGE	WEIGHTED RENEW ABATEMENT PERCENTGE	CURRENT YEAR ABATEMENT
Geothermal Facility	53,582,126	55.00%	100.00%	55.00%	(377,512.87)