

State of Nevada
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: Techren Solar I LLC	
Department of Taxation's Tax Payer ID number: 1033379336	
Federal Employer ID number (FEIN, EIN or FID): 81-2859716	
NAICS Code: 221114	
Description of Company's Nevada Operations: Develop, own, and operate a solar generation facility. Techren Solar I LLC is an Exempt Wholesale Generator under applicable FERC regulations. Techren Solar I LLC is a subsidiary of Techren Solar, LLC and is a Hanwha Group company, a Fortune Global 500 firm.	
Percentage of Company's Market Inside Nevada: 100%	
Mailing Address: 300 Spectrum Center Drive, Suite 1020	
City:	Irvine
Phone:	(949) 748-5996
APN: Under a lease option agreement between Techren Solar, LLC and the City of Boulder City, Techren Solar, LLC holds an option to lease certain City-owned land including portions of APNs 189-34-000-002, 189-35-000-003, 207-00-001-025, 207-00-001-027, 207-00-001-030, 207-00-001-031, 207-00-001-034, 207-00-001-035, 207-00-001-033, and 207-00-002-035. The lease option agreement allows Techren Solar, LLC or its affiliate to exercise the option. Techren Solar I LLC, as an affiliate of Techren Solar, LLC, will exercise the option, and then enter into a lease with the City, for these lands.	
Taxation District where facility is located: 52, 55	
Nevada Facility	
Type of Facility (please check all that are relevant to the facility)	
<input 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 facility	

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Transmission that contributes to the capability of the electrical grid to accommodate and transmit electricity produced from Nevada renewable energy facilities and/or geothermal facilities

Name Plate Production Capacity of the Facility: 100 MW AC

Net Output Production Capacity of the Facility in MW: 100 MW AC

Annual Net Production Capacity of the Facility in MWh (or other appropriate unit): 285,952 MWh

See Attachment G.

Percent of total estimated capital investment expended in Nevada: Approximately 30%

Anticipated date or time range for the start of construction: February 1, 2018

Anticipated date for the Commercial Operation Date (COD) of the facility: December 1, 2018

Construction period (in months). Note: time period must match payroll calculations
15 months

Address of the Real Property for the Generation Facility: Black Hills Drive and US Highway 95

City: Boulder City, NV

Size of the total Facility Land (acre): The overall size of the land that Techren Solar I LLC will exercise the option to lease will be approximately 667.39 acres.

Are you required to file any paper work with the PUC and/or FERC? Yes

If yes,	Purpose of the Filing with PUC: Filed the Power Purchase Agreement with Nevada Power Company D/B/A NV Energy ("PPA"); and obtain order/permit to construct electric generation facility pursuant to the Utilities Environmental Protection Act ("UEPA").	Filing Date OR Anticipated filing Date: PPA was filed on 8/15/16 and order was granted on 12/28/16. UEPA for Techren Solar I LLC's parent company Techren Solar, LLC was filed on 4/16/12. Order granted on 02/08/17. Will transfer from Techren Solar, LLC to Techren Solar I LLC in March 2018.	See Attachments D
If yes,	Purpose of the Filing with FERC: Obtain: 1) Exempt Wholesale Generator status, 2) Market Based Rate authority	Filing Date OR Anticipated filing Date: Filed EWG for Techren Solar I LLC on August 3, 2017. Will file MBR in fourth quarter 2017.	See Attachments D

List All the county(s), Cities, and Towns where the facility will be

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1	City of Boulder City, Clark County
2	
3	
4	
5	

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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 - See Attachment A
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 - See Attachment B
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 - Biological Assessment, Biological Opinion, Cultural Resources Overview and Archaeological Investigation, Environmental Assessment - See Attachments C
4	Summary of the PUC and FERC Dockets if any PUC and FERC filing have started - Techren Solar, LLC filed with the PUCN for a permit to construct a 300MW solar facility pursuant to UEPA on 4/16/12 and a Procedural Order was issued on 1/22/13. The First Amended Application was filed on 4/17/13 and was issued on 6/5/13. The 2nd Amendment was filed on 11/21/16 and the order was issued 1/25/17. A third amendment will be filed prior to 12/31/2017. Filed EWG for on 8/3/2017. Will file MBR in fourth quarter 2017. See Attachments D.
5	Copy of the Business Plan for the Nevada Facility - See Attachment E
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 - N/A
7	Website link to company profile: Techren Solar I LLC's indirect parent company website: http://www.174powerglobal.com/
8	Copy of the Current Nevada State Business License: Attached
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 - See Attachment F
15	Confidential Information Identification Form

List of Required Permits or Authorizations for the Proposed Facility

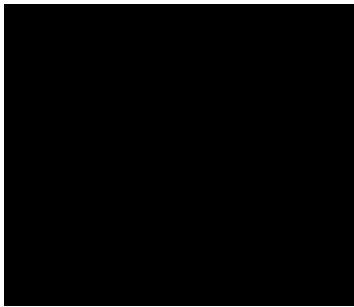
	Permit or Authorization Title	Issuing Agency	Project Circumstance Requiring Permit or Authorization	Steps to Obtain Permit	Application Date	Approval Date or Expected Approval Date
I. Federal Permits or Authorizations						
	Right-of-Way Grant (ROW)	Bureau of Land Management (BLM)	For development, construction, operation and decommissioning of project owned generation tie (gentie) line located on BLM managed property	ROW has been granted and was amended to show a new route to the Nevada One Solar substation (NSO) owned by NVE. A new amendment will be submitted in October 2017 to construct access road and underground utility in BLM managed corridor		
	Endangered Species Act (ESA) Compliance	US Fish and Wildlife Service (USFWS) & Clark County	1) For gentie: through a Take Statement in the Biological Opinion (BO) 2) For project: Clark County Multiple Species Habitat Conservation Section 10 Permit	1) Obtained as part of issued ROW. BO is currently being amended to include new gentie corridor to NSO 2) Compliance fee included with the Boulder City grading permit fee		
	Clean Water Act Section 404 Jurisdictional Determination	US Army Corp of Engineers (USACE)	A no permit required letter also states all waters in the Valley are non jurisdictional	First Jurisdictional Determination was obtained on 9/26/2012. Second "no permit" letter was obtained on 12/7/2016		
II. State of Nevada Permits or Authorizations						
	Utilities Environmental Protection Act (UEPA)	Public Utilities Commission - Nevada	Nevada Revised Statute ("NRS") 704.865 provides that a person, other than a local government, constructing a utility facility in Nevada must obtain a Utility Environmental Protection Act ("UEPA") permit from the Commission.	Compliance order originally issued June 5, 2013 and good for 5 years. The First Amended Application was filed on 4/17/13 and was issued on 6/5/13. The 2nd Amendment was filed on 11/21/16 and the order was issued 1/25/17. A 3rd amendment will be submitted in 3Q2017 to address minor additions to project design.		

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	Special Purposes Permit	Nevada Division of Wildlife (NDOW)	Allows consulting biologists (firm specific) to collect and relocate endangered species found on public lands during construction activities.	Permit in hand
	General Storm Water Permit	Nevada Division of Environmental Protection (NDEP)	To manage the discharge of storm water and pollutants from the Leasehold during construction and operation of the solar field, which is over 5 acres.	Submit; 6 weeks to review and approve
	Groundwater Discharge Permit	NDEP	Needed for dust control activities	Submit; 2 weeks to review and approve
	State Hazardous Material Permit	State Fire Marshall	To limit the exposure of hazardous material and chemical on and off the Leasehold. Provides for emergency procedures in the event of accidents	Submit; 4 weeks to review and approve
	On-site Sanitary Disposal Permits	Southern Nevada Health District	On-site sanitary systems are proposed for the O&M building	Submit; 4 weeks to review and approve
	National Historic Preservation Act Compliance	Nevada State Historic Preservation Office (SHPO)	Concurrence of Section 106 National Historic Preservation Act of 1966, Problematic Agreement	Original concurrence was obtained on 4/12/13. Subsequent concurrence was documented in the Determination of NEPA Adequacy of 6/16/17
	Industrial Artificial Pond Permit	NDOW	Rentention pond onsite using effluent water	Submit; 4 weeks to review and approve
III. County Permits or Authorizations				
	Approval	Department of Public Works & Development Services	Review & Approval of Plan Set, Hydrology Report, Geotechnical Report, and Traffic Control Plan	Need completion of plan design
	Request for Reserve Disturbance	Clark County Desert Conservation Program	Needed for crossing the Boulder City Conservation Easement	A conditional Reserve Disturbance Permit was issued in January 2017, the permit is not valid until a reclamation plan is submitted to/and approved by Clark County. Also TSI has to have the bonding requirement in place for disturbance in the BCCE, with the City of Boulder City
	Dust Control Permit	Department of Air Quality	Dust, particulate and emissions control during the construction of the solar field and the gentie and operation of the solar field	Submit; 10 days to review and approve
IV. City Permits or Authorizations				
	Renewable Energy Permit	Public Works	All inclusive permit that covers review of all aspects of project engineering and construction	Submit at 100% plan design - review process can take up to 90 days.
	Installation Permit for Fire Detection and Protection Systems and/or Annual Permit	Fire Department	Permit for operation of the solar facility meeting the codes and ordinances of the City	

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	Boulder City Grading Permit	Community Development	Sheet grading and drainage of the Leasehold for solar field development and operation	Submit at 100% plan design - review process can take up to 90 days.
	Electrical	Boulder City Department of Public Works	Permit for temporary power	File with city, estimate 4 weeks review
	Electrical	Boulder City Department of Public Works	Permit for operation of temporary generator	File with city, estimate 4 weeks review
	New-Commercial	Boulder City Department of Public Works	Permit for construction of O&M Building	File with city, estimate 4 weeks review



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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		
Tax ID		
Contact		
Mailing Address		
E-Mail		
Vendor 2		
Tax ID		
Contact		
Mailing Address		
E-Mail		
Vendor 3		
Tax ID		
Contact		
Mailing Address		
E-Mail		
Vendor 4		
Tax ID		
Contact		
Mailing Address		
E-Mail		
Vendor 5		
Tax ID		
Contact		
Mailing Address		
E-Mail		
Vendor 6		
Tax ID		
Contact		
Mailing Address		
E-Mail		
Vendor 7		
Tax ID		
Contact		
Mailing Address		
E-Mail		

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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 ?	150	0
Number of anticipated construction employees who will be employed during the entire construction phase that will be Nevada Residents?	98	0
Average anticipated hourly wage of construction employees, excluding management and administrative employees:	[REDACTED]	[REDACTED]
Number of anticipated construction employees who will be employed during the second-quarter of construction ?	150	0
Percentage of anticipated second-quarter construction employees who will be Nevada Residents ?	65%	0
Number of anticipated second-quarter construction employees who will be Nevada Residents ?	98	0
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?	4	3
Average anticipated hourly wage of permanent employees, excluding management and administrative employees:	[REDACTED]	[REDACTED]
Number of permanent employees who were employed prior to the expansion?	0	0
Average hourly wage of current permanent employees, excluding managements and administrative employees	0	0

Employee Benefit Program for Construction Employees

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

The agreement is not finalized at this time. However, a health plan meeting the requirements of NRS 701A.365(1) will be provided.	
Name of Insurer:	
Cost of Total Benefit Package:	Cost of Health Insurance for Construction Employees:

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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.

FULL TIME EMPLOYEES

		(a)	(b)	(c) = (a)+(b)	(e) = (c) x (d)	(f) = $\sum(e) / \sum(c)$
#	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	98	52	150		
	TOTAL	98	52	150		
	TOTAL CONSTRUCTION PAYROLL					

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**.

FULL TIME EMPLOYEES

		(a)	(b)	(c) = (a)+(b)	(e) = (c) x (d)	(f) = $\Sigma(e) / \Sigma(c)$
#	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	130	20	150		
	TOTAL	130	20	150		
	TOTAL CONSTRUCTION PAYROLL					

*Estimated

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

FULL TIME EMPLOYEES			
		(c)	(f) = $\Sigma(e) / \Sigma(c)$
#	Job Title	# of Employees	Average Hourly Wage (\$)
1	Management and Administrative Employees	1	
2	Permanent Employees, excluding Management and Administrative Employees	3	
TOTAL		4	
TOTAL ANNUAL PAYROLL			

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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.

Currently, Techren Solar I LLC does not own any possessory interest in any governmentally owned property, but Techren Solar, LLC, the sole member and manager of Techren Solar I LLC does. Techren Solar, LLC holds an exclusive option to enter into a lease for property owned by the City of Boulder City. The lease option agreement allows Techren Solar, LLC or its affiliate (which Techren Solar I LLC constitutes) to exercise the option and enter into a lease with the City. Techren Solar I LLC will exercise the option for the land subject to the Techren Solar I project site and enter into a lease with the City of Boulder City. All of the land subject to the Techren Solar I LLC lease is owned by the City of Boulder City and is set forth in Schedule 3 and described in Attachment B. For Techren Solar I LLC's generation-tie route, Techren Solar I LLC (a) will obtain an easement from the City of Boulder City across certain City-owned land and (b) has been granted a right-of-way from the Bureau of Land Management over the federally-owned land.

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, Techren Solar I LLC is a subsidiary of Techren Solar, LLC, a Delaware limited liability company duly qualified to do business in the State of Nevada and is a Hanwha Group company, a Fortune Global 500 firm, with headquarters located at 300 Spectrum Center Drive, Suite 1020, Irvine, CA 92618. Techren Solar I LLC is the entity that owns the facility which is located at Black Hills Drive and US Highway 95, Boulder City, Nevada, 89005.

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

The Point of Change of Ownership will be on the switch structure where the Interconnection Customer's 230 kV transmission lead line terminates. The preliminary location identified for the Point of Change of Ownership dead-end and switch structure is 35.796796 N; Longitude 114.982546 W.

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.

No

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?

Yes

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

An EA was conducted for Techren Solar I LLC's parent company Techren Solar, LLC and the number issued by the U.S. BLM Decision Record Memorandum is DOI-BLM-NV-S010-2012-0146-EA.

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

Yes

10) Has a Power Purchase Agreement been executed?

Yes, the Power Purchase Agreement was executed between Techren Solar, LLC and the Nevada Power Company D/B/A NV Energy on June 27, 2016. Techren Solar, LLC will assign the Power Purchase Agreement to Techren Solar I LLC.

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**Summary Report
Schedules 1 through 8**

Company: Techren Solar I 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. *		
3	Sch. 3 Real Property - Land - Total from Col. I		
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		
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.*

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**Property Tax: Personal Property
Schedule 1**

Company Name: Techren Solar I 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
PV solar panels		C	2018	2018		30	
Trackers		C	2018	2018		30	
Inverters		C	2018	2018		30	
Other equipment and materials		C	2018	2018		30	
Project substation		C	2018	2018		30	
Generation tie line		C	2018	2018		30	
Development, permitting, legal, construction rent		FO	2018	2018		30	
Interconnection facilities upgrade		FO	2018	2018		30	
Project financing & construction loan		FO	2018	2018		30	
Developer fee and overhead		FO	2018	2018		30	
Grand Total							

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**Property Tax: Real Property Improvements
Schedule 2**

Company Name: Techren Solar I 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	
Security fencing		7/1/2018		
Operation & Maintenance Building		12/1/2018		
Grand Total				

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

Company: Techren Solar I LLC

Division: _____

II 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	Assessor's Parcel Number (APN)	Owned (O) Leased (L)	G/L Account Number	Purchase Price (if	Assessor's Taxable Value
Line #	County	City or Town	Tax District						
1	Clark County	Boulder City	55	309	Portion of 189-34-000-002	L		N/A	\$1,081,500
2	Clark County	Boulder City	55	60	Portion of 189-35-000-003	L		N/A	\$210,000
3	Clark County	Boulder City	52	337.56	Portion of 207-00-001-025	L		N/A	\$1,181,460
4	Clark County	Boulder City	52	156.31	Portion of 207-00-001-027	L		N/A	\$547,085
5	Clark County	Boulder City	52	282.65	Portion of 207-00-001-030	L		N/A	\$989,275
6	Clark County	Boulder City	52	329.4	Portion of 207-00-001-031	L		N/A	\$1,152,900
7	Clark County	Boulder City	52	70.41	Portion of 207-00-001-034	L		N/A	\$246,435
8	Clark County	Boulder City	52	559.7	Portion of 207-00-001-035	L		N/A	\$1,958,950
9	Clark County	Boulder City	52	567	Portion of 207-00-001-033;	L		N/A	\$1,984,500
10	Clark County	Boulder City	52	3123.84	Portion of 207-00-002-035	L		N/A	\$10,933,440
11	TOTAL ACRES IN ALL APNS			5795.87					\$20,285,545
12	Total acres that Techren Solar I LLC will exercise option to lease			667.39					
13	Ratio of Techren Solar I LLC's acres / total acres in APN			11.51%					
14	Grand Total For Techren Solar I LLC's 667.39 Acres								\$2,335,864

*Currently, Techren Solar I LLC does not own any interest in any real property. Techren Solar, LLC and the City of Boulder City entered into that certain Third Amended and Restated Lease Option Agreement dated June 27, 2017 (the "Lease Option Agreement"), under which Techren Solar, LLC holds an exclusive option to lease in whole or in part that certain real property owned by the City. Under the Lease Option Agreement, Techren Solar, LLC or its "Affiliate" (as defined in the Lease Option Agreement, which includes any limited liability company that is controlled by Techren Solar), may exercise the option in whole or in part by delivering a written notice of such exercise to the City and entering into a lease with the City for the land subject to the option exercise notice. Techren Solar, LLC is the sole member and manager of Techren Solar I LLC; Techren Solar I LLC constitutes an "Affiliate" for purposes of the Lease Option Agreement. Techren Solar I LLC will exercise the option for portions of the land set forth in this Schedule 3 (totaling approximately 656.69 acres) and enter into a lease with the City.

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**Property Tax: Operating Leases
Schedule 4**

Company Name: Techren Solar I LLC

Division: _____

Instructions:

- List each operating lease for real or personal property. Designate whether the lease is for real or personal property in Col. C.
- For each item in Col. A, complete the requested information in Col. B (if applicable), and Col. C through Col. F.
- 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.
- 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.
- 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
Lease Agreement (see notes below)		Real Property	n/a	n/a	see notes below	see notes below	n/a
Grand Total							

Currently, Techren Solar I LLC does not own any interest in any real property. Techren Solar, LLC and the City of Boulder City entered into that certain Third Amended and Restated Lease Option Agreement dated June 27, 2017 (the "Lease Option Agreement"), under which Techren Solar, LLC holds an exclusive option to lease in whole or in part that certain real property owned by the City. Techren Solar, LLC's option agreement ends on December 31, 2020, and current annual option payments are \$70,000, payable in January. Under the Lease Option Agreement, Techren Solar, LLC or its "Affiliate" (as defined in the Lease Option Agreement, which includes any limited liability company that is controlled by Techren Solar) may exercise the option in whole or in part by delivering a written notice of such exercise to the City and entering into a lease with the City for the land subject to the option exercise notice. As Techren Solar, LLC is the sole member and manager of Techren Solar I LLC, Techren Solar I LLC constitutes an "Affiliate" for purposes of the Lease Option Agreement. Techren Solar I LLC will exercise the option for the portions of the land set forth in Schedule 3 (totaling approximately 667.39 acres) and enter into a lease with the City. Once Techren Solar I LLC exercises the option to lease, Techren Solar I LLC's lease will have the following terms: (1) construction period from notice to proceed through commercial operations date (rent: \$1500/acre/year); (2) 50-year lease term from the earlier of 1/1/2021 or commercial operations date (rent: \$1500/acre/year, 3.75% increase on the 7th lease year and subsequent annual increases of 0.75% beginning with 8th lease year); and (3) one renewal option to extend for 10 years (the rent for the first year of the renewal option rent shall equal the rent at the 50th lease year, with 3.75% increase on the 7th year of the renewal option and subsequent annual increases of 0.75% beginning with 8th year of the renewal option).

**State of Nevada
Renewable Energy Tax Abatements Application
AFN:**

**Property Tax: Contributions in Aid of Construction
Schedule 5**

Company Name: Techren Solar I LLC
Division:

Instructions:

- (1) List all contributions in aid of construction (CIAC). CIAC is defined in NAC 361.260 as property which has been contributed to a utility by a prospective customer or which has been constructed by the utility and paid for by the prospective customer for which no reimbursement is required to be made by the utility to the prospective customer as a prerequisite to obtaining service.
- (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) Attach additional sheets as necessary.

A	B	C	D	E	F
Contributions in Aid of Construction (CIAC) Itemized Description	G/L Account No. (if applicable)	Real or Personal Property?	Number of Units	Replacement Cost Per Unit	Estimated Total Replacement Cost
Communications Protection (RTU) at generator site and Protection Coordination with Generator Relays		Personal	0.250		
Metering - GSU high side metering at generator site includes CT/PTs		Personal	0.250		
Transmisison line: includes a dead-end structure and a customer accessible 230kV switch and transmission line between the Point oof Change of Ownership (POCO) and the Point of Interconnection (POI).		Personal	0.250		
Land Rights-of-Way permitting review and support (soft costs)		Personal	0.250		
Land Rights-of-Way environmental permitting review and support (soft costs)		Personal	0.250		
Grand Total					

* Techren Solar I LLC will pay all costs up-front with respect to the items described above but is subject to a required reimbursement from Techren Solar II LLC that apportions the cost to Techren Solar II LLC as calculated above, with the remaining 0.250 of each unit potentially allocated to future projects.

State of Nevada
Renewable Energy Tax Abatements Application
AFN:

Company Name: Techren Solar I LLC
Division:

Sales and Use Tax
First Year of Eligible Abatement
Schedule 6

Instructions:

- (1) Column A: List each item of personal property or materials and supplies subject to sales and use tax (please include leases. Refer to NRS Chapter 372 for taxable events.
- (2) Column B: For each item in column A, list applicable account number.
- (3) Column C: List the Facility Owner, Contractor or Subcontractor that will be purchasing the personal property or materials and supplies subject to sales and use tax.
- (4) Column D: List the date the personal property or materials and supplies were purchased.
- (5) Column E: List the date that possession of the personal property or materials and supplies will be taken.
- (6) Column F: List the cost of the personal property or materials and supplies.
- (7) Column G: List the county where possession will be taken and the applicable sales tax rate of that county. Find the appropriate sales/use tax rate on the Department of Taxation's website at <http://tax.state.nv.us>. Then scroll to "Quick Links" and select "Sales/Use Tax Rate Map".
- (8) Column H: Multiply Column F by the Sales Tax Rate in Column G.
- (9) Attach additional sheets as necessary.

A	B	C	D	E	F	G	H
Personal Property or Materials and Supplies Itemized Description	G/L Account No. (if applicable)	Purchased by Facility Owner (FO) Contractor (C) Subcontractor (SC)	Date Purchased	Date of Possession	Total Transaction Cost	County and Applicable Sales Tax Rate	Estimated Sales Tax Paid or to be Paid
PV solar panels		C	2018	2018		2.60%	
Trackers		C	2018	2018		2.60%	
Inverters		C	2018	2018		2.60%	
Other equipment and materials		C	2018	2018		2.60%	
Project substation		C	2018	2018		2.60%	
Generation tie line		C	2018	2018		2.60%	
Development, permitting, legal, construction rent		FO	2018	2018		2.60%	
Interconnection facilities upgrade		FO	2018	2018		2.60%	
Project financing & construction loan		FO	2018	2018		2.60%	
Developer fee and overhead		FO	2018	2018		2.60%	
Grand Total							

**State of Nevada
Renewable Energy Tax Abatements Application
AFN:**

Company Name: Techren Solar I LLC

Division:

**Sales and Use Tax
Second Year of Eligible Abatement
Schedule 7**

Instructions:

- (1) Column A: List each item of personal property or materials and supplies subject to sales and use tax (please include leases. Refer to NRS Chapter 372 for taxable events.
- (2) Column B: For each item in column A, list applicable account number.
- (3) Column C: List the Facility Owner, Contractor or Subcontractor that will be purchasing the personal property or materials and supplies subject to sales and use tax.
- (4) Column D: List the date the personal property or materials and supplies were purchased.
- (5) Column E: List the date that possession of the personal property or materials and supplies will be taken.
- (6) Column F: List the cost of the personal property or materials and supplies.
- (7) Column G: List the county where possession will be taken and the applicable sales tax rate of that county. Find the appropriate sales/use tax rate on the Department of Taxation's website at <http://tax.state.nv.us>. Then scroll to "Quick Links" and select "Sales/Use Tax Rate Map".
- (8) Column H: Multiply Column F by the Sales Tax Rate in Column G.
- (9) Attach additional sheets as necessary.

A	B	C	D	E	F	G	H	
Personal Property or Materials and Supplies Itemized Description	G/L Account No. (if applicable)	Purchased by Facility Owner (FO) Contractor (C) Subcontractor (SC)	Date Purchased	Date of Possession	Total Transaction Cost	County and Applicable Sales Tax Rate	Estimated Sales Tax Paid or to be Paid	
O&M Materials		C	2019	2019		2.60%		
Balance of Plant spare parts		C	2019	2019		2.60%		
Facility equipment mobilization		C	2019	2019		2.60%		
Grand Total								

State of Nevada
Renewable Energy Tax Abatements Application
AFN:

Company Name: Techren Solar I LLC
 Division:

Sales and Use Tax
Third Year of Eligible Abatement
Schedule 8

Instructions:

- (1) Column A: List each item of personal property or materials and supplies subject to sales and use tax (please include leases. Refer to NRS Chapter 372 for taxable events.
- (2) Column B: For each item in column A, list applicable account number.
- (3) Column C: List the Facility Owner, Contractor or Subcontractor that will be purchasing the personal property or materials and supplies subject to sales and use tax.
- (4) Column D: List the date the personal property or materials and supplies were purchased.
- (5) Column E: List the date that possession of the personal property or materials and supplies will be taken.
- (6) Column F: List the cost of the personal property or materials and supplies.
<http://tax.state.nv.us>. Then scroll to "Quick Links" and select "Sales/Use Tax Rate Map".
- (7) Column H: Multiply Column F by the Sales Tax Rate in Column G.
- (8) Attach additional sheets as necessary.

A	B	C	D	E	F	G	H		
Personal Property or Materials and Supplies Itemized Description	G/L Account No. (if applicable)	Purchased by Facility Owner (FO) Contractor (C) Subcontractor (SC)	Date Purchased	Date of Possession	Total Transaction Cost	County and Applicable Sales Tax Rate	Estimated Sales Tax Paid or to be Paid		
O&M Materials		C	2020	2020		2.60%			
Balance of Plant spare parts		C	2020	2020		2.60%			
Facility equipment mobilization		C	2020	2020		2.60%			
Grand Total									

**State of Nevada
Renewable Energy Tax Abatements Application
AFN:**

Attestation and Signature

I, Henry Yun, 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.

By: 174 Power Global Corporation,
a Delaware corporation
Its: Manager

Henry Yun

Name of person authorized for signature:

Signature:

President

Title:

Date: