

Facility Information	12-0622G	REDACTED
Date of Submittal to NSOE:	22-Oct-13	
<b>Type of Incentives</b> (Please check all that the company is applying for on this application)		
<input type="checkbox"/> Sales & Use Tax Abatement	<input checked="" type="checkbox"/> Property Tax Abatement	
<b>Company Information</b> (Legal name of company under which business will be transacted in Nevada.)		
Company Name: <b>ORNI 47 LLC and its parent Ormat Nevada Inc.</b>		
Department of Taxation's Tax Payer ID number: <b>1002193540</b>		
Federal Employer ID number (FEIN, EIN or FID): <b>88-0278853</b>		
NAICS Code: <b>187-221119</b>		
Description of Company's Nevada Operations: <b>ORNI 47, LLC is a new entity. Ormat currently has twelve (12) geothermal power plants located in Washoe, Churchill, Pershing, Elko and Lander counties including Steamboat Hills, Steamboat 2, Steamboat 3, Steamboat Springs, Burdette, Galena 2, Galena 3, Brady, Desert Peak, Jersey Valley, Tuscarora, &amp; McGinness Hills.</b>		
Percentage of Company's Market Inside Nevada: <b>Approximately 54%</b>		
Mailing Address: <b>6225 Neil Rd.</b>		
City:	Reno	
Phone:	<b>775-356-9029</b>	
APN:	<b>N/A</b>	
Taxation District where facility is located: <b>Mineral County</b>		
<b>Nevada Facility</b>		
<b>Type of Facility</b> (please check all that are relevant to the facility)		
<input checked="" type="checkbox"/> Geothermal <input type="checkbox"/> Process Heat from Solar Energy <input 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 <input type="checkbox"/> 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:	<b>20MW</b>	
Net Output Production Capacity of the Facility in MW:	<b>15MW</b>	
Annual Net Production Capacity of the Facility in MWh (or other appropriate unit):	<b>120,300</b>	
Estimated total capital investment:	<b>84,000,000</b>	
Percent of total estimated capital investment expended in Nevada:	<b>100%</b>	
Anticipated first date of purchasing tangible personal property for the project:	<b>1-Jan-13</b>	
Anticipated date or time range for the start of construction:	<b>Qtr. 1, 2013</b>	
Anticipated date or time range for the commencement of operation of the facility:	<b>Qtr. 4, 2013</b>	
Address of the Real Property for the Generation Facility: <b>Approximately 22 miles from Gabbs, Nevada</b>		
City: Mineral County		
Size of the total Facility Land (acre):	13,800	

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Are you required to file any paper work with the PUC and/or FERC?		<b>Yes</b>
If yes,	Purpose of the Filing with PUC:	Filing Date OR Anticipated filing Date: N/A
If yes,	Purpose of the Filing with FERC: <b>Regulatory requirement</b>	Filing Date OR Anticipated filing Date: 8/2/2013

List All the county(s), Cities, and Towns where the facility will be located	
1	<b>Mineral County</b>
2	
3	
4	
5	
6	
7	
8	
9	

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	<b>Attached</b>
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	<b>Attached</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	<b>Attached</b>
4	Summary of the PUC and FERC Dockets if any PUC and FERC filing have started	<b>Attached</b>
5	Copy of the Business Plan for the Nevada Facility	<b>Attached</b>
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	<b>N/A</b>
7	Website link to company profile	<a href="http://www.ormat.com">www.ormat.com</a>
8	Copy of the Current Nevada State Business License	<b>Attached</b>
9	Facility Information Form	<b>Attached</b>
10	Employment Information, construction, and permanent employee salary schedules	<b>Attached</b>
11	Supplemental Information Form	<b>Attached</b>
12	Taxation Reporting Forms (Summary Sheet and Schedules 1 through 8)	<b>Attached</b>
13	Names and contact information for construction company, contractors, subcontractors	<b>Attached</b>
14	Letter from the utility or company describing the highlights of PPA, LOI, or MOU.	<b>Attached</b>
15	Confidential Information Identification Form	<b>Attached</b>

List of Required Permits or Authorizations for the Proposed Facility

REDACTED

Permit or Authorization Title	Issuing Agency	Project Circumstance Requiring Permit or Authorization	Steps to Obtain Permit	Application Date	Approval Date or Expected Approval Date
<b>I. Federal Permits or Authorizations</b>					
See Attached					
<b>II. State of Nevada Permits or Authorizations</b>					
See Attached					
<b>III. County Permits or Authorizations</b>					
See Attached					
<b>IV. City Permits or Authorizations</b>					
See Attached					
See Attached					

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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 REDACTED**

<b>Vendor 1</b>	<b>See attached</b>
Tax ID	
Contact	
Mailing Address	
E-Mail	
<b>Vendor 2</b>	
Tax ID	
Contact	
Mailing Address	
E-Mail	
<b>Vendor 3</b>	
Tax ID	
Contact	
Mailing Address	
E-Mail	
<b>Vendor 4</b>	
Tax ID	
Contact	
Mailing Address	
E-Mail	
<b>Vendor 5</b>	
Tax ID	
Contact	
Mailing Address	
E-Mail	
<b>Vendor 6</b>	
Tax ID	
Contact	
Mailing Address	
E-Mail	
<b>Vendor 7</b>	
Tax ID	
Contact	
Mailing Address	
E-Mail	

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Employment Information

**Employment**

**New Operations or Expansion**

**CONSTRUCTION EMPLOYEES**

Number of anticipated construction employees who will be employed during the **entire construction phase**?

Percentage of anticipated construction employees who will be **Nevada Residents**?

Average anticipated hourly wage of construction employees, excluding management and administrative employees:

Number of anticipated construction employees who will be employed during the **second-quarter of construction**?

Number of anticipated **second-quarter** construction employees who will be **Nevada Residents**?

Full Time	Part Time
139	
37%	
\$ 41.04	
61	
36	

**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?

Average anticipated hourly wage of permanent employees, excluding management and administrative employees:

Number of permanent employees who were employed prior to the expansion?

Average hourly wage of current permanent employees, excluding managements and administrative employees

7	
\$ 25.00	
0	
N/A	

**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):**The following will be provided to employee and their dependents: Emergency Care, Inpatient and outpatient hospital care, Physician's services, outpatient medical services, laboratory services, x-ray services, and a minimum employer contribution of at least 80% of medical expenses at their employee paid deductible is met.**

Name of Insurer: **To be determined by vendors**

Cost of Total Benefit Package:	<b>\$600,000</b>	Cost of Health Insurance for Construction Employees:	<b>Estimated 8% of salaries</b>
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## Construction Employee Schedule

**REDACTED**

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)	(d)	(e) = (c) x (d)	(f) = Σ(e) / Σ(c)
#	Job Title	# of Nevada Employees	# of Non-Nevada Employees	Total # of Employees	Hourly Wage per job title (\$)	Total Hourly Wage per category (\$)	Average Hourly Wage (\$)

Construction Employees, excluding							
	Management and Administrative Employees						
1							
2	Information is Confidential						
3							
4							
5							
6							
7							
8							
	<b>TOTAL</b>	<b>51</b>	<b>88</b>	<b>139</b>		<b>\$5,705.00</b>	<b>\$41.04</b>
<b>TOTAL CONSTRUCTION PAYROLL</b>		<b>\$5,705,000.00</b>					

## 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.

REDACTED

**FULL TIME EMPLOYEES**

		(a)	(b)	(c) = (a)+(b)	(d)	(e) = (c) x (d)	(f) = $\Sigma(e) / \Sigma(c)$
#	Job Title	# of Nevada Employees	# of Non-Nevada Employees	Total # of Employees	Hourly Wage per job title (\$)	Total Hourly Wage per job title (\$)	Average Hourly Wage (\$)
	<b>Construction Employees, excluding</b>						
	<b>Management and Administrative Employees</b>						
1	Information is Confidential						
2							
3							
4							
5							
6							
7							
8							
9							
<b>TOTAL</b>		<b>0</b>	<b>0</b>	<b>0</b>		<b>\$0.00</b>	<b>#DIV/0!</b>

<b>TOTAL CONSTRUCTION PAYROLL</b>	<b>#DIV/0!</b>	
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## 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

REDACTED

### FULL TIME EMPLOYEES

( c )

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

#	Job Title	# of Employees	Total Hourly Wage per job title (\$)	Average Hourly Wage (\$)
1	Management and Administrative Employees			
	Information is Confidential			
2	Permanent Employees, excluding Management and Administrative Employees			
	Information is Confidential			
<b>TOTAL</b>		0	0	<b>#DIV/0!</b>

<b>TOTAL ANNUAL PAYROLL</b>	<b>#DIV/0!</b>
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**State of Nevada  
Renewable Energy Tax Abatement Application  
AFN: 12-0622G**

**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.

**REDACTED**

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

The facility will use land leased from the BLM for its power plant and resource. Land acreage and lease fee is provided in the Facility Information portion of the application.

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

The facility will transmit energy cross county and state boundaries. The facility is located within the Sierra Pacific Power Company (SPPC) d/b/a NV Energy Balancing Authority Area (“BAA”) and will interconnect to the SPPC grid at a new 120 kV switching station, currently under construction, called Excelsior near the Paradise Peak substation (Gabbs Valley).

**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.**

Ormat Nevada Inc., corporate headquarter located in Reno, Nevada

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

The Facility has an approved Power Purchase Agreement with Southern California Public Power Authority (SCPPA) with point of sale at the Mead 230 kV intertie, in southern Nevada (within the Nevada Power Company d/b/a NV Energy BAA).

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

Yes. The power plant has pollution control equipment.

**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 awarder, date of approval, amounts and status of the accounts.**

ORNI 47, LLC has previously applied and received Sales and Use tax abatement in the state of Nevada. ONI has received a partial abatement for its projects located in Jersey Valley, Tuscarora and McGinness Hills. ONI has received a partial property tax abatement for its Jersey Valley project only.

**State of Nevada**  
**Renewable Energy Tax Abatements Application**  
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**REDACTED**

**Summary Report**  
**Schedules 1 through 8**

**Company:**

**Division:**

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



**State of Nevada**  
**Renewable Energy Tax Abatements Application**  
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**Property Tax: Real Property Improvements**  
**Schedule 2**

Company Name: ORNI 47 LLC  
 Division: \_\_\_\_\_

REDACTED

**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, 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 including roads, utilities, park fees, jurisdictional hookup, tap-in, impact
- (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
Confidential			
<b>Grand Total</b>			<b>0</b>

**State of Nevada  
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Company: ORNI 47 LLC

Division: \_\_\_\_\_

REDACTED

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

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

A Line #	B Where Situated		D Tax District	E Brief Description, Size of the Land (acre), Date Acquired	F Assessor's Parcel Number (APN)	G Owned (O) Leased (L) Rented (Rtd)	H G/L Account Number (if applicable)	I Purchase Price (if applicable)	Assessor's Taxable Value
	County	City or Town							
1	Mineral			BLM Lease	005-390-01	L			290,160
2	Mineral			BLM Lease	005-390-01	L			257,520
3	Mineral			BLM Lease	005-400-04	L			127,380
4	Mineral			BLM Lease	005-330-02	L			152,940
5									
6									
7									
8									
9									
10									
11									
12	<b>Grand Total</b>								<b>828,000</b>

State of Nevada  
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REDACTED  
**Property Tax: Operating Leases  
Schedule 4**

Company Name: ORNI 47 LLC

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
BLM Land Lease NVN-83929		Real	60	290,160.00	14,508	20	0
BLM Land Lease NVN-83930		Real	60	257,520.00	12,876	20	0
BLM Land Lease NVN-83931		Real	60	127,380.00	6,369	20	0
BLM Land Lease NVN-83932		Real	60	152,940.00	7,647	20	0
<b>Grand Total</b>				<b>828,000.00</b>			

State of Nevada  
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Company Name: ORNI 47 LLC  
 Division: \_\_\_\_\_ **Property Tax: Contributions in Aid of Construction**  
**Schedule 5**

**Instructions:**

**REDACTED**

- (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
Transmission line owned by Utility but paid for by Company (not included in total improvements)		Real			Confidential
<b>Grand Total</b>					0





**State of Nevada  
Renewable Energy Tax Abatements Application  
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**REDACTED**

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

Company Name: ORNI 47 LLC

Division: \_\_\_\_\_

**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
Confidential							
<b>Grand Total</b>							-

**State of Nevada  
Renewable Energy Tax Abatements Application  
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**REDACTED  
Sales and Use Tax  
Third Year of Eligible Abatement  
Schedule 8**

Company Name: ORNI 47 LLC  
Division: \_\_\_\_\_

**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
Confidential							
<b>Grand Total</b>							-

**State of Nevada  
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Attestation and Signature

I, Eyal Hen, 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.

Eyal Hen

**Name of person authorized for signature:**

  
\_\_\_\_\_  
**Signature:**

Director of Finance

**Title:**

10/22/2013  
\_\_\_\_\_  
**Date:**