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**FISCAL IMPACT
Renewable Energy Partial Abatement of Property Taxes
Gemini Solar 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 Gemini Solar Project, will be owned and operated by Solar Partners XI, LLC located at 555 12th Street, Suite 110, Oakland, CA 94607. The solar photovoltaic facility will have a net output production capacity of 690 MW and an annual net production capacity of 2,253,000 MWh. The project is expected to be in commercial operation by November 30, 2023.

The Gemini Solar Project facility will be located on Valley of Fire Highway in Clark County, Nevada. The 7,114 total acres that the facility will reside on are identified by the following Clark County Assessor Parcel Numbers (APN): 083-10-000-001, 083-11-000-001, 083-11-000-002, 083-12-000-002, 083-15-000-001, 083-14-000-001, 083-14-000-002, 083-13-000-001, 083-23-000-001, 083-24-000-001, 083-25-000-001, 083-36-000-001, 082-00-001-001, 082-00-001-002, 082-00-001-003, 082-00-001-007, 082-00-001-008, 082-00-001-009, 082-00-002-001, 082-00-002-002, 082-00-002-003, 082-00-002-007, 082-00-002-008, 082-00-002-009, 082-00-002-013, 082-00-002-014, 082-00-002-015, 104-01-000-001, 104-02-001-001, 105-00-001-001, 105-00-001-002, 105-00-001-003 and 105-00-001-008.

The property components of the facility will consist of photovoltaic modules, DC wiring, DC/AC inverters, switchgear, medium voltage step-up transformers, AC cabling, and battery storage equipment. The facility will have an interconnection with the 230 kV Crystal Springs Substation owned by NV Energy. A Power Purchase Agreement has been executed with NV Energy.

Analysis

Determination of Central or Local Assessment

Generally, electric light and power companies that are located completely within a county, with no transmission lines carrying power across county lines, are locally assessed. NRS 361.320(7). Facilities that own transmission lines or other property that traverse county boundary lines are centrally assessed. NRS 361.320(1).

NRS 361.320(6) adds an exception to the general rule expressed above. It states:

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, the Nevada Tax Commission shall establish its valuation and apportion the valuation among the several counties in the same manner as the valuation of other centrally assessed property.

Based on the location of the facility assets in Clark County and the Crystal Springs Substation belonging to NV Energy, also located in the same county, the property appears to qualify for local assessment.

Description of Replacement Cost New Methodology and Tax Calculation

In general, locally assessed real property must be valued according to the requirements of 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. The land value was estimated using the capitalized land lease. Personal property is valued based on acquisition cost less depreciation identified in the Personal Property Manual approved by the Nevada Tax Commission. The Department did not adjust upward the reported acquisition cost of improvements or personal property to reflect any appreciation, based on the assumption that the cost of development will go down over time, as indicated by recent industry reports regarding declining costs of utility scale solar PV projects.¹

The Clark County Assessor established a land value of \$4,610 per acre. For the balance of the 20 years for which the abatement may be granted, an appreciation factor of 2.5% per year was applied to the value of the land for each year of the abatement period.

The Taxpayer also reported several project cost areas as “personal” property (modules, inverters, racking, a substation and electrical system material) rather than real property. The Department used the cost reported by the Taxpayer for each cost center but determined that all components were real property when operated as a unit. The Department based its determination of real property on NRS 361.035, which requires all buildings, fences, ditches, structures, erections, or other improvements built or erected upon any land to be classified as real property, as well as NAC 361.1127, 361.1133, and 361.11715, NAC 361.11745, as well as the 2019-20 Personal Property Manual, Appendix E.

The Department’s understanding is that the solar field consists of components either attached to the land and foundations, or “so essential to the land or improvement that the land or improvement cannot perform its desired function without the nonattached item,” for example, the solar array foundations, underground cabling, substations, and transmission lines. At the time this fiscal note was produced, the Taxpayer had not submitted any information regarding the exception to the fixture test in NAC 361.1127 and NAC 361.11745 with regard to whether solar modules and other components are installed non-permanently and not for the enhancement of the real property to which it is attached; and had not shown whether the property has a unique identity and function distinct from the real property to which it is attached. The list of construction permits obtained by Solar Partners XI, LLC from Clark County and listed in the application are also an objective indication of the permanent nature of the facility.

The Taxpayer listed no property 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.

The Department also used the 2020-21 tax rate of \$2.5017 per hundred (0.025017) for Tax District 100 without further adjustment. Under current law, the maximum tax rate could 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 considers the required distribution of remaining taxes after abatement to local governments in Tax District 100 in Clark County, including a distribution to the State Debt Fund. Since the application was submitted on November 30, 2020, after the effective date for AB 239 (2013), this fiscal note assumes no distribution will be made to the State Renewable Energy Fund.

¹ <http://energy.gov/maps/falling-price-utility-scale-solar-photovoltaic-pv-projects>

Estimate of Property Tax Abatement

Based on the assumptions and conditions noted above, the estimated fiscal impact for the duration of the abatement for 20 years is as follows:

Total Taxable Value of the Project in 2023:	\$ 932,234,653
Total Taxable Value of the Project in 2043:	\$ 691,294,150
Estimated capital cost per kW (932,234,653/690,000)	\$1,351/kW
Total Taxes Due, First Year After Completion:	\$ 8,162,600
Total Renewable Energy Abatement, First Year:	\$ 4,489,430
Total Taxes Available to Local Governments after abatement:	\$ 3,673,170

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:

Total Taxes Due during Period of Abatement (20 years):	\$ 142,076,741
Total Renewable Energy Abatement, 20 years:	\$ 78,142,208
Total Taxes Available to Local Governments after abatement:	\$ 63,934,533

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

NEVADA DEPARTMENT OF TAXATION

RENEWABLE ENERGY ABATEMENT WORKSHEET

DISTRICT 100 Clark County

EXCLUDES STATE RENEWABLE ENERGY FUND

Gemini Solar Project 20 Year Summary

COMBINED TAX RATE	TOTAL TAXES DUE	TOTAL RENEW ABATEMENT	TAXES AFTER ABATEMENT	PERCENT TAXES AFTER ABATEMENT
0.025017	142,076,741.41	(78,142,207.78)	63,934,533.63	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	9,654,653.26	(5,310,059.29)	4,344,593.97	6.795%
Clark County School District	0.013034	1	74,022,794.41	(40,712,536.93)	33,310,257.48	52.101%
Clark County	0.006541	1	37,147,698.18	(20,431,234.00)	16,716,464.18	26.146%
Las Vegas Metro Police - Manpower	0.002800	1	15,901,781.83	(8,745,980.01)	7,155,801.82	11.192%
Las Vegas/Clark County Library District	0.000942	1	5,349,813.73	(2,942,397.55)	2,407,416.18	3.765%
			-	-	-	0.000%
			-	-	-	0.000%
			-	-	-	0.000%
			-	-	-	0.000%

NET TAXABLE VALUE	AVERAGE ABATEMENT PERCENTAGE	TAXABLE VALUE PERCENTAGE	WEIGHTED RENEW ABATEMENT PERCENTGE	CURRENT YEAR ABATEMENT
691,294,150	55.0%	100.0%	55.0%	(78,142,207.78)

ASSET	TOTAL TAXABLE VALUE	ABATEMENT PERCENTAGE	TAXABLE VALUE PERCENTAGE	WEIGHTED RENEW ABATEMENT PERCENTGE	CURRENT YEAR ABATEMENT
Solar Energy Facility	691,294,150	55.00%	100.00%	55.00%	(78,142,207.78)

NEVADA DEPARTMENT OF TAXATION

RENEWABLE ENERGY ABATEMENT WORKSHEET

DISTRICT **100 Clark County**

EXCLUDES STATE RENEWABLE ENERGY FUND

Gemini Solar Project **2023-24**

COMBINED TAX RATE	TOTAL TAXES DUE	TOTAL RENEW ABATEMENT	TAXES AFTER ABATEMENT	PERCENT TAXES AFTER ABATEMENT
0.025017	8,162,600.01	(4,489,430.00)	3,673,170.01	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	554,679.62	(305,073.79)	249,605.83	6.795%
Clark County School District	0.013034	1	4,252,761.26	(2,339,018.69)	1,913,742.57	52.101%
Clark County	0.006541	1	2,134,211.40	(1,173,816.27)	960,395.13	26.146%
Las Vegas Metro Police - Manpower	0.002800	1	913,589.96	(502,474.48)	411,115.48	11.192%
Las Vegas/Clark County Library District	0.000942	1	307,357.77	(169,046.77)	138,311.00	3.765%
			-	-	-	0.000%
			-	-	-	0.000%
			-	-	-	0.000%
			-	-	-	0.000%

NET TAXABLE VALUE	AVERAGE ABATEMENT PERCENTAGE	TAXABLE VALUE PERCENTAGE	WEIGHTED RENEW ABATEMENT PERCENTGE	CURRENT YEAR ABATEMENT
932,234,653	55.0%	100.0%	55.0%	(4,489,430.00)

ASSET	TOTAL TAXABLE VALUE	ABATEMENT PERCENTAGE	TAXABLE VALUE PERCENTAGE	WEIGHTED RENEW ABATEMENT PERCENTGE	CURRENT YEAR ABATEMENT
Solar Energy Facility	932,234,653	55.00%	100.00%	55.00%	(4,489,430.00)

NEVADA DEPARTMENT OF TAXATION

RENEWABLE ENERGY ABATEMENT WORKSHEET

DISTRICT **100 Clark County**

EXCLUDES STATE RENEWABLE ENERGY FUND

Gemini Solar Project **2024-25**

COMBINED TAX RATE	TOTAL TAXES DUE	TOTAL RENEW ABATEMENT	TAXES AFTER ABATEMENT	PERCENT TAXES AFTER ABATEMENT
0.025017	8,050,210.99	(4,427,616.05)	3,622,594.94	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	547,042.36	(300,873.30)	246,169.06	6.795%
Clark County School District	0.013034	1	4,194,205.95	(2,306,813.27)	1,887,392.68	52.101%
Clark County	0.006541	1	2,104,825.92	(1,157,654.26)	947,171.66	26.146%
Las Vegas Metro Police - Manpower	0.002800	1	901,010.94	(495,556.02)	405,454.92	11.192%
Las Vegas/Clark County Library District	0.000942	1	303,125.82	(166,719.20)	136,406.62	3.765%
			-	-	-	0.000%
			-	-	-	0.000%
			-	-	-	0.000%
			-	-	-	0.000%

NET TAXABLE VALUE	AVERAGE ABATEMENT PERCENTAGE	TAXABLE VALUE PERCENTAGE	WEIGHTED RENEW ABATEMENT PERCENTGE	CURRENT YEAR ABATEMENT
919,398,923	55.0%	100.0%	55.0%	(4,427,616.05)

ASSET	TOTAL TAXABLE VALUE	ABATEMENT PERCENTAGE	TAXABLE VALUE PERCENTAGE	WEIGHTED RENEW ABATEMENT PERCENTGE	CURRENT YEAR ABATEMENT
Solar Energy Facility	919,398,923	55.00%	100.00%	55.00%	(4,427,616.05)

NEVADA DEPARTMENT OF TAXATION

RENEWABLE ENERGY ABATEMENT WORKSHEET

DISTRICT 100 Clark County

EXCLUDES STATE RENEWABLE ENERGY FUND

Gemini Solar Project 2025-26

COMBINED TAX RATE	TOTAL TAXES DUE	TOTAL RENEW ABATEMENT	TAXES AFTER ABATEMENT	PERCENT TAXES AFTER ABATEMENT
0.025017	7,938,317.45	(4,366,074.59)	3,572,242.86	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	539,438.77	(296,691.32)	242,747.45	6.795%
Clark County School District	0.013034	1	4,135,908.77	(2,274,749.82)	1,861,158.95	52.101%
Clark County	0.006541	1	2,075,569.99	(1,141,563.49)	934,006.50	26.146%
Las Vegas Metro Police - Manpower	0.002800	1	888,487.38	(488,668.06)	399,819.32	11.192%
Las Vegas/Clark County Library District	0.000942	1	298,912.54	(164,401.90)	134,510.64	3.765%
			-	-	-	0.000%
			-	-	-	0.000%
			-	-	-	0.000%
			-	-	-	0.000%

NET TAXABLE VALUE	AVERAGE ABATEMENT PERCENTAGE	TAXABLE VALUE PERCENTAGE	WEIGHTED RENEW ABATEMENT PERCENTGE	CURRENT YEAR ABATEMENT
906,619,780	55.0%	100.0%	55.0%	(4,366,074.59)

ASSET	TOTAL TAXABLE VALUE	ABATEMENT PERCENTAGE	TAXABLE VALUE PERCENTAGE	WEIGHTED RENEW ABATEMENT PERCENTGE	CURRENT YEAR ABATEMENT
Solar Energy Facility	906,619,780	55.00%	100.00%	55.00%	(4,366,074.59)

NEVADA DEPARTMENT OF TAXATION

RENEWABLE ENERGY ABATEMENT WORKSHEET

DISTRICT 100 Clark County

EXCLUDES STATE RENEWABLE ENERGY FUND

Gemini Solar Project 2026-27

COMBINED TAX RATE	TOTAL TAXES DUE	TOTAL RENEW ABATEMENT	TAXES AFTER ABATEMENT	PERCENT TAXES AFTER ABATEMENT
0.025017	7,826,166.17	(4,304,391.39)	3,521,774.78	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	531,817.66	(292,499.71)	239,317.95	6.795%
Clark County School District	0.013034	1	4,077,477.31	(2,242,612.52)	1,834,864.79	52.101%
Clark County	0.006541	1	2,046,246.67	(1,125,435.67)	920,811.00	26.146%
Las Vegas Metro Police - Manpower	0.002800	1	875,934.98	(481,764.24)	394,170.74	11.192%
Las Vegas/Clark County Library District	0.000942	1	294,689.55	(162,079.25)	132,610.30	3.765%
			-	-	-	0.000%
			-	-	-	0.000%
			-	-	-	0.000%
			-	-	-	0.000%

NET TAXABLE VALUE	AVERAGE ABATEMENT PERCENTAGE	TAXABLE VALUE PERCENTAGE	WEIGHTED RENEW ABATEMENT PERCENTGE	CURRENT YEAR ABATEMENT
893,811,199	55.0%	100.0%	55.0%	(4,304,391.39)

ASSET	TOTAL TAXABLE VALUE	ABATEMENT PERCENTAGE	TAXABLE VALUE PERCENTAGE	WEIGHTED RENEW ABATEMENT PERCENTGE	CURRENT YEAR ABATEMENT
Solar Energy Facility	893,811,199	55.00%	100.00%	55.00%	(4,304,391.39)

NEVADA DEPARTMENT OF TAXATION

RENEWABLE ENERGY ABATEMENT WORKSHEET

DISTRICT 100 Clark County

EXCLUDES STATE RENEWABLE ENERGY FUND

Gemini Solar Project 2027-28

COMBINED TAX RATE	TOTAL TAXES DUE	TOTAL RENEW ABATEMENT	TAXES AFTER ABATEMENT	PERCENT TAXES AFTER ABATEMENT
0.025017	7,714,509.28	(4,242,980.11)	3,471,529.17	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	524,230.15	(288,326.58)	235,903.57	6.795%
Clark County School District	0.013034	1	4,019,303.44	(2,210,616.89)	1,808,686.55	52.101%
Clark County	0.006541	1	2,017,052.61	(1,109,378.94)	907,673.67	26.146%
Las Vegas Metro Police - Manpower	0.002800	1	863,437.90	(474,890.85)	388,547.05	11.192%
Las Vegas/Clark County Library District	0.000942	1	290,485.18	(159,766.85)	130,718.33	3.765%
			-	-	-	0.000%
			-	-	-	0.000%
			-	-	-	0.000%
			-	-	-	0.000%

NET TAXABLE VALUE	AVERAGE ABATEMENT PERCENTAGE	TAXABLE VALUE PERCENTAGE	WEIGHTED RENEW ABATEMENT PERCENTGE	CURRENT YEAR ABATEMENT
881,059,084	55.0%	100.0%	55.0%	(4,242,980.11)

ASSET	TOTAL TAXABLE VALUE	ABATEMENT PERCENTAGE	TAXABLE VALUE PERCENTAGE	WEIGHTED RENEW ABATEMENT PERCENTGE	CURRENT YEAR ABATEMENT
Solar Energy Facility	881,059,084	55.00%	100.00%	55.00%	(4,242,980.11)

NEVADA DEPARTMENT OF TAXATION

RENEWABLE ENERGY ABATEMENT WORKSHEET

DISTRICT 100 Clark County

EXCLUDES STATE RENEWABLE ENERGY FUND

Gemini Solar Project 2028-29

COMBINED TAX RATE	TOTAL TAXES DUE	TOTAL RENEW ABATEMENT	TAXES AFTER ABATEMENT	PERCENT TAXES AFTER ABATEMENT
0.025017	7,602,604.99	(4,181,432.75)	3,421,172.24	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	516,625.83	(284,144.21)	232,481.62	6.795%
Clark County School District	0.013034	1	3,961,000.66	(2,178,550.36)	1,782,450.30	52.101%
Clark County	0.006541	1	1,987,793.87	(1,093,286.63)	894,507.24	26.146%
Las Vegas Metro Police - Manpower	0.002800	1	850,913.14	(468,002.23)	382,910.91	11.192%
Las Vegas/Clark County Library District	0.000942	1	286,271.49	(157,449.32)	128,822.17	3.765%
			-	-	-	0.000%
			-	-	-	0.000%
			-	-	-	0.000%
			-	-	-	0.000%

NET TAXABLE VALUE	AVERAGE ABATEMENT PERCENTAGE	TAXABLE VALUE PERCENTAGE	WEIGHTED RENEW ABATEMENT PERCENTGE	CURRENT YEAR ABATEMENT
868,278,714	55.0%	100.0%	55.0%	(4,181,432.75)

ASSET	TOTAL TAXABLE VALUE	ABATEMENT PERCENTAGE	TAXABLE VALUE PERCENTAGE	WEIGHTED RENEW ABATEMENT PERCENTGE	CURRENT YEAR ABATEMENT
Solar Energy Facility	868,278,714	55.00%	100.00%	55.00%	(4,181,432.75)

NEVADA DEPARTMENT OF TAXATION

RENEWABLE ENERGY ABATEMENT WORKSHEET

DISTRICT 100 Clark County

EXCLUDES STATE RENEWABLE ENERGY FUND

Gemini Solar Project 2029-30

COMBINED TAX RATE	TOTAL TAXES DUE	TOTAL RENEW ABATEMENT	TAXES AFTER ABATEMENT	PERCENT TAXES AFTER ABATEMENT
0.025017	7,491,194.33	(4,120,156.87)	3,371,037.46	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	509,055.06	(279,980.28)	229,074.78	6.795%
Clark County School District	0.013034	1	3,902,955.07	(2,146,625.29)	1,756,329.78	52.101%
Clark County	0.006541	1	1,958,664.19	(1,077,265.30)	881,398.89	26.146%
Las Vegas Metro Police - Manpower	0.002800	1	838,443.62	(461,143.99)	377,299.63	11.192%
Las Vegas/Clark County Library District	0.000942	1	282,076.39	(155,142.01)	126,934.38	3.765%
			-	-	-	0.000%
			-	-	-	0.000%
			-	-	-	0.000%
			-	-	-	0.000%

NET TAXABLE VALUE	AVERAGE ABATEMENT PERCENTAGE	TAXABLE VALUE PERCENTAGE	WEIGHTED RENEW ABATEMENT PERCENTGE	CURRENT YEAR ABATEMENT
855,554,718	55.0%	100.0%	55.0%	(4,120,156.87)

ASSET	TOTAL TAXABLE VALUE	ABATEMENT PERCENTAGE	TAXABLE VALUE PERCENTAGE	WEIGHTED RENEW ABATEMENT PERCENTGE	CURRENT YEAR ABATEMENT
Solar Energy Facility	855,554,718	55.00%	100.00%	55.00%	(4,120,156.87)

NEVADA DEPARTMENT OF TAXATION

RENEWABLE ENERGY ABATEMENT WORKSHEET

DISTRICT 100 Clark County

EXCLUDES STATE RENEWABLE ENERGY FUND

Gemini Solar Project 2030-31

COMBINED TAX RATE	TOTAL TAXES DUE	TOTAL RENEW ABATEMENT	TAXES AFTER ABATEMENT	PERCENT TAXES AFTER ABATEMENT
0.025017	7,379,546.72	(4,058,750.69)	3,320,796.03	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	501,468.18	(275,807.50)	225,660.68	6.795%
Clark County School District	0.013034	1	3,844,786.02	(2,114,632.31)	1,730,153.71	52.101%
Clark County	0.006541	1	1,929,472.56	(1,061,209.91)	868,262.65	26.146%
Las Vegas Metro Police - Manpower	0.002800	1	825,947.59	(454,271.17)	371,676.42	11.192%
Las Vegas/Clark County Library District	0.000942	1	277,872.37	(152,829.80)	125,042.57	3.765%
			-	-	-	0.000%
			-	-	-	0.000%
			-	-	-	0.000%
			-	-	-	0.000%

NET TAXABLE VALUE	AVERAGE ABATEMENT PERCENTAGE	TAXABLE VALUE PERCENTAGE	WEIGHTED RENEW ABATEMENT PERCENTGE	CURRENT YEAR ABATEMENT
842,803,662	55.0%	100.0%	55.0%	(4,058,750.69)

ASSET	TOTAL TAXABLE VALUE	ABATEMENT PERCENTAGE	TAXABLE VALUE PERCENTAGE	WEIGHTED RENEW ABATEMENT PERCENTGE	CURRENT YEAR ABATEMENT
Solar Energy Facility	842,803,662	55.00%	100.00%	55.00%	(4,058,750.69)

NEVADA DEPARTMENT OF TAXATION

RENEWABLE ENERGY ABATEMENT WORKSHEET

DISTRICT 100 Clark County

EXCLUDES STATE RENEWABLE ENERGY FUND

Gemini Solar Project 2031-32

COMBINED TAX RATE	TOTAL TAXES DUE	TOTAL RENEW ABATEMENT	TAXES AFTER ABATEMENT	PERCENT TAXES AFTER ABATEMENT
0.025017	7,268,392.21	(3,997,615.72)	3,270,776.49	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	493,914.81	(271,653.15)	222,261.66	6.795%
Clark County School District	0.013034	1	3,786,873.89	(2,082,780.64)	1,704,093.25	52.101%
Clark County	0.006541	1	1,900,409.86	(1,045,225.42)	855,184.44	26.146%
Las Vegas Metro Police - Manpower	0.002800	1	813,506.74	(447,428.71)	366,078.03	11.192%
Las Vegas/Clark County Library District	0.000942	1	273,686.91	(150,527.80)	123,159.11	3.765%
			-	-	-	0.000%
			-	-	-	0.000%
			-	-	-	0.000%
			-	-	-	0.000%

NET TAXABLE VALUE	AVERAGE ABATEMENT PERCENTAGE	TAXABLE VALUE PERCENTAGE	WEIGHTED RENEW ABATEMENT PERCENTGE	CURRENT YEAR ABATEMENT
830,108,921	55.0%	100.0%	55.0%	(3,997,615.72)

ASSET	TOTAL TAXABLE VALUE	ABATEMENT PERCENTAGE	TAXABLE VALUE PERCENTAGE	WEIGHTED RENEW ABATEMENT PERCENTGE	CURRENT YEAR ABATEMENT
Solar Energy Facility	830,108,921	55.00%	100.00%	55.00%	(3,997,615.72)

NEVADA DEPARTMENT OF TAXATION

RENEWABLE ENERGY ABATEMENT WORKSHEET

DISTRICT **100 Clark County**

EXCLUDES STATE RENEWABLE ENERGY FUND

Gemini Solar Project **2032 - 33**

COMBINED TAX RATE	TOTAL TAXES DUE	TOTAL RENEW ABATEMENT	TAXES AFTER ABATEMENT	PERCENT TAXES AFTER ABATEMENT
0.025017	7,157,011.34	(3,936,356.23)	3,220,655.11	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	486,346.06	(267,490.33)	218,855.73	6.795%
Clark County School District	0.013034	1	3,728,843.82	(2,050,864.10)	1,677,979.72	52.101%
Clark County	0.006541	1	1,871,287.97	(1,029,208.38)	842,079.59	26.146%
Las Vegas Metro Police - Manpower	0.002800	1	801,040.56	(440,572.31)	360,468.25	11.192%
Las Vegas/Clark County Library District	0.000942	1	269,492.93	(148,221.11)	121,271.82	3.765%
			-	-	-	0.000%
			-	-	-	0.000%
			-	-	-	0.000%
			-	-	-	0.000%

NET TAXABLE VALUE	AVERAGE ABATEMENT PERCENTAGE	TAXABLE VALUE PERCENTAGE	WEIGHTED RENEW ABATEMENT PERCENTGE	CURRENT YEAR ABATEMENT
817,388,329	55.0%	100.0%	55.0%	(3,936,356.23)

ASSET	TOTAL TAXABLE VALUE	ABATEMENT PERCENTAGE	TAXABLE VALUE PERCENTAGE	WEIGHTED RENEW ABATEMENT PERCENTGE	CURRENT YEAR ABATEMENT
Solar Energy Facility	817,388,329	55.00%	100.00%	55.00%	(3,936,356.23)

NEVADA DEPARTMENT OF TAXATION

RENEWABLE ENERGY ABATEMENT WORKSHEET

DISTRICT 100 Clark County

EXCLUDES STATE RENEWABLE ENERGY FUND

Gemini Solar Project 2033 - 34

COMBINED TAX RATE	TOTAL TAXES DUE	TOTAL RENEW ABATEMENT	TAXES AFTER ABATEMENT	PERCENT TAXES AFTER ABATEMENT
0.025017	7,046,123.34	(3,875,367.83)	3,170,755.51	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	478,810.80	(263,345.94)	215,464.86	6.795%
Clark County School District	0.013034	1	3,671,070.53	(2,019,088.79)	1,651,981.74	52.101%
Clark County	0.006541	1	1,842,294.95	(1,013,262.22)	829,032.73	26.146%
Las Vegas Metro Police - Manpower	0.002800	1	788,629.55	(433,746.25)	354,883.30	11.192%
Las Vegas/Clark County Library District	0.000942	1	265,317.51	(145,924.63)	119,392.88	3.765%
			-	-	-	0.000%
			-	-	-	0.000%
			-	-	-	0.000%
			-	-	-	0.000%

NET TAXABLE VALUE	AVERAGE ABATEMENT PERCENTAGE	TAXABLE VALUE PERCENTAGE	WEIGHTED RENEW ABATEMENT PERCENTGE	CURRENT YEAR ABATEMENT
804,724,026	55.0%	100.0%	55.0%	(3,875,367.83)

ASSET	TOTAL TAXABLE VALUE	ABATEMENT PERCENTAGE	TAXABLE VALUE PERCENTAGE	WEIGHTED RENEW ABATEMENT PERCENTGE	CURRENT YEAR ABATEMENT
Solar Energy Facility	804,724,026	55.00%	100.00%	55.00%	(3,875,367.83)

NEVADA DEPARTMENT OF TAXATION

RENEWABLE ENERGY ABATEMENT WORKSHEET

DISTRICT 100 Clark County

EXCLUDES STATE RENEWABLE ENERGY FUND

Gemini Solar Project 2034 - 35

COMBINED TAX RATE	TOTAL TAXES DUE	TOTAL RENEW ABATEMENT	TAXES AFTER ABATEMENT	PERCENT TAXES AFTER ABATEMENT
0.025017	6,935,019.67	(3,814,260.81)	3,120,758.86	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	471,260.88	(259,193.48)	212,067.40	6.795%
Clark County School District	0.013034	1	3,613,184.89	(1,987,251.69)	1,625,933.20	52.101%
Clark County	0.006541	1	1,813,245.54	(997,285.05)	815,960.49	26.146%
Las Vegas Metro Police - Manpower	0.002800	1	776,194.39	(426,906.91)	349,287.48	11.192%
Las Vegas/Clark County Library District	0.000942	1	261,133.97	(143,623.68)	117,510.29	3.765%
			-	-	-	0.000%
			-	-	-	0.000%
			-	-	-	0.000%
			-	-	-	0.000%

NET TAXABLE VALUE	AVERAGE ABATEMENT PERCENTAGE	TAXABLE VALUE PERCENTAGE	WEIGHTED RENEW ABATEMENT PERCENTGE	CURRENT YEAR ABATEMENT
792,035,094	55.0%	100.0%	55.0%	(3,814,260.81)

ASSET	TOTAL TAXABLE VALUE	ABATEMENT PERCENTAGE	TAXABLE VALUE PERCENTAGE	WEIGHTED RENEW ABATEMENT PERCENTGE	CURRENT YEAR ABATEMENT
Solar Energy Facility	792,035,094	55.00%	100.00%	55.00%	(3,814,260.81)

NEVADA DEPARTMENT OF TAXATION

RENEWABLE ENERGY ABATEMENT WORKSHEET

DISTRICT 100 Clark County

EXCLUDES STATE RENEWABLE ENERGY FUND

Gemini Solar Project 2035 - 36

COMBINED TAX RATE	TOTAL TAXES DUE	TOTAL RENEW ABATEMENT	TAXES AFTER ABATEMENT	PERCENT TAXES AFTER ABATEMENT
0.025017	6,824,408.95	(3,753,424.92)	3,070,984.03	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	463,744.46	(255,059.45)	208,685.01	6.795%
Clark County School District	0.013034	1	3,555,556.07	(1,955,555.84)	1,600,000.23	52.101%
Clark County	0.006541	1	1,784,325.02	(981,378.76)	802,946.26	26.146%
Las Vegas Metro Police - Manpower	0.002800	1	763,814.41	(420,097.93)	343,716.48	11.192%
Las Vegas/Clark County Library District	0.000942	1	256,968.99	(141,332.94)	115,636.05	3.765%
			-	-	-	0.000%
			-	-	-	0.000%
			-	-	-	0.000%
			-	-	-	0.000%

NET TAXABLE VALUE	AVERAGE ABATEMENT PERCENTAGE	TAXABLE VALUE PERCENTAGE	WEIGHTED RENEW ABATEMENT PERCENTGE	CURRENT YEAR ABATEMENT
779,402,457	55.0%	100.0%	55.0%	(3,753,424.92)

ASSET	TOTAL TAXABLE VALUE	ABATEMENT PERCENTAGE	TAXABLE VALUE PERCENTAGE	WEIGHTED RENEW ABATEMENT PERCENTGE	CURRENT YEAR ABATEMENT
Solar Energy Facility	779,402,457	55.00%	100.00%	55.00%	(3,753,424.92)

NEVADA DEPARTMENT OF TAXATION

RENEWABLE ENERGY ABATEMENT WORKSHEET

DISTRICT **100 Clark County**

EXCLUDES STATE RENEWABLE ENERGY FUND

Gemini Solar Project **2036 - 37**

COMBINED TAX RATE	TOTAL TAXES DUE	TOTAL RENEW ABATEMENT	TAXES AFTER ABATEMENT	PERCENT TAXES AFTER ABATEMENT
0.025017	6,713,593.41	(3,692,476.39)	3,021,117.02	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	456,214.13	(250,917.77)	205,296.36	6.795%
Clark County School District	0.013034	1	3,497,820.54	(1,923,801.30)	1,574,019.24	52.101%
Clark County	0.006541	1	1,755,350.94	(965,443.02)	789,907.92	26.146%
Las Vegas Metro Police - Manpower	0.002800	1	751,411.50	(413,276.33)	338,135.17	11.192%
Las Vegas/Clark County Library District	0.000942	1	252,796.30	(139,037.97)	113,758.33	3.765%
			-	-	-	0.000%
			-	-	-	0.000%
			-	-	-	0.000%
			-	-	-	0.000%

NET TAXABLE VALUE	AVERAGE ABATEMENT PERCENTAGE	TAXABLE VALUE PERCENTAGE	WEIGHTED RENEW ABATEMENT PERCENTGE	CURRENT YEAR ABATEMENT
766,746,430	55.0%	100.0%	55.0%	(3,692,476.39)

ASSET	TOTAL TAXABLE VALUE	ABATEMENT PERCENTAGE	TAXABLE VALUE PERCENTAGE	WEIGHTED RENEW ABATEMENT PERCENTGE	CURRENT YEAR ABATEMENT
Solar Energy Facility	766,746,430	55.00%	100.00%	55.00%	(3,692,476.39)

NEVADA DEPARTMENT OF TAXATION

RENEWABLE ENERGY ABATEMENT WORKSHEET

DISTRICT 100 Clark County

EXCLUDES STATE RENEWABLE ENERGY FUND

Gemini Solar Project 2037 - 38

COMBINED TAX RATE	TOTAL TAXES DUE	TOTAL RENEW ABATEMENT	TAXES AFTER ABATEMENT	PERCENT TAXES AFTER ABATEMENT
0.025017	6,603,271.15	(3,631,799.14)	2,971,472.01	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	448,717.31	(246,794.52)	201,922.79	6.795%
Clark County School District	0.013034	1	3,440,342.01	(1,892,188.11)	1,548,153.90	52.101%
Clark County	0.006541	1	1,726,505.84	(949,578.21)	776,927.63	26.146%
Las Vegas Metro Police - Manpower	0.002800	1	739,063.81	(406,485.10)	332,578.71	11.192%
Las Vegas/Clark County Library District	0.000942	1	248,642.18	(136,753.20)	111,888.98	3.765%
			-	-	-	0.000%
			-	-	-	0.000%
			-	-	-	0.000%
			-	-	-	0.000%

NET TAXABLE VALUE	AVERAGE ABATEMENT PERCENTAGE	TAXABLE VALUE PERCENTAGE	WEIGHTED RENEW ABATEMENT PERCENTGE	CURRENT YEAR ABATEMENT
754,146,740	55.0%	100.0%	55.0%	(3,631,799.14)

ASSET	TOTAL TAXABLE VALUE	ABATEMENT PERCENTAGE	TAXABLE VALUE PERCENTAGE	WEIGHTED RENEW ABATEMENT PERCENTGE	CURRENT YEAR ABATEMENT
Solar Energy Facility	754,146,740	55.00%	100.00%	55.00%	(3,631,799.14)

NEVADA DEPARTMENT OF TAXATION

RENEWABLE ENERGY ABATEMENT WORKSHEET

DISTRICT **100 Clark County**

EXCLUDES STATE RENEWABLE ENERGY FUND

Gemini Solar Project **2038 - 39**

COMBINED TAX RATE	TOTAL TAXES DUE	TOTAL RENEW ABATEMENT	TAXES AFTER ABATEMENT	PERCENT TAXES AFTER ABATEMENT
0.025017	6,492,755.06	(3,571,015.29)	2,921,739.77	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	441,207.32	(242,664.03)	198,543.29	6.795%
Clark County School District	0.013034	1	3,382,762.50	(1,860,519.38)	1,522,243.12	52.101%
Clark County	0.006541	1	1,697,610.06	(933,685.53)	763,924.53	26.146%
Las Vegas Metro Police - Manpower	0.002800	1	726,694.42	(399,681.93)	327,012.49	11.192%
Las Vegas/Clark County Library District	0.000942	1	244,480.76	(134,464.42)	110,016.34	3.765%
			-	-	-	0.000%
			-	-	-	0.000%
			-	-	-	0.000%
			-	-	-	0.000%

NET TAXABLE VALUE	AVERAGE ABATEMENT PERCENTAGE	TAXABLE VALUE PERCENTAGE	WEIGHTED RENEW ABATEMENT PERCENTGE	CURRENT YEAR ABATEMENT
741,524,914	55.0%	100.0%	55.0%	(3,571,015.29)

ASSET	TOTAL TAXABLE VALUE	ABATEMENT PERCENTAGE	TAXABLE VALUE PERCENTAGE	WEIGHTED RENEW ABATEMENT PERCENTGE	CURRENT YEAR ABATEMENT
Solar Energy Facility	741,524,914	55.00%	100.00%	55.00%	(3,571,015.29)

NEVADA DEPARTMENT OF TAXATION

RENEWABLE ENERGY ABATEMENT WORKSHEET

DISTRICT 100 Clark County

EXCLUDES STATE RENEWABLE ENERGY FUND

Gemini Solar Project 2039 - 40

COMBINED TAX RATE	TOTAL TAXES DUE	TOTAL RENEW ABATEMENT	TAXES AFTER ABATEMENT	PERCENT TAXES AFTER ABATEMENT
0.025017	6,382,732.94	(3,510,503.12)	2,872,229.82	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	433,730.90	(238,552.00)	195,178.90	6.795%
Clark County School District	0.013034	1	3,325,440.35	(1,828,992.19)	1,496,448.16	52.101%
Clark County	0.006541	1	1,668,843.43	(917,863.89)	750,979.54	26.146%
Las Vegas Metro Police - Manpower	0.002800	1	714,380.31	(392,909.17)	321,471.14	11.192%
Las Vegas/Clark County Library District	0.000942	1	240,337.95	(132,185.87)	108,152.08	3.765%
			-	-	-	0.000%
			-	-	-	0.000%
			-	-	-	0.000%
			-	-	-	0.000%

NET TAXABLE VALUE	AVERAGE ABATEMENT PERCENTAGE	TAXABLE VALUE PERCENTAGE	WEIGHTED RENEW ABATEMENT PERCENTGE	CURRENT YEAR ABATEMENT
728,959,501	55.0%	100.0%	55.0%	(3,510,503.12)

ASSET	TOTAL TAXABLE VALUE	ABATEMENT PERCENTAGE	TAXABLE VALUE PERCENTAGE	WEIGHTED RENEW ABATEMENT PERCENTGE	CURRENT YEAR ABATEMENT
Solar Energy Facility	728,959,501	55.00%	100.00%	55.00%	(3,510,503.12)

NEVADA DEPARTMENT OF TAXATION

RENEWABLE ENERGY ABATEMENT WORKSHEET

DISTRICT 100 Clark County

EXCLUDES STATE RENEWABLE ENERGY FUND

Gemini Solar Project 2040 - 41

COMBINED TAX RATE	TOTAL TAXES DUE	TOTAL RENEW ABATEMENT	TAXES AFTER ABATEMENT	PERCENT TAXES AFTER ABATEMENT
0.025017	6,272,528.13	(3,449,890.48)	2,822,637.65	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	426,242.07	(234,433.14)	191,808.93	6.795%
Clark County School District	0.013034	1	3,268,023.01	(1,797,412.66)	1,470,610.35	52.101%
Clark County	0.006541	1	1,640,029.04	(902,015.97)	738,013.07	26.146%
Las Vegas Metro Police - Manpower	0.002800	1	702,045.76	(386,125.17)	315,920.59	11.192%
Las Vegas/Clark County Library District	0.000942	1	236,188.25	(129,903.54)	106,284.71	3.765%
			-	-	-	0.000%
			-	-	-	0.000%
			-	-	-	0.000%
			-	-	-	0.000%

NET TAXABLE VALUE	AVERAGE ABATEMENT PERCENTAGE	TAXABLE VALUE PERCENTAGE	WEIGHTED RENEW ABATEMENT PERCENTGE	CURRENT YEAR ABATEMENT
716,373,224	55.0%	100.0%	55.0%	(3,449,890.48)

ASSET	TOTAL TAXABLE VALUE	ABATEMENT PERCENTAGE	TAXABLE VALUE PERCENTAGE	WEIGHTED RENEW ABATEMENT PERCENTGE	CURRENT YEAR ABATEMENT
Solar Energy Facility	716,373,224	55.00%	100.00%	55.00%	(3,449,890.48)

NEVADA DEPARTMENT OF TAXATION

RENEWABLE ENERGY ABATEMENT WORKSHEET

DISTRICT 100 Clark County

EXCLUDES STATE RENEWABLE ENERGY FUND

Gemini Solar Project 2041 - 42

COMBINED TAX RATE	TOTAL TAXES DUE	TOTAL RENEW ABATEMENT	TAXES AFTER ABATEMENT	PERCENT TAXES AFTER ABATEMENT
0.025017	6,162,818.26	(3,389,550.04)	2,773,268.22	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	418,786.87	(230,332.78)	188,454.09	6.795%
Clark County School District	0.013034	1	3,210,863.54	(1,765,974.95)	1,444,888.59	52.101%
Clark County	0.006541	1	1,611,344.06	(886,239.23)	725,104.83	26.146%
Las Vegas Metro Police - Manpower	0.002800	1	689,766.60	(379,371.63)	310,394.97	11.192%
Las Vegas/Clark County Library District	0.000942	1	232,057.19	(127,631.45)	104,425.74	3.765%
			-	-	-	0.000%
			-	-	-	0.000%
			-	-	-	0.000%
			-	-	-	0.000%

NET TAXABLE VALUE	AVERAGE ABATEMENT PERCENTAGE	TAXABLE VALUE PERCENTAGE	WEIGHTED RENEW ABATEMENT PERCENTGE	CURRENT YEAR ABATEMENT
703,843,474	55.0%	100.0%	55.0%	(3,389,550.04)

ASSET	TOTAL TAXABLE VALUE	ABATEMENT PERCENTAGE	TAXABLE VALUE PERCENTAGE	WEIGHTED RENEW ABATEMENT PERCENTGE	CURRENT YEAR ABATEMENT
Solar Energy Facility	703,843,474	55.00%	100.00%	55.00%	(3,389,550.04)

NEVADA DEPARTMENT OF TAXATION

RENEWABLE ENERGY ABATEMENT WORKSHEET

DISTRICT 100 Clark County

EXCLUDES STATE RENEWABLE ENERGY FUND

Gemini Solar Project 2042 - 43

COMBINED TAX RATE	TOTAL TAXES DUE	TOTAL RENEW ABATEMENT	TAXES AFTER ABATEMENT	PERCENT TAXES AFTER ABATEMENT
0.025017	6,052,937.01	(3,329,115.35)	2,723,821.66	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	411,320.02	(226,226.01)	185,094.01	6.795%
Clark County School District	0.013034	1	3,153,614.78	(1,734,488.13)	1,419,126.65	52.101%
Clark County	0.006541	1	1,582,614.26	(870,437.84)	712,176.42	26.146%
Las Vegas Metro Police - Manpower	0.002800	1	677,468.27	(372,607.55)	304,860.72	11.192%
Las Vegas/Clark County Library District	0.000942	1	227,919.68	(125,355.82)	102,563.86	3.765%
			-	-	-	0.000%
			-	-	-	0.000%
			-	-	-	0.000%
			-	-	-	0.000%

NET TAXABLE VALUE	AVERAGE ABATEMENT PERCENTAGE	TAXABLE VALUE PERCENTAGE	WEIGHTED RENEW ABATEMENT PERCENTGE	CURRENT YEAR ABATEMENT
691,294,150	55.0%	100.0%	55.0%	(3,329,115.35)

ASSET	TOTAL TAXABLE VALUE	ABATEMENT PERCENTAGE	TAXABLE VALUE PERCENTAGE	WEIGHTED RENEW ABATEMENT PERCENTGE	CURRENT YEAR ABATEMENT
Solar Energy Facility	691,294,150	55.00%	100.00%	55.00%	(3,329,115.35)