

<b>Facility Information</b>	
<b>Date of Submittal to GOE:</b>	
<b>Type of Incentives</b> (Please check all that the company is applying for on this	
<input checked="" 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	
Company Name: Dry Lake East Energy Center, LLC	
Department of Taxation's Tax Payer ID number:	SUT-0000-3623-5585
Federal Employer ID number (FEIN, EIN or FID): 92-2399758	
NAICS Code: 221114	
Description of Company's Nevada Operations: Dry Lake East Energy Center, LLC plans to construct, own, and operate a 200 MW alternating current solar generation facility with a connected battery storage system.	
Percentage of Company's Market Inside Nevada: 100%	
Mailing Address: 700 Universe Boulevard	
City:	Juno Beach, FL 33408
Phone:	561-694-3854
APN:	See Attachment A
Taxation District where facility is located:	
<b>Nevada Facility</b>	
<b>Type of Facility</b> (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 checked="" type="checkbox"/> Renewable Energy Storage <input checked="" type="checkbox"/> Transmission that is interconnected to a renewable energy or <input type="checkbox"/> Transmission that contributes to the capability of the electrical grid to accommodate and transmit electricity produced from Nevada	
Name Plate Production Capacity of the Facility:	200 MW
Net Output Production Capacity of the Facility in MW:	200 MW
Annual Net Production Capacity of the Facility in MWh (or other appropriate unit):	577,194
Estimated total capital investment:	620.8 MM
Percent of total estimated capital investment expended in Nevada:	25%
Anticipated date or time range for the start of construction:	Q2 2025
Anticipated date for the Commercial Operation Date (COD) of the facility:	Q4 2026
Construction period (in months). Note: time period must match payroll calculations	19

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Address of the Real Property for the Generation Facility:	Not yet assigned
City: N/A (~20 miles northeast of Las Vegas on the east side of Interstate-15)	

Size of the total Facility Land (acre):	1,660
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Are you required to file any paper work with the PUC and/or FERC?		Yes
If yes,	Purpose of the Filing with PUC: Obtain an Order/Permit to Construct ("PTC") for 1) a 200 MW electric generation facility; 2) a short 345kV generation tie-in line	Filing Date : Dry Lake East Energy Center, LLC filed an application for the UEPA PTC in June 2022 (Docket 22-06030). The Commission issuing a Compliance Order granting the application in July 2024, and the first of 8 PTCs were issued in August 2024.
If yes,	Purpose of the Filing with FERC: Exemption of Wholesale Status.	Filing Date OR Anticipated filing Date: Q2 2025

List All the county(s), Cities, and Towns where the facility will	
1	Clark County, NV
2	
3	
4	
5	
6	
7	
8	
9	

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<b>CHECKLIST - PLEASE ATTACH:</b>		
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	Please 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	Please See Attachment A
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	Please See Attachment A
4	Summary of the PUC and FERC Dockets if any PUC and FERC filing have started	Please see the PUC and FERC Docket Summary found under the "Nevada Facility" section on the previous page
5	Copy of the Business Plan for the Nevada Facility	Please See Attachment A
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	<a href="https://nexteraenergyresources.com/">https://nexteraenergyresources.com/</a>
8	Copy of the Current Nevada State Business License	Please See Attachment B
9	Facility Information Form	Please see "Facility Information Tab"
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 I	Please See Attachment A
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
<b>I. Federal Permits or Authorizations</b>						
1	Finding of No Significant Impact	Bureau of Land Management ("BLM")	The project rests on lands administered by the BLM.	Submit a form SF-299 with the BLM and coordinate with the BLM until it issues the permit.		
2	Right-of-Way Grant	BLM	The project rests on lands administered by the BLM.	Submit a form SF-299 with the BLM and coordinate with the BLM until it issues the permit.		
3	Limited Notice to Proceed for tortoise fence construction	BLM	The project rests on lands administered by the BLM.	Submit a form SF-299 with the BLM and coordinate with the BLM until it issues the permit.		
4	Notice to Proceed	BLM	The project rests on lands administered by the BLM.	Submit a form SF-299 with the BLM and coordinate with the BLM until it issues the permit.		
5	Right-of-Way Grant for short line realignment	BLM	The project rests on lands administered by the BLM.	Submit a form SF-299 with the BLM and coordinate with the BLM until it issues the permit.		
6	Short-Term Right-of-Way Grant	BLM	The project rests on lands administered by the BLM.	Submit a form SF-299 with the BLM and coordinate with the BLM until it issues the permit.		
7	Limited Notice to Proceed for portion of the Gen-Tie and line realignment	BLM	The project rests on lands administered by the BLM.	Submit a form SF-299 with the BLM and coordinate with the BLM until it issues the permit.		
<b>II. State of Nevada Permits or Authorizations</b>						
1	Stormwater Permit	NDEP	As a Project that disturbs one or more acres and discharges to a water of the United States, a stormwater discharge permit is required.	Submit application to NDEP.		
<b>III. County Permits or Authorizations</b>						
1	Civil/Grading permit	Clark County	The Project requires grading, which requires a permit.	Submit application to Clark County Department of Building and Fire Protection.		
2	Dust Permit	Clark County	The Project construction covers over .25 acres, so a Dust Control Permit is required.	Submit application to Clark County Department of Environment and Sustainability.		
3	Building Permits - PV	Clark County	Construction of the generating facility requires a permit.	Submit application to Clark County Building Department.		
4	Building Permits - BESS	Clark County	Construction of the onsite battery energy storage system requires a permit.	Submit application to Clark County Building Department.		
5	Building Permits - Substation	Clark County	Construction of the substation requires a permit.	Submit application to Clark County Building Department.		
6	Building Permits - T-Line	Clark County	Construction of the project gen-tie line requires a permit.	Submit application to Clark County Building Department.		
7	Fencing Permit	Clark County	Construction of the required tortoise fencing around the project perimeter	Pre-application meeting, Application submittal, county review process and changes submitted if needed, re-review, application approval.		
8	Building Permit - Standalone BESS	Clark County	Construction of the standalone battery energy storage system requires a permit.	Submit application to Clark County Building Department.		
9	Special Use Permit	Clark County	Project construction requires a special use permit.	Submit application to Clark County Building Department.		
<b>IV. City Permits or Authorizations</b>						
N/A						

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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**

<b>Vendor 1</b>	
<b>Tax ID</b>	
<b>Contact</b>	
<b>Mailing Address</b>	
<b>E-Mail</b>	

  

<b>Vendor 2</b>	
<b>Tax ID</b>	
<b>Contact</b>	
<b>Mailing Address</b>	
<b>E-Mail</b>	

  

<b>Vendor 3</b>	
<b>Tax ID</b>	
<b>Contact</b>	
<b>Mailing Address</b>	
<b>E-Mail</b>	

  

<b>Vendor 4</b>	
<b>Tax ID</b>	
<b>Contact</b>	
<b>Mailing Address</b>	
<b>E-Mail</b>	

  

<b>Vendor 5</b>	
<b>Tax ID</b>	
<b>Contact</b>	
<b>Mailing Address</b>	
<b>E-Mail</b>	

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

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**Employment Information**

**Employment**

**New Operations or Expansion**

<b>CONSTRUCTION EMPLOYEES</b>	<b>Full Time</b>	<b>Part Time</b>
Number of anticipated construction employees who will be employed during the <b>entire construction phase</b> ?	300	n/a
Number of anticipated construction employees who will be employed during the <b>entire construction phase that will be Nevada Residents?</b>	240	n/a
Average anticipated hourly wage of construction employees, excluding management and administrative employees:	\$ 59.25	n/a
Number of anticipated construction employees who will be employed during the <b>second-quarter of construction</b> *?	150	n/a
Percentage of anticipated <b>second-quarter</b> * construction employees who will be <b>Nevada Residents</b> ?	80%	n/a
Number of anticipated <b>second-quarter</b> * construction employees who will be <b>Nevada Residents</b> ?	120	n/a
<b>PERMANENT EMPLOYEES</b>		
Number of anticipated permanent employees who will be employed as of the end of its first fourth-quarter of new operations or expansion?	6	
Average anticipated hourly wage of permanent employees, excluding management and administrative employees:	36	
Number of permanent employees who were employed prior to the expansion?	0	
Average hourly wage of current permanent employees, excluding managements and administrative employees	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): IBEW - Health & Welfare, Pension, Annuity; Ironworkers - Health & Welfare, Pension, Annuity, Vacation/Personal Time Off (PTO) Plan; Operating Engineers - Health & Welfare, Pension, Annuity, Vacation-Holiday Fund; Laborers - Health & Welfare, Pension, Annuity, Vacation Fund. All construction workers on the project will be provided with a benefits package in compliance with NAC 701A.590(5).

Name of Insurer: TBD

Cost of Total Benefit Package (per hour):	\$	27.96	Cost of Health Insurance for Construction Employees: <span style="float: right;">TBD</span>
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\* For reporting purposes, the "second quarter of construction" is weeks 13 through 26 of a 52-week construction period. However, if the construction period is expected to last more or less than 52 weeks, justification may be provided to and considered by the Director of the Governor's Office of Energy as to why there should be an adjustment in the duration or timing of the "second quarter of construction".

**NRS 701A.365 (7) (a) and (b)**

7. As used in this section, "wage" or "wages";
  - (a) Means the basic hourly rate of pay.
  - (b) Does not include the amount of any health insurance plan, pension or other bona fide fringe benefits which are a benefit to the employee.

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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. *Please provide the formula utilized to arrive at the numbers below\**

**FULL TIME EMPLOYEES**

		(a)	(b)	(c) = (a)+(b)	(e) = (c) x (d)	(f) = Σ(e) / Σ(c)
#	Job Title	# of Nevada Employees	# of Non-Nevada Employees	Total # of Employees	Total Hourly Wage per category (\$)	Average Hourly Wage (\$)
<b>Construction Employees, excluding</b>						
	<b>Management and Administrative Employees</b>					
	IBEW (ELECTRICIAN)	150	33	183	\$ 64.76	
	OPERATOR	23	8	31	\$ 69.12	
	LABORER	60	17	77	\$ 43.19	
	IRON WORKER	7	2	9	\$ 50.70	
	<b>TOTAL</b>	<b>240</b>	<b>60</b>	<b>300</b>	<b>\$59.25</b>	<b>\$59.25</b>
<b>TOTAL CONSTRUCTION PAYROLL</b>						
		<b>\$23,434,560.00</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**. *Please provide the formula utilized to arrive at the numbers below\**

### 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 (\$)
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	<b>Construction Employees, excluding</b>					
	<b>Management and Administrative Employees</b>					
	IBEW (ELECTRICIAN)	32	9	41	\$ 64.76	
	OPERATOR	24	6	30	\$ 69.12	
	LABORER	62	15	77	\$ 43.19	
	IRON WORKER	2	0	2	\$ 50.70	
	<b>TOTAL</b>	<b>120</b>	<b>30</b>	<b>150</b>	<b>\$59.25</b>	<b>\$59.25</b>

<b>TOTAL CONSTRUCTION PAYROLL</b>	<b>\$9,527,400.00</b>
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- \* # Construction Workers x Hours Per Week
- Manhours per Week x Average Hourly Wage
- # of Weeks x Total Weekly Payroll = Yearly Payroll



### Permanent Employee Schedule

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

**FULL TIME EMPLOYEES**

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

#	Job Title	# of Employees	Average Hourly Wage (\$)
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1	Management and Administrative Employees	0	
2	Permanent Employees, excluding Management and Administrative Employees	6	\$36.00
<b>TOTAL</b>		6	

<b>TOTAL ANNUAL PAYROLL</b>		<b>\$ 550,000.00</b>
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\* # Employees x Hours Per Week x 52 Weeks x Average Hourly Wage

**Nevada Governor's Office of Energy  
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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.**

Yes, Dry Lake East Energy Center will be built on entirely on land managed by the US Bureau of Land Management (BLM), including the gen-tie to the Point of Interconnection. A BLM right-of-way (ROW) grant is required for the project to construct and operate. The ROW grant has been issued and the BLM will provide notice to proceed once all ROW grant requirements have been met, enabling commencement of construction.

**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, Dry Lake East Energy Center facility is a subsidiary of NextEra Energy Resources located at 700 Universe Blvd, Juno Beach, FL 33408. Dry Lake East Energy Center, LLC is the entity that owns the facility which will be located on all or some of the following parcels: 10407000004, 10408000001, 10406000002, 10405000001, and 08333200002.

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

Ownership of energy is transferred southeast of the NV Energy Harry Allen Substation (the point of interconnection), at a transmission pole to the west of I-15, within APN 10407000001 (The Point of Interconnection (POI) is the final connection point to the customer's switchyard and is transferred there by generation transmission lines (Gen-ties). Gen-ties connect the stepped up power from the substation collector yard to the POI.)

**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 awarder, 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, FSR will submit an EWG Self Certification to FERC.

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

DOI-BLM-NV-S010-2023-0027-EA

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

No

**10) Has a Power Purchase Agreement been executed?**

Yes, a Long-Term Renewable Power Purchase Agreement was executed on January 31, 2024 with Nevada Power Company, a Nevada corporation, d/b/a NV Energy.

**Nevada Governor's Office of Energy  
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**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. *		
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. H		
7	Sch. 7 Second Year Estimated Sales & Use Tax - Total from Col. H		
8	Sch. 8 Third Year Estimated Sales & Use Tax - Total from Col. H		

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



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

**AFN:**

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

Company Name: \_\_\_\_\_  
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. vand improvements including septic systems. sians. landscapina. paving. walls. vand 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
PHOTOVOLTAIC		26-Nov	
Grading and Site Work		Nov-26	
Fencing		Nov-26	
Roads		Nov-26	
Off site Road Repair		Nov-26	
Drainage Swales		Nov-26	
<b>Grand Total</b>			

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

**AFN:**

Company: \_\_\_\_\_

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

break out APN

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

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

A	B	C	D	E	F	G	H	I	
Where Situated				Brief Description, Size of the Land (acre), Date Acquired	Assessor's Parcel Number (APN)	Owned (O) Leased (L) Rented (Rtd)	G/L Account Number (if applicable)	Purchase Price (if applicable)	Assessor's Taxable Value
Line #	County	City or Town	Tax District						
1	Clark	Las Vegas	100	BLM ROW. Total for Parcel: 374, 8/19/2024	104-07-000-004	L		N/A	\$ 1,135,020.00
2	Clark	Las Vegas	100	BLM ROW. Total for parcel: 687, 8/19/2024	104-08-000-001	L		N/A	\$ 1,540,317.00
3	Clark	Las Vegas	100	BLM ROW. Total for parcel: 156, 8/19/2024	104-06-000-002	L		N/A	\$ 1,142,929.00
4	Clark	Las Vegas	100	BLM ROW. Total for parcel: 480, 8/19/2024	083-32-000-002	L		N/A	\$ 2,404,400.00
5	Clark	North Las Vegas	100	BLM ROW. Total for parcel: 654, 8/19/2024	103-01-000-001	L		N/A	\$ 3,045,223.00
6	Clark	Las Vegas	100	BLM ROW. Total for parcel: 77, 8/19/2024	104-07-000-001	L		N/A	\$ 2,046,960.00
7	Clark	Las Vegas	100	BLM ROW. Total for parcel: 631, 8/19/2024	103-12-000-001	L		N/A	\$ 6,085,551.00
8	Clark	Las Vegas	100	BLM ROW. Total for parcel: 661, 8/19/2024	104-05-000-001	L		N/A	\$ 3,048,000.00
9	Clark	Las Vegas	100	BLM ROW. Total for parcel: 7644, 8/19/2024	103-02-000-001	L		N/A	\$ 12,263,280.00
10	Clark	Las Vegas	100	BLM ROW. Total for parcel: 1269, 8/19/2024	084-36-000-002	L		N/A	\$ 8,915,440.00
11	<b>Total of APNs</b>			12633	acres of APNs				\$ 41,627,120.00
12	<b>Grand Total</b>			1665.44	total acres on BLM ROW grant		13.18%		\$ 5,487,807.39

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

Company Name: \_\_\_\_\_ **Property Tax: Operating Leases**

Division: \_\_\_\_\_ **Schedule 4**

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





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

**AFN:**

stuff getting tax attached to it

Company Name: \_\_\_\_\_

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 Modules		FO	2025	2026		2.60%	
Racks		C	2025	2025-2026		2.60%	
Inverters		FO	2025	2026		2.60%	
Electrical Sytems Materials		FO/C	2025	2025		2.60%	
Substation and Interconnect Materials		FO/C	2025	2025		2.60%	
DAS/SCADA		FO/C	2025	2025-2026		2.60%	
Battery Storage Equipment		FO	2025	2025-2026		2.60%	
<b>Grand Total</b>							





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

**Attestation and Signature**

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

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

Anthony Pedroni  
Name of person authorized for signature:

Vice President  
Title:

  
Signature

\_\_\_\_\_  
Date:

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

This Application contains confidential information: Yes  No

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

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

*Material for which confidentiality is claimed* : Confidentiality is claimed for data relating to costs and prices, as well as private information of individuals and companies such as e-mail addresses of individuals and tax ID numbers of companies.

*Basis for claims of confidentiality* : NRS 360.247, 49.325, 703.190, 239B.030, and 239B.040

# Attachment A

## **Attachment A**

### 1.1 Introduction

Dry Lake East Energy Center, LLC (“DLE”) will construct, own, and operate a 200 MWac Photovoltaic (“PV”) solar energy and storage facility with associated on-site substation, inverters, fencing, roads, and supervisory control and data acquisition (SCADA) system (the “Project”). The Project will be constructed on approximately 1,665 acres and produce approximately 577,000 megawatt-hours (MWhs) of renewable energy annually, and is located in unincorporated Clark County, Nevada.

### 1.2 Technology and Complete Facility

DLE will use PV modules to generate 200 MW, which will interconnect to the existing NV Energy Harry Allen Substation through an approximately 3.5 mile, 345-kilovolt (kV) generation-tie in transmission line that crosses over the subject property from a new project substation located on site. The line also crosses over a Nevada Department of Transportation easement of two frontage roads, and I-15. The Project will also be accompanied by a 200 MW (800 MWh) ac-coupled battery storage system constructed for the primary purpose of storing energy generated by the Project.

### 1.3 Applicant’s Schedule for the Project

Construction of the Project is currently scheduled for a start of construction in Q2 2025; it is anticipated that construction of the facility will take approximately 18-19 months. Once the Project is constructed it would be in operation for at least 25 years (and in any event, in excess of 10 years); the life of the Project has the possibility to be extended.

### 1.4 Facility Legal Description

The Project is located in portions of Township (T) 17 South (S), Range (R) 63 East (E); T. 17 S., R. 64 E.; T. 18 S., R. 63 E.; and T. 18 S., R. 64 E. The legal land description for the Project is as follows.

#### **Mount Diablo Meridian, Nevada**

#### **Project Site**

Township (T.) 17 South (S.), Range (R.) 64 East (E.),

sec. 32, SW1/4NE 1/4, SE1/4NE1/4, SE1/4NW1/4, NE1/4SW1/4, E1/2NW1/4SW1/4, SW1/4SW1/4, SE1/4SW1/4, NE1/4SE1/4, NW1/4SE1/4, SW1/4SE1/4, and SE1/4SE1/4.

T. 18 S., R. 64 E.,

sec. 5;

sec. 6, lot 8, SE1/4NE1/4, and S1/2SE1/4SE1/4;

sec. 7, lots 12, 18, 19, 20, and 29, NE1/4NE1/4, SW1/4NE1/4, SE1/4NE1/4, N1/2SE1/4SW1/4, NE1/4SE1/4, NW1/4SE1/4, N1/2SW1/4SE1/4, and N1/2SE1/4SE1/4;

sec. 8, NE1/4NE1/4, NW1/4NE1/4, N1/2SW1/4NE1/4, NW1/4SE1/4NE1/4, NE1/4NW1/4, NW1/4NW1/4, SW1/4NW1/4, N1/2SE1/4NW1/4, N1/2NW1/4SW1/4, and SW1/4NW 1/4SW1/4.

### **Gen-Tie**

T. 17 S., R. 63 E.,

sec. 35, lots 3 and 4, SE1/4NW1/4SE1/4, and SW1/ 4 NE1/4SE1/4.

T. 18 S., R. 63 E.,

sec. 1, lot 4, N1/2SW1/4NW1/4, SE1/4SW1/4NW 1/4, SW1/4SE1/4NW 1/4, N1/2NE1/4SW1/4, SE1/4NE1/4SW1/4, SW1/4NW1/ 4SE1/4, N 1/ 2SW1/4 SE 1/4, SE1/4SW 1/4SE1/4, and SW1/4SE1/4SE1/4;

sec. 2, lot 1;

sec. 12, W 1/ 2NE1/4NE1/4, SE1/4NE1/4NE1/4, NE1/4NW1/4NE1/4, and NE1/4SE1/4NE1/4.

T. 18 S., R. 64 E.,

sec. 7, lots 14, 15 , 17, and 21.

### **Access Roads Outside of the Project Site and Gen-Tie**

T. 17 S., R. 63 E.,

sec. 35, lots 3 and 4, SE1/4NW1/4SE1/4 , and SW1/4NE1/4SE1/4; sec. 36, lot 1.

T. 18 S., R. 63 E.,

sec. 1, lot 4, N1/ 2SW1/4 NW1/4, SE1/4SW1/4NW1/4, W1/ 2SE1/4NW1/4, SE1/4SE1/4NW 1/4, NE1/4SW1/4, NE1/4SE1/4SW1/4, W1/ 2NW1/4SE1/4, SE1/4NW1/4SE1/4, SW1/4SE1/4, W1/2SE1/4SE1/4, and SE1/4SE1/4SE1/4;

sec. 2, lot 1;

sec. 12, NE1/4NE1/4, NE1/4NW1/4NE1/4, and NE1/4SE1/4NE1/4.

T. 18 S., R. 64 E.,

sec. 7, lots 13 thru 17.

### **PROPOSED DISTRIBUTION LINE**



**Mount Diablo Meridian, Nevada**

T. 18 S., R. 64 E.,

sec. 7, lots 12 thru 15, NE1/4SW1/4NE1/4, and  
N1/2SE1/4NE1/4; sec. 8, NW1/4SW1/4NW1/4.

**SHORT-TERM RIGHT-OF-WAY (ROW)**

The legal land description for the short-term ROW associated with the Generation and Storage portion of the Project is as follows:

**Mount Diablo Meridian, Nevada**

T. 17 S., R. 63 E.,

sec. 35, lot 3.

T. 18 S., R. 63 E.,

sec. 12, NE1/4SE1/4NE1/4.

T. 18 S., R. 64 E.,

sec. 07, lots 13, 14, and 17.

**1.5 Description of Natural Resources or Non-Renewable Resources**

The BLM completed an Environmental Assessment (EA) to evaluate impacts of the entire project area, since it is entirely on federal land administered by the BLM. The BLM issued a Finding of No Significant Impact (FONSI) on April 19, 2024.

Desert tortoise, a federally listed threatened species, were observed in the project area and adjacent habitat. Potential impacts to the local desert tortoise have been mitigated through translocation in fall 2024 to an approved translocation area identified by the US Fish and Wildlife Service and Bureau of Land Management (BLM). Impacts were also mitigated through compensatory mitigation fees determined in coordination with the US Fish and Wildlife Service. Protocol surveys for cultural and historical resources were completed and all known sites were either avoided or mitigated through the development and implementation of a Memorandum of Agreement in consultation with the Section 106 consulting parties (Bureau of Land Management, State Historic Preservation Office, and affecting Tribes). No jurisdictional waters occur in the project area.

During construction, water would be used for dust control purposes to protect air quality. Panel washing is not anticipated during operation of the solar facility.

## 1.6 Business Plan

Dry Lake East Energy Center, through NextEra Energy Resources (“NEER”) affiliates and the use of contractors, will operate and maintain the Project consistent with North American Electric Reliability Corporation Standards. NEER affiliates will conduct operational monitoring of the Project through SCADA on a continual basis, 24 hours per day, 7 days per day. Once the Project shifts into operations, the local O&M crew will be comprised of approximately 6.2 primary staff workers<sup>1</sup> who will be solar technicians or battery storage technicians along with a site supervisor. These workers will work out of a space near the Project.

Panel critical parameters and overall performance are monitored on-site, and 24 hours a day at the Applicant’s Renewable Operations Control Center (ROCC) in Juno Beach, Florida. The ROCC is an advanced technical facility, enabling remote operation and resetting of solar and battery inverters. These unique capabilities allow Dry Lake East Energy Center to undertake performance and reliability optimization through: (1) remote facility operation and fault reset capability; (2) the use of advanced real-time equipment performance statistical modeling for advanced diagnostics; and (3) benchmarking among similar components.

Fleet O&M is focused on prevention rather than an event response philosophy. It is supported at the fleet level by production assurance engineers and solar fleet team major component subject matter experts. It is the O&M personnel’s responsibility to provide root cause and fleet risk analysis as well as to provide mitigation planning to assure countermeasures are performed on a scheduled basis, which serves to maximize production.

In addition, the large number of solar arrays and battery storage systems in the NEER affiliate fleet allows for sufficient spare part inventory at the fleet level to accommodate sharing across individual sites when spare parts are not available through the commercial supply system.

Scheduling of preventative maintenance service is based on forecast data in order to allow plan production to remain maximized. NEER’s central O&M group of over 700 dedicated personnel has been created to support the scheduled maintenance activity and optimize its execution based on standardization, continuing process review, and improvement. Individuals can be pulled from this dedicated group at any time to conduct maintenance on the Project, as needed.

## 1.7 Summary of PPA Terms

On January 31, 2024, Dry Lake East Energy Center and NV Energy entered into a Power Purchase Agreement (PPA). The PPA was approved by the Public Utilities Commission (PUC) as part of Docket Number 24-05041. The principal commercial terms are for the sale of energy and capacity for the 200 MW solar for a term of 25 years and 200 MW (4 hour duration) battery storage system for a term of 20 years with a potential for an additional 5 years.

34302603\_v2

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<sup>1</sup> The partial person includes the regional manager that will manage approximately 5 separate projects in the area.

# Attachment B

STATE OF NEVADA

FRANCISCO V. AGUILAR  
Secretary of State



Commercial Recordings & Notary Division  
401 N. Carson Street  
Carson City, NV 89701  
Telephone (775) 684-5708  
Fax (775) 684-7141  
North Las Vegas City Hall  
2250 Las Vegas Blvd North, Suite 400  
North Las Vegas, NV 89030  
Telephone (702) 486-2880  
Fax (702) 486-2888

DEPUTY BAKKEDAHL  
Deputy Secretary for  
Commercial Recordings

OFFICE OF THE  
SECRETARY OF STATE

Kasandra ten Pas  
700 Universe Blvd  
Juno Beach, FL 33408, USA

Work Order #: W2024111401247  
November 14, 2024  
Receipt Version: 1

Special Handling Instructions:

Submitter ID: 819023

Charges

Description	Fee Description	Filing Number	Filing Date/Time	Filing Status	Qty	Price	Amount
Annual List 1/2025	Fees	20244470511	11/14/2024 12:42:28 PM	Approved	1	\$150.00	\$150.00
Annual List 1/2025	Business License Fee	20244470511	11/14/2024 12:42:28 PM	Approved	1	\$200.00	\$200.00
Total							\$350.00

Payments

Type	Description	Payment Status	Amount
Credit Card	7316169534526375303088	Success	\$350.00
Credit Card	Service Fee	Success	\$8.75
Total			\$358.75

Credit Balance: \$0.00

Kasandra ten Pas  
700 Universe Blvd  
Juno Beach, FL 33408, USA

STATE OF NEVADA

**FRANCISCO V. AGUILAR**

*Secretary of State*



**OFFICE OF THE  
SECRETARY OF STATE**

*Commercial Recordings Division*

*401 N. Carson Street*

*Carson City, NV 89701*

*Telephone (775) 684-5708*

*Fax (775) 684-7141*

*North Las Vegas City Hall*

*2250 Las Vegas Blvd North, Suite 400*

*North Las Vegas, NV 89030*

*Telephone (702) 486-2880*

*Fax (702) 486-2888*

**DEPUTY BAKKEDAHL**

*Deputy Secretary for*

*Commercial Recordings*

**Business Entity - Filing Acknowledgement**

11/14/2024

**Work Order Item Number:** W2024111401247 - 4059777

**Filing Number:** 20244470511

**Filing Type:** Annual List

**Filing Date/Time:** 11/14/2024 12:42:28 PM

**Filing Page(s):** 2

**Indexed Entity Information:**

**Entity ID:** E28965382023-6

**Entity Name:** Dry Lake East Energy Center, LLC

**Entity Status:** Active

**Expiration Date:** None

Commercial Registered Agent

CORPORATION SERVICE COMPANY\*

112 NORTH CURRY STREET, Carson City, NV 89703, USA

The attached document(s) were filed with the Nevada Secretary of State, Commercial Recording Division. The filing date and time have been affixed to each document, indicating the date and time of filing. A filing number is also affixed and can be used to reference this document in the future.

Respectfully,

A handwritten signature in black ink that reads "FV Aguilar".

FRANCISCO V. AGUILAR

Secretary of State



**FRANCISCO V. AGUILAR**  
 Secretary of State  
 401 North Carson Street  
 Carson City, Nevada 89701-4201  
 (775) 684-5708  
 Website: [www.nvsos.gov](http://www.nvsos.gov)  
[www.nvsilverflume.gov](http://www.nvsilverflume.gov)

# Annual or Amended List and State Business License Application

**ANNUAL**  **AMENDED** (check one)

**List of Officers, Managers, Members, General Partners, Managing Partners, Trustees or Subscribers:**

**Dry Lake East Energy Center, LLC**

NAME OF ENTITY

**NV20232679343**

Entity or Nevada Business  
Identification Number (NVID)

**TYPE OR PRINT ONLY - USE DARK INK ONLY - DO NOT HIGHLIGHT**

**IMPORTANT:** Read instructions before completing and returning this form.

Please indicate the entity type (check only one):

- Corporation
  - This corporation is publicly traded, the Central Index Key number is:
- Nonprofit Corporation (see nonprofit sections below)
- Limited-Liability Company
- Limited Partnership
- Limited-Liability Partnership
- Limited-Liability Limited Partnership
- Business Trust
- Corporation Sole

Filed in the Office of  Secretary of State State Of Nevada	Business Number <b>E28965382023-6</b>
	Filing Number <b>20244470511</b>
	Filed On <b>11/14/2024 12:42:28 PM</b>
	Number of Pages <b>2</b>

Additional Officers, Managers, Members, General Partners, Managing Partners, Trustees or Subscribers, may be listed on a supplemental page.

**CHECK ONLY IF APPLICABLE**

Pursuant to NRS Chapter 76, this entity is exempt from the business license fee.

- 001 - Governmental Entity
- 006 - NRS 680B.020 Insurance Co, provide license or certificate of authority number

**For nonprofit entities formed under NRS chapter 80:** entities without 501(c) nonprofit designation are required to maintain a state business license, the fee is \$200.00. Those claiming an exemption under 501(c) designation must indicate by checking box below.

- Pursuant to NRS Chapter 76, this entity is a 501(c) nonprofit entity and is exempt from the business license fee. Exemption Code 002

**For nonprofit entities formed under NRS Chapter 81:** entities which are Unit-owners' association or Religious, Charitable, fraternal or other organization that qualifies as a tax-exempt organization pursuant to 26 U.S.C § 501(c) are excluded from the requirement to obtain a state business license. Please indicate below if this entity falls under one of these categories by marking the appropriate box. If the entity does not fall under either of these categories please submit \$200.00 for the state business license.

- Unit-owners' Association
- Religious, charitable, fraternal or other organization that qualifies as a tax-exempt organization pursuant to 26 U.S.C. §501(c)

**For nonprofit entities formed under NRS Chapter 82 and 80: Charitable Solicitation Information - check applicable box**

Does the Organization intend to solicit charitable or tax deductible contributions?

- No - no additional form is required
- Yes - the "Charitable Solicitation Registration Statement" is required.
- The Organization claims exemption pursuant to NRS 82A 210 - the "Exemption From Charitable Solicitation Registration Statement" is required

**\*\*Failure to include the required statement form will result in rejection of the filing and could result in late fees.\*\***



**FRANCISCO V. AGUILAR**  
 Secretary of State  
 401 North Carson Street  
 Carson City, Nevada 89701-4201  
 (775) 684-5708  
 Website: [www.nvsos.gov](http://www.nvsos.gov)  
[www.nvsilverflume.gov](http://www.nvsilverflume.gov)

# Annual or Amended List and State Business License Application - Continued

**Officers, Managers, Members, General Partners, Managing Partners, Trustees or Subscribers:**

CORPORATION, INDICATE THE   :

<b>ESI Energy, LLC</b>		<b>USA</b>	
Name		Country	
<b>700 Universe Blvd.</b>	<b>Juno Beach</b>	<b>FL</b>	<b>33408</b>
Address	City	State	Zip/Postal Code

CORPORATION, INDICATE THE Authorized Signer:

<b>Jason B Pear</b>		<b>USA</b>	
Name		Country	
<b>700 Universe Blvd Attn: Corporate Governance</b>	<b>Juno Beach</b>	<b>FL</b>	<b>33408</b>
Address	City	State	Zip/Postal Code

None of the officers and directors identified in the list of officers has been identified with the fraudulent intent of concealing the identity of any person or persons exercising the power or authority of an officer or director in furtherance of any unlawful conduct.

I declare, to the best of my knowledge under penalty of perjury, that the information contained herein is correct and acknowledge that pursuant to NRS 239.330, it is a category C felony to knowingly offer any false or forged instrument for filing in the Office of the Secretary of State.

**X Jason B. Pear**  
 \_\_\_\_\_  
 Signature of Officer, Manager, Managing Member,  
 General Partner, Managing Partner, Trustee,  
 Subscriber, Member, Owner of Business,  
 Partner or Authorized Signer *FORM WILL BE RETURNED IF*

<b>Authorized Signer</b>	<b>11/14/2024</b>
Title	Date

UNSIGNED

# SECRETARY OF STATE



## NEVADA STATE BUSINESS LICENSE

Dry Lake East Energy Center, LLC

**Nevada Business Identification # NV20232679343**

**Expiration Date: 01/31/2026**

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

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

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



Certificate Number: B202411145187612

You may verify this certificate  
online at <https://www.nvsilverflume.gov/home>

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the Great Seal of State, at my office on 11/14/2024.

FRANCISCO V. AGUILAR  
Secretary of State