



**STATE OF NEVADA
DEPARTMENT OF TAXATION**

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

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

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

STEVE SISOLAK
Governor
JAMES DEVOLLD
Chair, Nevada Tax Commission
SHELLIE HUGHES
Executive Director

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

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

**FISCAL IMPACT
Renewable Energy Partial Abatement Of Property Taxes
North Valley Power Plant
Orni 36, LLC (Ormat Nevada, Inc.)**

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 North Valley Power Plant, is owned by ORNI 36, LLC. ORNI 36, LLC is wholly owned by Ormat Nevada, Inc. ("ONI") and ONI is a wholly owned subsidiary of Ormat Technologies, Inc. ("Ormat"). The geothermal facility has a production capacity of 55 MW and an annual net production capacity of 222,613 MWh. The North Valley facility is located on 150 acres of land leased from the Bureau of Land Management ("BLM"), Pyramid and Associates and The Kosmos Company in addition to another 40 acres of land owned by US Geothermal for a total of 190 acres.

The 190 acres are located on the following Washoe County Assessor Parcel Numbers (APN): 070-060-16, 071-030-06, 071-070-01, 071-070-02, 071-070-03, 071-070-04, 071-070-05, 071-070-15, 071-070-17, 071-070-19, 071-070-13, 071-070-08, 071-070-09, 071-070-10, 071-070-12, 071-070-14, 071-070-16, and 071-070-18 in Washoe County, Nevada. The address of the facility is on Rodeo Creek Road off Nevada State Route 447, approximately 8.4 miles South of Empire, Nevada.

The geothermal facility will include 25 production and injection wells, two energy power plants, a substation, air-cooled condensers as well as auxiliary equipment, pipelines, office and ancillary facilities. December 1, 2022 is the anticipated commercial operation date.

Property Tax Analysis

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

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

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

The second methodology is reserved for property of an interstate or inter-county nature and is generally called “unitary” valuation. NRS 361.320(1) states that the Nevada Tax Commission shall establish the valuation of any property of an interstate or inter-county nature used directly in the operation of all interstate or inter-county “electric light and power companies.” NRS 361.320(11) defines a “company” as “any person, company, corporation or association engaged in the business described.” An “electric light and power” business, however, is not defined in NRS or NAC Chapter 361. In lieu of a definition, the Department presumes that licensure or permits granted by FERC or the PUCN is prima facie evidence that the company is in the business of providing electric light and power. In addition, NRS 361.320(6) applies if two or more persons perform separate functions that collectively are needed to deliver electric service to the final customer and the property used in performing the functions would be centrally assessed if owned by one person. At the time of this Fiscal Impact, the Point of Interconnection of the Ormat owned 120 kV lead-line has not yet been determined and there is no Power Purchase Agreement in place. Given that the project does take place entirely within the County of Washoe and the qualifiers for unitary valuation are not present, the Department considers that the project qualifies to be locally assessed.

The Taxpayer reported an interest in leased and owned land, totaling 190 acres. For purposes of this analysis, an average assessed land value of \$158 per acre for the balance of the 20 years for which the abatement may be granted.

The Taxpayer reported all components as real property. Real property is defined as “all houses, buildings, fences, ditches, structures, erections, railroads, toll roads and bridges, or other improvements built or erected upon any land, whether such land is private property or property of this state or of the United States, or of any municipal or other corporation, or of any county, city or town in this state.” See *NRS 361.035(1)(a)*.

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

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

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

The Department used the current tax rate of \$2.7002 per hundred (0.027002) for Tax District 9000 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 Washoe County, including a distribution to the State Debt Fund. Since the application was submitted on June 21, 2021 after the effective date for AB 239 (2013) which amended NRS 701A.385, this fiscal note assumes no distribution will be made to the State Renewable Energy Fund.

Estimate of Tax Abatement

Total Taxable Value of the Project in 2022	\$ 90,350,679
Total Taxable Value of the Project in 2042	\$ 64,622,991
Estimated capital cost per kW (222,613,000/55,000)	\$4047/kW
Washoe County:	
Total Taxes Due, First Year After Completion:	\$ 853,877
Total Renewable Energy Abatement, First Year:	\$ 469,632
Total Taxes Available to Local Governments and State Debt after abatement:	\$ 384,244

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

Washoe County:	
Total Taxes Due during Period of Abatement (20 years):	\$ 14,644,388
Total Renewable Energy Abatement, 20 years:	\$ 8,054,413
Total Taxes Available to Local Governments after abatement:	\$ 6,589,974

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

NEVADA DEPARTMENT OF TAXATION

WASHOE COUNTY

RENEWABLE ENERGY ABATEMENT WORKSHEET

DISTRICT 9000

EXCLUDES STATE RENEWABLE ENERGY FUND

ORNI 36 LLC - North Valley 20 Year Summary

COMBINED TAX RATE	TOTAL TAXES DUE	TOTAL RENEW ABATEMENT	TAXES AFTER ABATEMENT	PERCENT TAXES AFTER ABATEMENT
0.027002	14,644,388.29	(8,054,413.56)	6,589,974.73	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	921,985.78	(507,092.18)	414,893.60	6.296%
Washoe County School District	0.011385	1	6,174,593.02	(3,396,026.16)	2,778,566.86	42.164%
Washoe County	0.013917	1	7,547,809.49	(4,151,295.22)	3,396,514.27	51.541%
			-	-	-	0.000%
			-	-	-	0.000%

NET TAXABLE VALUE	AVERAGE ABATEMENT PERCENTAGE	TAXABLE VALUE PERCENTAGE	WEIGHTED RENEW ABATEMENT PERCENTGE	CURRENT YEAR ABATEMENT
64,622,991	55.0%	100.0%	55.0%	(8,054,413.56)

ASSET	TOTAL TAXABLE VALUE	ABATEMENT PERCENTAGE	TAXABLE VALUE PERCENTAGE	WEIGHTED RENEW ABATEMENT PERCENTGE	CURRENT YEAR ABATEMENT
Geothermal Facility	64,622,991	55.00%	100.00%	55.00%	(8,054,413.56)

NEVADA DEPARTMENT OF TAXATION

WASHOE COUNTY

RENEWABLE ENERGY ABATEMENT WORKSHEET

DISTRICT 9000

EXCLUDES STATE RENEWABLE ENERGY FUND

ORNI 36 LLC - North Valley 2022 - 23

COMBINED TAX RATE	TOTAL TAXES DUE	TOTAL RENEW ABATEMENT	TAXES AFTER ABATEMENT	PERCENT TAXES AFTER ABATEMENT
0.027002	853,877.16	(469,632.44)	384,244.72	100.000%

TAXING ENTITY	TAX RATE	SCHOOL SWITCH	TOTAL TAXES DUE	RENEW ABATEMENT	TAXES AFTER ABATEMENT	PERCENT TOTAL TAXES
State of Nevada	0.001700	1	53,758.65	(29,567.26)	24,191.39	6.296%
Washoe County School District	0.011385	1	360,024.87	(198,013.68)	162,011.19	42.164%
Washoe County	0.013917	1	440,093.64	(242,051.50)	198,042.14	51.541%
			-	-	-	0.000%
			-	-	-	0.000%

NET TAXABLE VALUE	AVERAGE ABATEMENT PERCENTAGE	TAXABLE VALUE PERCENTAGE	WEIGHTED RENEW ABATEMENT PERCENTGE	CURRENT YEAR ABATEMENT
90,350,679	55.0%	100.0%	55.0%	(469,632.44)

ASSET	TOTAL TAXABLE VALUE	ABATEMENT PERCENTAGE	TAXABLE VALUE PERCENTAGE	WEIGHTED RENEW ABATEMENT PERCENTGE	CURRENT YEAR ABATEMENT
Geothermal Facility	90,350,679	55.00%	100.00%	55.00%	(469,632.44)
		55.00%	0.00%	0.00%	-
		55.00%	0.00%	0.00%	-
			0.00%	0.00%	-

NEVADA DEPARTMENT OF TAXATION

WASHOE COUNTY

RENEWABLE ENERGY ABATEMENT WORKSHEET

DISTRICT **9000**

EXCLUDES STATE RENEWABLE ENERGY FUND

ORNI 36 LLC - North Valley 2023 - 24

COMBINED TAX RATE	TOTAL TAXES DUE	TOTAL RENEW ABATEMENT	TAXES AFTER ABATEMENT	PERCENT TAXES AFTER ABATEMENT
0.027002	841,078.93	(462,593.41)	378,485.52	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	52,952.90	(29,124.10)	23,828.80	6.296%
Washoe County School District	0.011385	1	354,628.68	(195,045.77)	159,582.91	42.164%
Washoe County	0.013917	1	433,497.35	(238,423.54)	195,073.81	51.541%
			-	-	-	0.000%
			-	-	-	0.000%

NET TAXABLE VALUE	AVERAGE ABATEMENT PERCENTAGE	TAXABLE VALUE PERCENTAGE	WEIGHTED RENEW ABATEMENT PERCENTGE	CURRENT YEAR ABATEMENT
88,996,470	55.0%	100.0%	55.0%	(462,593.41)

ASSET	TOTAL TAXABLE VALUE	ABATEMENT PERCENTAGE	TAXABLE VALUE PERCENTAGE	WEIGHTED RENEW ABATEMENT PERCENTGE	CURRENT YEAR ABATEMENT
Geothermal Facility	\$ 88,996,470	55.00%	100.00%	55.00%	(462,593.41)
		55.00%	0.00%	0.00%	-
		55.00%	0.00%	0.00%	-
			0.00%	0.00%	-

NEVADA DEPARTMENT OF TAXATION

WASHOE COUNTY

RENEWABLE ENERGY ABATEMENT WORKSHEET

DISTRICT 9000

EXCLUDES STATE RENEWABLE ENERGY FUND

ORNI 36 LLC - North Valley 2024 - 25

COMBINED TAX RATE	TOTAL TAXES DUE	TOTAL RENEW ABATEMENT	TAXES AFTER ABATEMENT	PERCENT TAXES AFTER ABATEMENT
0.027002	828,110.50	(455,460.78)	372,649.72	100.000%

TAXING ENTITY	TAX RATE	SCHOOL SWITCH	TOTAL TAXES DUE	RENEW ABATEMENT	TAXES AFTER ABATEMENT	PERCENT TOTAL TAXES
State of Nevada	0.001700	1	52,136.43	(28,675.04)	23,461.39	6.296%
Washoe County School District	0.011385	1	349,160.73	(192,038.40)	157,122.33	42.164%
Washoe County	0.013917	1	426,813.34	(234,747.34)	192,066.00	51.541%
			-	-	-	0.000%
			-	-	-	0.000%

NET TAXABLE VALUE	AVERAGE ABATEMENT PERCENTAGE	TAXABLE VALUE PERCENTAGE	WEIGHTED RENEW ABATEMENT PERCENTGE	CURRENT YEAR ABATEMENT
87,624,250	55.0%	100.0%	55.0%	(455,460.78)

ASSET	TOTAL TAXABLE VALUE	ABATEMENT PERCENTAGE	TAXABLE VALUE PERCENTAGE	WEIGHTED RENEW ABATEMENT PERCENTGE	CURRENT YEAR ABATEMENT
Geothermal Facility	87,624,250	55.00%	100.00%	55.00%	(455,460.78)
		55.00%	0.00%	0.00%	-
		55.00%	0.00%	0.00%	-
			0.00%	0.00%	-

#REF!

NEVADA DEPARTMENT OF TAXATION

WASHOE COUNTY

RENEWABLE ENERGY ABATEMENT WORKSHEET

DISTRICT **9000**

EXCLUDES STATE RENEWABLE ENERGY FUND

ORNI 36 LLC - North Valley 2025 - 26

COMBINED TAX RATE	TOTAL TAXES DUE	TOTAL RENEW ABATEMENT	TAXES AFTER ABATEMENT	PERCENT TAXES AFTER ABATEMENT
0.027002	814,984.80	(448,241.64)	366,743.16	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	51,310.06	(28,220.53)	23,089.53	6.296%
Washoe County School District	0.011385	1	343,626.47	(188,994.56)	154,631.91	42.164%
Washoe County	0.013917	1	420,048.27	(231,026.55)	189,021.72	51.541%
			-	-	-	0.000%
			-	-	-	0.000%

NET TAXABLE VALUE	AVERAGE ABATEMENT PERCENTAGE	TAXABLE VALUE PERCENTAGE	WEIGHTED RENEW ABATEMENT PERCENTGE	CURRENT YEAR ABATEMENT
86,235,390	55.0%	100.0%	55.0%	(448,241.64)

ASSET	TOTAL TAXABLE VALUE	ABATEMENT PERCENTAGE	TAXABLE VALUE PERCENTAGE	WEIGHTED RENEW ABATEMENT PERCENTGE	CURRENT YEAR ABATEMENT
Geothermal Facility	86,235,390	55.00%	100.00%	55.00%	(448,241.64)
		55.00%	0.00%	0.00%	-
		55.00%	0.00%	0.00%	-
			0.00%	0.00%	-

#REF!

NEVADA DEPARTMENT OF TAXATION

WASHOE COUNTY

RENEWABLE ENERGY ABATEMENT WORKSHEET

DISTRICT **9000**

EXCLUDES STATE RENEWABLE ENERGY FUND

ORNI 36 LLC - North Valley 2026 - 27

COMBINED TAX RATE	TOTAL TAXES DUE	TOTAL RENEW ABATEMENT	TAXES AFTER ABATEMENT	PERCENT TAXES AFTER ABATEMENT
0.027002	801,721.66	(440,946.91)	360,774.75	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	50,475.03	(27,761.27)	22,713.76	6.296%
Washoe County School District	0.011385	1	338,034.26	(185,918.84)	152,115.42	42.164%
Washoe County	0.013917	1	413,212.37	(227,266.80)	185,945.57	51.541%
			-	-	-	0.000%
			-	-	-	0.000%

NET TAXABLE VALUE	AVERAGE ABATEMENT PERCENTAGE	TAXABLE VALUE PERCENTAGE	WEIGHTED RENEW ABATEMENT PERCENTGE	CURRENT YEAR ABATEMENT
84,831,987	55.0%	100.0%	55.0%	(440,946.91)

ASSET	TOTAL TAXABLE VALUE	ABATEMENT PERCENTAGE	TAXABLE VALUE PERCENTAGE	WEIGHTED RENEW ABATEMENT PERCENTGE	CURRENT YEAR ABATEMENT
Geothermal Facility	\$ 84,831,987	55.00%	100.00%	55.00%	(440,946.91)
		55.00%	0.00%	0.00%	-
		55.00%	0.00%	0.00%	-
			0.00%	0.00%	-

NEVADA DEPARTMENT OF TAXATION

WASHOE COUNTY

RENEWABLE ENERGY ABATEMENT WORKSHEET

DISTRICT **9000**

EXCLUDES STATE RENEWABLE ENERGY FUND

ORNI 36 LLC - North Valley 2027-28

COMBINED TAX RATE	TOTAL TAXES DUE	TOTAL RENEW ABATEMENT	TAXES AFTER ABATEMENT	PERCENT TAXES AFTER ABATEMENT
0.027002	789,887.15	(434,437.93)	355,449.22	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	49,729.95	(27,351.47)	22,378.48	6.296%
Washoe County School District	0.011385	1	333,044.41	(183,174.43)	149,869.98	42.164%
Washoe County	0.013917	1	407,112.79	(223,912.03)	183,200.76	51.541%
			-	-	-	0.000%
			-	-	-	0.000%

NET TAXABLE VALUE	AVERAGE ABATEMENT PERCENTAGE	TAXABLE VALUE PERCENTAGE	WEIGHTED RENEW ABATEMENT PERCENTGE	CURRENT YEAR ABATEMENT
83,579,751	55.0%	100.0%	55.0%	(434,437.93)

ASSET	TOTAL TAXABLE VALUE	ABATEMENT PERCENTAGE	TAXABLE VALUE PERCENTAGE	WEIGHTED RENEW ABATEMENT PERCENTGE	CURRENT YEAR ABATEMENT
Geothermal Facility	83,579,751	55.00%	100.00%	55.00%	(434,437.93)
		55.00%	0.00%	0.00%	-
		55.00%	0.00%	0.00%	-
			0.00%	0.00%	-

NEVADA DEPARTMENT OF TAXATION

WASHOE COUNTY

RENEWABLE ENERGY ABATEMENT WORKSHEET

DISTRICT **9000**

EXCLUDES STATE RENEWABLE ENERGY FUND

ORNI 36 LLC - North Valley 2028-29

COMBINED TAX RATE	TOTAL TAXES DUE	TOTAL RENEW ABATEMENT	TAXES AFTER ABATEMENT	PERCENT TAXES AFTER ABATEMENT
0.027002	777,089.50	(427,399.23)	349,690.27	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	48,924.23	(26,908.33)	22,015.90	6.296%
Washoe County School District	0.011385	1	327,648.47	(180,206.66)	147,441.81	42.164%
Washoe County	0.013917	1	400,516.80	(220,284.24)	180,232.56	51.541%
			-	-	-	0.000%
			-	-	-	0.000%

NET TAXABLE VALUE	AVERAGE ABATEMENT PERCENTAGE	TAXABLE VALUE PERCENTAGE	WEIGHTED RENEW ABATEMENT PERCENTGE	CURRENT YEAR ABATEMENT
82,225,604	55.0%	100.0%	55.0%	(427,399.23)

ASSET	TOTAL TAXABLE VALUE	ABATEMENT PERCENTAGE	TAXABLE VALUE PERCENTAGE	WEIGHTED RENEW ABATEMENT PERCENTGE	CURRENT YEAR ABATEMENT
Geothermal Facility	82,225,604	55.00%	100.00%	55.00%	(427,399.23)
		55.00%	0.00%	0.00%	-
		55.00%	0.00%	0.00%	-
			0.00%	0.00%	-

NEVADA DEPARTMENT OF TAXATION

WASHOECOUNTY

RENEWABLE ENERGY ABATEMENT WORKSHEET

DISTRICT 9000

EXCLUDES STATE RENEWABLE ENERGY FUND

ORNI 36 LLC - North Valley 2029 - 30

COMBINED TAX RATE	TOTAL TAXES DUE	TOTAL RENEW ABATEMENT	TAXES AFTER ABATEMENT	PERCENT TAXES AFTER ABATEMENT
0.027002	764,291.99	(420,360.59)	343,931.40	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	48,118.52	(26,465.19)	21,653.33	6.296%
Washoe County School District	0.011385	1	322,252.59	(177,238.92)	145,013.67	42.164%
Washoe County	0.013917	1	393,920.88	(216,656.48)	177,264.40	51.541%
			-	-	-	0.000%
			-	-	-	0.000%

NET TAXABLE VALUE	AVERAGE ABATEMENT PERCENTAGE	TAXABLE VALUE PERCENTAGE	WEIGHTED RENEW ABATEMENT PERCENTGE	CURRENT YEAR ABATEMENT
80,871,469	55.0%	100.0%	55.0%	(420,360.59)

ASSET	TOTAL TAXABLE VALUE	ABATEMENT PERCENTAGE	TAXABLE VALUE PERCENTAGE	WEIGHTED RENEW ABATEMENT PERCENTGE	CURRENT YEAR ABATEMENT
Geothermal Facility	80,871,469	55.00%	100.00%	55.00%	(420,360.59)
		55.00%	0.00%	0.00%	-
		55.00%	0.00%	0.00%	-
			0.00%	0.00%	-

NEVADA DEPARTMENT OF TAXATION

WASHOE COUNTY

RENEWABLE ENERGY ABATEMENT WORKSHEET

DISTRICT **9000**

EXCLUDES STATE RENEWABLE ENERGY FUND

ORNI 36 LLC - North Valley 2030 - 31

COMBINED TAX RATE	TOTAL TAXES DUE	TOTAL RENEW ABATEMENT	TAXES AFTER ABATEMENT	PERCENT TAXES AFTER ABATEMENT
0.027002	751,494.60	(413,322.03)	338,172.57	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	47,312.82	(26,022.05)	21,290.77	6.296%
Washoe County School District	0.011385	1	316,856.75	(174,271.21)	142,585.54	42.164%
Washoe County	0.013917	1	387,325.03	(213,028.77)	174,296.26	51.541%
			-	-	-	0.000%
			-	-	-	0.000%

NET TAXABLE VALUE	AVERAGE ABATEMENT PERCENTAGE	TAXABLE VALUE PERCENTAGE	WEIGHTED RENEW ABATEMENT PERCENTGE	CURRENT YEAR ABATEMENT
79,517,348	55.0%	100.0%	55.0%	(413,322.03)

ASSET	TOTAL TAXABLE VALUE	ABATEMENT PERCENTAGE	TAXABLE VALUE PERCENTAGE	WEIGHTED RENEW ABATEMENT PERCENTGE	CURRENT YEAR ABATEMENT
Geothermal Facility	79,517,348	55.00%	100.00%	55.00%	(413,322.03)
		55.00%	0.00%	0.00%	-
		55.00%	0.00%	0.00%	-
			0.00%	0.00%	-

NEVADA DEPARTMENT OF TAXATION

WASHOE COUNTY

RENEWABLE ENERGY ABATEMENT WORKSHEET

DISTRICT **9000**

EXCLUDES STATE RENEWABLE ENERGY FUND

ORNI 36 LLC - North Valley 2031-32

COMBINED TAX RATE	TOTAL TAXES DUE	TOTAL RENEW ABATEMENT	TAXES AFTER ABATEMENT	PERCENT TAXES AFTER ABATEMENT
0.027002	738,697.34	(406,283.53)	332,413.81	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	46,507.13	(25,578.92)	20,928.21	6.296%
Washoe County School District	0.011385	1	311,460.97	(171,303.53)	140,157.44	42.164%
Washoe County	0.013917	1	380,729.24	(209,401.08)	171,328.16	51.541%
			-	-	-	0.000%
			-	-	-	0.000%

NET TAXABLE VALUE	AVERAGE ABATEMENT PERCENTAGE	TAXABLE VALUE PERCENTAGE	WEIGHTED RENEW ABATEMENT PERCENTGE	CURRENT YEAR ABATEMENT
78,163,241	55.0%	100.0%	55.0%	(406,283.53)

ASSET	TOTAL TAXABLE VALUE	ABATEMENT PERCENTAGE	TAXABLE VALUE PERCENTAGE	WEIGHTED RENEW ABATEMENT PERCENTGE	CURRENT YEAR ABATEMENT
Geothermal Facility	\$ 78,163,241	55.00%	100.00%	55.00%	(406,283.53)
		55.00%	0.00%	0.00%	-
		55.00%	0.00%	0.00%	-
			0.00%	0.00%	-

#REF!

NEVADA DEPARTMENT OF TAXATION

WASHOE COUNTY

RENEWABLE ENERGY ABATEMENT WORKSHEET

DISTRICT **9000**

EXCLUDES STATE RENEWABLE ENERGY FUND

ORNI 36 LLC - North Valley 2032 - 33

COMBINED TAX RATE	TOTAL TAXES DUE	TOTAL RENEW ABATEMENT	TAXES AFTER ABATEMENT	PERCENT TAXES AFTER ABATEMENT
0.027002	725,900.21	(399,245.12)	326,655.09	100.000%

TAXING ENTITY	TAX RATE	SCHOOL SWITCH	TOTAL TAXES DUE	RENEW ABATEMENT	TAXES AFTER ABATEMENT	PERCENT TOTAL TAXES
State of Nevada	0.001700	1	45,701.44	(25,135.79)	20,565.65	6.296%
Washoe County School District	0.011385	1	306,065.25	(168,335.89)	137,729.36	42.164%
Washoe County	0.013917	1	374,133.52	(205,773.44)	168,360.08	51.541%
			-	-	-	0.000%
			-	-	-	0.000%

NET TAXABLE VALUE	AVERAGE ABATEMENT PERCENTAGE	TAXABLE VALUE PERCENTAGE	WEIGHTED RENEW ABATEMENT PERCENTGE	CURRENT YEAR ABATEMENT
76,809,148	55.0%	100.0%	55.0%	(399,245.12)

ASSET	TOTAL TAXABLE VALUE	ABATEMENT PERCENTAGE	TAXABLE VALUE PERCENTAGE	WEIGHTED RENEW ABATEMENT PERCENTGE	CURRENT YEAR ABATEMENT
Geothermal Facility	76,809,148	55.00%	100.00%	55.00%	(399,245.12)
		55.00%	0.00%	0.00%	-
		55.00%	0.00%	0.00%	-
			0.00%	0.00%	-



NEVADA DEPARTMENT OF TAXATION

WASHOE COUNTY

RENEWABLE ENERGY ABATEMENT WORKSHEET

DISTRICT **9000**

EXCLUDES STATE RENEWABLE ENERGY FUND

ORNI 36 LLC - North Valley 2033 - 34

COMBINED TAX RATE	TOTAL TAXES DUE	TOTAL RENEW ABATEMENT	TAXES AFTER ABATEMENT	PERCENT TAXES AFTER ABATEMENT
0.027002	713,103.23	(392,206.77)	320,896.46	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	44,895.77	(24,692.67)	20,203.10	6.296%
Washoe County School District	0.011385	1	300,669.59	(165,368.27)	135,301.32	42.164%
Washoe County	0.013917	1	367,537.87	(202,145.83)	165,392.04	51.541%
			-	-	-	0.000%
			-	-	-	0.000%

NET TAXABLE VALUE	AVERAGE ABATEMENT PERCENTAGE	TAXABLE VALUE PERCENTAGE	WEIGHTED RENEW ABATEMENT PERCENTGE	CURRENT YEAR ABATEMENT
75,455,069	55.0%	100.0%	55.0%	(392,206.77)

ASSET	TOTAL TAXABLE VALUE	ABATEMENT PERCENTAGE	TAXABLE VALUE PERCENTAGE	WEIGHTED RENEW ABATEMENT PERCENTGE	CURRENT YEAR ABATEMENT
Geothermal Facility	75,455,069	55.00%	100.00%	55.00%	(392,206.77)
		55.00%	0.00%	0.00%	-
		55.00%	0.00%	0.00%	-
			0.00%	0.00%	-

NEVADA DEPARTMENT OF TAXATION

WASHOE COUNTY

RENEWABLE ENERGY ABATEMENT WORKSHEET

DISTRICT **9000**

EXCLUDES STATE RENEWABLE ENERGY FUND

ORNI 36 LLC - North Valley 2034 - 35

COMBINED TAX RATE	TOTAL TAXES DUE	TOTAL RENEW ABATEMENT	TAXES AFTER ABATEMENT	PERCENT TAXES AFTER ABATEMENT
0.027002	700,306.37	(385,168.51)	315,137.86	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	44,090.10	(24,249.56)	19,840.54	6.296%
Washoe County School District	0.011385	1	295,273.98	(162,400.69)	132,873.29	42.164%
Washoe County	0.013917	1	360,942.29	(198,518.26)	162,424.03	51.541%
			-	-	-	0.000%
			-	-	-	0.000%

NET TAXABLE VALUE	AVERAGE ABATEMENT PERCENTAGE	TAXABLE VALUE PERCENTAGE	WEIGHTED RENEW ABATEMENT PERCENTGE	CURRENT YEAR ABATEMENT
74,101,005	55.0%	100.0%	55.0%	(385,168.51)

ASSET	TOTAL TAXABLE VALUE	ABATEMENT PERCENTAGE	TAXABLE VALUE PERCENTAGE	WEIGHTED RENEW ABATEMENT PERCENTGE	CURRENT YEAR ABATEMENT
Geothermal Facility	74,101,005	55.00%	100.00%	55.00%	(385,168.51)
		55.00%	0.00%	0.00%	-
		55.00%	0.00%	0.00%	-
			0.00%	0.00%	-

NEVADA DEPARTMENT OF TAXATION

WASHOE COUNTY

RENEWABLE ENERGY ABATEMENT WORKSHEET

DISTRICT **9000**

EXCLUDES STATE RENEWABLE ENERGY FUND

ORNI 36 LLC - North Valley 2035 - 36

COMBINED TAX RATE	TOTAL TAXES DUE	TOTAL RENEW ABATEMENT	TAXES AFTER ABATEMENT	PERCENT TAXES AFTER ABATEMENT
0.027002	687,509.65	(378,130.31)	309,379.34	100.000%

TAXING ENTITY	TAX RATE	SCHOOL SWITCH	TOTAL TAXES DUE	RENEW ABATEMENT	TAXES AFTER ABATEMENT	PERCENT TOTAL TAXES
State of Nevada	0.001700	1	43,284.44	(23,806.44)	19,478.00	6.296%
Washoe County School District	0.011385	1	289,878.43	(159,433.14)	130,445.29	42.164%
Washoe County	0.013917	1	354,346.78	(194,890.73)	159,456.05	51.541%
			-	-	-	0.000%
			-	-	-	0.000%

NET TAXABLE VALUE	AVERAGE ABATEMENT PERCENTAGE	TAXABLE VALUE PERCENTAGE	WEIGHTED RENEW ABATEMENT PERCENTGE	CURRENT YEAR ABATEMENT
72,746,956	55.0%	100.0%	55.0%	(378,130.31)

ASSET	TOTAL TAXABLE VALUE	ABATEMENT PERCENTAGE	TAXABLE VALUE PERCENTAGE	WEIGHTED RENEW ABATEMENT PERCENTGE	CURRENT YEAR ABATEMENT
Geothermal Facility	72,746,956	55.00%	100.00%	55.00%	(378,130.31)
		55.00%	0.00%	0.00%	-
		55.00%	0.00%	0.00%	-
			0.00%	0.00%	-

NEVADA DEPARTMENT OF TAXATION

WASHOE COUNTY

RENEWABLE ENERGY ABATEMENT WORKSHEET

DISTRICT **9000**

EXCLUDES STATE RENEWABLE ENERGY FUND

ORNI 36 LLC - North Valley 2036 - 37

COMBINED TAX RATE	TOTAL TAXES DUE	TOTAL RENEW ABATEMENT	TAXES AFTER ABATEMENT	PERCENT TAXES AFTER ABATEMENT
0.027002	674,713.08	(371,092.19)	303,620.89	100.000%

TAXING ENTITY	TAX RATE	SCHOOL SWITCH	TOTAL TAXES DUE	RENEW ABATEMENT	TAXES AFTER ABATEMENT	PERCENT TOTAL TAXES
State of Nevada	0.001700	1	42,478.79	(23,363.33)	19,115.46	6.296%
Washoe County School District	0.011385	1	284,482.94	(156,465.62)	128,017.32	42.164%
Washoe County	0.013917	1	347,751.35	(191,263.24)	156,488.11	51.541%
			-	-	-	0.000%
			-	-	-	0.000%

NET TAXABLE VALUE	AVERAGE ABATEMENT PERCENTAGE	TAXABLE VALUE PERCENTAGE	WEIGHTED RENEW ABATEMENT PERCENTGE	CURRENT YEAR ABATEMENT
71,392,922	55.0%	100.0%	55.0%	(371,092.19)

ASSET	TOTAL TAXABLE VALUE	ABATEMENT PERCENTAGE	TAXABLE VALUE PERCENTAGE	WEIGHTED RENEW ABATEMENT PERCENTGE	CURRENT YEAR ABATEMENT
Geothermal Facility	71,392,922	55.00%	100.00%	55.00%	(371,092.19)
		55.00%	0.00%	0.00%	-
		55.00%	0.00%	0.00%	-
			0.00%	0.00%	-

NEVADA DEPARTMENT OF TAXATION

WASHOE COUNTY

RENEWABLE ENERGY ABATEMENT WORKSHEET

DISTRICT **9000**

EXCLUDES STATE RENEWABLE ENERGY FUND

ORNI 36 LLC - North Valley 2037-38

COMBINED TAX RATE	TOTAL TAXES DUE	TOTAL RENEW ABATEMENT	TAXES AFTER ABATEMENT	PERCENT TAXES AFTER ABATEMENT
0.027002	661,916.66	(364,054.16)	297,862.50	100.000%

TAXING ENTITY	TAX RATE	SCHOOL SWITCH	TOTAL TAXES DUE	RENEW ABATEMENT	TAXES AFTER ABATEMENT	PERCENT TOTAL TAXES
State of Nevada	0.001700	1	41,673.15	(22,920.23)	18,752.92	6.296%
Washoe County School District	0.011385	1	279,087.52	(153,498.14)	125,589.38	42.164%
Washoe County	0.013917	1	341,155.99	(187,635.79)	153,520.20	51.541%
			-	-	-	0.000%
			-	-	-	0.000%

NET TAXABLE VALUE	AVERAGE ABATEMENT PERCENTAGE	TAXABLE VALUE PERCENTAGE	WEIGHTED RENEW ABATEMENT PERCENTGE	CURRENT YEAR ABATEMENT
70,038,903	55.0%	100.0%	55.0%	(364,054.16)

ASSET	TOTAL TAXABLE VALUE	ABATEMENT PERCENTAGE	TAXABLE VALUE PERCENTAGE	WEIGHTED RENEW ABATEMENT PERCENTGE	CURRENT YEAR ABATEMENT
Geothermal Facility	70,038,903	55.00%	100.00%	55.00%	(364,054.16)
		55.00%	0.00%	0.00%	-
		55.00%	0.00%	0.00%	-
			0.00%	0.00%	-

#REF!

NEVADA DEPARTMENT OF TAXATION

WASHOE COUNTY

RENEWABLE ENERGY ABATEMENT WORKSHEET

DISTRICT **9000**

EXCLUDES STATE RENEWABLE ENERGY FUND

ORNI 36 LLC - North Valley 2038-39

COMBINED TAX RATE	TOTAL TAXES DUE	TOTAL RENEW ABATEMENT	TAXES AFTER ABATEMENT	PERCENT TAXES AFTER ABATEMENT
0.027002	649,120.40	(357,016.23)	292,104.17	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	40,867.52	(22,477.14)	18,390.38	6.296%
Washoe County School District	0.011385	1	273,692.16	(150,530.69)	123,161.47	42.164%
Washoe County	0.013917	1	334,560.72	(184,008.40)	150,552.32	51.541%
			-	-	-	0.000%
			-	-	-	0.000%

NET TAXABLE VALUE	AVERAGE ABATEMENT PERCENTAGE	TAXABLE VALUE PERCENTAGE	WEIGHTED RENEW ABATEMENT PERCENTGE	CURRENT YEAR ABATEMENT
68,684,900	55.0%	100.0%	55.0%	(357,016.23)

ASSET	TOTAL TAXABLE VALUE	ABATEMENT PERCENTAGE	TAXABLE VALUE PERCENTAGE	WEIGHTED RENEW ABATEMENT PERCENTGE	CURRENT YEAR ABATEMENT
Geothermal Facility	\$ 68,684,900	55.00%	100.00%	55.00%	(357,016.23)
		55.00%	0.00%	0.00%	-
		55.00%	0.00%	0.00%	-
			0.00%	0.00%	-

NEVADA DEPARTMENT OF TAXATION

WASHOE COUNTY

RENEWABLE ENERGY ABATEMENT WORKSHEET

DISTRICT 9000

EXCLUDES STATE RENEWABLE ENERGY FUND

ORNI 36 LLC - North Valley 2039 - 40

COMBINED TAX RATE	TOTAL TAXES DUE	TOTAL RENEW ABATEMENT	TAXES AFTER ABATEMENT	PERCENT TAXES AFTER ABATEMENT
0.027002	636,324.26	(349,978.34)	286,345.92	100.000%

TAXING ENTITY	TAX RATE	SCHOOL SWITCH	TOTAL TAXES DUE	RENEW ABATEMENT	TAXES AFTER ABATEMENT	PERCENT TOTAL TAXES
State of Nevada	0.001700	1	40,061.89	(22,034.04)	18,027.85	6.296%
Washoe County School District	0.011385	1	268,296.86	(147,563.27)	120,733.59	42.164%
Washoe County	0.013917	1	327,965.51	(180,381.03)	147,584.48	51.541%
			-	-	-	0.000%
			-	-	-	0.000%

NET TAXABLE VALUE	AVERAGE ABATEMENT PERCENTAGE	TAXABLE VALUE PERCENTAGE	WEIGHTED RENEW ABATEMENT PERCENTGE	CURRENT YEAR ABATEMENT
67,330,914	55.0%	100.0%	55.0%	(349,978.34)

ASSET	TOTAL TAXABLE VALUE	ABATEMENT PERCENTAGE	TAXABLE VALUE PERCENTAGE	WEIGHTED RENEW ABATEMENT PERCENTGE	CURRENT YEAR ABATEMENT
Geothermal Facility	67,330,914	55.00%	100.00%	55.00%	(349,978.34)
		55.00%	0.00%	0.00%	-
		55.00%	0.00%	0.00%	-
			0.00%	0.00%	-

NEVADA DEPARTMENT OF TAXATION

WASHOE COUNTY

RENEWABLE ENERGY ABATEMENT WORKSHEET

DISTRICT 9000

EXCLUDES STATE RENEWABLE ENERGY FUND

ORNI 36 LLC - North Valley 2040 - 41

COMBINED TAX RATE	TOTAL TAXES DUE	TOTAL RENEW ABATEMENT	TAXES AFTER ABATEMENT	PERCENT TAXES AFTER ABATEMENT
0.027002	623,528.30	(342,940.56)	280,587.74	100.00%

TAXING ENTITY	TAX RATE	SCHOOL SWITCH	TOTAL TAXES DUE	RENEW ABATEMENT	TAXES AFTER ABATEMENT	PERCENT TOTAL TAXES
State of Nevada	0.001700	1	39,256.28	(21,590.95)	17,665.33	6.296%
Washoe County School District	0.011385	1	262,901.63	(144,595.90)	118,305.73	42.164%
Washoe County	0.013917	1	321,370.39	(176,753.71)	144,616.68	51.541%
			-	-	-	0.000%
			-	-	-	0.000%

NET TAXABLE VALUE	AVERAGE ABATEMENT PERCENTAGE	TAXABLE VALUE PERCENTAGE	WEIGHTED RENEW ABATEMENT PERCENTGE	CURRENT YEAR ABATEMENT
65,976,944	55.0%	100.0%	55.0%	(342,940.56)

ASSET	TOTAL TAXABLE VALUE	ABATEMENT PERCENTAGE	TAXABLE VALUE PERCENTAGE	WEIGHTED RENEW ABATEMENT PERCENTGE	CURRENT YEAR ABATEMENT
Geothermal Facility	65,976,944	55.00%	100.00%	55.00%	(342,940.56)
		55.00%	0.00%	0.00%	-

NEVADA DEPARTMENT OF TAXATION

WASHOE COUNTY

RENEWABLE ENERGY ABATEMENT WORKSHEET

DISTRICT **9000**

EXCLUDES STATE RENEWABLE ENERGY FUND

ORNI 36 LLC - North Valley 2041 - 42

COMBINED TAX RATE	TOTAL TAXES DUE	TOTAL RENEW ABATEMENT	TAXES AFTER ABATEMENT	PERCENT TAXES AFTER ABATEMENT
0.027002	610,732.50	(335,902.87)	274,829.63	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	38,450.68	(21,147.87)	17,302.81	6.296%
Washoe County School District	0.011385	1	257,506.46	(141,628.55)	115,877.91	42.164%
Washoe County	0.013917	1	314,775.36	(173,126.45)	141,648.91	51.541%
			-	-	-	0.000%
			-	-	-	0.000%

NET TAXABLE VALUE	AVERAGE ABATEMENT PERCENTAGE	TAXABLE VALUE PERCENTAGE	WEIGHTED RENEW ABATEMENT PERCENTGE	CURRENT YEAR ABATEMENT
64,622,991	55.0%	100.0%	55.0%	(335,902.87)

ASSET	TOTAL TAXABLE VALUE	ABATEMENT PERCENTAGE	TAXABLE VALUE PERCENTAGE	WEIGHTED RENEW ABATEMENT PERCENTGE	CURRENT YEAR ABATEMENT
Geothermal Facility	64,622,991	55.00%	100.00%	55.00%	(335,902.87)
		55.00%	0.00%	0.00%	-
		55.00%	0.00%	0.00%	-
		55.00%	0.00%	0.00%	-