

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

AFN:

| | |
|---|--|
| Facility Information | |
| Date of Submittal to GOE: | 11/7/2024 |
| Type of Incentives (Please check all that the company is applying for on this application) | |
| <input checked="" type="checkbox"/> Sales & Use Tax Abatement | <input checked="" type="checkbox"/> Property Tax Abatement |
| Company Information (Legal name of company under which business will be transacted in) | |
| Company Name: | Panwest NCA2 Solar LLC |
| Department of Taxation's Tax Payer ID number: | NV20243232992 |
| Federal Employer ID number (FEIN, EIN or FID): | 93-1881152 |
| NAICS Code: | 022 |
| Description of Company's Nevada Operations: The Company will construct and own a solar photovoltaic generating facility with total capacity of up to 57 MW in Clark County. The Project will also include a project substation, a generation tie line, certain network upgrades at the interconnecting utility's substation, and an up to 57 MW, 4-hour Battery Energy Storage System ("BESS"). | |
| Percentage of Company's Market Inside Nevada: | 100% |
| Mailing Address: | 917 Tahoe Blvd, Ste 202 |
| City: | Incline Village, NV 89451 |
| Phone: | 775-848-5462 |
| APN: | Portions of: 14200001010; 14100001003; 14100001004 |
| Taxation District where facility is located: | 103 |
| Nevada Facility | |
| Type of Facility (please check all that are relevant to the facility) | |
| <input type="checkbox"/> Geothermal <input type="checkbox"/> Process Heat from Solar Energy <input checked="" type="checkbox"/> Solar PV <input type="checkbox"/> Solar Thermal <input type="checkbox"/> Wind <input type="checkbox"/> Biomass <input type="checkbox"/> Waterpower <input checked="" type="checkbox"/> Renewable Energy Storage <input type="checkbox"/> Transmission that is interconnected to a renewable energy or geothermal facility <input checked="" type="checkbox"/> Transmission that contributes to the capability of the electrical grid to accommodate and transmit electricity produced from Nevada renewable energy facilities and/or geothermal facilities | |
| Name Plate Production Capacity of the Facility: | 57 MW |
| Net Output Production Capacity of the Facility in MW: | 57 MW |

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|---|---|
| Annual Net Production Capacity of the Facility in MWh (or other appropriate unit): MWh | 169,341 |
| Estimated total capital investment: | ~\$160MM |
| Percent of total estimated capital investment expended in Nevada: | ~25% |
| Anticipated date or time range for the start of construction: | Q3 2025 |
| Anticipated date for the Commercial Operation Date (COD) of the facility: | Q2 2026 |
| Construction period (in months). Note: time period must match payroll calculations | 9 months |
| Address of the Real Property for the Generation Facility: | Adjacent to PABCO Gypsum 8000 E Lake Mead Blvd, Las Vegas, NV 89115 36°13'25.0"N 114°53'25.0"W |
| City: | Las Vegas |

| | |
|---|-----------|
| Size of the total Facility Land (acre): | 331 acres |
|---|-----------|

| | | |
|---|----------------------------------|---|
| Are you required to file any paper work with the PUC and/or FERC? | | No |
| If yes, | Purpose of the Filing with PUC: | Filing Date OR Anticipated filing Date: |
| | | |
| If yes, | Purpose of the Filing with FERC: | Filing Date OR Anticipated filing Date: |
| | | |

| List All the county(s), Cities, and Towns where the facility will be | |
|--|--------------|
| 1 | Clark County |
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| CHECKLIST - PLEASE ATTACH: | |
|-----------------------------------|--|
| 1 | Description of the Technology and Complete Facility including generation, transmission or distribution, the physical point at which the ownership of energy is transferred and nature of the connection to the transmission grid. See Attachment 1. |
| 2 | Complete and legal description of the location of the proposed facility, including a regional facility map that identifies the location, county boundaries and state boundaries of the proposed facility or a reference to any such map of appropriate scale. See Attachment 2 for legal descriptions and regional facility map. |
| 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. Not Applicable. |
| 4 | Summary of the PUC and FERC Dockets if any PUC and FERC filing have started. Not started. |
| 5 | Copy of the Business Plan for the Nevada Facility. See Attachment 1. |
| 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. Not Applicable. |
| 7 | Website link to company profile. https://www.panamintcapital.com/ (Panamint Capital is the parent company of Panwest NCA2 Solar LLC. Panwest NCA2 Solar does not have an independent website) |
| 8 | Copy of the Current Nevada State Business License. See Attachment 8. |
| 9 | Facility Information Form. See "Facility Information" tab of RETA Application. |
| 10 | Employment Information, construction, and permanent employee salary schedules. See "Employment Information, Construction Employee Sch, 2nd Q Construction Employee, and Permanent Employee Sch" tabs of RETA Application. |
| 11 | Supplemental Information Form. See "Supplemental Information" tab of RETA Application. |
| 12 | Taxation Reporting Forms (Summary Sheet and Schedules 1 through 8). See tabs in RETA Application. |
| 13 | Names and contact information for construction company, contractors, subcontractors. See "Contractors & Subcontractors" tab of RETA Application. |
| 14 | Letter from the utility or company describing the highlights of PPA, LOI, or MOU. Not included as final PPA has not been executed yet. |
| 15 | Confidential Information Identification Form. See "Confidential Information" tab of RETA Application. |

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List of Required Permits or Authorizations for the Proposed Facility

| | Permit or Authorization Title | Issuing Agency | Project Circumstance Requiring Permit or Authorization | Steps to Obtain Permit | Application Date | Approval Date or Expected Approval Date |
|--|---|--|---|--|------------------|---|
| I. Federal Permits or Authorizations | | | | | | |
| | No Hazard Determination | Federal Aviation Administration | Required for projects located within close proximity to airport. | Application is submitted online to receive No Hazard Determination. | | |
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| II. State of Nevada Permits or Authorizations | | | | | | |
| | Energy Planning and Conservation Fund Payment | Nevada Department of Wildlife | Required of utility-scale solar projects. | Submit application to NDOW; NDOW reviews application and provides comments. | | |
| | Hazardous Materials Permit | Nevada State Fire Marshall | Required for projects with on-site filling stations. | Submit Notice of Intent. | | |
| | Dust Control Permit - Surface Area Disturbance Permit | Nevada Department of Environmental Protection Bureau of Air Pollution Control | Required of projects involving grading activities. | Submit application and grading plan. | | |
| | Stormwater General Permit | Nevada Department of Environmental Protection | Required of projects involving water discharge. | Submit application and stormwater pollution prevention plan. | | |
| | Special Purpose Permit | Nevada Department of Wildlife | Required if project is in desert tortoise habitat. | Apply before construction on NDOW website. | | |
| | Special Status Plants Take Permit | Nevada Division of Forestry | Required if state listed plant species are potentially occurring in the Project Area. | Submit application to NDOF prior to construction. | | |
| | Working in Waterways Permit | Nevada Division of Environmental Protection | Required if working in waters of the state. | Submit application to NDEP prior to construction. | | |
| | | | | | | |
| | | | | | | |
| III. County Permits or Authorizations | | | | | | |
| | Incidental Take Permit | Clark County Desert Conservation Program | Required if federal and / or state listed species are found to be potentially occurring in the Project Area, for the capture, removal, or destruction of a protected species. | Pay disturbance fee prior to construction. | | |
| | Title 30 Land Use Approval / Special Use Permit | Clark County Department of Comprehensive Planning | Required for projects constructed in Clark County. | Prepare required submittals in accordance with Title 30 and submit to the County. Public hearing must take place within 45 days of submittal; approval with Final Conditions must be given within 30 days of public hearing. | | |
| | Development Agreement (if required) | Clark County Department of Comprehensive Planning | May be required as a Final Condition to Special Use Permit. | Coordinate and meet with County staff to prepare, following approval of Special Use Permit. | | |
| | Surface Area Disturbance (SAD) Dust Control Permit | Clark County Department of Environment and Sustainability; Division of Air Quality | Required if construction activities impact an area greater than 0.25 acres. Must be obtained prior to commencement of soil disturbing activities. | Project owner submits application 14 days prior to start of construction, including Dust Mitigation Plan. | | |
| | Grading Permit | Clark County Civil Engineering and Building Departments | Required for land disturbance activities including clearing vegetation, rough grading, stockpiling, or altering the natural ground surface or its elevation. | A land use application, grading plan, improvement plan and bond estimate (where applicable), dust control permit, and dust mitigation plan must all be approved before issuance of a grading permit. MSHCP fees must be paid. Finally, a Planned Land Disturbance Report and Soils report must be completed. | | |
| | Building Permit | Clark County Department of Comprehensive Planning | Required for building in Clark County. | All land use applications need to be approved beforehand, submit for permit to Clark County. | | |
| | | | | | | |
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| IV. City Permits or Authorizations | | | | | | |
| | None. | | Project is not located within a city. | | | |
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NOTE: Project contractors, subcontractors, and other entities including owner that will be purchasing goods and equipment for the construction of the Facility are entitled to claim or receive the sales and use tax abatement

Contractors and Subcontractors List

| | |
|------------------------|--|
| Vendor 1 | |
| Tax ID | |
| Contact | |
| Mailing Address | |
| E-Mail | |
| Vendor 2 | |
| Tax ID | |
| Contact | |
| Mailing Address | |
| E-Mail | |
| Vendor 3 | |
| Tax ID | |
| Contact | |
| Mailing Address | |
| E-Mail | |
| Vendor 4 | |
| Tax ID | |
| Contact | |
| Mailing Address | |
| E-Mail | |
| Vendor 5 | |
| Tax ID | |
| Contact | |
| Mailing Address | |
| E-Mail | |
| Vendor 6 | |
| Tax ID | |
| Contact | |
| Mailing Address | |
| E-Mail | |
| Vendor 7 | |
| Tax ID | |
| Contact | |
| Mailing Address | |
| E-Mail | |

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Employment Information

Employment

New Operations or Expansion

| CONSTRUCTION EMPLOYEES | Full Time | Part Time |
|---|------------------|------------------|
| Number of anticipated construction employees who will be employed during the entire construction phase ? | 100 | N/A |
| Number of anticipated construction employees who will be employed during the entire construction phase that will be Nevada Residents ? | 60 | N/A |
| Average anticipated hourly wage of construction employees, excluding management and administrative employees: | \$ 53.12 | N/A |
| Number of anticipated construction employees who will be employed during the second-quarter of construction *? | 80 | N/A |
| Percentage of anticipated second-quarter * construction employees who will be Nevada Residents ? | 54% | N/A |
| Number of anticipated second-quarter * construction employees who will be Nevada Residents ? | 44 | N/A |
| PERMANENT EMPLOYEES | | |
| Number of anticipated permanent employees who will be employed as of the end of its first fourth-quarter of new operations or expansion? | 1 | N/A |
| Average anticipated hourly wage of permanent employees, excluding management and administrative employees: | \$ 33.50 | N/A |
| Number of permanent employees who were employed prior to the expansion? | 0 | N/A |
| Average hourly wage of current permanent employees, excluding managements and administrative employees | 0 | N/A |

Employee Benefit Program for Construction Employees

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

List Benefits Included (medical, dental, vision, flex spending account, etc): Benefits plans have not been finalized at this time. However, a health plan meeting the requirements of NRS 701A.365(1) will be provided.

Name of Insurer: TBD

Cost of Total Benefit Package: TBD

Cost of Health Insurance for Construction Employees: TBD

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

| # | Job Title | # of Nevada Employees | # of Non-Nevada Employees | Total # of Employees | Total Hourly Wage per category (\$) | Average Hourly Wage (\$) |
|---|-----------|-----------------------|---------------------------|----------------------|-------------------------------------|--------------------------|
|---|-----------|-----------------------|---------------------------|----------------------|-------------------------------------|--------------------------|

| Construction Employees, excluding | | | | | | |
|---|----------------------|-----------------------|----|-----|----------|----------------|
| Management and Administrative Employees | | | | | | |
| | Superintendent | 2 | 2 | 4 | \$104.00 | |
| | General Foreman | 4 | 4 | 8 | \$69.00 | |
| | Foreman | 4 | 4 | 8 | \$63.00 | |
| | Journeyman | 18 | 14 | 32 | \$57.00 | |
| | Apprentice / Laborer | 32 | 16 | 48 | \$42.00 | |
| | TOTAL | 60 | 40 | 100 | | \$53.12 |
| TOTAL CONSTRUCTION PAYROLL | | \$8,286,720.00 | | | | |

* # Construction Workers x Hours Per Week
Manhours per Week x Average Hourly Wage
of Weeks x Total Weekly Payroll = Yearly Payroll

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Permanent Employee Schedule

List all anticipated permanent employees who will be employed by the Nevada Facility as of the end of its first fourth-quarter of new operations or expansion and the employment per job title will continue next 20 years. *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 (\$) |
|--------------|--|----------------|--------------------------|
| 1 | Management and Administrative Employees | | |
| 2 | Permanent Employees, excluding Management and Administrative Employees | 1 | \$33.50 |
| TOTAL | | | \$33.50 |

| | |
|-----------------------------|--------------------|
| TOTAL ANNUAL PAYROLL | \$69,680.00 |
|-----------------------------|--------------------|

* # Employees x Hours Per Week x 52 Weeks x Average Hourly Wage

**Nevada Governor's Office of Energy
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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) =Σ(e) / Σ(c) |
|---|-----------|-----------------------|---------------------------|----------------------|--------------------------------------|--------------------------|
| # | Job Title | # of Nevada Employees | # of Non-Nevada Employees | Total # of Employees | Total Hourly Wage per job title (\$) | Average Hourly Wage (\$) |

| | | | | | | |
|--|--|-----------|-----------|-----------|----------|----------------|
| | | | | | | |
| | Construction Employees, excluding | | | | | |
| | Management and Administrative Employees | | | | | |
| | Site Superintendent | 2 | 2 | 4 | \$104.00 | |
| | General Foreman | 3 | 2 | 5 | \$69.00 | |
| | Foreman | 5 | 3 | 8 | \$63.00 | |
| | Journeyman | 11 | 10 | 21 | \$57.00 | |
| | Apprentice | 23 | 19 | 42 | \$42.00 | |
| | | | | | | |
| | TOTAL | 44 | 36 | 80 | | \$52.83 |

| | |
|-----------------------------------|--|
| TOTAL CONSTRUCTION PAYROLL | |
|-----------------------------------|--|

- * # Construction Workers x Hours Per Week
- Manhours per Week x Average Hourly Wage
- # of Weeks x Total Weekly Payroll = Yearly Payroll

**Nevada Governor's Office of Energy
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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.

No.

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.

Panwest NCA2 Solar LLC (the "Applicant") is a wholly owned subsidiary of Panwest NCA2 Holdings LLC (Delaware), of which Ultra Capital Sustainable Infrastructure Fund II Holdings, LLC (Delaware) holds 100% Class A LLC interest and Panamint Capital LLC (Delaware) holds 100% Class B interest.

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

The Point of Change of Ownership will be the point where the Interconnection Customer's 69 kV transmission lead line terminates on the Transmission Provider-owned Point of Change of Ownership Structure located within the NCA2 owned Bonneville 69 kV substation.

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.

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

Not applicable.

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

No.

10) Has a Power Purchase Agreement been executed?

Contract negotiations are in final stages with offtaker.

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AFN:**

Company: Panwest NCA2 Solar LLC

Division: N/A

| 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.*

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Company: Panwest NCA2 Solar LLC

Division: N/A

Instructions:

(1) List each item of personal property subject to property tax in Col. A. Pursuant to NRS 361.030, personal property includes stocks of goods on hand; any vehicle not included in the definition of vehicle in NRS 371.020; all machines and machinery, all works and improvements, and all property of whatever kind or nature not included in the term "real estate" as that term is defined in NRS 361.035.

(2) For each item in Col. A, complete the requested information in Col. B and Col. D (if applicable), Col. C and Col. D through Col. J.

(3) The total estimated cost reported in Col. H should include estimated or actual costs of installation and costs of transportation per NAC 361.1351 and NAC 361.1355. Costs of installation include the costs of direct labor, direct overhead and the capitalized expense of interest or imputed charges for interest which are necessary to make the property operational.

(4) Use the Personal Property Manual published by the Department of Taxation to determine the Cost Less Depreciation in Column (J). Select the Life Schedule that is closest to the estimated life of the personal property listed in Col. I. See <http://tax.state.nv.us>. Then select: Publications/Locally Assessed Properties/Personal Property Manual.

(5) Attach additional sheets as necessary.

| A | B | C | D | E | H | I | J |
|--|---------------------------------|--|--------------------------------|--|----------------------------------|-------------------------------------|--|
| Personal Property Itemized Description | G/L Account No. (if applicable) | Purchased by Facility Owner (FO) Contractor (C) Subcontractor (SC) | Date Purchased (if applicable) | Date Received or Estimated Date of Receipt in Nevada | Estimated Total Acquisition Cost | Estimated Life of Personal Property | Estimated Acquisition Cost Less Depreciation |
| Solar photovoltaic modules | N/A | FO | N/A | Q3 2025 | | 30 years | |
| Pile foundations | N/A | C | N/A | Q3 2025 | | 30 years | |
| Solar trackers | N/A | C | N/A | Q3 2025 | | 30 years | |
| Solar inverters | N/A | C | N/A | Q3 2025 | | 30 years | |
| Substation transformer | N/A | FO | 3/21/2024 | Q3 2025 | | 30 years | |
| Substation circuit breakers | N/A | FO | 3/7/2024 | Q2 2025 | | 30 years | |
| Substation apparatus | N/A | C | N/A | Q3 2025 | | 30 years | |
| Electrical materials | N/A | C | N/A | Q3 2025 | | 30 years | |
| SCADA | N/A | C | N/A | Q3 2025 | | 30 years | |
| Battery Energy Storage System | N/A | FO | N/A | Q4 2025 | | 30 years | |
| | | | | | | | |
| | | | | | | | |
| | | | | | | | |
| Grand Total | | | | | | | |

**Nevada Governor's Office of Energy
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Company: Panwest NCA2 Solar LLC
Division: N/A

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 homes converted to real property. Place all land on Schedule 3.

(2) For each item in Col. A, complete the requested information in Col. B (if applicable), and Col. C through Col. F.

(3) The total estimated cost reported in Col. F should include estimated or actual costs of labor (do not include construction or operational employee totals from previous tab), materials, supervision, contractors' profit and overhead, architects' plans and specifications, engineering plans, building permits, site preparation costs, sales taxes and insurance; costs of buying or assembling land such as escrow fees, legal fees, right of way costs, demolition, storm drains, rough grading or other land improvement costs, yard improvements including septic systems, signs, landscaping, paving, walls, yard lighting; off-site costs including roads, utilities, park fees, jurisdictional hookup, tap-in, impact or entitlement fees and assessments; and fixtures unique to the property.

(4) Use Schedule 3 to report land; Schedule 4 to report operating leases; and Schedule 5 to report contributions in aid of construction.

(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 |
| Grading and civil infrastructure improvements | N/A | Q4 2025 | |
| Site Fence / Gates | N/A | Q4 2025 | |
| Parking lot / Laydown Area | N/A | Q4 2025 | |
| Roads and Site / Road Improvements | N/A | Q4 2025 | |
| | | | |
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| | | | |
| | | | |
| | | | |
| Grand Total | | | |

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Division: N/A

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

| A | B | C | D | E | F | G | H | I | |
|--------------------|----------------|--------------|--------------|---|--------------------------------|---|------------------------------------|--------------------------------|--------------------------|
| Line # | 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 |
| | County | City or Town | Tax District | | | | | | |
| 1 | Clark County | Las Vegas | 103 | Private property. Parcel is 331.66 acres in total. Portion of parcel to be used for solar array is 134.393 acres (40.5% of parcel). Parcel under option to lease from landowner for 35 years. | 14200001010 | L | N/A | N/A | |
| 2 | Clark County | Las Vegas | 103 | Private property. Parcel is 220 acres in total. Portion of parcel to be used for solar array is 59.758 acres (26.9% of parcel). Parcel under option to lease from landowner for 35 years. | 14100001003 | L | N/A | N/A | |
| 3 | Clark County | Las Vegas | 103 | Private property. Parcel is 520 acres in total. Portion of parcel to be used for solar array is 136.719 acres (26.3% of parcel). Parcel under option to lease from landowner for 35 years. | 14100001004 | L | N/A | N/A | |
| 4 | | | | | | | | | |
| 5 | | | | | | | | | |
| 6 | | | | | | | | | |
| Grand Total | | | | | | | | | |

**Nevada Governor's Office of Energy
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Company: Panwest NCA2 Solar LLC

Division: N/A

Instructions:

- (1) List each operating lease for real or personal property. Designate whether the lease is for real or personal property in Col. C.
- (2) For each item in Col. A, complete the requested information in Col. B (if applicable), and Col. C through Col. F.
- (3) The total estimated cost reported in Col. E and Col. F should contain the costs appropriate to real or personal property. For definitions, please refer to Schedule 1 for personal property and Schedule 2 for Improvements.
- (4) Report the Annual Lease Payment in Col. G; the term of the lease in Col. H; and any residual value at the end of the lease term in Col. I.
- (5) Attach additional sheets as necessary.

| A | B | C | E | F | G | H | I |
|--|---------------------------------|----------------------------|------------------------------------|----------------------------------|----------------------|-----------------------|----------------|
| Operating Lease Itemized Description | G/L Account No. (if applicable) | Real or Personal Property? | Lessor's Replacement Cost Per Unit | Estimated Total Replacement Cost | Annual Lease payment | Lease Years Remaining | Residual Value |
| Parcel 14200001010 - option to lease - 134.393 acres | N/A | Real | N/A | | | 35 | \$ - |
| Parcel 14100001003 - option to lease - 59.275 acres | N/A | Real | N/A | | | 35 | \$ - |
| Parcel 14100001004 - option to lease - 136.719 acres | N/A | Real | N/A | | | 35 | \$ - |
| | | | | | | | |
| | | | | | | | |
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| | | | | | | | |
| | | | | | | | |
| Grand Total | | | | | | | |

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Company: Panwest NCA2 Solar LLC
Division: N/A

Instructions:

- (1) List all contributions in aid of construction (CIAC). CIAC is defined in NAC 361.260 as property which has been contributed to a utility by a prospective customer or which has been constructed by the utility and paid for by the prospective customer for which no reimbursement is required to be made by the utility to the prospective customer as a prerequisite to obtaining service.
- (2) For each item in Col. A, complete the requested information in Col. B (if applicable), and Col. C through Col. F.
- (3) The total estimated cost reported in Col. E and Col. F should contain the costs appropriate to real or personal property. For definitions, please refer to Schedule 1 for personal property and Schedule 2 for Improvements.
- (4) Attach additional sheets as necessary.

| A | B | C | D | E | F |
|--|------------------------------------|-------------------------------|-----------------|------------------------------|---|
| Contributions in Aid of Construction (CIAC) Itemized Description | G/L Account No. (if applicable) | Real or Personal Property? | Number of Units | Replacement Cost Per Unit | Estimated Total Replacement Cost |
| Communications at PABCO Substation | N/A | Personal | 1 | | |
| Communications at Company 193 site | N/A | Personal | 1 | | |
| Line Upgrade - PABCO - NCA2 69 kV | N/A | Personal | 1 | | |
| New and upgrade meters | N/A | Personal | 1 | | |
| Company 193 land rights support for Carey - PABCO line and PABCO - NCA2 line | N/A | Real | 1 | | |
| Environmental (Cary - PABCO line rebuild) | N/A | Real | 1 | | |
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| Grand Total | | | | | |

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

Company: Panwest NCA2 Solar LLC

Division: N/A

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 |
| Solar photovoltaic modules | N/A | FO | N/A | N/A | | 2.60% | |
| Pile foundations | N/A | C | N/A | N/A | | 2.60% | |
| Solar trackers | N/A | C | N/A | N/A | | 2.60% | |
| Solar inverters | N/A | C | N/A | N/A | | 2.60% | |
| Substation transformer | N/A | FO | 3/21/2024 | N/A | | 2.60% | |
| Substation circuit breakers | N/A | FO | 3/7/2024 | N/A | | 2.60% | |
| Substation apparatus | N/A | C | N/A | N/A | | 2.60% | |
| Electrical materials | N/A | C | N/A | N/A | | 2.60% | |
| SCADA | N/A | C | N/A | N/A | | 2.60% | |
| Battery Energy Storage System | N/A | FO | N/A | N/A | | 2.60% | |
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| Grand Total | | | | | | | |

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

Company: Panwest NCA2 Solar LLC

Division: N/A

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.
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| 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 |
| Replacement parts - first year of operations | N/A | FO | N/A | N/A | | 2.60% | |
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| Grand Total | | | | | | | |

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

Company: Panwest NCA2 Solar LLC
Division: N/A

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.
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| 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 |
| None. | | | | | | | |
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| Grand Total | | | | | | | |

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

Attestation and Signature

I, Apolka Totth, 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.

Apolka Totth
Name of person authorized for signature:

Manager
Title:

Apolka Totth
Signature:

11/07/2024
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