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FISCAL IMPACT  
**Renewable Energy Partial Abatement of Property Taxes**  
**Townsite Solar 2, LLC**

*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 Townsite Solar 2, LLC (TS2) is wholly owned by William O. Perkins Revocable Trust with William O. Perkins III as Trustee. The address is 5847 San Felipe, Suite 4450, Houston, TX 77057. The solar photovoltaic facility will have a net output production capacity of 35 MW, with a 167 MW BESS and an annual net production capacity of 90,000 MWh. The project is expected to be in commercial operation by April 30, 2026.

The TS2 facility will be located 1.25 miles South of the I-11 and Route 93 interchange, West ¼ miles on the access road to CTC BRQ quarry pit, and North on old Highway 95 for .30 miles to the site on BLM land. The total 166 acres that the facility will reside on are identified by portions of the following Clark County Assessor Parcel Numbers (APN): APN 189-14-000-002 and APN 189-14-000-005.

The property components of the facility will consist of photovoltaic modules, inverters, trackers, SCADA equipment, substation equipment, fencing, roads, and BESS equipment. TS2 will deliver the generated and stored power to the point of delivery on the Southern Nevada Water Authority (SNWA) 230Kv transmission line where it interconnects with the Boulder Flats substation. From this substation, power will be transmitted by SNWA pursuant to a long-term agreement to WAPA's 230 KV substation where energy will be sold at the Mead 230Kv substation.

### **Analysis**

#### **Determination of Central or Local Assessment**

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

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

If two or more persons perform separate functions that collectively are needed to deliver electric service to the final customer and the property used in performing the functions would be centrally assessed if owned by one person, the Nevada Tax Commission shall

establish its valuation and apportion the valuation among the several counties in the same manner as the valuation of other centrally assessed property.

Based on the location of the facility assets in Clark County and the interchange substation belonging to the SNWA, also located in the same county, the property appears to qualify for local assessment.

### ***Description of Replacement Cost New Methodology and Tax Calculation***

In general, locally assessed real property must be valued according to the requirements of NRS 361.227. Replacement cost new of the improvements, less depreciation at the rate of 1-1/2% per year for a maximum of 50 years, is added to the full cash value of the improved land. The land value was estimated using the capitalized land lease. Personal property is valued based on acquisition cost less depreciation identified in the Personal Property Manual approved by the Nevada Tax Commission. The Department did not adjust upward the reported acquisition cost of improvements or personal property to reflect any appreciation, based on the assumption that the cost of development will go down over time, as indicated by recent industry reports regarding declining costs of utility scale solar PV projects.<sup>1</sup>

The land lease established a taxable value of about \$12,777 per acre. For the balance of the 20 years for which the abatement may be granted, an appreciation factor of 2.5% per year was applied to the value of the land for each year of the abatement period.

The Taxpayer also reported several project cost areas as “personal” property (modules, inverters, racking, BESS equipment, substation equipment and electrical system material) rather than real property. The Department used the cost reported by the Taxpayer for each cost center but determined that all components were real property when operated as a unit. The Department based its determination of real property on NRS 361.035, which requires all buildings, fences, ditches, structures, erections, or other improvements built or erected upon any land to be classified as real property, as well as NAC 361.1127, 361.1133, and 361.11715, NAC 361.11745, as well as the 2024-25 Personal Property Manual, Appendix E. The taxpayer did not list any property as Contributions in Aid of Construction.

The Department’s understanding is that the solar field consists of components either attached to the land and foundations, or “so essential to the land or improvement that the land or improvement cannot perform its desired function without the nonattached item,” for example, the solar array foundations, underground cabling, substations, and transmission lines. At the time this fiscal note was produced, the Taxpayer had not submitted any information regarding the exception to the fixture test in NAC 361.1127 and NAC 361.11745 with regard to whether solar modules and other components are installed non-permanently and not for the enhancement of the real property to which it is attached; and had not shown whether the property has a unique identity and function distinct from the real property to which it is attached. The list of construction permits obtained by Townsite Solar 2, LLC from Clark County and listed in the application are also an objective indication of the permanent nature of the facility.

The Department also used the 2024-25 tax rate of \$2.6097 per hundred (0.026097) for Tax District 52 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.

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

The calculation of the renewable energy abatement contained in the attached spreadsheets considers the required distribution of remaining taxes after abatement to local governments in Tax District 52 in Clark County, including a distribution to the State Debt Fund. Since the application was submitted on July 1, 2024, after the effective date for AB 239 (2013), this fiscal note assumes no distribution will be made to the State Renewable Energy Fund.

**Estimate of Property Tax Abatement**

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

Total Taxable Value of the Project in 2025:	\$ 211,621,000
Total Taxable Value of the Project in 2045:	\$ 97,131,911
Estimated capital cost per kW (211,621,000/35,000)	\$6046/kW
Total Taxes Due, First Year After Completion:	\$ 1,932,936
Total Renewable Energy Abatement, First Year:	\$ 1,063,115
Total Taxes Available to Local Governments after abatement:	\$ 869,821

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

Total Taxes Due during Period of Abatement (20 years):	\$ 20,856,474
Total Renewable Energy Abatement, 20 years:	\$ 11,471,060
Total Taxes Available to Local Governments after abatement:	\$ 9,385,413

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

# NEVADA DEPARTMENT OF TAXATION

## RENEWABLE ENERGY ABATEMENT WORKSHEET

DISTRICT 52 Clark County

EXCLUDES STATE RENEWABLE ENERGY FUND

Townsite 2 Solar, LLC 20 Year Summary

COMBINED TAX RATE	TOTAL TAXES DUE	TOTAL RENEW ABATEMENT	TAXES AFTER ABATEMENT	PERCENT TAXES AFTER ABATEMENT
0.026097	20,856,473.85	(11,471,060.62)	9,385,413.23	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	1,358,623.83	(747,243.11)	611,380.72	6.514%
Clark County School District	0.013034	1	10,416,648.66	(5,729,156.76)	4,687,491.90	49.944%
Clark County	0.006541	1	5,227,504.88	(2,875,127.68)	2,352,377.20	25.064%
Bolder City	0.002600	1	2,077,895.23	(1,142,842.38)	935,052.85	9.963%
Bolder City Library	0.002222	1	1,775,801.25	(976,690.69)	799,110.56	8.514%
Boulder City Library Debt	0.000000	1	-	-	-	0.000%
			-	-	-	0.000%
			-	-	-	0.000%
			-	-	-	0.000%

NET TAXABLE VALUE	AVERAGE ABATEMENT PERCENTAGE	TAXABLE VALUE PERCENTAGE	WEIGHTED RENEW ABATEMENT PERCENTGE	CURRENT YEAR ABATEMENT
97,131,911	55.0%	100.0%	55.0%	(11,471,060.62)

ASSET	TOTAL TAXABLE VALUE	ABATEMENT PERCENTAGE	TAXABLE VALUE PERCENTAGE	WEIGHTED RENEW ABATEMENT PERCENTGE	CURRENT YEAR ABATEMENT
Solar Energy Facility	97,131,911	55.00%	100.00%	55.00%	(11,471,060.62)

# NEVADA DEPARTMENT OF TAXATION

## RENEWABLE ENERGY ABATEMENT WORKSHEET

DISTRICT 52 Clark County

EXCLUDES STATE RENEWABLE ENERGY FUND

Townsite 2 Solar, LLC 2025-26

COMBINED TAX RATE	TOTAL TAXES DUE	TOTAL RENEW ABATEMENT	TAXES AFTER ABATEMENT	PERCENT TAXES AFTER ABATEMENT
0.026097	1,932,935.64	(1,063,114.61)	869,821.03	100.000%

TAXING ENTITY	TAX RATE	SCHOOL SWITCH	TOTAL TAXES DUE	RENEW ABATEMENT	TAXES AFTER ABATEMENT	PERCENT TOTAL TAXES
State of Nevada	0.001700	1	125,914.50	(69,252.98)	56,661.52	6.514%
Clark County School District	0.013034	1	965,393.84	(530,966.61)	434,427.23	49.944%
Clark County	0.006541	1	484,474.54	(266,461.00)	218,013.54	25.064%
Bolder City	0.002600	1	192,575.11	(105,916.31)	86,658.80	9.963%
Bolder City Library	0.002222	1	164,577.65	(90,517.71)	74,059.94	8.514%
Las Vegas/Clark County Library District	0.000000	1	-	-	-	0.000%
			-	-	-	0.000%
			-	-	-	0.000%
			-	-	-	0.000%

NET TAXABLE VALUE	AVERAGE ABATEMENT PERCENTAGE	TAXABLE VALUE PERCENTAGE	WEIGHTED RENEW ABATEMENT PERCENTGE	CURRENT YEAR ABATEMENT
211,621,000	55.0%	100.0%	55.0%	(1,063,114.61)

ASSET	TOTAL TAXABLE VALUE	ABATEMENT PERCENTAGE	TAXABLE VALUE PERCENTAGE	WEIGHTED RENEW ABATEMENT PERCENTGE	CURRENT YEAR ABATEMENT
Solar Energy Facility	211,621,000	55.00%	100.00%	55.00%	(1,063,114.61)

# NEVADA DEPARTMENT OF TAXATION

## RENEWABLE ENERGY ABATEMENT WORKSHEET

DISTRICT 52 Clark County

EXCLUDES STATE RENEWABLE ENERGY FUND

Townsite 2 Solar, LLC 2026-27

COMBINED TAX RATE	TOTAL TAXES DUE	TOTAL RENEW ABATEMENT	TAXES AFTER ABATEMENT	PERCENT TAXES AFTER ABATEMENT
0.026097	1,107,593.92	(609,176.66)	498,417.26	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	72,150.43	(39,682.74)	32,467.69	6.514%
Clark County School District	0.013034	1	553,181.56	(304,249.86)	248,931.70	49.944%
Clark County	0.006541	1	277,609.37	(152,685.15)	124,924.22	25.064%
Bolder City	0.002600	1	110,347.71	(60,691.24)	49,656.47	9.963%
Bolder City Library	0.002222	1	94,304.85	(51,867.67)	42,437.18	8.514%
Las Vegas/Clark County Library District	0.000000	1	-	-	-	0.000%
			-	-	-	0.000%
			-	-	-	0.000%
			-	-	-	0.000%

NET TAXABLE VALUE	AVERAGE ABATEMENT PERCENTAGE	TAXABLE VALUE PERCENTAGE	WEIGHTED RENEW ABATEMENT PERCENTGE	CURRENT YEAR ABATEMENT
121,261,220	55.0%	100.0%	55.0%	(609,176.66)

ASSET	TOTAL TAXABLE VALUE	ABATEMENT PERCENTAGE	TAXABLE VALUE PERCENTAGE	WEIGHTED RENEW ABATEMENT PERCENTGE	CURRENT YEAR ABATEMENT
Solar Energy Facility	121,261,220	55.00%	100.00%	55.00%	(609,176.66)

# NEVADA DEPARTMENT OF TAXATION

## RENEWABLE ENERGY ABATEMENT WORKSHEET

DISTRICT **52 Clark County**

EXCLUDES STATE RENEWABLE ENERGY FUND

**Townsite 2 Solar, LLC**      **2027-28**

COMBINED TAX RATE	TOTAL TAXES DUE	TOTAL RENEW ABATEMENT	TAXES AFTER ABATEMENT	PERCENT TAXES AFTER ABATEMENT
0.026097	1,094,900.54	(602,195.30)	492,705.24	100.000%

TAXING ENTITY	TAX RATE	SCHOOL SWITCH	TOTAL TAXES DUE	RENEW ABATEMENT	TAXES AFTER ABATEMENT	PERCENT TOTAL TAXES
State of Nevada	0.001700	1	71,323.56	(39,227.96)	32,095.60	6.514%
Clark County School District	0.013034	1	546,841.92	(300,763.06)	246,078.86	49.944%
Clark County	0.006541	1	274,427.88	(150,935.33)	123,492.55	25.064%
Bolder City	0.002600	1	109,083.09	(59,995.70)	49,087.39	9.963%
Bolder City Library	0.002222	1	93,224.09	(51,273.25)	41,950.84	8.514%
Las Vegas/Clark County Library District	0.000000	1	-	-	-	0.000%
			-	-	-	0.000%
			-	-	-	0.000%
			-	-	-	0.000%

NET TAXABLE VALUE	AVERAGE ABATEMENT PERCENTAGE	TAXABLE VALUE PERCENTAGE	WEIGHTED RENEW ABATEMENT PERCENTGE	CURRENT YEAR ABATEMENT
119,871,526	55.0%	100.0%	55.0%	(602,195.30)

ASSET	TOTAL TAXABLE VALUE	ABATEMENT PERCENTAGE	TAXABLE VALUE PERCENTAGE	WEIGHTED RENEW ABATEMENT PERCENTGE	CURRENT YEAR ABATEMENT
Solar Energy Facility	119,871,526	55.00%	100.00%	55.00%	(602,195.30)

# NEVADA DEPARTMENT OF TAXATION

## RENEWABLE ENERGY ABATEMENT WORKSHEET

DISTRICT **52 Clark County**

EXCLUDES STATE RENEWABLE ENERGY FUND

**Townsite 2 Solar, LLC**      **2028-29**

COMBINED TAX RATE	TOTAL TAXES DUE	TOTAL RENEW ABATEMENT	TAXES AFTER ABATEMENT	PERCENT TAXES AFTER ABATEMENT
0.026097	1,082,254.53	(595,239.99)	487,014.54	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	70,499.78	(38,774.88)	31,724.90	6.514%
Clark County School District	0.013034	1	540,525.94	(297,289.27)	243,236.67	49.944%
Clark County	0.006541	1	271,258.26	(149,192.04)	122,066.22	25.064%
Bolder City	0.002600	1	107,823.19	(59,302.75)	48,520.44	9.963%
Bolder City Library	0.002222	1	92,147.36	(50,681.05)	41,466.31	8.514%
Las Vegas/Clark County Library District	0.000000	1	-	-	-	0.000%
			-	-	-	0.000%
			-	-	-	0.000%
			-	-	-	0.000%

NET TAXABLE VALUE	AVERAGE ABATEMENT PERCENTAGE	TAXABLE VALUE PERCENTAGE	WEIGHTED RENEW ABATEMENT PERCENTGE	CURRENT YEAR ABATEMENT
118,487,021	55.0%	100.0%	55.0%	(595,239.99)

ASSET	TOTAL TAXABLE VALUE	ABATEMENT PERCENTAGE	TAXABLE VALUE PERCENTAGE	WEIGHTED RENEW ABATEMENT PERCENTGE	CURRENT YEAR ABATEMENT
Solar Energy Facility	118,487,021	55.00%	100.00%	55.00%	(595,239.99)



# NEVADA DEPARTMENT OF TAXATION

## RENEWABLE ENERGY ABATEMENT WORKSHEET

DISTRICT 52 Clark County

EXCLUDES STATE RENEWABLE ENERGY FUND

Townsite 2 Solar, LLC 2029-30

COMBINED TAX RATE	TOTAL TAXES DUE	TOTAL RENEW ABATEMENT	TAXES AFTER ABATEMENT	PERCENT TAXES AFTER ABATEMENT
0.026097	1,069,656.86	(588,311.28)	481,345.58	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	69,679.15	(38,323.53)	31,355.62	6.514%
Clark County School District	0.013034	1	534,234.11	(293,828.76)	240,405.35	49.944%
Clark County	0.006541	1	268,100.76	(147,455.42)	120,645.34	25.064%
Bolder City	0.002600	1	106,568.10	(58,612.46)	47,955.64	9.963%
Bolder City Library	0.002222	1	91,074.74	(50,091.11)	40,983.63	8.514%
Las Vegas/Clark County Library District	0.000000	1	-	-	-	0.000%
			-	-	-	0.000%
			-	-	-	0.000%
			-	-	-	0.000%

NET TAXABLE VALUE	AVERAGE ABATEMENT PERCENTAGE	TAXABLE VALUE PERCENTAGE	WEIGHTED RENEW ABATEMENT PERCENTGE	CURRENT YEAR ABATEMENT
117,107,807	55.0%	100.0%	55.0%	(588,311.28)

ASSET	TOTAL TAXABLE VALUE	ABATEMENT PERCENTAGE	TAXABLE VALUE PERCENTAGE	WEIGHTED RENEW ABATEMENT PERCENTGE	CURRENT YEAR ABATEMENT
Solar Energy Facility	117,107,807	55.00%	100.00%	55.00%	(588,311.28)

# NEVADA DEPARTMENT OF TAXATION

## RENEWABLE ENERGY ABATEMENT WORKSHEET

DISTRICT 52 Clark County

EXCLUDES STATE RENEWABLE ENERGY FUND

Townsite 2 Solar, LLC 2030-31

COMBINED TAX RATE	TOTAL TAXES DUE	TOTAL RENEW ABATEMENT	TAXES AFTER ABATEMENT	PERCENT TAXES AFTER ABATEMENT
0.026097	1,057,108.49	(581,409.68)	475,698.81	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	68,861.72	(37,873.95)	30,987.77	6.514%
Clark County School District	0.013034	1	527,966.90	(290,381.80)	237,585.10	49.944%
Clark County	0.006541	1	264,955.61	(145,725.59)	119,230.02	25.064%
Bolder City	0.002600	1	105,317.93	(57,924.86)	47,393.07	9.963%
Bolder City Library	0.002222	1	90,006.33	(49,503.48)	40,502.85	8.514%
Las Vegas/Clark County Library District	0.000000	1	-	-	-	0.000%
			-	-	-	0.000%
			-	-	-	0.000%
			-	-	-	0.000%

NET TAXABLE VALUE	AVERAGE ABATEMENT PERCENTAGE	TAXABLE VALUE PERCENTAGE	WEIGHTED RENEW ABATEMENT PERCENTGE	CURRENT YEAR ABATEMENT
115,733,991	55.0%	100.0%	55.0%	(581,409.68)

ASSET	TOTAL TAXABLE VALUE	ABATEMENT PERCENTAGE	TAXABLE VALUE PERCENTAGE	WEIGHTED RENEW ABATEMENT PERCENTGE	CURRENT YEAR ABATEMENT
Solar Energy Facility	115,733,991	55.00%	100.00%	55.00%	(581,409.68)

# NEVADA DEPARTMENT OF TAXATION

## RENEWABLE ENERGY ABATEMENT WORKSHEET

DISTRICT 52 Clark County

EXCLUDES STATE RENEWABLE ENERGY FUND

Townsite 2 Solar, LLC 2031-32

COMBINED TAX RATE	TOTAL TAXES DUE	TOTAL RENEW ABATEMENT	TAXES AFTER ABATEMENT	PERCENT TAXES AFTER ABATEMENT
0.026097	1,044,610.41	(574,535.72)	470,074.69	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	68,047.58	(37,426.17)	30,621.41	6.514%
Clark County School District	0.013034	1	521,724.80	(286,948.64)	234,776.16	49.944%
Clark County	0.006541	1	261,823.07	(144,002.69)	117,820.38	25.064%
Bolder City	0.002600	1	104,072.77	(57,240.02)	46,832.75	9.963%
Bolder City Library	0.002222	1	88,942.19	(48,918.20)	40,023.99	8.514%
Las Vegas/Clark County Library District	0.000000	1	-	-	-	0.000%
			-	-	-	0.000%
			-	-	-	0.000%
			-	-	-	0.000%

NET TAXABLE VALUE	AVERAGE ABATEMENT PERCENTAGE	TAXABLE VALUE PERCENTAGE	WEIGHTED RENEW ABATEMENT PERCENTGE	CURRENT YEAR ABATEMENT
114,365,681	55.0%	100.0%	55.0%	(574,535.72)

ASSET	TOTAL TAXABLE VALUE	ABATEMENT PERCENTAGE	TAXABLE VALUE PERCENTAGE	WEIGHTED RENEW ABATEMENT PERCENTGE	CURRENT YEAR ABATEMENT
Solar Energy Facility	114,365,681	55.00%	100.00%	55.00%	(574,535.72)

# NEVADA DEPARTMENT OF TAXATION

## RENEWABLE ENERGY ABATEMENT WORKSHEET

DISTRICT 52 Clark County

EXCLUDES STATE RENEWABLE ENERGY FUND

Townsite 2 Solar, LLC 2032-33

COMBINED TAX RATE	TOTAL TAXES DUE	TOTAL RENEW ABATEMENT	TAXES AFTER ABATEMENT	PERCENT TAXES AFTER ABATEMENT
0.026097	1,032,163.64	(567,690.00)	464,473.64	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	67,236.78	(36,980.23)	30,256.55	6.514%
Clark County School District	0.013034	1	515,508.33	(283,529.58)	231,978.75	49.944%
Clark County	0.006541	1	258,703.39	(142,286.86)	116,416.53	25.064%
Bolder City	0.002600	1	102,832.72	(56,558.00)	46,274.72	9.963%
Bolder City Library	0.002222	1	87,882.42	(48,335.33)	39,547.09	8.514%
Las Vegas/Clark County Library District	0.000000	1	-	-	-	0.000%
			-	-	-	0.000%
			-	-	-	0.000%
			-	-	-	0.000%

NET TAXABLE VALUE	AVERAGE ABATEMENT PERCENTAGE	TAXABLE VALUE PERCENTAGE	WEIGHTED RENEW ABATEMENT PERCENTGE	CURRENT YEAR ABATEMENT
113,002,987	55.0%	100.0%	55.0%	(567,690.00)

ASSET	TOTAL TAXABLE VALUE	ABATEMENT PERCENTAGE	TAXABLE VALUE PERCENTAGE	WEIGHTED RENEW ABATEMENT PERCENTGE	CURRENT YEAR ABATEMENT
Solar Energy Facility	113,002,987	55.00%	100.00%	55.00%	(567,690.00)

# NEVADA DEPARTMENT OF TAXATION

## RENEWABLE ENERGY ABATEMENT WORKSHEET

DISTRICT 52 Clark County

EXCLUDES STATE RENEWABLE ENERGY FUND

Townsite 2 Solar, LLC 2033-34

COMBINED TAX RATE	TOTAL TAXES DUE	TOTAL RENEW ABATEMENT	TAXES AFTER ABATEMENT	PERCENT TAXES AFTER ABATEMENT
0.026097	1,019,769.17	(560,873.04)	458,896.13	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	66,429.38	(36,536.16)	29,893.22	6.514%
Clark County School District	0.013034	1	509,317.98	(280,124.89)	229,193.09	49.944%
Clark County	0.006541	1	255,596.82	(140,578.25)	115,018.57	25.064%
Bolder City	0.002600	1	101,597.88	(55,878.83)	45,719.05	9.963%
Bolder City Library	0.002222	1	86,827.11	(47,754.91)	39,072.20	8.514%
Las Vegas/Clark County Library District	0.000000	1	-	-	-	0.000%
			-	-	-	0.000%
			-	-	-	0.000%
			-	-	-	0.000%

NET TAXABLE VALUE	AVERAGE ABATEMENT PERCENTAGE	TAXABLE VALUE PERCENTAGE	WEIGHTED RENEW ABATEMENT PERCENTGE	CURRENT YEAR ABATEMENT
111,646,021	55.0%	100.0%	55.0%	(560,873.04)

ASSET	TOTAL TAXABLE VALUE	ABATEMENT PERCENTAGE	TAXABLE VALUE PERCENTAGE	WEIGHTED RENEW ABATEMENT PERCENTGE	CURRENT YEAR ABATEMENT
Solar Energy Facility	111,646,021	55.00%	100.00%	55.00%	(560,873.04)

# NEVADA DEPARTMENT OF TAXATION

## RENEWABLE ENERGY ABATEMENT WORKSHEET

DISTRICT 52 Clark County

EXCLUDES STATE RENEWABLE ENERGY FUND

Townsite 2 Solar, LLC 2034-35

COMBINED TAX RATE	TOTAL TAXES DUE	TOTAL RENEW ABATEMENT	TAXES AFTER ABATEMENT	PERCENT TAXES AFTER ABATEMENT
0.026097	1,007,428.07	(554,085.44)	453,342.63	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	65,625.46	(36,094.00)	29,531.46	6.514%
Clark County School District	0.013034	1	503,154.29	(276,734.86)	226,419.43	49.944%
Clark County	0.006541	1	252,503.62	(138,876.99)	113,626.63	25.064%
Bolder City	0.002600	1	100,368.36	(55,202.60)	45,165.76	9.963%
Bolder City Library	0.002222	1	85,776.34	(47,176.99)	38,599.35	8.514%
Las Vegas/Clark County Library District	0.000000	1	-	-	-	0.000%
			-	-	-	0.000%
			-	-	-	0.000%
			-	-	-	0.000%

NET TAXABLE VALUE	AVERAGE ABATEMENT PERCENTAGE	TAXABLE VALUE PERCENTAGE	WEIGHTED RENEW ABATEMENT PERCENTGE	CURRENT YEAR ABATEMENT
110,294,897	55.0%	100.0%	55.0%	(554,085.44)

ASSET	TOTAL TAXABLE VALUE	ABATEMENT PERCENTAGE	TAXABLE VALUE PERCENTAGE	WEIGHTED RENEW ABATEMENT PERCENTGE	CURRENT YEAR ABATEMENT
Solar Energy Facility	110,294,897	55.00%	100.00%	55.00%	(554,085.44)

# NEVADA DEPARTMENT OF TAXATION

## RENEWABLE ENERGY ABATEMENT WORKSHEET

DISTRICT 52 Clark County

EXCLUDES STATE RENEWABLE ENERGY FUND

Townsite 2 Solar, LLC 2035-36

COMBINED TAX RATE	TOTAL TAXES DUE	TOTAL RENEW ABATEMENT	TAXES AFTER ABATEMENT	PERCENT TAXES AFTER ABATEMENT
0.026097	995,141.42	(547,327.78)	447,813.64	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	64,825.09	(35,653.80)	29,171.29	6.514%
Clark County School District	0.013034	1	497,017.79	(273,359.78)	223,658.01	49.944%
Clark County	0.006541	1	249,424.07	(137,183.24)	112,240.83	25.064%
Bolder City	0.002600	1	99,144.26	(54,529.34)	44,614.92	9.963%
Bolder City Library	0.002222	1	84,730.21	(46,601.62)	38,128.59	8.514%
Las Vegas/Clark County Library District	0.000000	1	-	-	-	0.000%
			-	-	-	0.000%
			-	-	-	0.000%
			-	-	-	0.000%

NET TAXABLE VALUE	AVERAGE ABATEMENT PERCENTAGE	TAXABLE VALUE PERCENTAGE	WEIGHTED RENEW ABATEMENT PERCENTGE	CURRENT YEAR ABATEMENT
108,949,733	55.0%	100.0%	55.0%	(547,327.78)

ASSET	TOTAL TAXABLE VALUE	ABATEMENT PERCENTAGE	TAXABLE VALUE PERCENTAGE	WEIGHTED RENEW ABATEMENT PERCENTGE	CURRENT YEAR ABATEMENT
Solar Energy Facility	108,949,733	55.00%	100.00%	55.00%	(547,327.78)

# NEVADA DEPARTMENT OF TAXATION

## RENEWABLE ENERGY ABATEMENT WORKSHEET

DISTRICT 52 Clark County

EXCLUDES STATE RENEWABLE ENERGY FUND

Townsite 2 Solar, LLC 2036-37

COMBINED TAX RATE	TOTAL TAXES DUE	TOTAL RENEW ABATEMENT	TAXES AFTER ABATEMENT	PERCENT TAXES AFTER ABATEMENT
0.026097	982,910.28	(540,600.66)	442,309.62	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	64,028.34	(35,215.59)	28,812.75	6.514%
Clark County School District	0.013034	1	490,909.01	(269,999.96)	220,909.05	49.944%
Clark County	0.006541	1	246,358.44	(135,497.14)	110,861.30	25.064%
Bolder City	0.002600	1	97,925.69	(53,859.13)	44,066.56	9.963%
Bolder City Library	0.002222	1	83,688.80	(46,028.84)	37,659.96	8.514%
Las Vegas/Clark County Library District	0.000000	1	-	-	-	0.000%
			-	-	-	0.000%
			-	-	-	0.000%
			-	-	-	0.000%

NET TAXABLE VALUE	AVERAGE ABATEMENT PERCENTAGE	TAXABLE VALUE PERCENTAGE	WEIGHTED RENEW ABATEMENT PERCENTGE	CURRENT YEAR ABATEMENT
107,610,648	55.0%	100.0%	55.0%	(540,600.66)

ASSET	TOTAL TAXABLE VALUE	ABATEMENT PERCENTAGE	TAXABLE VALUE PERCENTAGE	WEIGHTED RENEW ABATEMENT PERCENTGE	CURRENT YEAR ABATEMENT
Solar Energy Facility	107,610,648	55.00%	100.00%	55.00%	(540,600.66)



# NEVADA DEPARTMENT OF TAXATION

## RENEWABLE ENERGY ABATEMENT WORKSHEET

DISTRICT 52 Clark County

EXCLUDES STATE RENEWABLE ENERGY FUND

Townsite 2 Solar, LLC 2037-38

COMBINED TAX RATE	TOTAL TAXES DUE	TOTAL RENEW ABATEMENT	TAXES AFTER ABATEMENT	PERCENT TAXES AFTER ABATEMENT
0.026097	970,735.78	(533,904.68)	436,831.10	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	63,235.27	(34,779.40)	28,455.87	6.514%
Clark County School District	0.013034	1	484,828.53	(266,655.69)	218,172.84	49.944%
Clark County	0.006541	1	243,307.00	(133,818.85)	109,488.15	25.064%
Bolder City	0.002600	1	96,712.76	(53,192.02)	43,520.74	9.963%
Bolder City Library	0.002222	1	82,652.22	(45,458.72)	37,193.50	8.514%
Las Vegas/Clark County Library District	0.000000	1	-	-	-	0.000%
			-	-	-	0.000%
			-	-	-	0.000%
			-	-	-	0.000%

NET TAXABLE VALUE	AVERAGE ABATEMENT PERCENTAGE	TAXABLE VALUE PERCENTAGE	WEIGHTED RENEW ABATEMENT PERCENTGE	CURRENT YEAR ABATEMENT
106,277,763	55.0%	100.0%	55.0%	(533,904.68)

ASSET	TOTAL TAXABLE VALUE	ABATEMENT PERCENTAGE	TAXABLE VALUE PERCENTAGE	WEIGHTED RENEW ABATEMENT PERCENTGE	CURRENT YEAR ABATEMENT
Solar Energy Facility	106,277,763	55.00%	100.00%	55.00%	(533,904.68)

# NEVADA DEPARTMENT OF TAXATION

## RENEWABLE ENERGY ABATEMENT WORKSHEET

DISTRICT 52 Clark County

EXCLUDES STATE RENEWABLE ENERGY FUND

Townsite 2 Solar, LLC 2038-39

COMBINED TAX RATE	TOTAL TAXES DUE	TOTAL RENEW ABATEMENT	TAXES AFTER ABATEMENT	PERCENT TAXES AFTER ABATEMENT
0.026097	958,619.03	(527,240.46)	431,378.57	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	62,445.97	(34,345.28)	28,100.69	6.514%
Clark County School District	0.013034	1	478,776.89	(263,327.29)	215,449.60	49.944%
Clark County	0.006541	1	240,270.03	(132,148.52)	108,121.51	25.064%
Bolder City	0.002600	1	95,505.59	(52,528.07)	42,977.52	9.963%
Bolder City Library	0.002222	1	81,620.55	(44,891.30)	36,729.25	8.514%
Las Vegas/Clark County Library District	0.000000	1	-	-	-	0.000%
			-	-	-	0.000%
			-	-	-	0.000%
			-	-	-	0.000%

NET TAXABLE VALUE	AVERAGE ABATEMENT PERCENTAGE	TAXABLE VALUE PERCENTAGE	WEIGHTED RENEW ABATEMENT PERCENTGE	CURRENT YEAR ABATEMENT
104,951,202	55.0%	100.0%	55.0%	(527,240.46)

ASSET	TOTAL TAXABLE VALUE	ABATEMENT PERCENTAGE	TAXABLE VALUE PERCENTAGE	WEIGHTED RENEW ABATEMENT PERCENTGE	CURRENT YEAR ABATEMENT
Solar Energy Facility	104,951,202	55.00%	100.00%	55.00%	(527,240.46)

# NEVADA DEPARTMENT OF TAXATION

## RENEWABLE ENERGY ABATEMENT WORKSHEET

DISTRICT 52 Clark County

EXCLUDES STATE RENEWABLE ENERGY FUND

Townsite 2 Solar, LLC 2039-40

COMBINED TAX RATE	TOTAL TAXES DUE	TOTAL RENEW ABATEMENT	TAXES AFTER ABATEMENT	PERCENT TAXES AFTER ABATEMENT
0.026097	946,561.21	(520,608.67)	425,952.54	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	61,660.50	(33,913.28)	27,747.22	6.514%
Clark County School District	0.013034	1	472,754.68	(260,015.07)	212,739.61	49.944%
Clark County	0.006541	1	237,247.84	(130,486.31)	106,761.53	25.064%
Bolder City	0.002600	1	94,304.29	(51,867.36)	42,436.93	9.963%
Bolder City Library	0.002222	1	80,593.90	(44,326.65)	36,267.25	8.514%
Las Vegas/Clark County Library District	0.000000	1	-	-	-	0.000%
			-	-	-	0.000%
			-	-	-	0.000%
			-	-	-	0.000%

NET TAXABLE VALUE	AVERAGE ABATEMENT PERCENTAGE	TAXABLE VALUE PERCENTAGE	WEIGHTED RENEW ABATEMENT PERCENTGE	CURRENT YEAR ABATEMENT
103,631,092	55.0%	100.0%	55.0%	(520,608.67)

ASSET	TOTAL TAXABLE VALUE	ABATEMENT PERCENTAGE	TAXABLE VALUE PERCENTAGE	WEIGHTED RENEW ABATEMENT PERCENTGE	CURRENT YEAR ABATEMENT
Solar Energy Facility	103,631,092	55.00%	100.00%	55.00%	(520,608.67)

# NEVADA DEPARTMENT OF TAXATION

## RENEWABLE ENERGY ABATEMENT WORKSHEET

DISTRICT 52 Clark County

EXCLUDES STATE RENEWABLE ENERGY FUND

Townsite 2 Solar, LLC 2040-41

COMBINED TAX RATE	TOTAL TAXES DUE	TOTAL RENEW ABATEMENT	TAXES AFTER ABATEMENT	PERCENT TAXES AFTER ABATEMENT
0.026097	934,563.50	(514,009.92)	420,553.58	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	60,878.95	(33,483.42)	27,395.53	6.514%
Clark County School District	0.013034	1	466,762.49	(256,719.37)	210,043.12	49.944%
Clark County	0.006541	1	234,240.71	(128,832.39)	105,408.32	25.064%
Bolder City	0.002600	1	93,108.98	(51,209.94)	41,899.04	9.963%
Bolder City Library	0.002222	1	79,572.37	(43,764.80)	35,807.57	8.514%
Las Vegas/Clark County Library District	0.000000	1	-	-	-	0.000%
			-	-	-	0.000%
			-	-	-	0.000%
			-	-	-	0.000%

NET TAXABLE VALUE	AVERAGE ABATEMENT PERCENTAGE	TAXABLE VALUE PERCENTAGE	WEIGHTED RENEW ABATEMENT PERCENTGE	CURRENT YEAR ABATEMENT
102,317,562	55.0%	100.0%	55.0%	(514,009.92)

ASSET	TOTAL TAXABLE VALUE	ABATEMENT PERCENTAGE	TAXABLE VALUE PERCENTAGE	WEIGHTED RENEW ABATEMENT PERCENTGE	CURRENT YEAR ABATEMENT
Solar Energy Facility	102,317,562	55.00%	100.00%	55.00%	(514,009.92)

# NEVADA DEPARTMENT OF TAXATION

## RENEWABLE ENERGY ABATEMENT WORKSHEET

DISTRICT 52 Clark County

EXCLUDES STATE RENEWABLE ENERGY FUND

Townsite 2 Solar, LLC 2041-42

COMBINED TAX RATE	TOTAL TAXES DUE	TOTAL RENEW ABATEMENT	TAXES AFTER ABATEMENT	PERCENT TAXES AFTER ABATEMENT
0.026097	922,627.07	(507,444.89)	415,182.18	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	60,101.39	(33,055.76)	27,045.63	6.514%
Clark County School District	0.013034	1	460,800.91	(253,440.50)	207,360.41	49.944%
Clark County	0.006541	1	231,248.94	(127,186.92)	104,062.02	25.064%
Bolder City	0.002600	1	91,919.78	(50,555.88)	41,363.90	9.963%
Bolder City Library	0.002222	1	78,556.05	(43,205.83)	35,350.22	8.514%
Las Vegas/Clark County Library District	0.000000	1	-	-	-	0.000%
			-	-	-	0.000%
			-	-	-	0.000%
			-	-	-	0.000%

NET TAXABLE VALUE	AVERAGE ABATEMENT PERCENTAGE	TAXABLE VALUE PERCENTAGE	WEIGHTED RENEW ABATEMENT PERCENTGE	CURRENT YEAR ABATEMENT
101,010,743	55.0%	100.0%	55.0%	(507,444.89)

ASSET	TOTAL TAXABLE VALUE	ABATEMENT PERCENTAGE	TAXABLE VALUE PERCENTAGE	WEIGHTED RENEW ABATEMENT PERCENTGE	CURRENT YEAR ABATEMENT
Solar Energy Facility	101,010,743	55.00%	100.00%	55.00%	(507,444.89)

# NEVADA DEPARTMENT OF TAXATION

## RENEWABLE ENERGY ABATEMENT WORKSHEET

DISTRICT 52 Clark County

EXCLUDES STATE RENEWABLE ENERGY FUND

Townsite 2 Solar, LLC 2042-43

COMBINED TAX RATE	TOTAL TAXES DUE	TOTAL RENEW ABATEMENT	TAXES AFTER ABATEMENT	PERCENT TAXES AFTER ABATEMENT
0.026097	910,753.19	(500,914.26)	409,838.93	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	59,327.91	(32,630.35)	26,697.56	6.514%
Clark County School District	0.013034	1	454,870.56	(250,178.81)	204,691.75	49.944%
Clark County	0.006541	1	228,272.85	(125,550.07)	102,722.78	25.064%
Bolder City	0.002600	1	90,736.80	(49,905.24)	40,831.56	9.963%
Bolder City Library	0.002222	1	77,545.07	(42,649.79)	34,895.28	8.514%
Las Vegas/Clark County Library District	0.000000	1	-	-	-	0.000%
			-	-	-	0.000%
			-	-	-	0.000%
			-	-	-	0.000%

NET TAXABLE VALUE	AVERAGE ABATEMENT PERCENTAGE	TAXABLE VALUE PERCENTAGE	WEIGHTED RENEW ABATEMENT PERCENTGE	CURRENT YEAR ABATEMENT
99,710,770	55.0%	100.0%	55.0%	(500,914.26)

ASSET	TOTAL TAXABLE VALUE	ABATEMENT PERCENTAGE	TAXABLE VALUE PERCENTAGE	WEIGHTED RENEW ABATEMENT PERCENTGE	CURRENT YEAR ABATEMENT
Solar Energy Facility	99,710,770	55.00%	100.00%	55.00%	(500,914.26)

# NEVADA DEPARTMENT OF TAXATION

## RENEWABLE ENERGY ABATEMENT WORKSHEET

DISTRICT 52 Clark County

EXCLUDES STATE RENEWABLE ENERGY FUND

Townsite 2 Solar, LLC 2043-44

COMBINED TAX RATE	TOTAL TAXES DUE	TOTAL RENEW ABATEMENT	TAXES AFTER ABATEMENT	PERCENT TAXES AFTER ABATEMENT
0.026097	898,943.08	(494,418.70)	404,524.38	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	58,558.58	(32,207.22)	26,351.36	6.514%
Clark County School District	0.013034	1	448,972.07	(246,934.64)	202,037.43	49.944%
Clark County	0.006541	1	225,312.74	(123,922.01)	101,390.73	25.064%
Bolder City	0.002600	1	89,560.18	(49,258.10)	40,302.08	9.963%
Bolder City Library	0.002222	1	76,539.51	(42,096.73)	34,442.78	8.514%
Las Vegas/Clark County Library District	0.000000	1	-	-	-	0.000%
			-	-	-	0.000%
			-	-	-	0.000%
			-	-	-	0.000%

NET TAXABLE VALUE	AVERAGE ABATEMENT PERCENTAGE	TAXABLE VALUE PERCENTAGE	WEIGHTED RENEW ABATEMENT PERCENTGE	CURRENT YEAR ABATEMENT
98,417,779	55.0%	100.0%	55.0%	(494,418.70)

ASSET	TOTAL TAXABLE VALUE	ABATEMENT PERCENTAGE	TAXABLE VALUE PERCENTAGE	WEIGHTED RENEW ABATEMENT PERCENTGE	CURRENT YEAR ABATEMENT
Solar Energy Facility	98,417,779	55.00%	100.00%	55.00%	(494,418.70)

# NEVADA DEPARTMENT OF TAXATION

## RENEWABLE ENERGY ABATEMENT WORKSHEET

DISTRICT 52 Clark County

EXCLUDES STATE RENEWABLE ENERGY FUND

Townsite 2 Solar, LLC 2044-45

COMBINED TAX RATE	TOTAL TAXES DUE	TOTAL RENEW ABATEMENT	TAXES AFTER ABATEMENT	PERCENT TAXES AFTER ABATEMENT
0.026097	887,198.02	(487,958.91)	399,239.11	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	57,793.49	(31,786.42)	26,007.07	6.514%
Clark County School District	0.013034	1	443,106.06	(243,708.33)	199,397.73	49.944%
Clark County	0.006541	1	222,368.94	(122,302.92)	100,066.02	25.064%
Bolder City	0.002600	1	88,390.04	(48,614.52)	39,775.52	9.963%
Bolder City Library	0.002222	1	75,539.49	(41,546.72)	33,992.77	8.514%
Las Vegas/Clark County Library District	0.000000	1	-	-	-	0.000%
			-	-	-	0.000%
			-	-	-	0.000%
			-	-	-	0.000%

NET TAXABLE VALUE	AVERAGE ABATEMENT PERCENTAGE	TAXABLE VALUE PERCENTAGE	WEIGHTED RENEW ABATEMENT PERCENTGE	CURRENT YEAR ABATEMENT
97,131,911	55.0%	100.0%	55.0%	(487,958.91)

ASSET	TOTAL TAXABLE VALUE	ABATEMENT PERCENTAGE	TAXABLE VALUE PERCENTAGE	WEIGHTED RENEW ABATEMENT PERCENTGE	CURRENT YEAR ABATEMENT
Solar Energy Facility	97,131,911	55.00%	100.00%	55.00%	(487,958.91)