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FISCAL IMPACT  
**Renewable Energy Partial Abatement of Property Taxes**  
**Yellow Pine Solar II, 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 Yellow Pine Solar II, LLC, will be owned and operated by Yellow Pine Solar, LLC, a subsidiary of NextEra Energy Resources located at 700 Universe Boulevard, Juno Beach, Florida 33408. The solar photovoltaic facility will have a net output production capacity of 125 MW and an annual net production capacity of 404,452 MWh. The project is expected to be in commercial operation by July 1, 2024.

The Yellow Pine Solar facility will be located at 6901 Tecopa Rd., Enterprise, Nevada 89124. The 1206 total acres that the facility will reside on are identified by portions of the following Clark County Assessor Parcel Numbers (APN): APN 171-00-001-004, APN 171-00-001-005, APN 171-00-001-006, APN 171-00-001-007, APN 171-00-001-010, APN 171-00-001-011, APN 171-00-001-012, APN 168-00-002-025 and APN 168-00-002-026.

The property components of the facility will consist of photovoltaic modules, DC wiring, DC/AC inverters, medium voltage step-up transformers, AC cabling and battery storage equipment connecting to the new Trout Canyon Substation (TCS) owned by GridLiance West, LLC. Yellow Pine Solar II will connect to TCS on the south side of SR 160 and North of Tecopa Rd. A Power Purchase Agreement has been executed with San Jose Clean Energy and Pioneer Community Energy.

**Analysis**

**Determination of Central or Local Assessment**

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

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

If two or more persons perform separate functions that collectively are needed to deliver electric service to the final customer and the property used in performing the functions would be centrally assessed if owned by one person, the Nevada Tax Commission shall establish its valuation and apportion the valuation among the several counties in the same manner as the valuation of other centrally assessed property.

Based on the location of the facility assets in Clark County and the interchange substation belonging to GridLiance West, LLC, 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 land value of about \$31,924 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, battery storage 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 2019-20 Personal Property Manual, Appendix E.

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

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

County and listed in the application are also an objective indication of the permanent nature of the facility.

The Taxpayer did not list any property as Contributions in Aid of Construction.

The Department also used the 2022-23 tax rate of \$2.5017 per hundred (0.025017) for Tax District 100 without further adjustment. Under current law, the maximum tax rate could go up to \$3.66; however, the project is also subject to the tax abatement afforded under NRS 361.4722, which limits tax dollar increases to no more than 8% per year.

The calculation of the renewable energy abatement contained in the attached spreadsheets considers the required distribution of remaining taxes after abatement to local governments in Tax District 100 in Clark County, including a distribution to the State Debt Fund. Since the application was submitted on July 23, 2023, 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 2024:	\$ 63,859,134
Total Taxable Value of the Project in 2044:	\$ 48,169,570
Estimated capital cost per kW (63,859,134/125,000)	\$511/kW
Total Taxes Due, First Year After Completion:	\$ 559,147
Total Renewable Energy Abatement, First Year:	\$ 307,531
Total Taxes Available to Local Governments after abatement:	\$ 251,616

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):	\$ 9,801,155
Total Renewable Energy Abatement, 20 years:	\$ 5,390,635
Total Taxes Available to Local Governments after abatement:	\$ 4,410,520

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

# NEVADA DEPARTMENT OF TAXATION

## RENEWABLE ENERGY ABATEMENT WORKSHEET

DISTRICT 100 Clark County

EXCLUDES STATE RENEWABLE ENERGY FUND

Yellow Pine Solar II, LLC 20 Year Summary

COMBINED TAX RATE	TOTAL TAXES DUE	TOTAL RENEW ABATEMENT	TAXES AFTER ABATEMENT	PERCENT TAXES AFTER ABATEMENT
0.025017	9,801,155.12	(5,390,635.32)	4,410,519.80	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	666,025.65	(366,314.11)	299,711.54	6.795%
Clark County School District	0.013034	1	5,106,457.86	(2,808,551.82)	2,297,906.04	52.101%
Clark County	0.006541	1	2,562,631.63	(1,409,447.40)	1,153,184.23	26.146%
Las Vegas Metro Police - Manpower	0.002800	1	1,096,983.40	(603,340.87)	493,642.53	11.192%
Las Vegas/Clark County Library District	0.000942	1	369,056.58	(202,981.12)	166,075.46	3.765%
			-	-	-	0.000%
			-	-	-	0.000%
			-	-	-	0.000%
			-	-	-	0.000%

NET TAXABLE VALUE	AVERAGE ABATEMENT PERCENTAGE	TAXABLE VALUE PERCENTAGE	WEIGHTED RENEW ABATEMENT PERCENTGE	CURRENT YEAR ABATEMENT
48,169,570	55.0%	100.0%	55.0%	(5,390,635.32)

ASSET	TOTAL TAXABLE VALUE	ABATEMENT PERCENTAGE	TAXABLE VALUE PERCENTAGE	WEIGHTED RENEW ABATEMENT PERCENTGE	CURRENT YEAR ABATEMENT
Solar Energy Facility	48,169,570	55.00%	100.00%	55.00%	(5,390,635.32)

# NEVADA DEPARTMENT OF TAXATION

## RENEWABLE ENERGY ABATEMENT WORKSHEET

DISTRICT 100 Clark County

EXCLUDES STATE RENEWABLE ENERGY FUND

Yellow Pine Solar II, LLC 2024-25

COMBINED TAX RATE	TOTAL TAXES DUE	TOTAL RENEW ABATEMENT	TAXES AFTER ABATEMENT	PERCENT TAXES AFTER ABATEMENT
0.025017	559,147.38	(307,531.06)	251,616.32	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	37,996.18	(20,897.90)	17,098.28	6.795%
Clark County School District	0.013034	1	291,318.98	(160,225.44)	131,093.54	52.101%
Clark County	0.006541	1	146,195.91	(80,407.75)	65,788.16	26.146%
Las Vegas Metro Police - Manpower	0.002800	1	62,581.95	(34,420.07)	28,161.88	11.192%
Las Vegas/Clark County Library District	0.000942	1	21,054.36	(11,579.90)	9,474.46	3.765%
			-	-	-	0.000%
			-	-	-	0.000%
			-	-	-	0.000%
			-	-	-	0.000%

NET TAXABLE VALUE	AVERAGE ABATEMENT PERCENTAGE	TAXABLE VALUE PERCENTAGE	WEIGHTED RENEW ABATEMENT PERCENTGE	CURRENT YEAR ABATEMENT
63,859,134	55.0%	100.0%	55.0%	(307,531.06)

ASSET	TOTAL TAXABLE VALUE	ABATEMENT PERCENTAGE	TAXABLE VALUE PERCENTAGE	WEIGHTED RENEW ABATEMENT PERCENTGE	CURRENT YEAR ABATEMENT
Solar Energy Facility	63,859,134	55.00%	100.00%	55.00%	(307,531.06)

# NEVADA DEPARTMENT OF TAXATION

## RENEWABLE ENERGY ABATEMENT WORKSHEET

DISTRICT **100 Clark County**

EXCLUDES STATE RENEWABLE ENERGY FUND

**Yellow Pine Solar II, LLC**      **2025-26**

COMBINED TAX RATE	TOTAL TAXES DUE	TOTAL RENEW ABATEMENT	TAXES AFTER ABATEMENT	PERCENT TAXES AFTER ABATEMENT
0.025017	551,797.22	(303,488.47)	248,308.75	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	37,496.71	(20,623.19)	16,873.52	6.795%
Clark County School District	0.013034	1	287,489.51	(158,119.23)	129,370.28	52.101%
Clark County	0.006541	1	144,274.12	(79,350.77)	64,923.35	26.146%
Las Vegas Metro Police - Manpower	0.002800	1	61,759.29	(33,967.61)	27,791.68	11.192%
Las Vegas/Clark County Library District	0.000942	1	20,777.59	(11,427.67)	9,349.92	3.765%
			-	-	-	0.000%
			-	-	-	0.000%
			-	-	-	0.000%
			-	-	-	0.000%

NET TAXABLE VALUE	AVERAGE ABATEMENT PERCENTAGE	TAXABLE VALUE PERCENTAGE	WEIGHTED RENEW ABATEMENT PERCENTGE	CURRENT YEAR ABATEMENT
63,019,687	55.0%	100.0%	55.0%	(303,488.47)

ASSET	TOTAL TAXABLE VALUE	ABATEMENT PERCENTAGE	TAXABLE VALUE PERCENTAGE	WEIGHTED RENEW ABATEMENT PERCENTGE	CURRENT YEAR ABATEMENT
Solar Energy Facility	63,019,687	55.00%	100.00%	55.00%	(303,488.47)

# NEVADA DEPARTMENT OF TAXATION

## RENEWABLE ENERGY ABATEMENT WORKSHEET

DISTRICT 100 Clark County

EXCLUDES STATE RENEWABLE ENERGY FUND

Yellow Pine Solar II, LLC 2026-27

COMBINED TAX RATE	TOTAL TAXES DUE	TOTAL RENEW ABATEMENT	TAXES AFTER ABATEMENT	PERCENT TAXES AFTER ABATEMENT
0.025017	544,458.92	(299,452.42)	245,006.50	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	36,998.05	(20,348.93)	16,649.12	6.795%
Clark County School District	0.013034	1	283,666.21	(156,016.42)	127,649.79	52.101%
Clark County	0.006541	1	142,355.43	(78,295.49)	64,059.94	26.146%
Las Vegas Metro Police - Manpower	0.002800	1	60,937.96	(33,515.88)	27,422.08	11.192%
Las Vegas/Clark County Library District	0.000942	1	20,501.27	(11,275.70)	9,225.57	3.765%
			-	-	-	0.000%
			-	-	-	0.000%
			-	-	-	0.000%
			-	-	-	0.000%

NET TAXABLE VALUE	AVERAGE ABATEMENT PERCENTAGE	TAXABLE VALUE PERCENTAGE	WEIGHTED RENEW ABATEMENT PERCENTGE	CURRENT YEAR ABATEMENT
62,181,594	55.0%	100.0%	55.0%	(299,452.42)

ASSET	TOTAL TAXABLE VALUE	ABATEMENT PERCENTAGE	TAXABLE VALUE PERCENTAGE	WEIGHTED RENEW ABATEMENT PERCENTGE	CURRENT YEAR ABATEMENT
Solar Energy Facility	62,181,594	55.00%	100.00%	55.00%	(299,452.42)

# NEVADA DEPARTMENT OF TAXATION

## RENEWABLE ENERGY ABATEMENT WORKSHEET

DISTRICT 100 Clark County

EXCLUDES STATE RENEWABLE ENERGY FUND

Yellow Pine Solar II, LLC 2027-28

COMBINED TAX RATE	TOTAL TAXES DUE	TOTAL RENEW ABATEMENT	TAXES AFTER ABATEMENT	PERCENT TAXES AFTER ABATEMENT
0.025017	537,132.70	(295,423.00)	241,709.70	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	36,500.20	(20,075.11)	16,425.09	6.795%
Clark County School District	0.013034	1	279,849.21	(153,917.07)	125,932.14	52.101%
Clark County	0.006541	1	140,439.90	(77,241.95)	63,197.95	26.146%
Las Vegas Metro Police - Manpower	0.002800	1	60,117.98	(33,064.89)	27,053.09	11.192%
Las Vegas/Clark County Library District	0.000942	1	20,225.41	(11,123.98)	9,101.43	3.765%
			-	-	-	0.000%
			-	-	-	0.000%
			-	-	-	0.000%
			-	-	-	0.000%

NET TAXABLE VALUE	AVERAGE ABATEMENT PERCENTAGE	TAXABLE VALUE PERCENTAGE	WEIGHTED RENEW ABATEMENT PERCENTGE	CURRENT YEAR ABATEMENT
61,344,881	55.0%	100.0%	55.0%	(295,423.00)

ASSET	TOTAL TAXABLE VALUE	ABATEMENT PERCENTAGE	TAXABLE VALUE PERCENTAGE	WEIGHTED RENEW ABATEMENT PERCENTGE	CURRENT YEAR ABATEMENT
Solar Energy Facility	61,344,881	55.00%	100.00%	55.00%	(295,423.00)



# NEVADA DEPARTMENT OF TAXATION

## RENEWABLE ENERGY ABATEMENT WORKSHEET

DISTRICT 100 Clark County

EXCLUDES STATE RENEWABLE ENERGY FUND

Yellow Pine Solar II, LLC 2028-29

COMBINED TAX RATE	TOTAL TAXES DUE	TOTAL RENEW ABATEMENT	TAXES AFTER ABATEMENT	PERCENT TAXES AFTER ABATEMENT
0.025017	529,818.83	(291,400.36)	238,418.47	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	36,003.20	(19,801.76)	16,201.44	6.795%
Clark County School District	0.013034	1	276,038.64	(151,821.25)	124,217.39	52.101%
Clark County	0.006541	1	138,527.60	(76,190.18)	62,337.42	26.146%
Las Vegas Metro Police - Manpower	0.002800	1	59,299.38	(32,614.66)	26,684.72	11.192%
Las Vegas/Clark County Library District	0.000942	1	19,950.01	(10,972.51)	8,977.50	3.765%
			-	-	-	0.000%
			-	-	-	0.000%
			-	-	-	0.000%
			-	-	-	0.000%

NET TAXABLE VALUE	AVERAGE ABATEMENT PERCENTAGE	TAXABLE VALUE PERCENTAGE	WEIGHTED RENEW ABATEMENT PERCENTGE	CURRENT YEAR ABATEMENT
60,509,576	55.0%	100.0%	55.0%	(291,400.36)

ASSET	TOTAL TAXABLE VALUE	ABATEMENT PERCENTAGE	TAXABLE VALUE PERCENTAGE	WEIGHTED RENEW ABATEMENT PERCENTGE	CURRENT YEAR ABATEMENT
Solar Energy Facility	60,509,576	55.00%	100.00%	55.00%	(291,400.36)

# NEVADA DEPARTMENT OF TAXATION

## RENEWABLE ENERGY ABATEMENT WORKSHEET

DISTRICT 100 Clark County

EXCLUDES STATE RENEWABLE ENERGY FUND

Yellow Pine Solar II, LLC 2029-31

COMBINED TAX RATE	TOTAL TAXES DUE	TOTAL RENEW ABATEMENT	TAXES AFTER ABATEMENT	PERCENT TAXES AFTER ABATEMENT
0.025017	522,517.51	(287,384.63)	235,132.88	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	35,507.05	(19,528.88)	15,978.17	6.795%
Clark County School District	0.013034	1	272,234.61	(149,729.04)	122,505.57	52.101%
Clark County	0.006541	1	136,618.58	(75,140.22)	61,478.36	26.146%
Las Vegas Metro Police - Manpower	0.002800	1	58,482.19	(32,165.20)	26,316.99	11.192%
Las Vegas/Clark County Library District	0.000942	1	19,675.08	(10,821.29)	8,853.79	3.765%
			-	-	-	0.000%
			-	-	-	0.000%
			-	-	-	0.000%
			-	-	-	0.000%

NET TAXABLE VALUE	AVERAGE ABATEMENT PERCENTAGE	TAXABLE VALUE PERCENTAGE	WEIGHTED RENEW ABATEMENT PERCENTGE	CURRENT YEAR ABATEMENT
59,675,708	55.0%	100.0%	55.0%	(287,384.63)

ASSET	TOTAL TAXABLE VALUE	ABATEMENT PERCENTAGE	TAXABLE VALUE PERCENTAGE	WEIGHTED RENEW ABATEMENT PERCENTGE	CURRENT YEAR ABATEMENT
Solar Energy Facility	59,675,708	55.00%	100.00%	55.00%	(287,384.63)

# NEVADA DEPARTMENT OF TAXATION

## RENEWABLE ENERGY ABATEMENT WORKSHEET

DISTRICT **100 Clark County**

EXCLUDES STATE RENEWABLE ENERGY FUND

**Yellow Pine Solar II, LLC**      **2030-31**

COMBINED TAX RATE	TOTAL TAXES DUE	TOTAL RENEW ABATEMENT	TAXES AFTER ABATEMENT	PERCENT TAXES AFTER ABATEMENT
0.025017	515,229.05	(283,375.97)	231,853.08	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	35,011.77	(19,256.47)	15,755.30	6.795%
Clark County School District	0.013034	1	268,437.28	(147,640.50)	120,796.78	52.101%
Clark County	0.006541	1	134,712.92	(74,092.11)	60,620.81	26.146%
Las Vegas Metro Police - Manpower	0.002800	1	57,666.44	(31,716.54)	25,949.90	11.192%
Las Vegas/Clark County Library District	0.000942	1	19,400.64	(10,670.35)	8,730.29	3.765%
			-	-	-	0.000%
			-	-	-	0.000%
			-	-	-	0.000%
			-	-	-	0.000%

NET TAXABLE VALUE	AVERAGE ABATEMENT PERCENTAGE	TAXABLE VALUE PERCENTAGE	WEIGHTED RENEW ABATEMENT PERCENTGE	CURRENT YEAR ABATEMENT
58,843,306	55.0%	100.0%	55.0%	(283,375.97)

ASSET	TOTAL TAXABLE VALUE	ABATEMENT PERCENTAGE	TAXABLE VALUE PERCENTAGE	WEIGHTED RENEW ABATEMENT PERCENTGE	CURRENT YEAR ABATEMENT
Solar Energy Facility	58,843,306	55.00%	100.00%	55.00%	(283,375.97)

# NEVADA DEPARTMENT OF TAXATION

## RENEWABLE ENERGY ABATEMENT WORKSHEET

DISTRICT **100 Clark County**

EXCLUDES STATE RENEWABLE ENERGY FUND

**Yellow Pine Solar II, LLC**      **2031-32**

COMBINED TAX RATE	TOTAL TAXES DUE	TOTAL RENEW ABATEMENT	TAXES AFTER ABATEMENT	PERCENT TAXES AFTER ABATEMENT
0.025017	507,953.65	(279,374.50)	228,579.15	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	34,517.38	(18,984.56)	15,532.82	6.795%
Clark County School District	0.013034	1	264,646.75	(145,555.71)	119,091.04	52.101%
Clark County	0.006541	1	132,810.68	(73,045.87)	59,764.81	26.146%
Las Vegas Metro Police - Manpower	0.002800	1	56,852.15	(31,268.68)	25,583.47	11.192%
Las Vegas/Clark County Library District	0.000942	1	19,126.69	(10,519.68)	8,607.01	3.765%
			-	-	-	0.000%
			-	-	-	0.000%
			-	-	-	0.000%
			-	-	-	0.000%

NET TAXABLE VALUE	AVERAGE ABATEMENT PERCENTAGE	TAXABLE VALUE PERCENTAGE	WEIGHTED RENEW ABATEMENT PERCENTGE	CURRENT YEAR ABATEMENT
58,012,397	55.0%	100.0%	55.0%	(279,374.50)

ASSET	TOTAL TAXABLE VALUE	ABATEMENT PERCENTAGE	TAXABLE VALUE PERCENTAGE	WEIGHTED RENEW ABATEMENT PERCENTGE	CURRENT YEAR ABATEMENT
Solar Energy Facility	58,012,397	55.00%	100.00%	55.00%	(279,374.50)

# NEVADA DEPARTMENT OF TAXATION

## RENEWABLE ENERGY ABATEMENT WORKSHEET

DISTRICT **100 Clark County**

EXCLUDES STATE RENEWABLE ENERGY FUND

**Yellow Pine Solar II, LLC**      **2032-33**

COMBINED TAX RATE	TOTAL TAXES DUE	TOTAL RENEW ABATEMENT	TAXES AFTER ABATEMENT	PERCENT TAXES AFTER ABATEMENT
0.025017	500,691.60	(275,380.37)	225,311.23	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	34,023.89	(18,713.14)	15,310.75	6.795%
Clark County School District	0.013034	1	260,863.19	(143,474.75)	117,388.44	52.101%
Clark County	0.006541	1	130,911.93	(72,001.56)	58,910.37	26.146%
Las Vegas Metro Police - Manpower	0.002800	1	56,039.35	(30,821.64)	25,217.71	11.192%
Las Vegas/Clark County Library District	0.000942	1	18,853.24	(10,369.28)	8,483.96	3.765%
			-	-	-	0.000%
			-	-	-	0.000%
			-	-	-	0.000%
			-	-	-	0.000%

NET TAXABLE VALUE	AVERAGE ABATEMENT PERCENTAGE	TAXABLE VALUE PERCENTAGE	WEIGHTED RENEW ABATEMENT PERCENTGE	CURRENT YEAR ABATEMENT
57,183,013	55.0%	100.0%	55.0%	(275,380.37)

ASSET	TOTAL TAXABLE VALUE	ABATEMENT PERCENTAGE	TAXABLE VALUE PERCENTAGE	WEIGHTED RENEW ABATEMENT PERCENTGE	CURRENT YEAR ABATEMENT
Solar Energy Facility	57,183,013	55.00%	100.00%	55.00%	(275,380.37)

# NEVADA DEPARTMENT OF TAXATION

## RENEWABLE ENERGY ABATEMENT WORKSHEET

DISTRICT 100 Clark County

EXCLUDES STATE RENEWABLE ENERGY FUND

Yellow Pine Solar II, LLC 2033-34

COMBINED TAX RATE	TOTAL TAXES DUE	TOTAL RENEW ABATEMENT	TAXES AFTER ABATEMENT	PERCENT TAXES AFTER ABATEMENT
0.025017	493,443.16	(271,393.74)	222,049.42	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	33,531.33	(18,442.23)	15,089.10	6.795%
Clark County School District	0.013034	1	257,086.71	(141,397.69)	115,689.02	52.101%
Clark County	0.006541	1	129,016.74	(70,959.21)	58,057.53	26.146%
Las Vegas Metro Police - Manpower	0.002800	1	55,228.08	(30,375.44)	24,852.64	11.192%
Las Vegas/Clark County Library District	0.000942	1	18,580.30	(10,219.17)	8,361.13	3.765%
			-	-	-	0.000%
			-	-	-	0.000%
			-	-	-	0.000%
			-	-	-	0.000%

NET TAXABLE VALUE	AVERAGE ABATEMENT PERCENTAGE	TAXABLE VALUE PERCENTAGE	WEIGHTED RENEW ABATEMENT PERCENTGE	CURRENT YEAR ABATEMENT
56,355,184	55.0%	100.0%	55.0%	(271,393.74)

ASSET	TOTAL TAXABLE VALUE	ABATEMENT PERCENTAGE	TAXABLE VALUE PERCENTAGE	WEIGHTED RENEW ABATEMENT PERCENTGE	CURRENT YEAR ABATEMENT
Solar Energy Facility	56,355,184	55.00%	100.00%	55.00%	(271,393.74)

# NEVADA DEPARTMENT OF TAXATION

## RENEWABLE ENERGY ABATEMENT WORKSHEET

DISTRICT **100 Clark County**

EXCLUDES STATE RENEWABLE ENERGY FUND

**Yellow Pine Solar II, LLC**      **2034-35**

COMBINED TAX RATE	TOTAL TAXES DUE	TOTAL RENEW ABATEMENT	TAXES AFTER ABATEMENT	PERCENT TAXES AFTER ABATEMENT
0.025017	486,208.63	(267,414.75)	218,793.88	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	33,039.72	(18,171.85)	14,867.87	6.795%
Clark County School District	0.013034	1	253,317.48	(139,324.61)	113,992.87	52.101%
Clark County	0.006541	1	127,125.18	(69,918.85)	57,206.33	26.146%
Las Vegas Metro Police - Manpower	0.002800	1	54,418.36	(29,930.10)	24,488.26	11.192%
Las Vegas/Clark County Library District	0.000942	1	18,307.89	(10,069.34)	8,238.55	3.765%
			-	-	-	0.000%
			-	-	-	0.000%
			-	-	-	0.000%
			-	-	-	0.000%

NET TAXABLE VALUE	AVERAGE ABATEMENT PERCENTAGE	TAXABLE VALUE PERCENTAGE	WEIGHTED RENEW ABATEMENT PERCENTGE	CURRENT YEAR ABATEMENT
55,528,941	55.0%	100.0%	55.0%	(267,414.75)

ASSET	TOTAL TAXABLE VALUE	ABATEMENT PERCENTAGE	TAXABLE VALUE PERCENTAGE	WEIGHTED RENEW ABATEMENT PERCENTGE	CURRENT YEAR ABATEMENT
Solar Energy Facility	55,528,941	55.00%	100.00%	55.00%	(267,414.75)

# NEVADA DEPARTMENT OF TAXATION

## RENEWABLE ENERGY ABATEMENT WORKSHEET

DISTRICT **100 Clark County**

EXCLUDES STATE RENEWABLE ENERGY FUND

**Yellow Pine Solar II, LLC**      **2035-36**

COMBINED TAX RATE	TOTAL TAXES DUE	TOTAL RENEW ABATEMENT	TAXES AFTER ABATEMENT	PERCENT TAXES AFTER ABATEMENT
0.025017	478,988.25	(263,443.55)	215,544.70	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	32,549.07	(17,901.99)	14,647.08	6.795%
Clark County School District	0.013034	1	249,555.62	(137,255.59)	112,300.03	52.101%
Clark County	0.006541	1	125,237.32	(68,880.53)	56,356.79	26.146%
Las Vegas Metro Police - Manpower	0.002800	1	53,610.23	(29,485.63)	24,124.60	11.192%
Las Vegas/Clark County Library District	0.000942	1	18,036.01	(9,919.81)	8,116.20	3.765%
			-	-	-	0.000%
			-	-	-	0.000%
			-	-	-	0.000%
			-	-	-	0.000%

NET TAXABLE VALUE	AVERAGE ABATEMENT PERCENTAGE	TAXABLE VALUE PERCENTAGE	WEIGHTED RENEW ABATEMENT PERCENTGE	CURRENT YEAR ABATEMENT
54,704,316	55.0%	100.0%	55.0%	(263,443.55)

ASSET	TOTAL TAXABLE VALUE	ABATEMENT PERCENTAGE	TAXABLE VALUE PERCENTAGE	WEIGHTED RENEW ABATEMENT PERCENTGE	CURRENT YEAR ABATEMENT
Solar Energy Facility	54,704,316	55.00%	100.00%	55.00%	(263,443.55)



# NEVADA DEPARTMENT OF TAXATION

## RENEWABLE ENERGY ABATEMENT WORKSHEET

DISTRICT 100 Clark County

EXCLUDES STATE RENEWABLE ENERGY FUND

Yellow Pine Solar II, LLC 2036-37

COMBINED TAX RATE	TOTAL TAXES DUE	TOTAL RENEW ABATEMENT	TAXES AFTER ABATEMENT	PERCENT TAXES AFTER ABATEMENT
0.025017	471,782.33	(259,480.28)	212,302.05	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	32,059.40	(17,632.67)	14,426.73	6.795%
Clark County School District	0.013034	1	245,801.29	(135,190.71)	110,610.58	52.101%
Clark County	0.006541	1	123,353.25	(67,844.29)	55,508.96	26.146%
Las Vegas Metro Police - Manpower	0.002800	1	52,803.71	(29,042.04)	23,761.67	11.192%
Las Vegas/Clark County Library District	0.000942	1	17,764.68	(9,770.57)	7,994.11	3.765%
			-	-	-	0.000%
			-	-	-	0.000%
			-	-	-	0.000%
			-	-	-	0.000%

NET TAXABLE VALUE	AVERAGE ABATEMENT PERCENTAGE	TAXABLE VALUE PERCENTAGE	WEIGHTED RENEW ABATEMENT PERCENTGE	CURRENT YEAR ABATEMENT
53,881,340	55.0%	100.0%	55.0%	(259,480.28)

ASSET	TOTAL TAXABLE VALUE	ABATEMENT PERCENTAGE	TAXABLE VALUE PERCENTAGE	WEIGHTED RENEW ABATEMENT PERCENTGE	CURRENT YEAR ABATEMENT
Solar Energy Facility	53,881,340	55.00%	100.00%	55.00%	(259,480.28)

# NEVADA DEPARTMENT OF TAXATION

## RENEWABLE ENERGY ABATEMENT WORKSHEET

DISTRICT **100 Clark County**

EXCLUDES STATE RENEWABLE ENERGY FUND

**Yellow Pine Solar II, LLC**      **2037-38**

COMBINED TAX RATE	TOTAL TAXES DUE	TOTAL RENEW ABATEMENT	TAXES AFTER ABATEMENT	PERCENT TAXES AFTER ABATEMENT
0.025017	464,591.13	(255,525.13)	209,066.00	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	31,570.73	(17,363.90)	14,206.83	6.795%
Clark County School District	0.013034	1	242,054.63	(133,130.05)	108,924.58	52.101%
Clark County	0.006541	1	121,473.02	(66,810.16)	54,662.86	26.146%
Las Vegas Metro Police - Manpower	0.002800	1	51,998.85	(28,599.37)	23,399.48	11.192%
Las Vegas/Clark County Library District	0.000942	1	17,493.90	(9,621.65)	7,872.25	3.765%
			-	-	-	0.000%
			-	-	-	0.000%
			-	-	-	0.000%
			-	-	-	0.000%

NET TAXABLE VALUE	AVERAGE ABATEMENT PERCENTAGE	TAXABLE VALUE PERCENTAGE	WEIGHTED RENEW ABATEMENT PERCENTGE	CURRENT YEAR ABATEMENT
53,060,048	55.0%	100.0%	55.0%	(255,525.13)

ASSET	TOTAL TAXABLE VALUE	ABATEMENT PERCENTAGE	TAXABLE VALUE PERCENTAGE	WEIGHTED RENEW ABATEMENT PERCENTGE	CURRENT YEAR ABATEMENT
Solar Energy Facility	53,060,048	55.00%	100.00%	55.00%	(255,525.13)

# NEVADA DEPARTMENT OF TAXATION

## RENEWABLE ENERGY ABATEMENT WORKSHEET

DISTRICT **100 Clark County**

EXCLUDES STATE RENEWABLE ENERGY FUND

**Yellow Pine Solar II, LLC**      **2038-39**

COMBINED TAX RATE	TOTAL TAXES DUE	TOTAL RENEW ABATEMENT	TAXES AFTER ABATEMENT	PERCENT TAXES AFTER ABATEMENT
0.025017	457,414.95	(251,578.22)	205,836.73	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	31,083.08	(17,095.69)	13,987.39	6.795%
Clark County School District	0.013034	1	238,315.81	(131,073.70)	107,242.11	52.101%
Clark County	0.006541	1	119,596.72	(65,778.20)	53,818.52	26.146%
Las Vegas Metro Police - Manpower	0.002800	1	51,195.66	(28,157.61)	23,038.05	11.192%
Las Vegas/Clark County Library District	0.000942	1	17,223.68	(9,473.02)	7,750.66	3.765%
			-	-	-	0.000%
			-	-	-	0.000%
			-	-	-	0.000%
			-	-	-	0.000%

NET TAXABLE VALUE	AVERAGE ABATEMENT PERCENTAGE	TAXABLE VALUE PERCENTAGE	WEIGHTED RENEW ABATEMENT PERCENTGE	CURRENT YEAR ABATEMENT
52,240,472	55.0%	100.0%	55.0%	(251,578.22)

ASSET	TOTAL TAXABLE VALUE	ABATEMENT PERCENTAGE	TAXABLE VALUE PERCENTAGE	WEIGHTED RENEW ABATEMENT PERCENTGE	CURRENT YEAR ABATEMENT
Solar Energy Facility	52,240,472	55.00%	100.00%	55.00%	(251,578.22)

# NEVADA DEPARTMENT OF TAXATION

## RENEWABLE ENERGY ABATEMENT WORKSHEET

DISTRICT **100 Clark County**

EXCLUDES STATE RENEWABLE ENERGY FUND

**Yellow Pine Solar II, LLC**      **2039-40**

COMBINED TAX RATE	TOTAL TAXES DUE	TOTAL RENEW ABATEMENT	TAXES AFTER ABATEMENT	PERCENT TAXES AFTER ABATEMENT
0.025017	450,254.13	(247,639.76)	202,614.37	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	30,596.48	(16,828.06)	13,768.42	6.795%
Clark County School District	0.013034	1	234,584.97	(129,021.73)	105,563.24	52.101%
Clark County	0.006541	1	117,724.44	(64,748.44)	52,976.00	26.146%
Las Vegas Metro Police - Manpower	0.002800	1	50,394.19	(27,716.80)	22,677.39	11.192%
Las Vegas/Clark County Library District	0.000942	1	16,954.05	(9,324.73)	7,629.32	3.765%
			-	-	-	0.000%
			-	-	-	0.000%
			-	-	-	0.000%
			-	-	-	0.000%

NET TAXABLE VALUE	AVERAGE ABATEMENT PERCENTAGE	TAXABLE VALUE PERCENTAGE	WEIGHTED RENEW ABATEMENT PERCENTGE	CURRENT YEAR ABATEMENT
51,422,647	55.0%	100.0%	55.0%	(247,639.76)

ASSET	TOTAL TAXABLE VALUE	ABATEMENT PERCENTAGE	TAXABLE VALUE PERCENTAGE	WEIGHTED RENEW ABATEMENT PERCENTGE	CURRENT YEAR ABATEMENT
Solar Energy Facility	51,422,647	55.00%	100.00%	55.00%	(247,639.76)

# NEVADA DEPARTMENT OF TAXATION

## RENEWABLE ENERGY ABATEMENT WORKSHEET

DISTRICT 100 Clark County

EXCLUDES STATE RENEWABLE ENERGY FUND

Yellow Pine Solar II, LLC 2040-41

COMBINED TAX RATE	TOTAL TAXES DUE	TOTAL RENEW ABATEMENT	TAXES AFTER ABATEMENT	PERCENT TAXES AFTER ABATEMENT
0.025017	443,108.94	(243,709.91)	199,399.03	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	30,110.93	(16,561.01)	13,549.92	6.795%
Clark County School District	0.013034	1	230,862.29	(126,974.26)	103,888.03	52.101%
Clark County	0.006541	1	115,856.24	(63,720.93)	52,135.31	26.146%
Las Vegas Metro Police - Manpower	0.002800	1	49,594.48	(27,276.96)	22,317.52	11.192%
Las Vegas/Clark County Library District	0.000942	1	16,685.00	(9,176.75)	7,508.25	3.765%
			-	-	-	0.000%
			-	-	-	0.000%
			-	-	-	0.000%
			-	-	-	0.000%

NET TAXABLE VALUE	AVERAGE ABATEMENT PERCENTAGE	TAXABLE VALUE PERCENTAGE	WEIGHTED RENEW ABATEMENT PERCENTGE	CURRENT YEAR ABATEMENT
50,606,609	55.0%	100.0%	55.0%	(243,709.91)

ASSET	TOTAL TAXABLE VALUE	ABATEMENT PERCENTAGE	TAXABLE VALUE PERCENTAGE	WEIGHTED RENEW ABATEMENT PERCENTGE	CURRENT YEAR ABATEMENT
Solar Energy Facility	50,606,609	55.00%	100.00%	55.00%	(243,709.91)

# NEVADA DEPARTMENT OF TAXATION

## RENEWABLE ENERGY ABATEMENT WORKSHEET

DISTRICT 100 Clark County

EXCLUDES STATE RENEWABLE ENERGY FUND

Yellow Pine Solar II, LLC 2041-42

COMBINED TAX RATE	TOTAL TAXES DUE	TOTAL RENEW ABATEMENT	TAXES AFTER ABATEMENT	PERCENT TAXES AFTER ABATEMENT
0.025017	435,979.68	(239,788.83)	196,190.85	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	29,626.47	(16,294.56)	13,331.91	6.795%
Clark County School District	0.013034	1	227,147.91	(124,931.35)	102,216.56	52.101%
Clark County	0.006541	1	113,992.21	(62,695.72)	51,296.49	26.146%
Las Vegas Metro Police - Manpower	0.002800	1	48,796.54	(26,838.10)	21,958.44	11.192%
Las Vegas/Clark County Library District	0.000942	1	16,416.55	(9,029.10)	7,387.45	3.765%
			-	-	-	0.000%
			-	-	-	0.000%
			-	-	-	0.000%
			-	-	-	0.000%

NET TAXABLE VALUE	AVERAGE ABATEMENT PERCENTAGE	TAXABLE VALUE PERCENTAGE	WEIGHTED RENEW ABATEMENT PERCENTGE	CURRENT YEAR ABATEMENT
49,792,392	55.0%	100.0%	55.0%	(239,788.83)

ASSET	TOTAL TAXABLE VALUE	ABATEMENT PERCENTAGE	TAXABLE VALUE PERCENTAGE	WEIGHTED RENEW ABATEMENT PERCENTGE	CURRENT YEAR ABATEMENT
Solar Energy Facility	49,792,392	55.00%	100.00%	55.00%	(239,788.83)

# NEVADA DEPARTMENT OF TAXATION

## RENEWABLE ENERGY ABATEMENT WORKSHEET

DISTRICT **100 Clark County**

EXCLUDES STATE RENEWABLE ENERGY FUND

**Yellow Pine Solar II, LLC**      **2042-43**

COMBINED TAX RATE	TOTAL TAXES DUE	TOTAL RENEW ABATEMENT	TAXES AFTER ABATEMENT	PERCENT TAXES AFTER ABATEMENT
0.025017	428,866.72	(235,876.71)	192,990.01	100.000%

TAXING ENTITY	TAX RATE	SCHOOL SWITCH	TOTAL TAXES DUE	RENEW ABATEMENT	TAXES AFTER ABATEMENT	PERCENT TOTAL TAXES
State of Nevada	0.001700	1	29,143.12	(16,028.72)	13,114.40	6.795%
Clark County School District	0.013034	1	223,442.01	(122,893.11)	100,548.90	52.101%
Clark County	0.006541	1	112,132.44	(61,672.84)	50,459.60	26.146%
Las Vegas Metro Police - Manpower	0.002800	1	48,000.43	(26,400.24)	21,600.19	11.192%
Las Vegas/Clark County Library District	0.000942	1	16,148.72	(8,881.80)	7,266.92	3.765%
			-	-	-	0.000%
			-	-	-	0.000%
			-	-	-	0.000%
			-	-	-	0.000%

NET TAXABLE VALUE	AVERAGE ABATEMENT PERCENTAGE	TAXABLE VALUE PERCENTAGE	WEIGHTED RENEW ABATEMENT PERCENTGE	CURRENT YEAR ABATEMENT
48,980,033	55.0%	100.0%	55.0%	(235,876.71)

ASSET	TOTAL TAXABLE VALUE	ABATEMENT PERCENTAGE	TAXABLE VALUE PERCENTAGE	WEIGHTED RENEW ABATEMENT PERCENTGE	CURRENT YEAR ABATEMENT
Solar Energy Facility	48,980,033	55.00%	100.00%	55.00%	(235,876.71)

# NEVADA DEPARTMENT OF TAXATION

## RENEWABLE ENERGY ABATEMENT WORKSHEET

DISTRICT **100 Clark County**

EXCLUDES STATE RENEWABLE ENERGY FUND

**Yellow Pine Solar II, LLC**      **2043-44**

COMBINED TAX RATE	TOTAL TAXES DUE	TOTAL RENEW ABATEMENT	TAXES AFTER ABATEMENT	PERCENT TAXES AFTER ABATEMENT
0.025017	421,770.34	(231,973.69)	189,796.65	100.000%

TAXING ENTITY	TAX RATE	SCHOOL SWITCH	TOTAL TAXES DUE	RENEW ABATEMENT	TAXES AFTER ABATEMENT	PERCENT TOTAL TAXES
State of Nevada	0.001700	1	28,660.89	(15,763.49)	12,897.40	6.795%
Clark County School District	0.013034	1	219,744.76	(120,859.62)	98,885.14	52.101%
Clark County	0.006541	1	110,277.00	(60,652.35)	49,624.65	26.146%
Las Vegas Metro Police - Manpower	0.002800	1	47,206.18	(25,963.40)	21,242.78	11.192%
Las Vegas/Clark County Library District	0.000942	1	15,881.51	(8,734.83)	7,146.68	3.765%
			-	-	-	0.000%
			-	-	-	0.000%
			-	-	-	0.000%
			-	-	-	0.000%

NET TAXABLE VALUE	AVERAGE ABATEMENT PERCENTAGE	TAXABLE VALUE PERCENTAGE	WEIGHTED RENEW ABATEMENT PERCENTGE	CURRENT YEAR ABATEMENT
48,169,570	55.0%	100.0%	55.0%	(231,973.69)

ASSET	TOTAL TAXABLE VALUE	ABATEMENT PERCENTAGE	TAXABLE VALUE PERCENTAGE	WEIGHTED RENEW ABATEMENT PERCENTGE	CURRENT YEAR ABATEMENT
Solar Energy Facility	48,169,570	55.00%	100.00%	55.00%	(231,973.69)