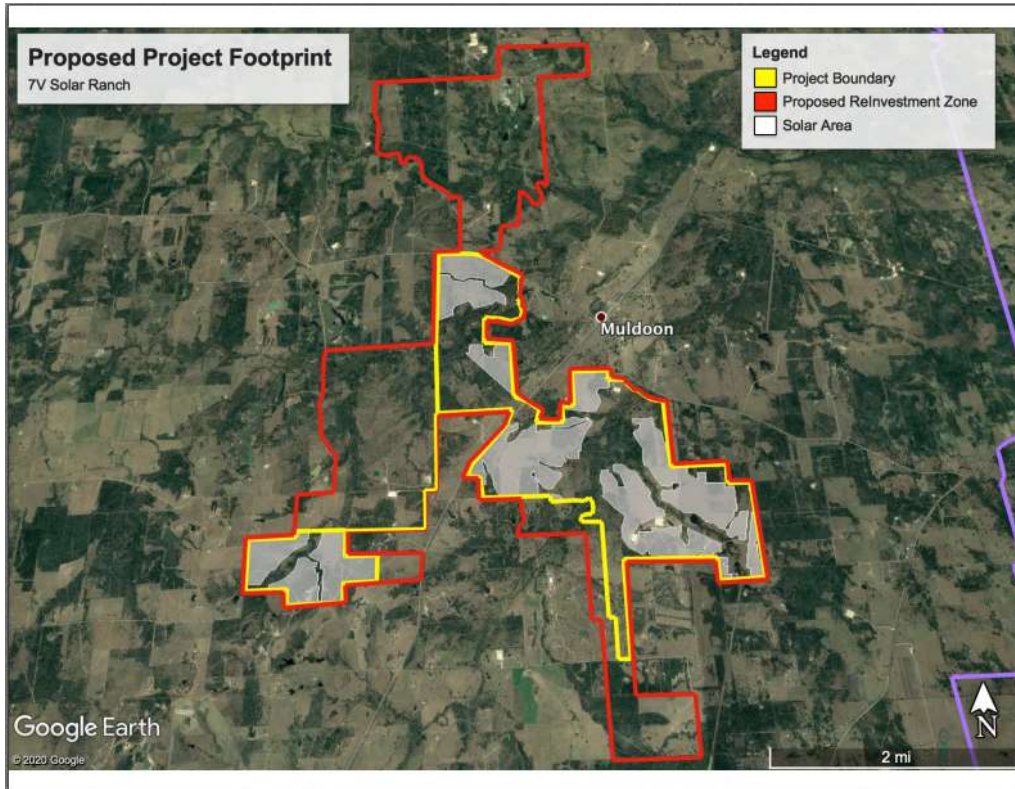


County of Fayette Application for Tax Abatement

1. Applicant:
 - a. 7V Solar Ranch, LLC
2. Date:
 - a. May 28, 2020
3. Contact Person:
 - a. James Cook
360 Pine Street, 5th Floor
San Francisco, CA 94105
(650) 455-1855
James.Cook@candelarenewables.com
4. Name of Representative/Agent:
 - a. Evan Horn
Ernst & Young
401 Congress Avenue, Suite 3200
Austin, Texas 78701
(512) 426-8958
evan.horn@ey.com
5. Proposed Name for Reinvestment Zone:
 - a. Fayette County Reinvestment Zone No. 1 – 7V Solar
6. Please state the approximate current ad valorem tax value of the real property within the proposed reinvestment zone prior to any improvements related to this application:
 - a. To the best of the applicant's knowledge, \$133,870 is the current ad valorem *taxable(ag)* value of the real property within the proposed project boundary.

County of Fayette Application for Tax Abatement

7. Please attach a map of the proposed project and reinvestment zone.
 - a. Please find attached map.



8. Please provide a list of the properties that will be located within the proposed reinvestment zone, by Ad Valorem Parcel ID numbers utilized by the County Appraisal District, the acreage of each parcel, the current registered owner of each such parcel, and the total aggregate acreage of the entire proposed reinvestment zone:
 - a. Please see attached an “Exhibit A – Fayette County Reinvestment Zone No. 1 – 7V Solar” with the requested information.

County of Fayette Application for Tax Abatement

9. Please provide a general description of the nature of the proposed project, the types of infrastructure that will be constructed or installed within the proposed reinvestment zone, a statement as to what improvements will be subject to the abatement, and any exclusions from abatement the applicant expects to construct or install within the proposed reinvestment zone. Please state the Applicant's best estimate of the net taxable value of all such improvements subject to the requested tax abatement:

7V Solar Ranch, LLC (7V Solar) is developing a utility scale single axis tracker photovoltaic facility designed to use solar power to generate electricity. The Project will be capable of generating approximately 240 MWac and will cover a surface lease of approximately 3800 acres. The investment may include the following: solar modules/panels, metal mounting system with tracking capabilities, underground conduit, communications cables and electric system wiring, combiner boxes, a project substation including breakers, a transformer and meters, overhead transmission lines, inverter boxes, an operations and maintenance facility, fencing for safety and security, telephone and internet communication system, meteorological equipment to measure solar irradiation and weather conditions, and any other equipment necessary to safely operate, maintain, and transmit power to the ERCOT electrical grid. The project may also include a battery storage system designed to store electricity generated by the solar panels included in the project.

- a. The entire Project will be subject to the abatement and will be owned by the Applicant.
 - b. Applicant's best estimate of the net taxable value of all such improvements subject to the requested tax abatement is \$190,000,000.
10. Please state the number of temporary jobs that will be generated during construction of the proposed project, and the number of permanent jobs that will be created for ongoing maintenance and operations post construction. In relation to job creation, please state the expected duration of temporary jobs within the county, the anticipated gross monthly payroll during the temporary jobs period, and the anticipated annual payroll for permanent jobs:
- a. The estimated number of temporary construction jobs is 200 – 300 during a construction period of 12 – 18 months (subject to weather).
 - b. The estimated number of permanent jobs for ongoing maintenance and operations post construction is one (1), plus additional contract workers at the site for (including, but not limited to) panel washing and mowing operations.
 - c. The anticipated gross monthly payroll during the temporary jobs period is to be determined.
 - d. The anticipated annual payroll for permanent jobs is \$50,000.

County of Fayette Application for Tax Abatement

11. Please identify any incentives the applicant will make available to attract and retain permanent residential employees to construct, maintain or operate the resulting facilities within the proposed reinvestment zone. Such incentives can be in the form of scholarships, relocation allowances, or other accommodations designed to improve the county or communities located in the vicinity of the project.
 - a. The Project will contribute to the expansion of employment, attract major investment to Fayette County, benefit the property on which it is constructed, and contribute to the economic development of the County.
 - b. Continuing operations and maintenance activities in Fayette County will create opportunities for purchase of contracting services and supplies from Fayette County businesses. Over the course of construction of the Project, 7V Solar will try to use qualified local labor and purchase services and materials from local businesses where economic and practicable.
 - c. The Project will make use of land that is currently used for agricultural and ranching purposes. The location of the Project is remote and not ideal for industrial or commercial development, but is well suited for a solar facility. Without the Project, the land could remain in its current state and would be unlikely to attract new investment to the area.

12. Please state the estimated tax revenues the county can expect to receive during each year of any requested abatement, and the method by which this revenue is calculated.
 - a. Please see attached “Exhibit B - 7v Solar Ranch - 240MW Estimated Market Value and Tax Analysis”.
 - b. Please see attached “Exhibit C – 7v Solar Ranch – Ag Rollback Analysis”

13. Please provide a time schedule for undertaking and completing the planned improvements. This timeline should include an anticipated commencement of construction, and commercial operations commencement date.
 - a. Anticipated Commencement of Construction – 3rd Quarter 2021
 - b. Anticipated Commercial Operations Date – 3rd Quarter 2022



Authorized Representative or Agent

Candela Renewables
Exhibit A - Fayette County Reinvestment Zone No. 1 - 7V Solar

Property ID	Parcel Owner	Acres	Legal Description
25903	SYLER, IRA JR & JUDY	277	ABS A166 DALRYMPLE J 1/3 LG,277.0 ACRES,NO BLDGS OR M H
25261	SYLER, IRA JR & SYLER ANTOINETTE	411	ABS A074 MULDOON M 6 LG,411.0 ACRES,BARN
92758	SYLER, BRIT	65	ABS A074 MULDOON M 6 LG,65.00 ACRES, NO BLDGS OR M H
25246	CHERRY, ESTELLA	442.52	ABS A074 MULDOON M 6 LG,442.52 ACRES,OLD HSE - NO VALUE
26030	CHERRY, ESTELLA	100	ABS A174 EVANS W M 1/3 LG,100. ACRES,NO BLDGS OR M H
76208	HEARN, ELAINE	240.2	ABS A174 EVANS W M 1/3 LG,240.2 ACRES,NO BLDGS OR MH
76210	HEARN, ELAINE	30.3	ABS A174 EVANS W M 1/3 LG,30.3 ACRES,NO BLDGS OR MH
25821	CHERRY CHRIS & COOPER & WILLIAM JR	943.3	ABS A130 BETTINGER F A,943.3 ACRES,NO BLDGS OR M H
48997	CHERRY ANNE	35.67	ABS A311 VIVEN JOHN 1/3 LG,35.666 ACRES,NO BLDGS OR M H
51660	CHERRY, MARTIN & MARTIN	206.33	ABS A311 VIVEN JOHN 1/3 LG,206.33 ACRES,SHED, STG
26914	CHERRY, MARTIN & MARTIN	397.08	ABS A311 VIVEN JOHN 1/3 LG,397.08 ACRES,SHEDS
56071	TILICEK FRANK J III-TRUSTEE	212.75	ABS A174 EVANS W M 1/3 LG,212.749 ACRES,NO BLDGS OR MH
46614	SYLER, BRITT	179.61	ABS A174 EVANS W M 1/3 LG,179.608 ACRES,NO BLDGS OR M H; FR: ANDY SPEED
26867	SYLER, BRITT	53	ABS A298 TATUM J B 1/3 LG,53.0 ACRES,NO BLDGS OR M H; FR: ANDY SPEED
26872	ROJAS, MANUEL JR	140	ABS A298 TATUM J B 1/3 LG,140. ACRES,(4) MOBILE HOMES, STGS
100311	GOMEZ, JOSE	55.78	ABS A298 TATUM J B 1/3 LG,55.782 ACRES,NO BLDGS OR M H
62158	HYNDS JAMEY & HEATHER	97.83	ABS A298 TATUM J B 1/3 LG,97.83 ACRES,BARN
26599	RIGHTMER FAMILY LIMITED PARTNERSHIP	582.45	ABS A264 PEEBLES L W T,582.452 ACRES,SHED (HENKE PLACE)
26227	RIGHTMER FAMILY LIMITED PARTNERSHIP	118.49	ABS A213 HIGGINS W M,118.49 ACRES,NO BLDGS OR M H
26212	RIGHTMER FAMILY LIMITED PARTNERSHIP	132.37	ABS A213 HIGGINS W M,132.366 ACRES,NO BLDGS OR M H (WOLTERS PLACE)
26597	SCHWARTZENBURG DEBRA & SPEED JULIA	91.92	ABS A264 PEEBLES L W T,91.923 ACRES,NO BLDGS OR M H
60213	J-IVY RANCH SURFACE SERIES	265.21	ABS A174 EVANS W M 1/3 LG,265.207 ACRES,SHED
24958	RIGHTMER FAMILY LIMITED PARTNERSHIP	200	ABS A049 GREEN B LG,534.64 ACRES,HSE, GAR, FARM BLDGS (PARKER PLACE) (portion of)
46218	Ira Syler	176.07	ABS A074 MULDOON M 6 LG,176.075 ACRES,FARM BLDGS
25259	Multiple Owners	392.36	ABS A074 MULDOON M 6 LG,392.36 ACRES,NO BLDGS OR M H
92757	Ira Syler	302.05	ABS A074 MULDOON M 6 LG,302.053 ACRES,BARN
81655	Cherry	154.5	ABS A074 MULDOON M 6 LG,154.5 ACRES,NO BLDGS OR M H
25243	Martin Cherry Sr	197.8	ABS A074 MULDOON M 6 LG,197.8 ACRES,FARM BLDGS
95683	Elaine Ivy	76.46	ABS A074 MULDOON M 6 LG,76.461 ACRES,FARM BLDGS

Candela Renewables
Exhibit B - 7v Solar Ranch - 240MW Estimated Market Value And Tax Analysis

Year	Tax Year	Estimated Market Value	Tax Rate	Estimated Tax w/o Abatement	Tax Abatement %	Estimated Tax w/ Abatement	Estimated Tax Via PILOT	Estimated \$/MW PILOT Payment
0	2021	-	0.464000%	-	0%	-	-	-
0	2022	25,000,000	0.464000%	116,000	0%	116,000	116,000	-
1	2023	191,130,576	0.464000%	886,846	75%	221,711	108,571	452
2	2024	164,593,229	0.464000%	763,713	75%	190,928	108,571	452
3	2025	138,954,379	0.464000%	644,748	75%	161,187	108,571	452
4	2026	114,346,378	0.464000%	530,567	75%	132,642	108,571	452
5	2027	90,963,600	0.464000%	422,071	75%	105,518	108,571	452
6	2028	75,461,568	0.464000%	350,142	75%	87,535	108,571	452
7	2029	58,721,208	0.464000%	272,466	75%	68,117	108,571	452
8	2030	40,635,504	0.464000%	188,549	75%	47,137	108,571	452
9	2031	30,576,000	0.464000%	141,873	75%	35,468	108,571	452
10	2032	30,576,000	0.464000%	141,873	75%	35,468	108,571	452
11	2033	30,576,000	0.464000%	141,873	0%	141,873	141,873	-
12	2034	30,576,000	0.464000%	141,873	0%	141,873	141,873	-
13	2035	30,576,000	0.464000%	141,873	0%	141,873	141,873	-
14	2036	30,576,000	0.464000%	141,873	0%	141,873	141,873	-
15	2037	30,576,000	0.464000%	141,873	0%	141,873	141,873	-
16	2038	30,576,000	0.464000%	141,873	0%	141,873	141,873	-
17	2039	30,576,000	0.464000%	141,873	0%	141,873	141,873	-
18	2040	30,576,000	0.464000%	141,873	0%	141,873	141,873	-
19	2041	30,576,000	0.464000%	141,873	0%	141,873	141,873	-
20	2042	30,576,000	0.464000%	141,873	0%	141,873	141,873	-
21	2043	30,576,000	0.464000%	141,873	0%	141,873	141,873	-
22	2044	30,576,000	0.464000%	141,873	0%	141,873	141,873	-
23	2045	30,576,000	0.464000%	141,873	0%	141,873	141,873	-
24	2046	30,576,000	0.464000%	141,873	0%	141,873	141,873	-
25	2047	30,576,000	0.464000%	141,873	0%	141,873	141,873	-
						Total Estimated Incentive Period Tax	1,085,712	1,085,712
						Total Estimated Lifetime Period Tax	3,329,801	3,329,801

** THESE ARE ESTIMATES ONLY AND SUBJECT TO CHANGE **

Candela Renewables
Exhibit C - 7v Solar Ranch - Ag Rollback Analysis

Fayette County Only Tax Rate - Ag Rollback Estimate			
Tax Year	2021	2020	2019
Total Acres	2,200	2,200	2,200
Estimated Market Value	9,361,787	9,361,787	9,361,787
Est. Productive Use Value	133,807	133,807	133,807
Difference	\$9,227,980	\$9,227,980	\$9,227,980
Tax Rate	0.464042%	0.464042%	0.464042%
Base Tax	\$42,821.70	\$42,821.70	\$42,821.70
Interest	<u>\$2,141.09</u>	<u>\$4,282.17</u>	<u>\$6,423.26</u>
Total Due	\$44,962.79	\$47,103.87	\$49,244.96
Total Calculated Rollback Tax	\$141,311.62		
	\$64.23 per acre		