



State of Nevada Renewable Energy
Tax Abatement Application

ORNI 56 LLC
LONE MOUNTAIN GEOTHERMAL POWER PROJECT



ORNI 56 LLC

LONE MOUNTAIN GEOTHERMAL POWER PROJECT

ORNI 56 LLC (“the Company”) is wholly owned by Ormat Nevada Inc. (“ONI”). ONI is a wholly owned subsidiary of Ormat Technologies, Inc. (“Ormat”). Ormat is a publicly traded U.S. corporation headquartered in Reno, Nevada and is listed on the NYSE under the symbol “ORA”. Ormat is a leading vertically integrated company engaged in the geothermal and recovered energy power business. Ormat designs, develops, builds, owns and operates clean, environmentally friendly geothermal and Recovered Energy Generation (“REG”) power plants primarily utilizing internally designed and manufactured equipment.

ORNI 56 LLC owns the Lone Mountain Geothermal Project, which is a greenfield geothermal power generation project located in Emerald County, Nevada. The project consists of a new air-cooled binary geothermal power plant utilizing Ormat Energy Converter (OEC) technology, associated geothermal production and injection systems, electrical interconnection facilities, and supporting infrastructure.

The facility will utilize geothermal fluid from newly drilled production and injection wells. An extensive drilling campaign is being conducted to establish the production and injection wellfield necessary to support full plant operation. Associated geothermal gathering pipelines and injection systems will connect the wellfield to the power plant and return cooled geothermal fluids to the injection wells.

The project includes construction of plant foundations, process equipment, mechanical and electrical systems, plant buildings, emergency alarm and fire protection systems, access roads, fencing, site grading, and related balance-of-plant infrastructure. Heat tracing and insulation systems will also be installed to support reliable plant operations under varying ambient conditions.

Electrical interconnection facilities will include a new approximately 37-mile transmission line connecting the power plant switchyard to the existing Miller Substation. The transmission line and associated substation modifications will provide the connection necessary to deliver power from the facility to the regional transmission network.

Construction activities are planned to commence following completion of permitting, engineering, and procurement activities, with site mobilization and earthwork scheduled to begin during the fourth quarter of 2026. Major civil, mechanical, and electrical construction activities will continue through 2027, followed by startup, testing, and commissioning activities. Commercial operation of the facility is currently targeted for April 2028.



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Facility Information:			
Date of Submittal to GOE:			
Type of Incentives (Please check all that the company is applying for on this application)			
Sales & Use Tax Abatement		☒	Property Tax Abatement ☒
Company Information (Legal name of company under which business will be transacted in Nevada)			
Company Name:		ORNI 56 LLC	
Department of Taxation's Tax Payer ID number:		USE-3647-6054	
Federal Employer ID number (FEIN, EIN or FID):		41-4930160	
NAICS Code:		221116	
Description of Company's Nevada Operations:		The company will develop and own the Lone Mountain Geothermal Project, a greenfield geothermal power generation project located in Esmeralda County, Nevada.	
Percentage of Company's Market Inside Nevada:		100%	
Mailing Address:		6884 Sierra Center Pkwy	
City:		Reno	Zip: 89511
Phone:		775-356-9029	
APN:		Portions of: 006-191-01, 007-021-01, and 007-101-01	
Taxation District where facility is located:		Esmeralda County	
Nevada Facility			
Type of Facility (please check all that are relevant to the facility)			
Geothermal	☒		
Process Heat from Solar Energy	☐		
Solar PV	☐		
Solar Thermal	☐		
Wind	☐		
Biomass	☐		
Waterpower	☐		
Renewable Energy Storage	☐		
Transmission that is interconnected to a renewable energy or geothermal	☒		
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	☐		



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Name Plate Production Capacity of the Facility:	36 MW	
Net Output Production Capacity of the Facility in MW:	30 MW	
Annual Net Production Capacity of the Facility in MWh (or other appropriate unit):	254,916	
Estimated total capital investment:	178,446,043	
Percent of total estimated capital investment expended in Nevada:	100%	
Anticipated date or time range for the start of construction:	Q4 2026	
Anticipated date for the Commercial Operation Date (COD) of the facility:	Q2 2028	
Construction period (in months). Note: time period must match payroll calculations	18	
Address of the Real Property for the Generation Facility:		
Tax District 060 - General County & Mining GPS: 37.902722, -117.920892	City:	Outside City Limits
	Zip:	
Size of the total Facility Land (acre):	126.99	

Are you required to file any paper work with the PUC and/or FERC?		
If yes, Purpose of the Filing with PUC:	Filing Date OR Anticipated filing Date:	PUC Docket Number:
No PUC Filings.		
If yes, Purpose of the Filing with FERC:	Filing Date OR Anticipated	FERC Docket Number:
Yes, to obtain Market-Based Rate Authority	To be filed 3-6 months before COD.	
List All the county(s), Cities, and Towns where the facility will be located		
1	Esmeralda County	
2		
3		



LONE MOUNTAIN - TRANSMISSION LINE

0 3.75 7.5 0 3.25 6.5
km mi

- Transmission Line
- Gov Lease



Esmeralda County, Nevada WGS 1984 UTM Zone 11N



ORNI 56 LLC, LONE MOUNTAIN GEOTHERMAL
POWER PROJECT
Legal Description

Esmeralda County, Nevada

Township 1 North, Range 36 East M.D.M.

Section 36: N1/2

Legal Description (Township, Range, Section Number & Aliquot Part)
T.1N., R.37E., Section 31, NW ¼ NW ¼
T.1N., R.37E., Section 30, NW ¼ SW ¼
T.1N., R.37E., Section 31, SW ¼ SW ¼
T.1N., R.36E., Section 36, SW ¼, SW ¼
T.1N., R.37E., Section 32, SW ¼ NW ¼
T.1N., R.37E., Section 31, SE ¼ SW ¼
T.1S., R.37E., Section 9, NE ¼ NW ¼
T.1S., R.37E., Section 6, NE ¼ NW ¼
T.1N., R.37E., Section 31, SE ¼ NW ¼
T.1N., R.36E., Section 36, SE ¼ NW ¼
T.1S., R.37E., Section 6, SE ¼ NW ¼
T.1N., R.36E., Section 25, NW ¼ NE ¼
T.1S., R.36E., Section 1, Lot 2 (NW ¼ NE ¼)
T.1S., R.36E., Section 1, SW ¼ NE ¼
T.1S., R.36E., Section 12, SE ½ NE ¼
T.1S., R.37E., Section 6, NE corner
T.1N., R.37E., Section 31, SE ¼ SE ¼



RESOURCES

ORNI 56 LLC, LONE MOUNTAIN GEOTHERMAL POWER PROJECT

Water Resources

The Project would use an approximate total of 100 acre-feet of water over the 50-year life of the Project. Groundwater pumping for water supply could lower groundwater levels in the shallow freshwater aquifer; however, most of the water (68 acre-feet) would be used temporarily for construction and well drilling. Operation of the power plants would use minimal water (0.37 acre-feet per year) for a total of 19 acre-feet over the 50-year life of the Project. The remaining water use would be temporary during reclamation. The Project is not expected to have long-term impact to the shallow aquifer.

Vegetation and Special Status Plants

The Project would disturb 1,606 acres in seven different vegetation communities. The seven vegetation communities that would be affected are not considered unique or rare and are common in the area.

Wildlife

The Proposed Action would affect wildlife habitat by disturbing 1,606 acres of habitat (e.g., foraging, nesting, breeding, etc.) for the life of the proposed Project (50 years) until final reclamation. Concurrent reclamation could reduce these effects before the end of the Project. The risk of habitat degradation from noxious and non-native, invasive plants is anticipated to be minimal because of the implementation of applicant-committed environmental protection measures (ACEPMs) including washing of all vehicles prior to being brought to the Project, using certified noxious weed free hay and straw bales, gravel, and reclamation seed mix, and preparing a noxious weed management plan for the Project.

Natural resources that will be affected by the project include sagebrush habitat that will be disturbed by the construction of the power plant and solar field. Wildlife that uses the habitat could be impacted, though wildlife should be able to leave the project area during initial site



preparation. At the end of the project, site reclamation would include removal of above-ground facilities, re-contouring, and revegetation. No mitigation has been required.

Air Quality

The Proposed Action potential emissions are less than the applicable New Source Review and Title V major source thresholds for both criteria pollutant and HAP emissions. Therefore, the Proposed Action is considered a minor source for all criteria pollutants and an area source for HAP emissions. HAP emissions are below the USEPA Major Source threshold of 25 tons per year and all criteria pollutant and precursor emissions except CO and VOC are below the NDEP Environmental Evaluation threshold of 25 tons per year. Emissions below these thresholds are not expected to change current air quality and do not require further analysis.



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SCHEDULE

- Project release – Q1 2026
- Permits on hand to start construction – Q4 2026
 - Construction break ground –Q4 2026
 - Drilling completion – Q2 2027
- Power plant construction Completion - Q4 2027
 - T-line construction Completion – Q4 2027
 - Target COD – Q2 2028

SECRETARY OF STATE



NEVADA STATE BUSINESS LICENSE

ORNI 56 LLC

Nevada Business Identification # NV20263545198

Expiration Date: 03/31/2027

In accordance with Title 7 of Nevada Revised Statutes, pursuant to proper application duly filed and payment of appropriate prescribed fees, the above named is hereby granted a Nevada State Business License for business activities conducted within the State of Nevada.

Valid until the expiration date listed unless suspended, revoked or cancelled in accordance with the provisions in Nevada Revised Statutes. License is not transferable and is not in lieu of any local business license, permit or registration.

License must be cancelled on or before its expiration date if business activity ceases. Failure to do so will result in late fees or penalties which, by law, cannot be waived.



Certificate Number: B202603166557319

You may verify this certificate

online at <https://www.nvsilverflume.gov/home>

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the Great Seal of State, at my office on 03/16/2026.

FRANCISCO V. AGUILAR
Secretary of State

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					
BLM Plan of Utilization	Bureau of Land Management (Nevada)	Authorization to construct and use facilities on BLM land	Submit application and plans; BLM review; approval		
BLM Site License	Bureau of Land Management (Nevada)	Authorization to occupy federal land for project facilities	Submit license application; BLM review; approval		
BLM Facility Construction Sundry Notice	Bureau of Land Management (Nevada)	Authorization to begin earthwork on BLM land	Submit sundry notice; BLM review; approval		
BLM Commercial Use Permit (CUP)	Bureau of Land Management (Nevada)	Authorization to operate facilities on BLM land	Submit CUP application; BLM review; approval		
II. State of Nevada Permits or Authorizations					
NDEP Construction Stormwater Permit / SWPPP	Nevada Division of Environmental Protection	Authorization for construction stormwater discharges	Submit NOI and SWPPP; NDEP review; approval		
NDEP Surface Area Disturbance Permit	Nevada Division of Environmental Protection	Authorization to disturb surface areas	Submit application; NDEP review; approval		
Class II Air Quality Permit to Construct	NDEP – Bureau of Air Pollution Control	Authorization to construct emission sources	Submit application; NDEP review; approval		
Underground Injection Control Permit	Nevada Division of Environmental Protection	Authorization to modify injection systems	Submit application; NDEP review; approval		
Class II Air Quality Permit to Operate	NDEP – Bureau of Air Pollution Control	Authorization to operate emission sources	Submit application; NDEP review; approval		
Boiler Pressure Vessel Permit – Installation	Portions of: 008-191-01, 007-021-01, and 00	Authorization to install pressure vessels	Submit application; inspection; approval		
Boiler Pressure Vessel Permit – Operating	Nevada Department of Business & Industry	Authorization to operate pressure vessels	Submit operating permit; inspection; approval		
State Fire Marshal Building Permit	Nevada State Fire Marshal	Fire and life safety approval	Submit plans; fire review; approval		
III. County Permits or Authorizations					
County Special Use Permit (SUP)	County Planning Department	Authorize land use for project	Submit SUP; county review; approval		
County Road Agreement	County Public Works Department	Authorize use of county roads	Submit agreement; county review; approval		
County Construction Permit – ACC Foundations	County Building Department	Authorize ACC foundations construction	Submit permit, plan review; approval		
County Construction Permit – Foundations	County Building Department	Authorize foundations construction	Submit permit, plan review; approval		
County Certificate of Occupancy	County Building Department	Authorize facility occupancy	Final inspection; issuance		
IV. City Permits or Authorizations					



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		
Tax ID		
Contact		
Mailing Address		
E-Mail		
Vendor		
Tax ID		
Contact		
Mailing Address		
E-Mail		
Vendor		
Tax ID		
Contact		
Mailing Address		
E-Mail		
Vendor		
Tax ID		
Contact		
Mailing Address		
E-Mail		
Vendor		
Tax ID		
Contact		
Mailing Address		
E-Mail		
Vendor		
Tax ID		
Contact		
Mailing Address		
E-Mail		
Vendor		
Tax ID		
Contact		
Mailing Address		
E-Mail		
Vendor		
Tax ID		
Contact		
Mailing Address		
E-Mail		



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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				
Tax ID				
Contact				
Mailing Address				
E-Mail				
Vendor				
Tax ID				
Contact				
Mailing Address				
E-Mail				
Vendor				
Tax ID				
Contact				
Mailing Address				
E-Mail				
Vendor				
Tax ID				
Contact				
Mailing Address				
E-Mail				
Vendor				
Tax ID				
Contact				
Mailing Address				
E-Mail				
Vendor				
Tax ID				
Contact				
Mailing Address				
E-Mail				

Employment

New Operations or Expansion

CONSTRUCTION EMPLOYEES

Number of anticipated construction employees who will be employed during the entire construction phase ?
Number of anticipated construction employees who will be employed during the entire construction phase that will be Nevada Residents ?
Average anticipated hourly wage of construction employees, excluding management and administrative employees:
Number of anticipated construction employees who will be employed during the second-quarter of construction *?
Percentage of anticipated second-quarter * construction employees who will be Nevada Residents ?
Number of anticipated second-quarter * construction employees who will be Nevada Residents ?

Full Time	Part Time
211	NA
116	NA
	NA
155	NA
56%	NA
87	NA

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?
Average anticipated hourly wage of permanent employees, excluding management and administrative employees:
Number of permanent employees who were employed prior to the expansion?
Average hourly wage of current permanent employees, excluding managements and administrative employees

Full Time	Part Time
0	NA
\$ -	NA
0	NA
\$ -	NA

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):

DETERMINED BY VENDORS - WILL MEET THE QUALIFICATIONS SET BY NRS 701A.(1)(E)(4) AND NAC 701A.390(1).

Name of Insurer:	DETERMINED BY VENDOR		
Cost of Total Benefit Package:		Cost of Health Insurance for Construction Employees:	ESTIMATED AT 8% OF SALARIES

* 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

NOTE: 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)	(d)	(e) = (c) x (d)
Job Title *Construction Employees excluding Management and Administrative employees	# of Nevada Employees	# of Non-Nevada Employees	Total # of Employees	Average Hourly Wage (\$)	Total Hourly Wage per category (\$)
Grading Construction	9	7	16		
Fire Protection Construction	4	3	7		
Foundation Construction	18	15	33		
Mechanical Construction	38	31	69		
Electrical Construction	18	15	33		
Buildings & HVAC	6	4	10		
Insulation	10	7	17		
Driller	2	2	4		
Derrickman	1	1	2		
Motorman	1	1	2		
Roustabout	2	2	4		
Mud Man	1	1	2		
Directional Driller	1	1	2		
MWD Hand	1	1	2		
Wireline Operator	2	2	4		
Cementers	2	2	4		

TOTAL	116	95	211	\$		\$	-
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TOTAL CONSTRUCTION PAYROLL	\$	6,395,777
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Second Quarter Construction Employee Schedule

NOTE: 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 period. *Please provide the formula utilized to arrive at the numbers below***

FULL TIME EMPLOYEES

	(a)	(b)	(c) = (a)+(b)	(d)	(e) = (c) x (d)
Job Title *Construction Employees excluding Management and Administrative employees	# of Nevada Employees	# of Non-Nevada Employees	Total # of Employees	Average Hourly Wage (\$)	Total Hourly Wage per category (\$)
Foundation Construction	19	16	35		
Mechanical Construction	27	20	47		
Electrical Construction	14	10	24		
Buildings & HVAC	13	10	23		
Driller	2	2	4		
Derrickman	1	1	2		
Motorman	1	1	2		
Roustabout	2	2	4		
Mud Man	1	1	2		
Directional Driller	1	1	2		
MWD Hand	1	1	2		
Wireline Operator	2	2	4		
Cementers	2	2	4		

TOTAL	87	68	155	\$	\$ -
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TOTAL CONSTRUCTION PAYROLL	\$	2,380,864
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Permanent Employee Schedule

NOTE: 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

Job Title	(a)	(b)	(c) = (a) x (b)
	Total # of Employees	Average Hourly Wage (\$)	Total Hourly Wage per category (\$)
(Management and Administrative Employees)		\$ -	\$ -
		\$ -	\$ -
(Permanent Employees - excluding Management and Administrative Employees)		\$ -	\$ -
		\$ -	\$ -
		\$ -	\$ -

TOTAL

0	\$ -	\$ -
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TOTAL PAYROLL

\$ -

Supplemental Information

Note: 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.
Yes, BLM Land.
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.
Yes, Ormat Nevada Inc, Nevada
4) At what physical point is the ownership of energy transferred? Describe the location and nature of the connection to the transmission grid.
Millers Substation connecting at 120KV
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?
No
8) If an EIS or EA has been performed, please supply the ROD number.
Currently in progress.
9) Has an appraisal been performed on any portion of this land or project?
No
10) Has a Power Purchase Agreement been executed?
The project is eligible for inclusion in various executed PPAs.

Summary Sheet

Company Name:	ORNI 56 LLC
Division:	

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. *	\$ [REDACTED]	
3	Sch. 3 Real Property - Land - Total from Col. I	\$ [REDACTED]	
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	\$ [REDACTED]	
7	Sch. 7 Second Year Estimated Sales & Use Tax - Total from Col. H	\$ [REDACTED]	
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.



Company Name:	ORNI 56 LLC
Division:	

- (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 <https://tax.nv.gov/news-publications/local-government-services-publications/>. Then select: *Property Tax - Locally Assessed > Personal Property Manual*
- (5) Attach additional sheets as necessary.

[illegible]



Schedule 2 - Improvements

Company Name:	ORNI 56 LLC
Division:	

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		F
Real Property Improvements Itemized Description	G/L Account No. (if applicable)	Estimated Date of Completion	Estimated Total Construction Cost
Field Development & Drilling		Q3 2027	\$
Construction		Q4 2027	\$
Generating Unit		Q1 2028	\$
Transmission Line & Substation		Q4 2027	\$
Gathering System		Q4 2027	\$
Plant		Q4 2027	\$
Spare Parts		Q1 2028	\$
Building		Q2 2027	\$

Grand Total

\$178,446,043



Schedule 3 - Real Property Land	
Company Name:	ORNI 56 LLC
Division:	

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

1998, 1999, 2000, 2001, 2002, 2003, 2004, 2005, 2006, 2007, 2008, 2009, 2010, 2011, 2012, 2013, 2014, 2015, 2016, 2017, 2018, 2019, 2020, 2021, 2022, 2023, 2024, 2025, 2026, 2027, 2028, 2029, 2030, 2031, 2032, 2033, 2034, 2035, 2036, 2037, 2038, 2039, 2040, 2041, 2042, 2043, 2044, 2045, 2046, 2047, 2048, 2049, 2050, 2051, 2052, 2053, 2054, 2055, 2056, 2057, 2058, 2059, 2060, 2061, 2062, 2063, 2064, 2065, 2066, 2067, 2068, 2069, 2070, 2071, 2072, 2073, 2074, 2075, 2076, 2077, 2078, 2079, 2080, 2081, 2082, 2083, 2084, 2085, 2086, 2087, 2088, 2089, 2090, 2091, 2092, 2093, 2094, 2095, 2096, 2097, 2098, 2099, 2100, 2101, 2102, 2103, 2104, 2105, 2106, 2107, 2108, 2109, 2110, 2111, 2112, 2113, 2114, 2115, 2116, 2117, 2118, 2119, 2120, 2121, 2122, 2123, 2124, 2125, 2126, 2127, 2128, 2129, 2130, 2131, 2132, 2133, 2134, 2135, 2136, 2137, 2138, 2139, 2140, 2141, 2142, 2143, 2144, 2145, 2146, 2147, 2148, 2149, 2150, 2151, 2152, 2153, 2154, 2155, 2156, 2157, 2158, 2159, 2160, 2161, 2162, 2163, 2164, 2165, 2166, 2167, 2168, 2169, 2170, 2171, 2172, 2173, 2174, 2175, 2176, 2177, 2178, 2179, 2180, 2181, 2182, 2183, 2184, 2185, 2186, 2187, 2188, 2189, 2190, 2191, 2192, 2193, 2194, 2195, 2196, 2197, 2198, 2199, 2200, 2201, 2202, 2203, 2204, 2205, 2206, 2207, 2208, 2209, 2210, 2211, 2212, 2213, 2214, 2215, 2216, 2217, 2218, 2219, 2220, 2221, 2222, 2223, 2224, 2225, 2226, 2227, 2228, 2229, 2230, 2231, 2232, 2233, 2234, 2235, 2236, 2237, 2238, 2239, 2240, 2241, 2242, 2243, 2244, 2245, 2246, 2247, 2248, 2249, 2250, 2251, 2252, 2253, 2254, 2255, 2256, 2257, 2258, 2259, 2260, 2261, 2262, 2263, 2264, 2265, 2266, 2267, 2268, 2269, 2270, 2271, 2272, 2273, 2274, 2275, 2276, 2277, 2278, 2279, 2280, 2281, 2282, 2283, 2284, 2285, 2286, 2287, 2288, 2289, 2290, 2291, 2292, 2293, 2294, 2295, 2296, 2297, 2298, 2299, 2300, 2301, 2302, 2303, 2304, 2305, 2306, 2307, 2308, 2309, 2310, 2311, 2312, 2313, 2314, 2315, 2316, 2317, 2318, 2319, 2320, 2321, 2322, 2323, 2324, 2325, 2326, 2327, 2328, 2329, 2330, 2331, 2332, 2333, 2334, 2335, 2336, 2337, 2338, 2339, 2340, 2341, 2342, 2343, 2344, 2345, 2346, 2347, 2348, 2349, 2350, 2351, 2352, 2353, 2354, 2355, 2356, 2357, 2358, 2359, 2360, 2361, 2362, 2363, 2364, 2365, 2366, 2367, 2368, 2369, 2370, 2371, 2372, 2373, 2374, 2375, 2376, 2377, 2378, 2379, 2380, 2381, 2382, 2383, 2384, 2385, 2386, 2387, 2388, 2389, 2390, 2391, 2392, 2393, 2394, 2395, 2396, 2397, 2398, 2399, 2400, 2401, 2402, 2403, 2404, 2405, 2406, 2407, 2408, 2409, 2410, 2411, 2412, 2413, 2414, 2415, 2416, 2417, 2418, 2419, 2420, 2421, 2422, 2423, 2424, 2425, 2426, 2427, 2428, 2429, 2430, 2431, 2432, 2433, 2434, 2435, 2436, 2437, 2438, 2439, 2440, 2441, 2442, 2443, 2444, 2445, 2446, 2447, 2448, 2449, 2450, 2451, 2452, 2453, 2454, 2455, 2456, 2457, 2458, 2459, 2460, 2461, 2462, 2463, 2464, 2465, 2466, 2467, 2468, 2469, 2470, 2471, 2472, 2473, 2474, 2475, 2476, 2477, 2478, 2479, 2480, 2481, 2482, 2483, 2484, 2485, 2486, 2487, 2488, 2489, 2490, 2491, 2492, 2493, 2494, 2495, 2496, 2497, 2498, 2499, 2500, 2501, 2502, 2503, 2504, 2505, 2506, 2507, 2508, 2509, 2510, 2511, 2512, 2513, 2514, 2515, 2516, 2517, 2518, 2519, 2520, 2521, 2522, 2523, 2524, 2525, 2526, 2527, 2528, 2529, 2530, 2531, 2532, 2533, 2534, 2535, 2536, 2537, 2538, 2539, 2540, 2541, 2542, 2543, 2544, 2545, 2546, 2547, 2548, 2549, 2550, 2551, 2552, 2553, 2554, 2555, 2556, 2557, 2558, 2559, 2560, 2561, 2562, 2563, 2564, 2565, 2566, 2567, 2568, 2569, 2570, 2571, 2572, 2573, 2574, 2575, 2576, 2577, 2578, 2579, 2580, 2581, 2582, 2583, 2584, 2585, 2586, 2587, 2588, 2589, 2590, 2591, 2592, 2593, 2594, 2595, 2596, 2597, 2598, 2599, 2600, 2601, 2602, 2603, 2604, 2605, 2606, 2607, 2608, 2609, 2610, 2611, 2612, 2613, 2614, 2615, 2616, 2617, 2618, 2619, 2620, 2621, 2622, 2623, 2624, 2625, 2626, 2627, 2628, 2629, 2630, 2631, 2632, 2633, 2634, 2635, 2636, 2637, 2638, 2639, 2640, 2641, 2642, 2643, 2644, 2645, 2646, 2647, 2648, 2649, 2650, 2651, 2652, 2653, 2654, 2655, 2656, 2657, 2658, 2659, 2660, 2661, 2662, 2663, 2664, 2665, 2666, 2667, 2668, 2669, 2670, 2671, 2672, 2673, 2674, 2675, 2676, 2677, 2678, 2679, 26

Property Information

Parcel ID	007-101-01	Parcel Acreage	46040.0000
Tax Year	2025 	Assessed Value	1,836,996
Land Use Group	VAC	Tax Rate	3.1191
Land Use	100 - Vacant - Unknown/Other	Tax Cap	High Cap
Zoning		Tax Cap Returned	
Tax District	070 - Fish Lake Valley	Total Tax Fiscal Year (2025 - 2026)	\$0.00
Site Address	BLM - GENERAL COUNTY	Total Unpaid All Years	\$0.00
Neighborhood	071 - Fish Lake Valley		

Pay Taxes

No Photos & Sketches

Assessor Descriptions

Year	Assessor Descriptions	Subdivision	Section	Township	Range	Block & Lot
Current Year 2026						
2026	R37E & R38E - ALL SECTIONS	NO SUBDIVISION		1S		
Selected Parcel Year 2025						
2025						

No Personal Exemptions

No Billing Information

No Payment History

Overview

Photos & Sketches

Assessor Descriptions

Exemptions

Billing

Payment History

Names

Personal Property

Mining

CAMA

Assessments

Taxing Bodies

Sales History

Genealogy

View Plat Map

Print Parcel

Related Names

CURRENT OWNER FOR 2026 (2026 - 2027)		OWNER FOR 2025 (2025 - 2026)	
Name	BUREAU OF LAND MANAGEMENT	Name	BUREAU OF LAND MANAGEMENT
Mailing Address	00000	Mailing Address	00000
Status	Current	Status	Current

No Personal Property

No Mining

No Structure Information

Assessments				
Taxable Value	Land	Building	Per. Property	Totals
Residential	0	0	0	0
Com / Ind.	0	0	0	0
Agricultural	0	0	0	0
Exempt	5,248,560	0	0	5,248,560
Pers. Exempt				0
Total	0	0	0	0
Assessed Value	Land	Building	Per. Property	Totals
Residential	0	0	0	0
Com / Ind.	0	0	0	0
Agricultural	0	0	0	0
Exempt	1,836,996	0	0	1,836,996
Pers. Exempt				0
Total	0	0	0	0
	New Land	New Const.	New P.P.	
Residential	0	0	0	0
Com / Ind.	0	0	0	0
Agricultural	0	0	0	0
Exempt	0	0	0	0
Totals	0	0	0	0

Taxing Bodies

Tax Entity	Tax Rate	Amount
STATE	0.1700	\$0.00
STATE INDIGENT	0.0150	\$0.00
GENERAL	2.1281	\$0.00
SCHOOL	0.7500	\$0.00
ESCO MEDICAL ASSIST	0.0100	\$0.00
AG. EXTENSION	0.0000	\$0.00
YOUTH SERVICE	0.0010	\$0.00
HEALTH/WELFARE	0.0200	\$0.00
ESMERALDA COUNTY	0.0000	\$0.00
ESMERALDA SCHOOLS	0.0000	\$0.00
CAPITAL PROJECTS	0.0250	\$0.00
Tax Entity Total	3.1191	\$0.00
Year Total	3.1191	\$0.00

No data

No Sales History

Property Information

Parcel ID	007-021-01	Parcel Acreage	33494.0000
Tax Year	2026 ▼	Assessed Value	1,336,411
Land Use Group	VAC	Tax Rate	0.0000
Land Use	100 - Vacant - Unknown/Other	Tax Cap	High Cap
Zoning		Tax Cap Returned	
Tax District	070 - Fish Lake Valley	Total Tax Fiscal Year (2026 - 2027)	\$0.00
Site Address	BLM - GENERAL COUNTY	Total Unpaid All Years	\$0.00
Neighborhood	070 - Fish Lake Valley		

[Pay Taxes](#)

No Photos & Sketches

Assessor Descriptions

Year	Assessor Descriptions	Subdivision	Section	Township	Range	Block & Lot
Current Year 2026						
2026	R35E & R36E - ALL SECTIONS	NO SUBDIVISION		1S		

No Personal Exemptions

No Billing Information

No Payment History

Related Names

CURRENT OWNER FOR 2026 (2026 - 2027)

Name	BUREAU OF LAND MANAGEMENT
Mailing Address	00000
Status	Current

Overview

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[Exemptions](#)
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[Names](#)
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[Mining](#)
[CAMA](#)
[Assessments](#)
[Taxing Bodies](#)
[Sales History](#)
[Genealogy](#)
[View Plat Map](#)
[Print Parcel](#)

No Personal Property

No Mining

No Structure Information

Assessments				
Taxable Value	Land	Building	Per. Property	Totals
Residential	0	0	0	0
Com / Ind.	0	0	0	0
Agricultural	0	0	0	0
Exempt	3,818,316	0	0	3,818,316
Pers. Exempt				0
Total	0	0	0	0
Assessed Value	Land	Building	Per. Property	Totals
Residential	0	0	0	0
Com / Ind.	0	0	0	0
Agricultural	0	0	0	0
Exempt	1,336,411	0	0	1,336,411
Pers. Exempt				0
Total	0	0	0	0
	New Land	New Const.	New P.P.	
Residential	0	0	0	0
Com / Ind.	0	0	0	0
Agricultural	0	0	0	0
Exempt	0	0	0	0
Totals	0	0	0	0

No Taxing Bodies Information

No Sales History

Property Information

Parcel ID

006-191-01

Tax Year

2026

Land Use Group

VAC

Land Use

100 - Vacant - Unknown/Other

Zoning

Tax District

060 - General County & Mining

Site Address

BLM - GENERAL COUNTY

Neighborhood

060 - General County

Parcel Acreage

46080.0000

Assessed Value

1,661,184

Tax Rate

0.0000

Tax Cap

High Cap

Tax Cap Returned

Total Tax Fiscal Year
(2026 - 2027)

\$0.00

Total Unpaid All Years

\$0.00

Pay Taxes

No Photos & Sketches

Assessor Descriptions

Year	Assessor Descriptions	Subdivision	Section	Township	Range	Block & Lot
Current Year 2026						
2026	R35E & R36E - ALL SECTIONS	NO SUBDIVISION		1N		

No Personal Exemptions

No Billing Information

No Payment History

Related Names

CURRENT OWNER FOR 2026 (2026 - 2027)

Name

BUREAU OF LAND MANAGEMENT

Mailing Address

00000

Status

Current

Overview

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Names

Personal Property

Mining

CAMA

Assessments

Taxing Bodies

Sales History

Genealogy

View Plat Map

Print Parcel

No Personal Property

No Mining

No Structure Information

Assessments

Taxable Value	Land	Building	Per. Property	Totals
Residential	0	0	0	0
Com / Ind.	0	0	0	0
Agricultural	0	0	0	0
Exempt	4,746,240	0	0	4,746,240
Pers. Exempt				0
Total	0	0	0	0
Assessed Value	Land	Building	Per. Property	Totals
Residential	0	0	0	0
Com / Ind.	0	0	0	0
Agricultural	0	0	0	0
Exempt	1,661,184	0	0	1,661,184
Pers. Exempt				0
Total	0	0	0	0
	New Land	New Const.	New P.P.	
Residential	0	0	0	
Com / Ind.	0	0	0	
Agricultural	0	0	0	
Exempt	0	0	0	
Totals	0	0	0	

No Taxing Bodies Information

No Sales History



Company Name:	ORNI 56 LLC
Division:	

- (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.

[illegible]



Company Name:	ORNI 56 LLC
Division:	

(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)	Portions of: 006-191-01, 007-021-01, and 007-101-01	Number of Units	Replacement Cost Per Unit	Estimated Total Replacement Cost
Grand Total					\$ -

Schedule 6 - Sales Tax 1st Year

Company Name:	ORNI 56 LLC
Division:	

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	-191-01, 007-021-01,	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	County and Applicable Sales Tax Rate	Estimated Sales Tax Paid or
Generating Unit					\$	6.85%	\$
Plant					\$	6.85%	\$
Gathering System					\$	6.85%	\$
Transmission Line & Substation					\$	6.85%	\$
Construction					\$	6.85%	\$
Building					\$	6.85%	\$
Spare Parts					\$	6.85%	\$
						Grand Total	\$

**OFFICE OF ENERGY**

Schedule 7 - Sales Tax 2nd Year

Company Name:	ORNI 56 LLC
Division:	

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
Generating Unit					\$	6.85%	\$
Plant					\$	6.85%	\$
Gathering System					\$	6.85%	\$
Transmission Line & Substation					\$	6.85%	\$
Construction					\$	6.85%	\$
Building					\$	6.85%	\$
Spare Parts					\$	6.85%	\$
						Grand Total	\$



Company Name:	ORNI 56 LLC
Division:	

(9) Attach additional sheets as necessary.

[illegible]



PPA Highlights:

The Lone Mountain Geothermal Project is eligible for inclusion in various Power Purchase Agreements, each of which includes at least a 15-year term.

For example:

Parties and Project

- Buyer: Sierra Pacific Power Company (NV Energy).
- Seller/Supplier: OKGP LLC.
- Project: A portfolio of geothermal generating facilities, including Baltazor, Whirlwind, Dixie Valley West, McGee, Excelsior, and Mason facilities.

Term

- The agreement term begins on the Commercial Operation Date (COD) of the first project included in the portfolio.
- Continues through December 31, 2045.

Attestation and Signature

I, Rob Beveridge, 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.

Rob Beveridge

Name of person authorized for signature

Tax Manager

Title


Signature

08/14/2026
Date



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 email 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