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FISCAL IMPACT Renewable Energy Partial Abatement of Property Taxes Yellow Pine Solar, LLC Phase 1

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, LLC Phase 1, 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 December 1, 2022.

The Yellow Pine Solar facility will be located approximately ten miles Southeast of Pahrump, Nevada on the South side of State Route 160 and West of Tecopa Road. The 1,126.55 total acres that the facility will reside on are identified by portions of the following Clark County Assessor Parcel Numbers (APN): APN 168-00-002-026, APN 171-00-001-006, APN 171-00-001-005, APN 171-00-001-004, APN 171-00-001-011, and APN 171-00-001-012.

The property components of the facility will consist of photovoltaic modules, DC wiring, DC/AC inverters, medium voltage step-up transformers, AC cabling, battery storage equipment and a collector substation with a high voltage step-up transformer, connecting to the proposed new Trout Canyon Substation (TCS) owned by GridLiance West, LLC. A 230-kilovolt gen-tie line will be constructed from the project substation approximately one tenth of a mile to the TCS. A GridLiance West 230-kV transmission line would then extend East and North from the TCS, across State Route 160 to an existing GridLiance West 230-kV transmission line. A Power Purchase Agreement has been executed with the Silicon Valley Clean Energy Center and the Monterey Bay Community Power Authority.

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.¹

The land lease established a land value of about \$694 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, a substation 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, LLC from Clark County and listed in the application are also an objective indication of the permanent nature of the facility.

The Taxpayer listed \$9,662,000 property as Contributions in Aid of Construction. Capital invested as a contribution in aid of construction (CIAC) is not eligible for a renewable energy abatement by the contributor of the capital because taxable property is assessed to the owner and not the contributor of the property. CIAC are either cash or utility type property *contributed to the utility* by a customer to assist the utility in providing utility service to the customer and are non-refundable to the customer. The utility which might have received any CIAC, in this case the GridLiance West, LLC would be the owner of any contributed plant.²

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

² NRS 361.260 requires the county assessor to “ascertain all real and secured personal property that is in the county on July 1 which is subject to taxation, and also the names of all persons, corporations, associations, companies or firms *owning* the property. The county assessor shall then determine the taxable value of all such property, and shall then list and assess it to the person, firm, corporation, association or company *owning* it on July 1 of that fiscal year.”

The Department also used the 2020-21 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 June 29, 2020, 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 2022:	\$	49,666,000
Total Taxable Value of the Project in 2042:	\$	43,512,365
Estimated capital cost per kW (42,166,000/125,000)		\$397/kW
Total Taxes Due, First Year After Completion:	\$	434,873
Total Renewable Energy Abatement, First Year:	\$	239,180
Total Taxes Available to Local Governments after abatement:	\$	195,693

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):	\$	8,133,082
Total Renewable Energy Abatement, 20 years:	\$	4,473,195
Total Taxes Available to Local Governments after abatement:	\$	3,659,886

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, LLC - Phase 1 - 20 Year Summary

COMBINED TAX RATE	TOTAL TAXES DUE	TOTAL RENEW ABATEMENT	TAXES AFTER ABATEMENT	PERCENT TAXES AFTER ABATEMENT
0.025017	8,133,081.79	(4,473,194.99)	3,659,886.80	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	552,673.74	(303,970.56)	248,703.18	6.795%
Clark County School District	0.013034	1	4,237,382.09	(2,330,560.15)	1,906,821.94	52.101%
Clark County	0.006541	1	2,126,493.50	(1,169,571.43)	956,922.07	26.146%
Las Vegas Metro Police - Manpower	0.002800	1	910,286.18	(500,657.40)	409,628.78	11.192%
Las Vegas/Clark County Library District	0.000942	1	306,246.28	(168,435.45)	137,810.83	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
43,512,365	55.0%	100.0%	55.0%	(4,473,194.99)

ASSET	TOTAL TAXABLE VALUE	ABATEMENT PERCENTAGE	TAXABLE VALUE PERCENTAGE	WEIGHTED RENEW ABATEMENT PERCENTGE	CURRENT YEAR ABATEMENT
Solar Energy Facility	43,512,365	55.00%	100.00%	55.00%	(4,473,194.99)

NEVADA DEPARTMENT OF TAXATION

RENEWABLE ENERGY ABATEMENT WORKSHEET

DISTRICT **100 Clark County**

EXCLUDES STATE RENEWABLE ENERGY FUND

Yellow Pine Solar, LLC - Phase 1 - 2022-23

COMBINED TAX RATE	TOTAL TAXES DUE	TOTAL RENEW ABATEMENT	TAXES AFTER ABATEMENT	PERCENT TAXES AFTER ABATEMENT
0.025017	434,873.02	(239,180.15)	195,692.87	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	29,551.27	(16,253.20)	13,298.07	6.795%
Clark County School District	0.013034	1	226,571.33	(124,614.23)	101,957.10	52.101%
Clark County	0.006541	1	113,702.86	(62,536.57)	51,166.29	26.146%
Las Vegas Metro Police - Manpower	0.002800	1	48,672.68	(26,769.97)	21,902.71	11.192%
Las Vegas/Clark County Library District	0.000942	1	16,374.88	(9,006.18)	7,368.70	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
49,666,000	55.0%	100.0%	55.0%	(239,180.15)

ASSET	TOTAL TAXABLE VALUE	ABATEMENT PERCENTAGE	TAXABLE VALUE PERCENTAGE	WEIGHTED RENEW ABATEMENT PERCENTGE	CURRENT YEAR ABATEMENT
Solar Energy Facility	49,666,000	55.00%	100.00%	55.00%	(239,180.15)

NEVADA DEPARTMENT OF TAXATION

RENEWABLE ENERGY ABATEMENT WORKSHEET

DISTRICT 100 Clark County

EXCLUDES STATE RENEWABLE ENERGY FUND

Yellow Pine Solar, LLC - Phase 1 - 2023-24

COMBINED TAX RATE	TOTAL TAXES DUE	TOTAL RENEW ABATEMENT	TAXES AFTER ABATEMENT	PERCENT TAXES AFTER ABATEMENT
0.025017	431,655.38	(237,410.46)	194,244.92	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	29,332.62	(16,132.94)	13,199.68	6.795%
Clark County School District	0.013034	1	224,894.92	(123,692.21)	101,202.71	52.101%
Clark County	0.006541	1	112,861.57	(62,073.86)	50,787.71	26.146%
Las Vegas Metro Police - Manpower	0.002800	1	48,312.55	(26,571.90)	21,740.65	11.192%
Las Vegas/Clark County Library District	0.000942	1	16,253.72	(8,939.55)	7,314.17	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
49,298,520	55.0%	100.0%	55.0%	(237,410.46)

ASSET	TOTAL TAXABLE VALUE	ABATEMENT PERCENTAGE	TAXABLE VALUE PERCENTAGE	WEIGHTED RENEW ABATEMENT PERCENTGE	CURRENT YEAR ABATEMENT
Solar Energy Facility	49,298,520	55.00%	100.00%	55.00%	(237,410.46)

NEVADA DEPARTMENT OF TAXATION

RENEWABLE ENERGY ABATEMENT WORKSHEET

DISTRICT 100 Clark County

EXCLUDES STATE RENEWABLE ENERGY FUND

Yellow Pine Solar, LLC - Phase 1 2024-25

COMBINED TAX RATE	TOTAL TAXES DUE	TOTAL RENEW ABATEMENT	TAXES AFTER ABATEMENT	PERCENT TAXES AFTER ABATEMENT
0.025017	428,475.52	(235,661.53)	192,813.99	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	29,116.54	(16,014.10)	13,102.44	6.795%
Clark County School District	0.013034	1	223,238.19	(122,781.00)	100,457.19	52.101%
Clark County	0.006541	1	112,030.15	(61,616.58)	50,413.57	26.146%
Las Vegas Metro Police - Manpower	0.002800	1	47,956.65	(26,376.16)	21,580.49	11.192%
Las Vegas/Clark County Library District	0.000942	1	16,133.99	(8,873.69)	7,260.30	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
48,935,354	55.0%	100.0%	55.0%	(235,661.53)

ASSET	TOTAL TAXABLE VALUE	ABATEMENT PERCENTAGE	TAXABLE VALUE PERCENTAGE	WEIGHTED RENEW ABATEMENT PERCENTGE	CURRENT YEAR ABATEMENT
Solar Energy Facility	48,935,354	55.00%	100.00%	55.00%	(235,661.53)

NEVADA DEPARTMENT OF TAXATION

RENEWABLE ENERGY ABATEMENT WORKSHEET

DISTRICT **100 Clark County**

EXCLUDES STATE RENEWABLE ENERGY FUND

Yellow Pine Solar, LLC - Phase 1 - 2025-26

COMBINED TAX RATE	TOTAL TAXES DUE	TOTAL RENEW ABATEMENT	TAXES AFTER ABATEMENT	PERCENT TAXES AFTER ABATEMENT
0.025017	425,334.19	(233,933.81)	191,400.38	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	28,903.07	(15,896.69)	13,006.38	6.795%
Clark County School District	0.013034	1	221,601.54	(121,880.85)	99,720.69	52.101%
Clark County	0.006541	1	111,208.82	(61,164.85)	50,043.97	26.146%
Las Vegas Metro Police - Manpower	0.002800	1	47,605.06	(26,182.78)	21,422.28	11.192%
Las Vegas/Clark County Library District	0.000942	1	16,015.70	(8,808.64)	7,207.06	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
48,576,589	55.0%	100.0%	55.0%	(233,933.81)

ASSET	TOTAL TAXABLE VALUE	ABATEMENT PERCENTAGE	TAXABLE VALUE PERCENTAGE	WEIGHTED RENEW ABATEMENT PERCENTGE	CURRENT YEAR ABATEMENT
Solar Energy Facility	48,576,589	55.00%	100.00%	55.00%	(233,933.81)

NEVADA DEPARTMENT OF TAXATION

RENEWABLE ENERGY ABATEMENT WORKSHEET

DISTRICT **100 Clark County**

EXCLUDES STATE RENEWABLE ENERGY FUND

Yellow Pine Solar, LLC - Phase 1 - 2026 - 27

COMBINED TAX RATE	TOTAL TAXES DUE	TOTAL RENEW ABATEMENT	TAXES AFTER ABATEMENT	PERCENT TAXES AFTER ABATEMENT
0.025017	422,232.17	(232,227.69)	190,004.48	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	28,692.28	(15,780.75)	12,911.53	6.795%
Clark County School District	0.013034	1	219,985.37	(120,991.95)	98,993.42	52.101%
Clark County	0.006541	1	110,397.75	(60,718.76)	49,678.99	26.146%
Las Vegas Metro Police - Manpower	0.002800	1	47,257.87	(25,991.83)	21,266.04	11.192%
Las Vegas/Clark County Library District	0.000942	1	15,898.90	(8,744.40)	7,154.50	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
48,222,313	55.0%	100.0%	55.0%	(232,227.69)

ASSET	TOTAL TAXABLE VALUE	ABATEMENT PERCENTAGE	TAXABLE VALUE PERCENTAGE	WEIGHTED RENEW ABATEMENT PERCENTGE	CURRENT YEAR ABATEMENT
Solar Energy Facility	48,222,313	55.00%	100.00%	55.00%	(232,227.69)

NEVADA DEPARTMENT OF TAXATION

RENEWABLE ENERGY ABATEMENT WORKSHEET

DISTRICT 100 Clark County

EXCLUDES STATE RENEWABLE ENERGY FUND

Yellow Pine Solar, LLC - Phase 1 - 2027- 28

COMBINED TAX RATE	TOTAL TAXES DUE	TOTAL RENEW ABATEMENT	TAXES AFTER ABATEMENT	PERCENT TAXES AFTER ABATEMENT
0.025017	419,170.22	(230,543.62)	188,626.60	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	28,484.21	(15,666.32)	12,817.89	6.795%
Clark County School District	0.013034	1	218,390.08	(120,114.54)	98,275.54	52.101%
Clark County	0.006541	1	109,597.17	(60,278.44)	49,318.73	26.146%
Las Vegas Metro Police - Manpower	0.002800	1	46,915.16	(25,803.34)	21,111.82	11.192%
Las Vegas/Clark County Library District	0.000942	1	15,783.60	(8,680.98)	7,102.62	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
47,872,616	55.0%	100.0%	55.0%	(230,543.62)

ASSET	TOTAL TAXABLE VALUE	ABATEMENT PERCENTAGE	TAXABLE VALUE PERCENTAGE	WEIGHTED RENEW ABATEMENT PERCENTGE	CURRENT YEAR ABATEMENT
Solar Energy Facility	47,872,616	55.00%	100.00%	55.00%	(230,543.62)

NEVADA DEPARTMENT OF TAXATION

RENEWABLE ENERGY ABATEMENT WORKSHEET

DISTRICT **100 Clark County**

EXCLUDES STATE RENEWABLE ENERGY FUND

Yellow Pine Solar, LLC - Phase 1 - 2028 - 29

COMBINED TAX RATE	TOTAL TAXES DUE	TOTAL RENEW ABATEMENT	TAXES AFTER ABATEMENT	PERCENT TAXES AFTER ABATEMENT
0.025017	416,149.18	(228,882.05)	187,267.13	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	28,278.91	(15,553.40)	12,725.51	6.795%
Clark County School District	0.013034	1	216,816.10	(119,248.86)	97,567.24	52.101%
Clark County	0.006541	1	108,807.28	(59,844.00)	48,963.28	26.146%
Las Vegas Metro Police - Manpower	0.002800	1	46,577.04	(25,617.37)	20,959.67	11.192%
Las Vegas/Clark County Library District	0.000942	1	15,669.85	(8,618.42)	7,051.43	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
47,527,588	55.0%	100.0%	55.0%	(228,882.05)

ASSET	TOTAL TAXABLE VALUE	ABATEMENT PERCENTAGE	TAXABLE VALUE PERCENTAGE	WEIGHTED RENEW ABATEMENT PERCENTGE	CURRENT YEAR ABATEMENT
Solar Energy Facility	47,527,588	55.00%	100.00%	55.00%	(228,882.05)

NEVADA DEPARTMENT OF TAXATION

RENEWABLE ENERGY ABATEMENT WORKSHEET

DISTRICT 100 Clark County

EXCLUDES STATE RENEWABLE ENERGY FUND

Yellow Pine Solar, LLC - Phase 1 - 2029 - 30

COMBINED TAX RATE	TOTAL TAXES DUE	TOTAL RENEW ABATEMENT	TAXES AFTER ABATEMENT	PERCENT TAXES AFTER ABATEMENT
0.025017	413,169.85	(227,243.42)	185,926.43	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	28,076.46	(15,442.05)	12,634.41	6.795%
Clark County School District	0.013034	1	215,263.85	(118,395.12)	96,868.73	52.101%
Clark County	0.006541	1	108,028.30	(59,415.57)	48,612.73	26.146%
Las Vegas Metro Police - Manpower	0.002800	1	46,243.58	(25,433.97)	20,809.61	11.192%
Las Vegas/Clark County Library District	0.000942	1	15,557.66	(8,556.71)	7,000.95	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
47,187,324	55.0%	100.0%	55.0%	(227,243.42)

ASSET	TOTAL TAXABLE VALUE	ABATEMENT PERCENTAGE	TAXABLE VALUE PERCENTAGE	WEIGHTED RENEW ABATEMENT PERCENTGE	CURRENT YEAR ABATEMENT
Solar Energy Facility	47,187,324	55.00%	100.00%	55.00%	(227,243.42)

NEVADA DEPARTMENT OF TAXATION

RENEWABLE ENERGY ABATEMENT WORKSHEET

DISTRICT **100 Clark County**

EXCLUDES STATE RENEWABLE ENERGY FUND

Yellow Pine Solar, LLC - Phase 1 - 2030 - 31

COMBINED TAX RATE	TOTAL TAXES DUE	TOTAL RENEW ABATEMENT	TAXES AFTER ABATEMENT	PERCENT TAXES AFTER ABATEMENT
0.025017	410,233.06	(225,628.17)	184,604.89	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	27,876.89	(15,332.29)	12,544.60	6.795%
Clark County School District	0.013034	1	213,733.77	(117,553.57)	96,180.20	52.101%
Clark County	0.006541	1	107,260.44	(58,993.24)	48,267.20	26.146%
Las Vegas Metro Police - Manpower	0.002800	1	45,914.88	(25,253.18)	20,661.70	11.192%
Las Vegas/Clark County Library District	0.000942	1	15,447.08	(8,495.89)	6,951.19	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
46,851,918	55.0%	100.0%	55.0%	(225,628.17)

ASSET	TOTAL TAXABLE VALUE	ABATEMENT PERCENTAGE	TAXABLE VALUE PERCENTAGE	WEIGHTED RENEW ABATEMENT PERCENTGE	CURRENT YEAR ABATEMENT
Solar Energy Facility	46,851,918	55.00%	100.00%	55.00%	(225,628.17)

NEVADA DEPARTMENT OF TAXATION

RENEWABLE ENERGY ABATEMENT WORKSHEET

DISTRICT **100 Clark County**

EXCLUDES STATE RENEWABLE ENERGY FUND

Yellow Pine Solar, LLC - Phase 1 - 2031 - 32

COMBINED TAX RATE	TOTAL TAXES DUE	TOTAL RENEW ABATEMENT	TAXES AFTER ABATEMENT	PERCENT TAXES AFTER ABATEMENT
0.025017	407,339.65	(224,036.81)	183,302.84	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	27,680.27	(15,224.15)	12,456.12	6.795%
Clark County School District	0.013034	1	212,226.29	(116,724.46)	95,501.83	52.101%
Clark County	0.006541	1	106,503.92	(58,577.16)	47,926.76	26.146%
Las Vegas Metro Police - Manpower	0.002800	1	45,591.04	(25,075.07)	20,515.97	11.192%
Las Vegas/Clark County Library District	0.000942	1	15,338.13	(8,435.97)	6,902.16	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
46,521,468	55.0%	100.0%	55.0%	(224,036.81)

ASSET	TOTAL TAXABLE VALUE	ABATEMENT PERCENTAGE	TAXABLE VALUE PERCENTAGE	WEIGHTED RENEW ABATEMENT PERCENTGE	CURRENT YEAR ABATEMENT
Solar Energy Facility	46,521,468	55.00%	100.00%	55.00%	(224,036.81)

NEVADA DEPARTMENT OF TAXATION

RENEWABLE ENERGY ABATEMENT WORKSHEET

DISTRICT **100 Clark County**

EXCLUDES STATE RENEWABLE ENERGY FUND

Yellow Pine Solar, LLC - Phase 1 - 2032 - 33

COMBINED TAX RATE	TOTAL TAXES DUE	TOTAL RENEW ABATEMENT	TAXES AFTER ABATEMENT	PERCENT TAXES AFTER ABATEMENT
0.025017	404,490.51	(222,469.78)	182,020.73	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	27,486.66	(15,117.66)	12,369.00	6.795%
Clark County School District	0.013034	1	210,741.87	(115,908.03)	94,833.84	52.101%
Clark County	0.006541	1	105,758.98	(58,167.44)	47,591.54	26.146%
Las Vegas Metro Police - Manpower	0.002800	1	45,272.15	(24,899.68)	20,372.47	11.192%
Las Vegas/Clark County Library District	0.000942	1	15,230.85	(8,376.97)	6,853.88	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
46,196,074	55.0%	100.0%	55.0%	(222,469.78)

ASSET	TOTAL TAXABLE VALUE	ABATEMENT PERCENTAGE	TAXABLE VALUE PERCENTAGE	WEIGHTED RENEW ABATEMENT PERCENTGE	CURRENT YEAR ABATEMENT
Solar Energy Facility	46,196,074	55.00%	100.00%	55.00%	(222,469.78)

NEVADA DEPARTMENT OF TAXATION

RENEWABLE ENERGY ABATEMENT WORKSHEET

DISTRICT **100 Clark County**

EXCLUDES STATE RENEWABLE ENERGY FUND

Yellow Pine Solar, LLC - Phase 1 - 2033 - 34

COMBINED TAX RATE	TOTAL TAXES DUE	TOTAL RENEW ABATEMENT	TAXES AFTER ABATEMENT	PERCENT TAXES AFTER ABATEMENT
0.025017	401,686.51	(220,927.58)	180,758.93	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	27,296.12	(15,012.87)	12,283.25	6.795%
Clark County School District	0.013034	1	209,280.97	(115,104.53)	94,176.44	52.101%
Clark County	0.006541	1	105,025.84	(57,764.21)	47,261.63	26.146%
Las Vegas Metro Police - Manpower	0.002800	1	44,958.32	(24,727.08)	20,231.24	11.192%
Las Vegas/Clark County Library District	0.000942	1	15,125.26	(8,318.89)	6,806.37	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
45,875,836	55.0%	100.0%	55.0%	(220,927.58)

ASSET	TOTAL TAXABLE VALUE	ABATEMENT PERCENTAGE	TAXABLE VALUE PERCENTAGE	WEIGHTED RENEW ABATEMENT PERCENTGE	CURRENT YEAR ABATEMENT
Solar Energy Facility	45,875,836	55.00%	100.00%	55.00%	(220,927.58)

NEVADA DEPARTMENT OF TAXATION

RENEWABLE ENERGY ABATEMENT WORKSHEET

DISTRICT **100 Clark County**

EXCLUDES STATE RENEWABLE ENERGY FUND

Yellow Pine Solar, LLC - Phase 1 - 2034 - 35

COMBINED TAX RATE	TOTAL TAXES DUE	TOTAL RENEW ABATEMENT	TAXES AFTER ABATEMENT	PERCENT TAXES AFTER ABATEMENT
0.025017	398,928.58	(219,410.72)	179,517.86	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	27,108.71	(14,909.79)	12,198.92	6.795%
Clark County School District	0.013034	1	207,844.07	(114,314.24)	93,529.83	52.101%
Clark County	0.006541	1	104,304.75	(57,367.61)	46,937.14	26.146%
Las Vegas Metro Police - Manpower	0.002800	1	44,649.64	(24,557.30)	20,092.34	11.192%
Las Vegas/Clark County Library District	0.000942	1	15,021.41	(8,261.78)	6,759.63	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
45,560,856	55.0%	100.0%	55.0%	(219,410.72)

ASSET	TOTAL TAXABLE VALUE	ABATEMENT PERCENTAGE	TAXABLE VALUE PERCENTAGE	WEIGHTED RENEW ABATEMENT PERCENTGE	CURRENT YEAR ABATEMENT
Solar Energy Facility	45,560,856	55.00%	100.00%	55.00%	(219,410.72)

NEVADA DEPARTMENT OF TAXATION

RENEWABLE ENERGY ABATEMENT WORKSHEET

DISTRICT **100 Clark County**

EXCLUDES STATE RENEWABLE ENERGY FUND

Yellow Pine Solar, LLC - Phase 1 - 2035 - 36

COMBINED TAX RATE	TOTAL TAXES DUE	TOTAL RENEW ABATEMENT	TAXES AFTER ABATEMENT	PERCENT TAXES AFTER ABATEMENT
0.025017	396,217.61	(217,919.68)	178,297.93	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	26,924.49	(14,808.47)	12,116.02	6.795%
Clark County School District	0.013034	1	206,431.64	(113,537.40)	92,894.24	52.101%
Clark County	0.006541	1	103,595.93	(56,977.76)	46,618.17	26.146%
Las Vegas Metro Police - Manpower	0.002800	1	44,346.22	(24,390.42)	19,955.80	11.192%
Las Vegas/Clark County Library District	0.000942	1	14,919.33	(8,205.63)	6,713.70	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
45,251,241	55.0%	100.0%	55.0%	(217,919.68)

ASSET	TOTAL TAXABLE VALUE	ABATEMENT PERCENTAGE	TAXABLE VALUE PERCENTAGE	WEIGHTED RENEW ABATEMENT PERCENTGE	CURRENT YEAR ABATEMENT
Solar Energy Facility	45,251,241	55.00%	100.00%	55.00%	(217,919.68)

NEVADA DEPARTMENT OF TAXATION

RENEWABLE ENERGY ABATEMENT WORKSHEET

DISTRICT 100 Clark County

EXCLUDES STATE RENEWABLE ENERGY FUND

Yellow Pine Solar, LLC - Phase 1 - 2036 - 37

COMBINED TAX RATE	TOTAL TAXES DUE	TOTAL RENEW ABATEMENT	TAXES AFTER ABATEMENT	PERCENT TAXES AFTER ABATEMENT
0.025017	393,554.55	(216,455.00)	177,099.55	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	26,743.52	(14,708.94)	12,034.58	6.795%
Clark County School District	0.013034	1	205,044.17	(112,774.29)	92,269.88	52.101%
Clark County	0.006541	1	102,899.64	(56,594.80)	46,304.84	26.146%
Las Vegas Metro Police - Manpower	0.002800	1	44,048.16	(24,226.49)	19,821.67	11.192%
Las Vegas/Clark County Library District	0.000942	1	14,819.06	(8,150.48)	6,668.58	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
44,947,098	55.0%	100.0%	55.0%	(216,455.00)

ASSET	TOTAL TAXABLE VALUE	ABATEMENT PERCENTAGE	TAXABLE VALUE PERCENTAGE	WEIGHTED RENEW ABATEMENT PERCENTGE	CURRENT YEAR ABATEMENT
Solar Energy Facility	44,947,098	55.00%	100.00%	55.00%	(216,455.00)

NEVADA DEPARTMENT OF TAXATION

RENEWABLE ENERGY ABATEMENT WORKSHEET

DISTRICT 100 Clark County

EXCLUDES STATE RENEWABLE ENERGY FUND

Yellow Pine Solar, LLC - Phase 1 - 2037 - 38

COMBINED TAX RATE	TOTAL TAXES DUE	TOTAL RENEW ABATEMENT	TAXES AFTER ABATEMENT	PERCENT TAXES AFTER ABATEMENT
0.025017	390,940.36	(215,017.19)	175,923.17	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	26,565.88	(14,611.23)	11,954.65	6.795%
Clark County School District	0.013034	1	203,682.16	(112,025.19)	91,656.97	52.101%
Clark County	0.006541	1	102,216.13	(56,218.87)	45,997.26	26.146%
Las Vegas Metro Police - Manpower	0.002800	1	43,755.57	(24,065.56)	19,690.01	11.192%
Las Vegas/Clark County Library District	0.000942	1	14,720.62	(8,096.34)	6,624.28	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
44,648,536	55.0%	100.0%	55.0%	(215,017.19)

ASSET	TOTAL TAXABLE VALUE	ABATEMENT PERCENTAGE	TAXABLE VALUE PERCENTAGE	WEIGHTED RENEW ABATEMENT PERCENTGE	CURRENT YEAR ABATEMENT
Solar Energy Facility	44,648,536	55.00%	100.00%	55.00%	(215,017.19)

NEVADA DEPARTMENT OF TAXATION

RENEWABLE ENERGY ABATEMENT WORKSHEET

DISTRICT **100 Clark County**

EXCLUDES STATE RENEWABLE ENERGY FUND

Yellow Pine Solar, LLC - Phase 1 - 2038 - 39

COMBINED TAX RATE	TOTAL TAXES DUE	TOTAL RENEW ABATEMENT	TAXES AFTER ABATEMENT	PERCENT TAXES AFTER ABATEMENT
0.025017	388,376.00	(213,606.80)	174,769.20	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	26,391.62	(14,515.39)	11,876.23	6.795%
Clark County School District	0.013034	1	202,346.12	(111,290.37)	91,055.75	52.101%
Clark County	0.006541	1	101,545.65	(55,850.11)	45,695.54	26.146%
Las Vegas Metro Police - Manpower	0.002800	1	43,468.55	(23,907.70)	19,560.85	11.192%
Las Vegas/Clark County Library District	0.000942	1	14,624.06	(8,043.23)	6,580.83	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
44,355,667	55.0%	100.0%	55.0%	(213,606.80)

ASSET	TOTAL TAXABLE VALUE	ABATEMENT PERCENTAGE	TAXABLE VALUE PERCENTAGE	WEIGHTED RENEW ABATEMENT PERCENTGE	CURRENT YEAR ABATEMENT
Solar Energy Facility	44,355,667	55.00%	100.00%	55.00%	(213,606.80)

NEVADA DEPARTMENT OF TAXATION

RENEWABLE ENERGY ABATEMENT WORKSHEET

DISTRICT 100 Clark County

EXCLUDES STATE RENEWABLE ENERGY FUND

Yellow Pine Solar, LLC - Phase 1 - 2039 - 40

COMBINED TAX RATE	TOTAL TAXES DUE	TOTAL RENEW ABATEMENT	TAXES AFTER ABATEMENT	PERCENT TAXES AFTER ABATEMENT
0.025017	385,862.49	(212,224.37)	173,638.12	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	26,220.82	(14,421.45)	11,799.37	6.795%
Clark County School District	0.013034	1	201,036.56	(110,570.11)	90,466.45	52.101%
Clark County	0.006541	1	100,888.46	(55,488.65)	45,399.81	26.146%
Las Vegas Metro Police - Manpower	0.002800	1	43,187.23	(23,752.98)	19,434.25	11.192%
Las Vegas/Clark County Library District	0.000942	1	14,529.42	(7,991.18)	6,538.24	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
44,068,604	55.0%	100.0%	55.0%	(212,224.37)

ASSET	TOTAL TAXABLE VALUE	ABATEMENT PERCENTAGE	TAXABLE VALUE PERCENTAGE	WEIGHTED RENEW ABATEMENT PERCENTGE	CURRENT YEAR ABATEMENT
Solar Energy Facility	44,068,604	55.00%	100.00%	55.00%	(212,224.37)

NEVADA DEPARTMENT OF TAXATION

RENEWABLE ENERGY ABATEMENT WORKSHEET

DISTRICT **100 Clark County**

EXCLUDES STATE RENEWABLE ENERGY FUND

Yellow Pine Solar, LLC - Phase 1 - 2040 - 41

COMBINED TAX RATE	TOTAL TAXES DUE	TOTAL RENEW ABATEMENT	TAXES AFTER ABATEMENT	PERCENT TAXES AFTER ABATEMENT
0.025017	383,400.84	(210,870.47)	172,530.37	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	26,053.54	(14,329.45)	11,724.09	6.795%
Clark County School District	0.013034	1	199,754.03	(109,864.72)	89,889.31	52.101%
Clark County	0.006541	1	100,244.83	(55,134.66)	45,110.17	26.146%
Las Vegas Metro Police - Manpower	0.002800	1	42,911.71	(23,601.44)	19,310.27	11.192%
Las Vegas/Clark County Library District	0.000942	1	14,436.73	(7,940.20)	6,496.53	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
43,787,464	55.0%	100.0%	55.0%	(210,870.47)

ASSET	TOTAL TAXABLE VALUE	ABATEMENT PERCENTAGE	TAXABLE VALUE PERCENTAGE	WEIGHTED RENEW ABATEMENT PERCENTGE	CURRENT YEAR ABATEMENT
Solar Energy Facility	43,787,464	55.00%	100.00%	55.00%	(210,870.47)

NEVADA DEPARTMENT OF TAXATION

RENEWABLE ENERGY ABATEMENT WORKSHEET

DISTRICT 100 Clark County

EXCLUDES STATE RENEWABLE ENERGY FUND

Yellow Pine Solar, LLC - Phase 1 - 2041 - 42

COMBINED TAX RATE	TOTAL TAXES DUE	TOTAL RENEW ABATEMENT	TAXES AFTER ABATEMENT	PERCENT TAXES AFTER ABATEMENT
0.025017	380,992.10	(209,545.66)	171,446.44	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	25,889.86	(14,239.42)	11,650.44	6.795%
Clark County School District	0.013034	1	198,499.06	(109,174.48)	89,324.58	52.101%
Clark County	0.006541	1	99,615.03	(54,788.27)	44,826.76	26.146%
Las Vegas Metro Police - Manpower	0.002800	1	42,642.12	(23,453.17)	19,188.95	11.192%
Las Vegas/Clark County Library District	0.000942	1	14,346.03	(7,890.32)	6,455.71	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
43,512,365	55.0%	100.0%	55.0%	(209,545.66)

ASSET	TOTAL TAXABLE VALUE	ABATEMENT PERCENTAGE	TAXABLE VALUE PERCENTAGE	WEIGHTED RENEW ABATEMENT PERCENTGE	CURRENT YEAR ABATEMENT
Solar Energy Facility	43,512,365	55.00%	100.00%	55.00%	(209,545.66)