SOUTH TEXAS COLLEGE

Acceptance of Proposed Terms and Applications for Tax Abatement

Presented to the
South Texas College Board of Trustees
on November 26, 2019

TERRA-GEN

www.terra-gen.com

November 13, 2019

Ms. Mary Elizondo

South Texas College - Business Office
3200 W. Pecan, Bldg. N
McAllen, TX 78501

Re: Terra Gen LLC Tax Abatement Proposal for the Monte Alto Windpower, Buenos Aires Windpower, Monte Cristo Windpower and La Joya Windpower Projects.

Dear Ms. Elizondo:

We would once again like to thank the South Texas College Board of Trustees for consideration of Terra Gen wind project request for tax abatement on the above referenced projects.

On Thursday, May 30th the South Texas College Board of Trustees received a final Committee recommendation to approve the proposal of the four wind projects for a 50% abatement to include a $30,000 scholarship contribution per project and a $10,000 per year payment in lieu of taxes. In approving the Committee recommendation, the Board further authorized Dr. Reed and administrative staff to prepare the agreement to be approved by the Board at a future date.

This letter is intended to affirm and officially accept the Board offer to be included in the agreement draft we have been working on with legal counsel since July, and to further affirm the acceptance of the tax abatement variable scale (50%) herein attached as prepared by the College administration. We sincerely apologize for our tardy response during the summer as these items do require corporate review and approval. However, we are encouraged and excited we are nearing a final draft for Board approval very soon.

Please do not hesitate to call or notify our local representative Robert Pena should you have any questions or concerns.

Sincerely,

Milt Howard

Milt Howard, VP Development
Terra Gen, LLC

11455 El Camino Real, Suite 160 | San Diego, CA 92130 | Office: 858.764.3754 | Fax: 858.764.3721

Tax Abatement Percentage Scale
Buenos Aires, Monte Cristo, and La Joya Wind Farm Projects
50% Maximum

Appraisal Value subject to the Abatement		Percent to be Abated									
At least equal to:	But less than:	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
$ 220,000,000.00		50%	50%	50%	50%	50%	50%	50%	50%	50%	50%
$ 215,000,000.00	$ 220,000,000.00	49%	50%	50%	50%	50%	50%	50%	50%	50%	50%
$ 210,000,000.00	$ 215,000,000.00	48%	50%	50%	50%	50%	50%	50%	50%	50%	50%
$ 205,000,000.00	$ 210,000,000.00	47%	49%	50%	50%	50%	50%	50%	50%	50%	50%
$ 200,000,000.00	$ 205,000,000.00	46%	48%	50%	50%	50%	50%	50%	50%	50%	50%
$ 195,000,000.00	$ 200,000,000.00	45%	47%	49%	50%	50%	50%	50%	50%	50%	50% **
$ 190,000,000.00	$ 195,000,000.00	44%	46%	48%	50%	50%	50%	50%	50%	50%	50%
$ 185,000,000.00	$ 190,000,000.00	43%	45%	47%	49%	50%	50%	50%	50%	50%	50%
$ 180,000,000.00	$ 185,000,000.00	42%	44%	46%	48%	50%	50%	50%	50%	50%	50%
$ 175,000,000.00	$ 180,000,000.00	41%	43%	45%	47%	49%	50%	50%	50%	50%	50%
$ 170,000,000.00	$ 175,000,000.00	40%	42%	44%	46%	48%	50%	50%	50%	50%	50%
$ 165,000,000.00	$ 170,000,000.00	39%	41%	43%	45%	47%	49%	50%	50%	50%	50%
$ 160,000,000.00	$ 165,000,000.00		40%	42%	44%	46%	48%	50%	50%	50%	50%
$ 155,000,000.00	$ 160,000,000.00		39%	41%	43%	45%	47%	49%	50%	50%	50%
$ 150,000,000.00	$ 155,000,000.00			40%	42%	44%	46%	48%	50%	50%	50%
$ 145,000,000.00	$ 150,000,000.00			39%	41%	43%	45%	47%	49%	50%	50%
$ 140,000,000.00	$ 145,000,000.00				40%	42%	44%	46%	48%	50%	50%
$ 135,000,000.00	$ 140,000,000.00				39%	41%	43%	45%	47%	49%	49%
$ 130,000,000.00	$ 135,000,000.00					40%	42%	44%	46%	48%	48%
$ 125,000,000.00	$ 130,000,000.00					39%	41%	43%	45%	47%	47%
$ 120,000,000.00	$ 125,000,000.00						40%	42%	44%	46%	46%
$ 115,000,000.00	$ 120,000,000.00						39%	41%	43%	45%	45%
$ 110,000,000.00	$ 115,000,000.00							40%	42%	44%	44%
$ 105,000,000.00	$ 110,000,000.00							39%	41%	43%	43%
$ 100,000,000.00	$ 105,000,000.00								40%	42%	42%
$ 95,000,000.00	$ 100,000,000.00									41%	41%
$ 90,000,000.00	$ 95,000,000.00									40%	40%
$ 85,000,000.00	$ 90,000,000.00										39%
$ -	$ 85,000,000.00										

Buenos Aires Windpower, LLC, Monte Cristo Windpower, LLC, and La Joya Windpower, LLC

** Per South Texas College's Guidelines and Criteria for Granting Tax Abatements, the new capital investment minimum threshold is $200,000,000.

Tax Abatement Percentage Scale
Monte Alto Wind Farm Project
50% Maximum

Appraisal Value subject to the Abatement		Percent to be Abated									
At least equal to:	But less than:	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
$ 340,000,000.00		50%	50%	50%	50%	50%	50%	50%	50%	50%	50%
$ 335,000,000.00	$ 340,000,000.00	49%	50%	50%	50%	50%	50%	50%	50%	50%	50%
$ 330,000,000.00	$ 335,000,000.00	48%	50%	50%	50%	50%	50%	50%	50%	50%	50%
$ 325,000,000.00	$ 330,000,000.00	47%	49%	50%	50%	50%	50%	50%	50%	50%	50%
$ 320,000,000.00	$ 325,000,000.00	46%	48%	50%	50%	50%	50%	50%	50%	50%	50%
$ 315,000,000.00	$ 320,000,000.00	45%	47%	50%	50%	50%	50%	50%	50%	50%	50%
$ 310,000,000.00	$ 315,000,000.00	44%	46%	49%	50%	50%	50%	50%	50%	50%	50%
$ 305,000,000.00	$ 310,000,000.00	43%	45%	48%	50%	50%	50%	50%	50%	50%	50%
$ 300,000,000.00	$ 305,000,000.00	42%	44%	47%	49%	50%	50%	50%	50%	50%	50%
$ 295,000,000.00	$ 300,000,000.00	41%	43%	46%	48%	50%	50%	50%	50%	50%	50%
$ 290,000,000.00	$ 295,000,000.00	40%	42%	45%	47%	50%	50%	50%	50%	50%	50%
$ 285,000,000.00	$ 290,000,000.00		41%	44%	46%	49%	50%	50%	50%	50%	50%
$ 280,000,000.00	$ 285,000,000.00		40%	43%	45%	48%	49%	50%	50%	50%	50%
$ 275,000,000.00	$ 280,000,000.00			42%	44%	47%	48%	50%	50%	50%	50%
$ 270,000,000.00	$ 275,000,000.00			41%	43%	46%	47%	49%	50%	50%	50%
$ 265,000,000.00	$ 270,000,000.00			40%	42%	45%	46%	48%	50%	50%	50%
$ 260,000,000.00	$ 265,000,000.00				41%	44%	45%	47%	50%	50%	50%
$ 255,000,000.00	$ 260,000,000.00				40%	43%	44%	46%	49%	50%	50%
$ 250,000,000.00	$ 255,000,000.00					42%	43%	45%	48%	50%	50%
$ 245,000,000.00	$ 250,000,000.00					41%	42%	44%	47%	50%	50%
$ 240,000,000.00	$ 245,000,000.00					40%	41%	43%	46%	50%	50%
$ 235,000,000.00	$ 240,000,000.00						40%	42%	45%	49%	50%
$ 230,000,000.00	$ 235,000,000.00							41%	44%	48%	50%
$ 225,000,000.00	$ 230,000,000.00							40%	43%	47%	50%
$ 220,000,000.00	$ 225,000,000.00								42%	46%	49%
$ 215,000,000.00	$ 220,000,000.00								41%	45%	48%
$ 210,000,000.00	$ 215,000,000.00								40%	44%	47%
$ 205,000,000.00	$ 210,000,000.00									43%	46%
$ 200,000,000.00	$ 205,000,000.00									42%	45%
$ 195,000,000.00	$ 200,000,000.00									41%	44%
$ 190,000,000.00	$ 195,000,000.00									40%	43%
$ 185,000,000.00	$ 190,000,000.00										42%
$ 180,000,000.00	$ 185,000,000.00										41%
$ -	$ 180,000,000.00										40%

West Willacy Windpower, LLC (Monte Alto)
Per South Texas College's Guidelines and Criteria for Granting Tax Abatements, the new capital investment minimum threshold is $200,000,000.

Application for Chapter 312 Tax Abatement Agreement by Buenos Aires Windpower, LLC

Submitted by:

Terra-Gen, LLC

February 28, 2019 SCHEDULE I

"Buy Local" Annual Reports

The following information shall be reported to the College on a calendar-year basis during the first four years of the tax abatement program:

1. Dollar amount spent for materials* (local): $500,000
2. Dollar amount spent for materials* (total): $500,000
3. Dollar amount spent for labor** (local): $325,000
4. Dollar amount spent for labor** (total): $325,000
5. Number of jobs created in the construction of the Facility (local): 150 FTE's
6. Number of jobs created in the construction of the Facility (total): 200 FTEs
7. Number of jobs created on a permanent basis (local): 8 per site
8. Number of jobs created on a permanent basis (total): 8 per site

* The term "materials" is defined to include all materials used in excavation, site improvement, demolition, concrete, structural steel, fire proofing, piping, electrical, instruments, paintings and scaffolding, insulation, temporary construction facilities, supplies, equipment rental in construction, small tools and consumables. This term does not include major items of machinery and equipment not readily-available locally.

** The term "labor" is defined to include all labor in connection with the excavation, site improvement, demolition, concrete construction, structural steel, fire proofing, equipment placement, piping, electrical, instruments, painting and scaffolding, insulation, construction services, craft benefits, payroll burdens, and related labor expenses. This term does not include engineering services in connection with the design of the Facility.

The term "local" as used to describe manufacturers, suppliers, contractors and labor shall include firms, businesses, and persons who reside in or maintain an office in either Hidalgo County or Starr County.

SCHEDULE II

ADDITIONAL INFORMATION REQUIRED OF APPLICANT FOR TAX ABATEMENT

Section 1. Eligibility Criteria

1. To be eligible for consideration by College for a tax abatement under these Guidelines, an Owner of the Facility must meet or exceed all of the criteria described below:

   - The Facility must be one that will generate renewable energy;
   - The minimum amount of new real and/or personal property capital investment shall exceed $200 million (at start of project or by year 2017);
   - Shall exceed minimum levels of full-time job creation;
   - Provide employee and dependent access to health care benefits;
   - Provide a minimum living and all-industry wage requirements for new and existing employees at project site;

   Terra-Gen Development Company, LLC, ("Terra-Gen") is the exclusive developer of Buenos Aires, Monte Cristo, La Joya & Monte Alto Windpower projects (The Projects). Each aforementioned entity is a special purpose entity formed to facilitate the development and commercialization of a utility-scale wind energy project. Terra-Gen is in the business of initiating, developing, producing and owning and operating electricity from renewable energy projects including wind, solar, and geothermal. Each project is anticipating total capital costs of $223,388,000. However, it is anticipated that $175,000,000 of capital costs for Monte Alto will be located within Hidalgo County and South Texas College boundaries. The Projects are expected to have a total investment of $845,164,000 within Hidalgo County, all of which falls within the South Texas College boundaries. The Projects will be providing 200 construction jobs for Hidalgo County residents and 8 permanent operations jobs which include: wind turbine technicians, electrical engineers and other management positions with a starting salary of $40,154.40 with access to employee/dependent health care benefits.

Section 2. Amount and Terms of Tax Abatement Subject to Additional Commitments

2.1 The amount and term of the tax abatement offered will be dependent upon the Owner's commitment to exceed the minimum eligibility criteria, consideration of other public incentives offered for the same project and the overall benefit to the College and the community.

2.2 What resources will the Owner commit to, of the following:

(a) Sponsorship of scientific events, teacher research grants to the College; materials

and equipment, teaching materials to the College; R&D collaboration with local college;

(b) Total number of jobs created and maintained in the area;

(c) Number of high-wage jobs.

Terra Gen, LLC is committed to the continuing education of local workforce and employees through local scholarship and or student support services.

Each Project will maintain 8 permanent jobs for the project for a total of 32 new jobs with a base salary of $40,154.40, which exceeds the current County average earnings which are above the Hidalgo County average weekly wage (average for the most recent four quarters) as reported quarterly by the Bureau of Labor Statistics (currently $33,592 in 2017) qualifying as a "High-Wage Job", in addition to health care benefits, retirement, & leave time with pay

Section 3. Wage Requirements

Companies receiving a tax abatement from the College must meet certain minimum wage requirements for all new and existing (i.e., retained) jobs at the project site.

3.1 Living Hourly Wage Requirement: In order to be eligible for a tax abatement, one hundred percent (100%) of the company's new and existing employees ***at the project location*** must earn no less than a "living wage" throughout the full term of the Tax Abatement Agreement. This wage is based on the poverty level for a family of four, as determined annually (January) by the U.S. Department of Health and Human Services (HHS). As of January 22, 2015, the living wage requirement is $11.66 per hour.

3.2 All Industries Median Hourly Wage Requirement: In addition to the "Living Wage" requirement, after one year of initiating full operations at the project location, but not more than two years after execution of the Tax Abatement Agreement with the College, at least seventy percent (70%) of all new and existing employees, with at least one year of full employment with the company at the project location, must earn a cash wage at or exceeding the annual Edinburg, Pharr McAllen Metropolitan Statistical Area (MSA) Median Hourly Wage for All Industries (Companies) for the most recent year available. This wage is compiled by the Bureau of Labor Statistics (BLS) Occupational Employment Survey and published annually by the Texas Workforce Commission (TWC). This wage is updated annually, and for 2014 the current applicable wage is $11.32 per hour.

High-Wage Jobs: High-wage jobs are either: (I) Qualified professional jobs reported in high-wage industries (e.g., advanced business services, aerospace, life sciences, renewable energy, high-tech/IT); or (2) Jobs for which earnings are above the Hidalgo County average weekly wage (average for the most recent four quarters) as reported quarterly by the Bureau of Labor Statistics (currently $33,592 in 2017).

3.3 If the company does not meet and maintain these wage requirements for all new and

existing employees at the project location, the company will be in default of its Tax Abatement Agreement, which could result in termination of the Agreement and the recapture of all or a portion of the previously abated property taxes.

The Projects are committed to creating 8 permanent jobs each for a total of 32 new jobs with a base salary of $40,154.40, which exceeds the current County average earnings which are above the Hidalgo County average weekly wage (average for the most recent four quarters) as reported quarterly by the Bureau of Labor Statistics (currently $33,592 in 2017) qualifying as a "High-Wage Job", in addition to health care benefits, retirement, & leave time with pay.

Section 4. Targeted and Qualifying Industries/Business Activities or Project team

The majority of the company's business at the project location must be engaged in one of the following qualifying industries, business activities, or Project team:

Targeted Industries:

- Energy

Each special purpose entity is an entity created for the sole purpose of interconnecting 200-240 Megawatts ("MW") of renewable energy into the ERCOT market.

Section 5. Local Assessment: County and Community:

5.1 Describe how has the company's plan been prepared in consultation with the local community, property owners and local political leaders?

(a) Local Community:
The projects are located in rural portions of Hidalgo Co & do not have immediate impact on local communities other than the acquisition of goods & services, and employment.

(b) Property Owners:
During leasing and prior to construction Terra-Gen has consulted with each individual landowner to ensure the development meets the desired goals of each party.

(c) Local Political Leaders:
The projects have been introduced to Hidalgo County leadership and have already sought the guidance of County's permitting office, fire marshal, and drainage/irrigation entities.

5.2 Identify the local, state and federal bodies that have jurisdiction over the design, construction, licensing, regulation and operation of the Facility and here any public records of review of the Facility may be accessed by the College and the public:

(a) Local: Hidalgo County Permit, Fire Marshall, Solid Waste, Irrigation/Drainage Offices.
(b) State: TCEQ, Tx Parks & Wildlife, State Comptroller
(c) Federal: Federal Aviation Admin (FAA), U.S. Fish & Wildlife

5.3 Outline what processes, if any, were followed for community consultation for the Facility's development.
Per requirements of Hidalgo County permitting office, Terra Gen will be applying for County

Permit for construction of the wind farm at each location. At their request, each permit will be routed for approval to the County's fire marshal, solid waste and irrigation/drainage districts.

5.4 Is there an Environmental Impact Statement and Clearance required for the Facility? If so, identify where any public records of environmental review may be assessed by the College and members of the public.

Neither an EIS or Clearance is required for the wind farm facilities by any state for federal regulatory agency.

5.5 If the Facility is a wind farm, did the assessment of the Facility by any governmental agency measure and assess potential environmental noise impacts from wind turbines? If so, please provide copies of any records with the Application.

To date, there have been no requirements or requests by any governmental agency for the assessment of environmental noise impacts.

5.6 Identify the Texas agency, if any, which has on-going regulatory authority over the Facility. Describe any approval process which has taken place in connection with locating the Facility.

There is no state regulatory agency currently required to oversee or monitor the wind farm projects.

5.7 Please state whether any of the following were considered in the assessment and location of wind turbines, and if so, how any negative impacts have/or will be addressed:

- landscape and visual amenity:
- noise impacts (have noise guidelines been developed to assess regulate noise):
- health issues (what health issues, if any, have been identified and what guidelines or policies have been adopted to address potential health impacts, if any:
- economic issues, including potential impacts on property values:
- ecological issues, including potential impacts on threatened species:
- decommissioning and rehabilitation:

Terra Gen, LLC as developer of the projects will rely on the review of the applicable County and State agencies with regulatory responsibility over the compatibility of the Facility site(s) with the surrounding uses, to include aviation, noise impacts, visual amenity and ecological issues.

Section 6. Life of Facility and Decommissioning

Include life projections for the Facility, depreciation schedules for income tax purposes and the decommissioning plan. State if the Owner on the Application is a "pass-through" owner or intends to assign its interest in the Facility and the Abatement Agreement, include proposed contractual

language that obligates Owner and any future assignee to comply with the decommissioning plan. To assure the College that the Owner, or Owner's assignee, will perform the decommissioning plan, what financial security, bond or enforceable pledge does the Owner proposed.

The wind turbine generators that will make up the Projects have an estimated life expectancy of 25 years. In the signed leases with the landowners, Terra-Gen has included a Removal Bond to assure each land owner that when the project is decommissioned, each and every turbine, foundation & infrastructure will be removed from their location. The leases with the land owner do allow for Terra-Gen to assign its interests to an interested party, however the lease also obligates the interested party to comply with all aspects of the lease including the removal bond, term of lease, and payments structures to the land owner.

Section 7. Noise Auditing and compliance:

Has applicant developed a plan or procedure to undertake compliance monitoring and auditing. If so, please describe and submit relevant documents.

- Does Owner propose to maintain noise monitoring facilities? Will Special audible characteristics such as excessive amplitude modulation (including the van den Berg effect) together with cumulative impacts be considered?

- What noise standards and reporting of noise records have been developed? Does Owner propose to prepare and submit a noise compliance report on a regular basis? If so, to whom? Will Owner make noise compliance reports publicly available?

  At this time there are no state or federal regulatory compliance regulations that require the developer to maintain noise monitoring facilities.

EXHIBIT A

Application for Tax Abatement South Texas College

Please submit the answers to the following questions and attach any additional pages as needed. Please complete and attach to the application along with completed Schedules I and II.

Part I. Applicant Information **Application Date:** 02/12/2019

Applicant Name: Buenos Aires Windpower, LLC

Applicant's address: 11455 El Camino Real, Suite 160 San Diego, CA 92130

Applicant's phone number: 858-764-3754

Applicant's organization: Terra-Gen, LLC

Type of Business: Renewable Energy

Organization address: 11455 El Camino Real, Suite 160 San Diego, CA 92130

Organization's phone number: 858-764-3754

Authorized Representative: Milton Howard

Authorized Representative's address (if different than above): Same as above

Authorized Representative's phone number: 713-703-7044

Part II. Project Information

Proposed project or facility address: (see specifics for each Project below)

1. Provide brief description of project or facility for which tax abatement is sought.

Project 1-Buenos Aires Windpower, LLC:
Buenos Aires Windpower, LLC ("Buenos Aires") is a Renewable Energy project located in Hidalgo County, Texas within the Edinburg CISD boundaries to be located at the northwest corner of FM 1017 & north I-69 (US Hwy 281). Buenos Aires seeks to develop and interconnect 201 megawatts ("MW") of power into the ERCOT market via interconnect into the AEP 345 kV Lon C Hill line.

The improvements for Buenos Aires will consist of a proposed wind power generation facility, comprised of 201 megawatts ("MW") of nameplate capacity located in the Hidalgo County Enterprise Zone. Construction is anticipated to begin no later than the 2nd quarter of 2020 and it is currently anticipated that construction will be complete by the 3rd quarter of 2021.

The improvements are expected to have an estimated value of at least $223,388,000 upon completion, although the actual value will be determined by the Hidalgo County Appraisal District. The Project is expected to include approximately 88 wind turbines; 82 with a nameplate capacity of 2.2 MW and 6 with a nameplate capacity of 3.45 MW, although the exact number

may vary depending on factors such as the type of turbines used and site wind characteristics. However, such factors will not pose a significant impact on the anticipated investment amount. The improvements shall also include any other property in the Enterprise Zone meeting the definition of "Eligible Property" contained in the Tax Abatement Guidelines and criteria for South Texas College that will be used to produce wind power and perform other functions related to the production, distribution and transmission of electric power.

2. Does this property fall under the definition of "Eligible Property" provided in the Hidalgo County Guidelines & Criteria?

   ✓ Yes
   ____ No

3. This application is for *(choose one)*:

   ✓ New plant
   ____ Expansion
   ____ Modernization

4. Please list all the taxing jurisdictions in which the proposed projects or facilities will be located.

   Taxing Entity #1: Hidalgo/Starr/Cameron County

   Taxing Entity #2: EMS District #03

   Taxing Entity #3: South Texas College

   Taxing Entity #4: South Texas ISD

   Taxing Entity #5: Edinburg CISD

   a. Are applications for tax abatement being submitted to all these jurisdictions?
      ____ Yes
      ✓ No

   Buenos Aires will not be applying for tax abatement/values limitation agreements with EMS District #03 or South Texas ISD. Tax abatement and Value Limitation agreements with Hidalgo County and Edinburg CISD have already been approved.

5. Please describe the nature and scope of the tax abatement that is sought. What is the total estimated taxable value or total range of taxable values of the project or facility for which abatement is sought?

   Buenos Aires is seeking an 80 % abatement of taxes effective for ten (10) full calendar years for the projects beginning on January 1 of the tax year following the date that the College President and/or the President of the Board of Trustees receives a letter certifying completion of

construction of Projects, outlining the Improvements included in the Projects, and stipulating the overall turbine capacity.

Buenos Aires is anticipating capital costs of at least $223,388,000. The improvements for The Project will consist of the proposed wind power generation facility, comprised of approximately 200 megawatts ("MW") of nameplate capacity located within the Hidalgo County Enterprise Zone.

The improvements for Buenos Aires are expected to have an estimated value of at least $223,388,000 upon completion, although the actual value will be determined by the Hidalgo County Appraisal District. The Project is expected to include approximately 88 wind turbines; 82 with a nameplate capacity of 2.2 MW and 6 with a nameplate capacity of 3.45 MW, although the exact number may vary depending on factors such as the type of turbines used and site wind characteristics. However, such factors will not pose a significant impact on the anticipated investment amount. Improvements should also include any other property in the Enterprise Zones meeting the definition of "Eligible Property" contained in the Tax Abatement Guidelines and criteria for South Texas College that will be used to produce wind power and perform other functions related to the production, distribution and transmission of electric power.

a. What is the extent of the abatement being requested?

Buenos Aires Windpower, LLC, seeks an abatement of taxes of the cited project effective for ten (10) full calendar years for the project beginning on January 1 of the next tax year, after the date that the College President and/or the President of the Board of Trustees receives a letter certifying completion of construction of Project, outlining the Improvements included in the Project, and stipulating the overall turbine capacity.

b. Does applicant contemplate that the Project will be completed in Phases?

____ Yes

✓ No

6. What will be the total estimated taxable value or total range of taxable values of the project or facility in the first year after the expiration of the abatement? *(The amount represents 5% depreciation over 10 years)*

The initial estimated taxable value of the Project when completed is expected to be $223,388,000 within Hidalgo County. Although the actual value after year 10 will depend upon an annual appraisal by the Hidalgo County Appraisal District and specific decisions to be made by Terra Gen, LLC in the future, the developer estimates the project, will have retained a value of approximately $136,501,847.

7. Please attach information describing how the proposed project or facility meets the minimum Requirement for tax abatement outlined in the Guidelines & Criteria.

The Project will contribute to the expansion of employment, attract major investment to Hidalgo County, benefit the property on which it is constructed, and contribute to the economic development of the County.

Buenos Aires Windpower, LLC intends to construct a wind powered electric generating facility with an expected value greater than $223,388,000 in Hidalgo County. At a minimum, the Project will result in a wind power facility with an estimated 201-megawatt nameplate capacity.

Buenos Aires Windpower, LLC estimates that installing the wind turbines will create 150 to 200 temporary construction jobs over the course of the Project's construction, which is estimated to last twelve months of construction. Buenos Aires further anticipates the creation of eight full-time jobs at each project location for a total of 32 full time jobs for the operation and maintenance of the Project. Continuing operations and maintenance activities in Hidalgo County will create opportunities for purchase of contracting services and supplies from Hidalgo County businesses. Over the course of construction of the Project, Terra Gen will make an effort to use local labor and purchase services and materials local businesses where practicable.

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 wind farm. Without the Project, the land could remain in its current state and would be unlikely to attract new investment to the area.

The wind farm will provide "clean" power to customers served by Terra Gen, LLC. Wind energy creates little or no emissions impacting the environment. The project will provide this clean energy source.

The addition of full-time and contract-related jobs, the purchase of local services, supplies and materials, and the productive use of land to generate revenue and spur investment are examples of the kind of economic benefit that the proposed wind farm will bring to Hidalgo County.

8. Please attach information on the following aspects of the proposed project or facility:

(1) current value of land and existing improvements, if any;
(2) type, value and purpose of proposed improvements;
(3) productive life of proposed improvements;
(4) impact of proposed improvements and other expenditures on existing jobs;
(5) number and type of new jobs, if any, to be created by proposed improvements and expenditures;
(6) costs to be incurred by County, if any, to provide facilities or services directly resulting from the new improvements;
(7) types and values of public improvements, if any, to be made by applicant seeking abatement;
(8) estimation of the amount of ad valorem property taxes to be paid to County after expiration of the abatement agreement;
(9) the impact on the business opportunities of existing businesses and the attraction of new businesses to the area, if any;
(10) the overall compatibility with the zoning ordinances and comprehensive plan, if any, for the area;
(11) whether the applicant's proposed facility or improvement or modernization is an industry which is new to County.

9. Please attach the following information to this application:

   (1) A map and description of the property for which abatement is sought;
   See page 16-19

   (2) A time schedule for completing the planned improvements; and,
   Buenos Aires Windpower, LLC is anticipating that construction will begin no later than the 2nd Quarter of 2020 and will be completed by the 3rd Quarter of 2021.

   (3) Basic financial information about yourself and your organization sufficient to enable evaluation of the applicant's financial capacity.
   Please see: https://www.ecpartners.com/ and https://www.terra-gen.com/

10. Please describe the proposed or existing Investment Zone in which this project will be located.
    Please see Attachment. The Project are located within the designated Hidalgo County Enterprise Zone. Hidalgo County Commissioners Court has previously recognized the existing enterprise zones for purposes of The Project.

11. Please attach a copy of the County's approved Tax Abatement Agreement with applicant, or, if not yet approved, a copy of the proposed County's Tax Abatement Agreement.
    Please see Attachment.

I attest that the information provided in this application is true and correct to the best of my knowledge.

Authorized Representative's Signature:

Milt Howard

Milton Howard
Vice President of Development
Terra-Gen, LLC

Date of application submission: 02-14-2019

Exhibit A

Legal Descriptions of Investment Zones Containing Proposed Projects

Please attach a copy of the map of the Counties Zones and the locations of the facilities

Project 1-Buenos Aires Windpower, LLC:

The legal descriptions for Buenos Aires Windpower, LLC located in Hidalgo County, Texas are as follows:

DEL TULE-1.0AC FOR IMPS-SHR A-32.45AC TR 2 GUERRA PART R-S OF SE 100ACS-TR 8 & 9 1.0AC NET

DEL TULE 466.29AC OUT OF SH B-TR 901.24AC R/S OF DEL TU & SANTA ANITA 466.29 AC NET

DEL TULE SHR.B-901.24 AC. TR.1 GUERRA PARTITION.RESUBDV. OF SH. A RESUB OF DEL TULE & SANTA ANITA

DEL TULE-SHR A-32.45ACS TR 2 GUERRA PART R-S OF SE 100ACS-TR 8 & 9 EXC 1AC FOR IMPS 4921.73AC NET

DEL TULE 40.08 AC -S H C TR 1 AKA S H A TR 2- 901.24 AC R/S DEL TULE & SANTA ANITA 40.08 AC NET

DEL TULE PART-1,2&3 SHR B-EXC 1AC R/S OF DEL TULE & SANTA ANITA 2176AC

DEL TULE AN IRR TR W6076.65'-TR 84 & WPT-T86 EXC 9.00 AC 2343.93AC GR 2334.93 AC NET

DEL TULE AN IRR TR E7490.38'-TR 84 & EPT-86 EXC VAR'S TRS 2568.44 AC NET

Exhibit B
Maps of Project Areas

CONFIDENTIAL-PLEASE SEE ATTACHED

Buenos Aires Map
CONFIDENTIAL
CONFIDENTIAL
TG POI
Proposed O&M Building
1017
3250
281
186
N
Source: Esri, DigitalGlobe, GeoEye, Earthstar
TERRA-GEN
TEXAS ENERGY CONSULTANTS
Legend
V112-3.45MW WTG (7)
V120-2.2MW WTG (81)
O & M BUILDING
POI
138 KV AEP TLINE(Existing)
345 KV AEP TLINE(Existing)
PARCEL
500FT BUFFER
BUENOS AIRES BNDRY
HIDALGO CO.
CONFIDENTIAL
Terra-Gen,LLC
Buenos Aires Project
Phase 1 - 200 MW
0 1,500 3,000 Feet
Draft-Subject to change
CONFIDENTIAL

(a) **Written Application**. Any current or potential owner of taxable property may request Abatement by filing a written application with the President of the College. **Exhibit A**

(b) **Contents of Application**.

a. The application shall consist of a completed application form (Exhibit A) accompanied by:
b. a general description of the new improvements to be undertaken;
c. a descriptive list of the improvements for which Abatement is requested;
d. a list of the kind, number and location of all proposed improvements of the property;
e. a map and property description; proposed turbine location (if a wind turbine Facility);
f. and a time schedule for undertaking and completing the proposed improvements.
g. In the case of a Modernization or Expansion Project, a statement of the Appraised Value of the Facility, separately stated for real and personal property, shall be given for the tax year immediately preceding the application.

**The application form may require such financial and other information as the College or other Eligible Jurisdiction, as applicable, deems appropriate for evaluating the financial capacity and other relevant factors of the applicant.

(c) **Local Employment and Procurement**. Owner shall, as part of the Application, provide: (i) a list and description of all component parts and equipment which are included in the construction and/or installation of the Facility, (ii) a list of maintenance and operations personnel or professional services anticipated or required for the operation and maintenance of the Facility on an on-going basis; and (iii) the identify of all persons or firms in Starr County and Hidalgo County, or within 100 files thereof, with the capability of providing these services (a complete Schedule I and Schedule II).

(d) **Written Notification**. Upon receipt of a completed application, the President shall evaluate the application for a determination of the proposed Facility's compliance with these Guidelines.

(e) **Feasibility**. After receipt of an application for Abatement, the College shall consider the feasibility and the impact of the proposed Abatement. The study of feasibility shall include, but not be limited to, an estimate of the economic effect of the Abatement of taxes and the benefit to the College and the Facility to be covered by such Abatement.

(f) **No Abatement if Construction has been Completed**. No Agreement shall be approved if the application for the Abatement was filed after the completion of construction, alteration or installation of improvements related to the proposed Modernization, Expansion or New Facility.

(g) **Variance**. Requests for variance from the provisions of these Guidelines and Criteria may be made in written form; provided, however, that no variance may extend the term of Abatement beyond five (5) years after completion of the Construction Phase. Such requests shall include a complete description of the circumstances explaining why the applicant should be granted a variance. Approval of a request for variance requires a three-fourths (3/4ths) vote of the board of trustees of the College.

Project Descriptions:

Project 1-Buenos Aires Windpower, LLC:

Buenos Aires Windpower, LLC is requesting an appraised value limitation on all of the property constructed or placed upon the real property within South Texas College, which is located in Hidalgo County, Texas.

The property for which the Applicant is requesting an appraised value limitation shall include, but is NOT limited to, the following: up to 88 wind turbines, with a combined make up of 82 wind turbines with a nameplate capacity of 2.2 MW wind turbines and 6 wind turbines with a nameplate capacity of 3.45 MW wind turbines and a combined total generating capacity of approximately 201 MW; up to 88 steel reinforced concrete foundations supporting the weight of each turbine tower; up to 88 electric power transformers; underground conductor cables used to transport electricity from each turbine tower to an electrical substation; and a new electrical substation interconnected to the AEP Lon C. Hill to North Edinburg, 345kV transmission line located in central Hidalgo County.

Additionally, the map provided does not represent the final location of the improvements; however, all of the improvements that make up the amount of Qualified Investment will be made within the Project Investment Area as shown on Map Exhibit B.

The Applicant intends to construct a shared Maintenance and Operations building to house equipment i.e. junction boxes, transformer equipment, and turbine electronic controls for Buenos Aires and Monte Cristo Projects. The Applicant will also be constructing an electrical substation facility for integration and transmission of power into the electrical grid.

Construction of the wind farm is proposed to begin in the 2nd Quarter of 2020 with an estimated commercial operations date no later than the 3rd Quarter of 2021, contingent upon favorable economics for the project.

Descriptive List for which Abatement is being requested:

Project 1-Buenos Aires Windpower, LLC:

Buenos Aires Windpower, LLC plans to construct an estimated 201 MW wind farm in Hidalgo County, located entirely within South Texas College boundaries. Additional improvements of Qualified Property include:

- 88 Wind Turbines: 82 wind turbines with a nameplate capacity of 2.2 MW and 6 wind turbines with
  a nameplate capacity of 3.45MW;
- 88 Wind Turbine Foundations;
- Several thousand feet of Transmission Collection System cable & Junction Boxes;
- Overhead Transmission and Interconnection infrastructure;
- Additional meteorological towers;
- All weather Road work sloped for drainage;
- Operations and maintenance building for storage of control systems necessary for commercial generation of electricity;
- Electric substation including power transformers, associated circuit breakers, switches, reactive power compensation equipment and control building & fencing of perimeter.

For purposes of this application, the Project anticipates using 82 wind turbines with a nameplate capacity of 2.2 MW and 6 wind turbines with a nameplate capacity of 3.45 MW. Although final turbine selection and location of the infrastructure may change, all equipment outlined above is expected to be located within South Texas College boundaries. Current plans are to install turbines in one phase.

The exact placement of turbines is subject to ongoing planning, wind resource evaluation, engineering, land leasing, and turbine selection. The final number and location of turbines and supporting structures will be determined before construction begins. However, any changes in the number and location of turbines will not have a significant impact on the total investment. Buenos Aires intends to connect to AEP Lon C. Hill to North Edinburg, 345kV transmission line internal to the Project, located within South Texas College boundaries. All of the infrastructure will remain within the project boundary and within the Enterprise Zone. The map in Exhibit B shows the proposed project area with the anticipated improvement locations.

Enterprise Zones:

Hidalgo, County is designated enterprise zone county as defined under the Texas Governor's "Governor's Economic Development Finance department online" link provided by Texas Comptroller website under "The Texas Enterprise Zone Program." The Governor's website "Texas Enterprise Zone Program"- "Economic Zone Program Rules, 10 TAC 176" according to section (b), subsection (11); which defines a distressed county as: "a county that has a poverty rate above 15.4 percent based on the most recent decennial census; in which at least 25.4 percent of the adult population does not hold a high school diploma or high school equivalency certificate based on the most recent decennial census; and that has an unemployment rate that has remained above 4.9 percent during the preceding five years, based on Texas Workforce Commission data."

Source: https://businessintexas.com/services/tax-incentives?view=texas%20enterprise%20zone%20program

Hidalgo County meets the guidelines as "Distressed County" under Texas Government Code Chapter 2303.003 (1-c). Where a "Distressed County" means a County:

(A) The Poverty rate in Hidalgo County is currently 31.2%

All Topics	Hidalgo County, Texas	UNITED STATES
Median household income (in 2016 dollars), 2012-2016	**$36,094**	**$55,322**
Income & Poverty		
Median household income (in 2016 dollars), 2012-2016	**$36,094**	**$55,322**
Per capita income in past 12 months (in 2016 dollars), 2012-2016	$15,240	$29,829
Persons in poverty, percent	⚠ 31.2%	⚠ 12.7%

Source: https://www.census.gov/quickfacts/fact/table/hidalgocountytexas,US/INC110216

(B) The adult population that does not hold a high school diploma or high school equivalency certificate in Hidalgo County; persons of age 25 years+ were: 36.7% during 2012-2016.

All Topics	Hidalgo County, Texas	UNITED STATES
Median household income (in 2016 dollars), 2012-2016	**$36,094**	**$55,322**
Education		
High school graduate or higher, percent of persons age 25 years+, 2012-2016	63.3%	87.0%
Bachelor's degree or higher, percent of persons age 25 years+, 2012-2016	17.4%	30.3%

Source: https://www.census.gov/quickfacts/fact/table/hidalgocountytexas,US/INC110216

(C) The unemployment rate in Hidalgo County during the preceding 5 years has been from 2013 at 9.8% to 2017 at 7.10%.

Source: https://ycharts.com/indicators/hidalgo_county_tx_unemployment_rate

Enterprise Zone Map

Source: Texas EDC | Texas Enterprise Zone GIS
http://texas.zoomprospector.com/?LYR=TEXASEZONEUNION

Application for Chapter 312 Tax Abatement Agreement by Monte Cristo Windpower, LLC

Submitted by:

Terra-Gen, LLC

February 28, 2019

SCHEDULE I

"Buy Local" Annual Reports

The following information shall be reported to the College on a calendar-year basis during the first four years of the tax abatement program:

1. Dollar amount spent for materials* (local): $500,000
2. Dollar amount spent for materials* (total): $500,000
3. Dollar amount spent for labor** (local): $325,000
4. Dollar amount spent for labor** (total): $325,000
5. Number of jobs created in the construction of the Facility (local): 150 FTE's
6. Number of jobs created in the construction of the Facility (total): 200 FTEs
7. Number of jobs created on a permanent basis (local): 8 per site
8. Number of jobs created on a permanent basis (total): 8 per site

* The term "materials" is defined to include all materials used in excavation, site improvement, demolition, concrete, structural steel, fire proofing, piping, electrical, instruments, paintings and scaffolding, insulation, temporary construction facilities, supplies, equipment rental in construction, small tools and consumables. This term does not include major items of machinery and equipment not readily-available locally.

** The term "labor" is defined to include all labor in connection with the excavation, site improvement, demolition, concrete construction, structural steel, fire proofing, equipment placement, piping, electrical, instruments, painting and scaffolding, insulation, construction services, craft benefits, payroll burdens, and related labor expenses. This term does not include engineering services in connection with the design of the Facility.

The term "local" as used to describe manufacturers, suppliers, contractors and labor shall include firms, businesses, and persons who reside in or maintain an office in either Hidalgo County or Starr County.

SCHEDULE II

ADDITIONAL INFORMATION REQUIRED OF APPLICANT FOR TAX ABATEMENT

Section 1. Eligibility Criteria

1. To be eligible for consideration by College for a tax abatement under these Guidelines, an Owner of the Facility must meet or exceed all of the criteria described below:

- The Facility must be one that will generate renewable energy;
- The minimum amount of new real and/or personal property capital investment shall exceed $200 million (at start of project or by year 2017);
- Shall exceed minimum levels of full-time job creation;
- Provide employee and dependent access to health care benefits;
- Provide a minimum living and all-industry wage requirements for new and existing employees at project site;

Terra-Gen Development Company, LLC, ("Terra-Gen") is the exclusive developer of Buenos Aires, Monte Cristo, La Joya & Monte Alto Windpower projects (The Projects). Each aforementioned entity is a special purpose entity formed to facilitate the development and commercialization of a utility-scale wind energy project. Terra-Gen is in the business of initiating, developing, producing and owning and operating electricity from renewable energy projects including wind, solar, and geothermal. Each project is anticipating total capital costs of $223,388,000. However, it is anticipated that $175,000,000 of capital costs for Monte Alto will be located within Hidalgo County and South Texas College boundaries. The Projects are expected to have a total investment of $845,164,000 within Hidalgo County, all of which falls within the South Texas College boundaries. The Projects will be providing 200 construction jobs for Hidalgo County residents and 8 permanent operations jobs which include: wind turbine technicians, electrical engineers and other management positions with a starting salary of $40,154.40 with access to employee/dependent health care benefits.

Section 2. Amount and Terms of Tax Abatement Subject to Additional Commitments

2.1 The amount and term of the tax abatement offered will be dependent upon the Owner's commitment to exceed the minimum eligibility criteria, consideration of other public incentives offered for the same project and the overall benefit to the College and the community.

2.2 What resources will the Owner commit to, of the following:

(a) Sponsorship of scientific events, teacher research grants to the College; materials

and equipment, teaching materials to the College; R&D collaboration with local college;

(b) Total number of jobs created and maintained in the area;

(c) Number of high-wage jobs.

Terra Gen, LLC is committed to the continuing education of local workforce and employees through local scholarship and or student support services.

Each Project will maintain 8 permanent jobs for the project for a total of 32 new jobs with a base salary of $40,154.40, which exceeds the current County average earnings which are above the Hidalgo County average weekly wage (average for the most recent four quarters) as reported quarterly by the Bureau of Labor Statistics (currently $33,592 in 2017) qualifying as a "High-Wage Job", in addition to health care benefits, retirement, & leave time with pay

Section 3. Wage Requirements

Companies receiving a tax abatement from the College must meet certain minimum wage requirements for all new and existing (i.e., retained) jobs at the project site.

3.1 Living Hourly Wage Requirement: In order to be eligible for a tax abatement, one hundred percent (100%) of the company's new and existing employees ***at the project location*** must earn no less than a "living wage" throughout the full term of the Tax Abatement Agreement. This wage is based on the poverty level for a family of four, as determined annually (January) by the U.S. Department of Health and Human Services (HHS). As of January 22, 2015, the living wage requirement is $11.66 per hour.

3.2 All Industries Median Hourly Wage Requirement: In addition to the "Living Wage" requirement, after one year of initiating full operations at the project location, but not more than two years after execution of the Tax Abatement Agreement with the College, at least seventy percent (70%) of all new and existing employees, with at least one year of full employment with the company at the project location, must earn a cash wage at or exceeding the annual Edinburg, Pharr McAllen Metropolitan Statistical Area (MSA) Median Hourly Wage for All Industries (Companies) for the most recent year available. This wage is compiled by the Bureau of Labor Statistics (BLS) Occupational Employment Survey and published annually by the Texas Workforce Commission (TWC). This wage is updated annually, and for 2014 the current applicable wage is $11.32 per hour.

High-Wage Jobs: High-wage jobs are either: (I) Qualified professional jobs reported in high-wage industries (e.g., advanced business services, aerospace, life sciences, renewable energy, high-tech/IT); or (2) Jobs for which earnings are above the Hidalgo County average weekly wage (average for the most recent four quarters) as reported quarterly by the Bureau of Labor Statistics (currently $33,592 in 2017).

3.3 If the company does not meet and maintain these wage requirements for all new and

existing employees at the project location, the company will be in default of its Tax Abatement Agreement, which could result in termination of the Agreement and the recapture of all or a portion of the previously abated property taxes.

The Projects are committed to creating 8 permanent jobs each for a total of 32 new jobs with a base salary of $40,154.40, which exceeds the current County average earnings which are above the Hidalgo County average weekly wage (average for the most recent four quarters) as reported quarterly by the Bureau of Labor Statistics (currently $33,592 in 2017) qualifying as a "High-Wage Job", in addition to health care benefits, retirement, & leave time with pay.

Section 4. Targeted and Qualifying Industries/Business Activities or Project team

The majority of the company's business at the project location must be engaged in one of the following qualifying industries, business activities, or Project team:

Targeted Industries:

- Energy

Each special purpose entity is an entity created for the sole purpose of interconnecting 200-240 Megawatts ("MW") of renewable energy into the ERCOT market.

Section 5. Local Assessment: County and Community:

5.1 Describe how has the company's plan been prepared in consultation with the local community, property owners and local political leaders?

(a) Local Community:
The projects are located in rural portions of Hidalgo Co & do not have immediate impact on local communities other than the acquisition of goods & services, and employment.

(b) Property Owners:
During leasing and prior to construction Terra-Gen has consulted with each individual landowner to ensure the development meets the desired goals of each party.

(c) Local Political Leaders:
The projects have been introduced to Hidalgo County leadership and have already sought the guidance of County's permitting office, fire marshal, and drainage/irrigation entities.

5.2 Identify the local, state and federal bodies that have jurisdiction over the design, construction, licensing, regulation and operation of the Facility and here any public records of review of the Facility may be accessed by the College and the public:

(a) Local: Hidalgo County Permit, Fire Marshall, Solid Waste, Irrigation/Drainage Offices.
(b) State: TCEQ, Tx Parks & Wildlife, State Comptroller
(c) Federal: Federal Aviation Admin (FAA), U.S. Fish & Wildlife

5.3 Outline what processes, if any, were followed for community consultation for the Facility's development.

Per requirements of Hidalgo County permitting office, Terra Gen will be applying for County Permit for construction of the wind farm at each location. At their request, each permit will be routed for approval to the County's fire marshal, solid waste and irrigation/drainage districts.

5.4 Is there an Environmental Impact Statement and Clearance required for the Facility? If so, identify where any public records of environmental review may be assessed by the College and members of the public.

Neither an EIS or Clearance is required for the wind farm facilities by any state for federal regulatory agency.

5.5 If the Facility is a wind farm, did the assessment of the Facility by any governmental agency measure and assess potential environmental noise impacts from wind turbines? If so, please provide copies of any records with the Application.

To date, there have been no requirements or requests by any governmental agency for the assessment of environmental noise impacts.

5.6 Identify the Texas agency, if any, which has on-going regulatory authority over the Facility. Describe any approval process which has taken place in connection with locating the Facility.

There is no state regulatory agency currently required to oversee or monitor the wind farm projects.

5.7 Please state whether any of the following were considered in the assessment and location of wind turbines, and if so, how any negative impacts have/or will be addressed:

- landscape and visual amenity:
- noise impacts (have noise guidelines been developed to assess regulate noise):
- health issues (what health issues, if any, have been identified and what guidelines or policies have been adopted to address potential health impacts, if any:
- economic issues, including potential impacts on property values:
- ecological issues, including potential impacts on threatened species:
- decommissioning and rehabilitation:

Terra Gen, LLC as developer of the projects will rely on the review of the applicable County and State agencies with regulatory responsibility over the compatibility of the Facility site(s) with the surrounding uses, to include aviation, noise impacts, visual amenity and ecological issues.

Section 6. Life of Facility and Decommissioning

Include life projections for the Facility, depreciation schedules for income tax purposes and the decommissioning plan. State if the Owner on the Application is a "pass-through" owner or intends

to assign its interest in the Facility and the Abatement Agreement, include proposed contractual language that obligates Owner and any future assignee to comply with the decommissioning plan. To assure the College that the Owner, or Owner's assignee, will perform the decommissioning plan, what financial security, bond or enforceable pledge does the Owner proposed.

The wind turbine generators that will make up the Projects have an estimated life expectancy of 25 years. In the signed leases with the landowners, Terra-Gen has included a Removal Bond to assure each land owner that when the project is decommissioned, each and every turbine, foundation & infrastructure will be removed from their location. The leases with the land owner do allow for Terra-Gen to assign its interests to an interested party, however the lease also obligates the interested party to comply with all aspects of the lease including the removal bond, term of lease, and payments structures to the land owner.

Section 7. Noise Auditing and compliance:

Has applicant developed a plan or procedure to undertake compliance monitoring and auditing. If so, please describe and submit relevant documents.

- Does Owner propose to maintain noise monitoring facilities? Will Special audible characteristics such as excessive amplitude modulation (including the van den Berg effect) together with cumulative impacts be considered?

- What noise standards and reporting of noise records have been developed? Does Owner propose to prepare and submit a noise compliance report on a regular basis? If so, to whom? Will Owner make noise compliance reports publicly available?

At this time there are no state or federal regulatory compliance regulations that require the developer to maintain noise monitoring facilities.

EXHIBIT A

Application for Tax Abatement South Texas College

Please submit the answers to the following questions and attach any additional pages as needed. Please complete and attach to the application along with completed Schedules I and II.

Part I. Applicant Information **Application Date:** 02/12/2019

Applicant Name: Monte Cristo Windpower, LLC

Applicant's address: 11455 El Camino Real, Suite 160 San Diego, CA 92130

Applicant's phone number: 858-764-3754

Applicant's organization: Terra-Gen, LLC

Type of Business: Renewable Energy

Organization address: 11455 El Camino Real, Suite 160 San Diego, CA 92130

Organization's phone number: 858-764-3754

Authorized Representative: Milton Howard

Authorized Representative's address (if different than above): Same as above

Authorized Representative's phone number: 713-703-7044

Part II. Project Information

Proposed project or facility address: (see specifics for each Project below)

1. Provide brief description of project or facility for which tax abatement is sought.

Project 2-Monte Cristo Windpower, LLC:
Monte Cristo Windpower, LLC ("Monte Cristo") is a Renewable Energy project located in Hidalgo County, Texas within the Edinburg CISD boundaries to be located on FM 490, 2 miles west of north I-69 (US Hwy 281). Monte Cristo seeks to develop and interconnect 201 megawatts ("MW") of power into the ERCOT market via interconnect into the AEP 345 kV Lon C Hill line.

The improvements for Monte Cristo will consist of a proposed wind power generation facility, comprised of 201 megawatts ("MW") of nameplate capacity located in the Hidalgo County Enterprise Zone. Construction is anticipated to begin no later than the 2nd quarter of 2020 and it is currently anticipated that construction will be complete by the 3rd quarter of 2021.

The improvements are expected to have an estimated value of at least $223,388,000 upon completion, although the actual value will be determined by the Hidalgo County Appraisal District. The Project is expected to include approximately 88 wind turbines; 82 turbines with a nameplate capacity of 2.2 MW and 6 turbines with a nameplate capacity of 3.45 MW, although

the exact number may vary depending on factors such as the type of turbines used and site wind characteristics. However, such factors will not pose a significant impact on the anticipated investment amount. The improvements shall also include any other property in the Enterprise Zone meeting the definition of "Eligible Property" contained in the Tax Abatement Guidelines and criteria for South Texas College that will be used to produce wind power and perform other functions related to the production, distribution and transmission of electric power.

2. Does this property fall under the definition of "Eligible Property" provided in the Hidalgo County Guidelines & Criteria?

   ✓ Yes
   ____ No

3. This application is for *(choose one)*:

   ✓ New plant
   ____ Expansion
   ____ Modernization

4. Please list all the taxing jurisdictions in which the proposed projects or facilities will be located.

   Taxing Entity #1: Hidalgo County

   Taxing Entity #2: South Texas College

   Taxing Entity #3: South Texas ISD

   Taxing Entity #4: Edinburg CISD

   a. Are applications for tax abatement being submitted to all these jurisdictions?
      ____ Yes
      ✓ No

   Monte Cristo will not be applying for values limitation agreement with South Texas ISD. Tax abatement and Value Limitation agreements with Hidalgo County and Edinburg CISD have already been approved.

5. Please describe the nature and scope of the tax abatement that is sought. What is the total estimated taxable value or total range of taxable values of the project or facility for which abatement is sought?

   Monte Cristo is seeking an 80 % abatement of taxes effective for ten (10) full calendar years for the projects beginning on January 1 of the tax year following the date that the College President and/or the President of the Board of Trustees receives a letter certifying completion of

construction of Projects, outlining the Improvements included in the Projects, and stipulating the overall turbine capacity.

Monte Cristo is anticipating capital costs of at least $223,388,000. The improvements for The Project will consist of the proposed wind power generation facility, comprised of approximately 200 megawatts ("MW") of nameplate capacity located within the Hidalgo County Enterprise Zone.

The improvements for Monte Alto are expected to have an estimated value of at least $223,388,000 upon completion, although the actual value will be determined by the Hidalgo County Appraisal District. The Project is expected to include approximately 88 wind turbines; 82 with a nameplate capacity of 2.2 MW and 6 with a nameplate capacity of 3.45 MW, although the exact number may vary depending on factors such as the type of turbines used and site wind characteristics. However, such factors will not pose a significant impact on the anticipated investment amount. Improvements should also include any other property in the Enterprise Zones meeting the definition of "Eligible Property" contained in the Tax Abatement Guidelines and criteria for South Texas College that will be used to produce wind power and perform other functions related to the production, distribution and transmission of electric power.

a. What is the extent of the abatement being requested?

Monte Cristo Windpower, LLC, seeks an abatement of taxes of the cited project effective for ten (10) full calendar years for the project beginning on January 1 of the next tax year, after the date that the College President and/or the President of the Board of Trustees receives a letter certifying completion of construction of Project, outlining the Improvements included in the Project, and stipulating the overall turbine capacity.

b. Does applicant contemplate that the Project will be completed in Phases?

____ Yes

✓ No

6. What will be the total estimated taxable value or total range of taxable values of the project or facility in the first year after the expiration of the abatement? *(The amount represents 5% depreciation over 10 years)*

The initial estimated taxable value of the Project when completed is expected to be $223,388,000 within Hidalgo County. Although the actual value after year 10 will depend upon an annual appraisal by the Hidalgo County Appraisal District and specific decisions to be made by Terra Gen, LLC in the future, the developer estimates the project, will have retained a value of approximately $136,501,847.

7. Please attach information describing how the proposed project or facility meets the minimum Requirement for tax abatement outlined in the Guidelines & Criteria.

The Project will contribute to the expansion of employment, attract major investment to Hidalgo County, benefit the property on which it is constructed, and contribute to the economic development of the County.

Monte Cristo Windpower, LLC intends to construct a wind powered electric generating facility with an expected value greater than $223,388,000 in Hidalgo County. At a minimum, the Project will result in a wind power facility with an estimated 201-megawatt nameplate capacity.

Monte Cristo Windpower, LLC estimates that installing the wind turbines will create 150 to 200 temporary construction jobs over the course of the Project's construction, which is estimated to last twelve months of construction. Monte Cristo further anticipates the creation of eight full-time jobs at each project location for a total of 32 full time jobs for the operation and maintenance of the Project. Continuing operations and maintenance activities in Hidalgo County will create opportunities for purchase of contracting services and supplies from Hidalgo County businesses. Over the course of construction of the Project, Terra Gen will make an effort to use local labor and purchase services and materials local businesses where practicable.

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 wind farm. Without the Project, the land could remain in its current state and would be unlikely to attract new investment to the area.

The wind farm will provide "clean" power to customers served by Terra Gen, LLC. Wind energy creates little or no emissions impacting the environment. The project will provide this clean energy source.

The addition of full-time and contract-related jobs, the purchase of local services, supplies and materials, and the productive use of land to generate revenue and spur investment are examples of the kind of economic benefit that the proposed wind farm will bring to Hidalgo County.

8. Please attach information on the following aspects of the proposed project or facility:

(1) current value of land and existing improvements, if any;
(2) type, value and purpose of proposed improvements;
(3) productive life of proposed improvements;
(4) impact of proposed improvements and other expenditures on existing jobs;
(5) number and type of new jobs, if any, to be created by proposed improvements and expenditures;
(6) costs to be incurred by County, if any, to provide facilities or services directly resulting from the new improvements;
(7) types and values of public improvements, if any, to be made by applicant seeking abatement;
(8) estimation of the amount of ad valorem property taxes to be paid to County after expiration of the abatement agreement;
(9) the impact on the business opportunities of existing businesses and the attraction of new businesses to the area, if any;
(10) the overall compatibility with the zoning ordinances and comprehensive plan, if any, for the area;
(11) whether the applicant's proposed facility or improvement or modernization is an industry which is new to County.

9. Please attach the following information to this application:

   (1) A map and description of the property for which abatement is sought;
   See page 16-19

   (2) A time schedule for completing the planned improvements; and,
   Monte Cristo Windpower, LLC is anticipating that construction will begin no later than the 2nd Quarter of 2020 and will be completed by the 3rd Quarter of 2021.

   (3) Basic financial information about yourself and your organization sufficient to enable evaluation of the applicant's financial capacity.
   Please see: https://www.ecpartners.com/ and https://www.terra-gen.com/

10. Please describe the proposed or existing Investment Zone in which this project will be located.
    Please see Attachment. The Project are located within the designated Hidalgo County Enterprise Zone. Hidalgo County Commissioners Court has previously recognized the existing enterprise zones for purposes of The Project.

11. Please attach a copy of the County's approved Tax Abatement Agreement with applicant, or, if not yet approved, a copy of the proposed County's Tax Abatement Agreement.
    Please see Attachment.

I attest that the information provided in this application is true and correct to the best of my knowledge.

Authorized Representative's Signature:

Milt Howard

Milton Howard
Vice President of Development
Terra-Gen, LLC

Date of application submission: 02-14-2019

Exhibit A

Legal Descriptions of Investment Zones Containing Proposed Projects

Please attach a copy of the map of the Counties Zones and the locations of the facilities

Project 2-Monte Cristo Windpower, LLC:

The legal descriptions for Monte Cristo Windpower, LLC located in Hidalgo County, Texas are as follows:

Del Tule
Tracts 149-151
Desierto-La Jamaica Los Potrillos
Tracts 1-4
Jackson Tract
Blk 97, lots 5-8
Blk 98-99, lots 5-8
Blk 100 lots, 7-12
Blk 101-103, all lots
Blk 104, lots 1-8
Blk 117, all lots
Blks 118-119, lots 1-8
Blk 120, lots 5-8
Blks 121-123, lots 5-8
Blk 124, all lots
Blk 134-138, all lots
Blk 139, lots 1-8
Blk 140-147, all lots
Blk 147, lots 2-7
Blks 154-159, all lots
Blk 160, lots 1-12
Blks 161-165, all lots
Blk 167, all lots
Blks 174-180, all lots
Blk 181-182, all lots
Blk 183, lots 1-8
Blk 184, lots 3-7
Blks 185-187, all lots
Blks 196, lots 1 & 8
BLKS 198-200, all lots
Blk 201, lots 1-6
Blks 202-207, all lots
Blks 214-227 all lots
Blks 234-247 all lots
Blks 254-267 all lots
Laguna Seca
Pummil Strip
Retama & Brazil
Tract 160
Rio Grande Dev Co
Blk 1, lots 1-3
Blk 2-3, lots 1-4
Blk 4, lots 1 & 2
Blk 5, lots 1-5
Blks 6-11, 1-12
Blks 13 -16
Rio Grande Securities
Blks 6-7, lots 1-38
Blk 8, lots 20-38
Santa Anita
J.J. Young Tract
Tex-Mex Survey
Secs 202-212

Exhibit B
Maps of Project Areas

CONFIDENTIAL-PLEASE SEE ATTACHED

Monte Cristo Map
CONFIDENTIAL
CONFIDENTIAL
Terra-Gen, LLC
Monte Cristo Project
Phase 1 - 200MW
Project Location: Hidalgo County, Texas
0
3,000
6,000
Feet
N
CONFIDENTIAL
CONFIDENTIAL
Legend
V112-3.45MW WTG (7)
O & M BUILDING
138 KV AEP TLINE (Existing)
PARCEL
ROW BUFFER
MONTE CRISTO ENTRY
HIDALGO CO.
V100-2.2MW WTG (61)
POI
345 KV AEP TLINE (Existing)
345 KV ETT LINE (Existing)
TEXAS ENERGY CONSULTANTS
TERRA-GEN
N

(a) **Written Application**. Any current or potential owner of taxable property may request Abatement by filing a written application with the President of the College. **Exhibit A**

(b) **Contents of Application**.

a. The application shall consist of a completed application form (Exhibit A) accompanied by:
b. a general description of the new improvements to be undertaken;
c. a descriptive list of the improvements for which Abatement is requested;
d. a list of the kind, number and location of all proposed improvements of the property;
e. a map and property description; proposed turbine location (if a wind turbine Facility);
f. and a time schedule for undertaking and completing the proposed improvements.
g. In the case of a Modernization or Expansion Project, a statement of the Appraised Value of the Facility, separately stated for real and personal property, shall be given for the tax year immediately preceding the application.

**The application form may require such financial and other information as the College or other Eligible Jurisdiction, as applicable, deems appropriate for evaluating the financial capacity and other relevant factors of the applicant.

(c) **Local Employment and Procurement**. Owner shall, as part of the Application, provide: (i) a list and description of all component parts and equipment which are included in the construction and/or installation of the Facility, (ii) a list of maintenance and operations personnel or professional services anticipated or required for the operation and maintenance of the Facility on an on-going basis; and (iii) the identify of all persons or firms in Starr County and Hidalgo County, or within 100 files thereof, with the capability of providing these services (a complete Schedule I and Schedule II).

(d) **Written Notification**. Upon receipt of a completed application, the President shall evaluate the application for a determination of the proposed Facility's compliance with these Guidelines.

(e) **Feasibility**. After receipt of an application for Abatement, the College shall consider the feasibility and the impact of the proposed Abatement. The study of feasibility shall include, but not be limited to, an estimate of the economic effect of the Abatement of taxes and the benefit to the College and the Facility to be covered by such Abatement.

(f) **No Abatement if Construction has been Completed**. No Agreement shall be approved if the application for the Abatement was filed after the completion of construction, alteration or installation of improvements related to the proposed Modernization, Expansion or New Facility.

(g) **Variance**. Requests for variance from the provisions of these Guidelines and Criteria may be made in written form; provided, however, that no variance may extend the term of Abatement beyond five (5) years after completion of the Construction Phase. Such requests shall include a complete description of the circumstances explaining why the applicant should be granted a variance. Approval of a request for variance requires a three-fourths (3/4ths) vote of the board of trustees of the College.

Project Descriptions:

Project 2-Monte Cristo Windpower, LLC:

Monte Cristo Windpower, LLC is requesting an appraised value limitation on all of the property constructed or placed upon the real property within South Texas College, which is located in Hidalgo County, Texas.

The property for which the Applicant is requesting an appraised value limitation shall include, but is NOT limited to, the following: up to 88 wind turbines, with a combined make up of 82 wind turbines with a nameplate capacity of 2.2 MW wind turbines and 6 wind turbines with a nameplate capacity of 3.45 MW wind turbines and a combined total generating capacity of approximately 201 MW; up to 88 steel reinforced concrete foundations supporting the weight of each turbine tower; up to 88 electric power transformers; underground conductor cables used to transport electricity from each turbine tower to an electrical substation; and a new electrical substation interconnected to the ETT Lobo to North Edinburg, 345kV transmission line located in central Hidalgo County.

Additionally, the map provided does not represent the final location of the improvements; however, all of the improvements that make up the amount of Qualified Investment will be made within the Project Investment Area as shown on Map Exhibit B.

The Applicant intends to construct a shared Maintenance and Operations building to house equipment i.e. junction boxes, transformer equipment, and turbine electronic controls for Buenos Aires and Monte Cristo Projects. The Applicant will also be constructing an electrical substation facility for integration and transmission of power into the electrical grid.

Construction of the wind farm is proposed to begin in the 2nd Quarter of 2020 with an estimated commercial operations date no later than the 3rd Quarter of 2021, contingent upon favorable economics for the project.

Descriptive List for which Abatement is being requested:

Project 2-Monte Cristo Windpower, LLC:

Monte Cristo Windpower, LLC plans to construct an estimated 201 MW wind farm in Hidalgo County, located entirely within Edinburg CISD. Additional improvements of Qualified Property include:

- 88 Wind Turbines 82 wind turbines with a nameplate capacity of 2.2 MW and 6 wind turbines with a nameplate capacity of 3.45MW;
- 88 Wind Turbine Foundations;
- Several thousand feet of Transmission Collection System cable & Junction Boxes;
- Overhead Transmission and Interconnection infrastructure;
- Additional meteorological towers;
- All-weather Road work sloped for drainage;
- Operations and maintenance building for storage of control systems necessary for commercial generation of electricity;
- Electric substation including power transformers, associated circuit breakers, switches, reactive power compensation equipment and control building & fencing of perimeter.

For purposes of this application, the Project anticipates using 82 wind turbines with a nameplate capacity of 2.2 MW and 6 wind turbines with a nameplate capacity of 3.45 MW. Although final turbine selection

and location of the infrastructure may change, all equipment outlined above is expected to be located within South Texas College boundaries. Current plans are to install turbines in one phase.

The exact placement of turbines is subject to ongoing planning, wind resource evaluation, engineering, land leasing, and turbine selection. The final number and location of turbines and supporting structures will be determined before construction begins. However, any changes in the number and location of turbines will not have a significant impact on the total investment. Monte Cristo intends to connect to AEP Lon C. Hill to North Edinburg, 345kV transmission line, located within South Texas College boundaries. All of the infrastructure will remain within the project boundary and within the Enterprise Zone. The map in Exhibit B shows the proposed project area with the anticipated improvement locations.

Enterprise Zones:

Hidalgo, County is designated enterprise zone county as defined under the Texas Governor's "Governor's Economic Development Finance department online" link provided by Texas Comptroller website under "The Texas Enterprise Zone Program." The Governor's website "Texas Enterprise Zone Program"- "Economic Zone Program Rules, 10 TAC 176" according to section (b), subsection (11); which defines a distressed county as: "a county that has a poverty rate above 15.4 percent based on the most recent decennial census; in which at least 25.4 percent of the adult population does not hold a high school diploma or high school equivalency certificate based on the most recent decennial census; and that has an unemployment rate that has remained above 4.9 percent during the preceding five years, based on Texas Workforce Commission data."

Source: https://businessintexas.com/services/tax-incentives?view=texas%20enterprise%20zone%20program

Hidalgo County meets the guidelines as "Distressed County" under Texas Government Code Chapter 2303.003 (1-c). Where a "Distressed County" means a County:

(A) The Poverty rate in Hidalgo County is currently 31.2%

All Topics	Hidalgo County, Texas	UNITED STATES
Median household income (in 2016 dollars), 2012-2016	**$36,094**	**$55,322**
Income & Poverty		
Median household income (in 2016 dollars), 2012-2016	**$36,094**	**$55,322**
Per capita income in past 12 months (in 2016 dollars), 2012-2016	$15,240	$29,829
Persons in poverty, percent	⚠ 31.2%	⚠ 12.7%

Source: https://www.census.gov/quickfacts/fact/table/hidalgocountytexas,US/INC110216

(B) The adult population that does not hold a high school diploma or high school equivalency certificate in Hidalgo County; persons of age 25 years+ were: 36.7% during 2012-2016.

All Topics	Hidalgo County, Texas	UNITED STATES
Median household income (in 2016 dollars), 2012-2016	**$36,094**	**$55,322**
Education		
High school graduate or higher, percent of persons age 25 years+, 2012-2016	63.3%	87.0%
Bachelor's degree or higher, percent of persons age 25 years+, 2012-2016	17.4%	30.3%

Source: https://www.census.gov/quickfacts/fact/table/hidalgocountytexas,US/INC110216

(C) The unemployment rate in Hidalgo County during the preceding 5 years has been from 2013 at 9.8% to 2017 at 7.10%.

Source: https://ycharts.com/indicators/hidalgo_county_tx_unemployment_rate

Enterprise Zone Map

Source: Texas EDC | Texas Enterprise Zone GIS
http://texas.zoomprospector.com/?LYR=TEXASEZONEUNION

Application for Chapter 312 Tax Abatement Agreement by La Joya Windpower, LLC

Submitted by:

Terra-Gen, LLC

February 28, 2019

SCHEDULE I

"Buy Local" Annual Reports

The following information shall be reported to the College on a calendar-year basis during the first four years of the tax abatement program:

1. Dollar amount spent for materials* (local): $500,000
2. Dollar amount spent for materials* (total): $500,000
3. Dollar amount spent for labor** (local): $325,000
4. Dollar amount spent for labor** (total): $325,000
5. Number of jobs created in the construction of the Facility (local): 150 FTE's
6. Number of jobs created in the construction of the Facility (total): 200 FTEs
7. Number of jobs created on a permanent basis (local): 8 per site
8. Number of jobs created on a permanent basis (total): 8 per site

* The term "materials" is defined to include all materials used in excavation, site improvement, demolition, concrete, structural steel, fire proofing, piping, electrical, instruments, paintings and scaffolding, insulation, temporary construction facilities, supplies, equipment rental in construction, small tools and consumables. This term does not include major items of machinery and equipment not readily-available locally.

** The term "labor" is defined to include all labor in connection with the excavation, site improvement, demolition, concrete construction, structural steel, fire proofing, equipment placement, piping, electrical, instruments, painting and scaffolding, insulation, construction services, craft benefits, payroll burdens, and related labor expenses. This term does not include engineering services in connection with the design of the Facility.

The term "local" as used to describe manufacturers, suppliers, contractors and labor shall include firms, businesses, and persons who reside in or maintain an office in either Hidalgo County or Starr County.

SCHEDULE II

ADDITIONAL INFORMATION REQUIRED OF APPLICANT FOR TAX ABATEMENT

Section 1. Eligibility Criteria

1. To be eligible for consideration by College for a tax abatement under these Guidelines, an Owner of the Facility must meet or exceed all of the criteria described below:

   - The Facility must be one that will generate renewable energy;
   - The minimum amount of new real and/or personal property capital investment shall exceed $200 million (at start of project or by year 2017);
   - Shall exceed minimum levels of full-time job creation;
   - Provide employee and dependent access to health care benefits;
   - Provide a minimum living and all-industry wage requirements for new and existing employees at project site;

   Terra-Gen Development Company, LLC, ("Terra-Gen") is the exclusive developer of Buenos Aires, Monte Cristo, La Joya & Monte Alto Windpower projects (The Projects). Each aforementioned entity is a special purpose entity formed to facilitate the development and commercialization of a utility-scale wind energy project. Terra-Gen is in the business of initiating, developing, producing and owning and operating electricity from renewable energy projects including wind, solar, and geothermal. Each project is anticipating total capital costs of $223,388,000. However, it is anticipated that $175,000,000 of capital costs for Monte Alto will be located within Hidalgo County and South Texas College boundaries. The Projects are expected to have a total investment of $845,164,000 within Hidalgo County, all of which falls within the South Texas College boundaries. The Projects will be providing 200 construction jobs for Hidalgo County residents and 8 permanent operations jobs which include: wind turbine technicians, electrical engineers and other management positions with a starting salary of $40,154.40 with access to employee/dependent health care benefits.

Section 2. Amount and Terms of Tax Abatement Subject to Additional Commitments

2.1 The amount and term of the tax abatement offered will be dependent upon the Owner's commitment to exceed the minimum eligibility criteria, consideration of other public incentives offered for the same project and the overall benefit to the College and the community.

2.2 What resources will the Owner commit to, of the following:

(a) Sponsorship of scientific events, teacher research grants to the College; materials

and equipment, teaching materials to the College; R&D collaboration with local college;

(b) Total number of jobs created and maintained in the area;

(c) Number of high-wage jobs.

Terra Gen, LLC is committed to the continuing education of local workforce and employees through local scholarship and or student support services.

Each Project will maintain 8 permanent jobs for the project for a total of 32 new jobs with a base salary of $40,154.40, which exceeds the current County average earnings which are above the Hidalgo County average weekly wage (average for the most recent four quarters) as reported quarterly by the Bureau of Labor Statistics (currently $33,592 in 2017) qualifying as a "High-Wage Job", in addition to health care benefits, retirement, & leave time with pay

Section 3. Wage Requirements

Companies receiving a tax abatement from the College must meet certain minimum wage requirements for all new and existing (i.e., retained) jobs at the project site.

3.1 Living Hourly Wage Requirement: In order to be eligible for a tax abatement, one hundred percent (100%) of the company's new and existing employees ***at the project location*** must earn no less than a "living wage" throughout the full term of the Tax Abatement Agreement. This wage is based on the poverty level for a family of four, as determined annually (January) by the U.S. Department of Health and Human Services (HHS). As of January 22, 2015, the living wage requirement is $11.66 per hour.

3.2 All Industries Median Hourly Wage Requirement: In addition to the "Living Wage" requirement, after one year of initiating full operations at the project location, but not more than two years after execution of the Tax Abatement Agreement with the College, at least seventy percent (70%) of all new and existing employees, with at least one year of full employment with the company at the project location, must earn a cash wage at or exceeding the annual Edinburg, Pharr McAllen Metropolitan Statistical Area (MSA) Median Hourly Wage for All Industries (Companies) for the most recent year available. This wage is compiled by the Bureau of Labor Statistics (BLS) Occupational Employment Survey and published annually by the Texas Workforce Commission (TWC). This wage is updated annually, and for 2014 the current applicable wage is $11.32 per hour.

High-Wage Jobs: High-wage jobs are either: (I) Qualified professional jobs reported in high-wage industries (e.g., advanced business services, aerospace, life sciences, renewable energy, high-tech/IT); or (2) Jobs for which earnings are above the Hidalgo County average weekly wage (average for the most recent four quarters) as reported quarterly by the Bureau of Labor Statistics (currently $33,592 in 2017).

3.3 If the company does not meet and maintain these wage requirements for all new and

existing employees at the project location, the company will be in default of its Tax Abatement Agreement, which could result in termination of the Agreement and the recapture of all or a portion of the previously abated property taxes.

The Projects are committed to creating 8 permanent jobs each for a total of 32 new jobs with a base salary of $40,154.40, which exceeds the current County average earnings which are above the Hidalgo County average weekly wage (average for the most recent four quarters) as reported quarterly by the Bureau of Labor Statistics (currently $33,592 in 2017) qualifying as a "High-Wage Job", in addition to health care benefits, retirement, & leave time with pay.

Section 4. Targeted and Qualifying Industries/Business Activities or Project team

The majority of the company's business at the project location must be engaged in one of the following qualifying industries, business activities, or Project team:

Targeted Industries:

- Energy

Each special purpose entity is an entity created for the sole purpose of interconnecting 200-240 Megawatts ("MW") of renewable energy into the ERCOT market.

Section 5. Local Assessment: County and Community:

5.1 Describe how has the company's plan been prepared in consultation with the local community, property owners and local political leaders?

(a) Local Community:
The projects are located in rural portions of Hidalgo Co & do not have immediate impact on local communities other than the acquisition of goods & services, and employment.

(b) Property Owners:
During leasing and prior to construction Terra-Gen has consulted with each individual landowner to ensure the development meets the desired goals of each party.

(c) Local Political Leaders:
The projects have been introduced to Hidalgo County leadership and have already sought the guidance of County's permitting office, fire marshal, and drainage/irrigation entities.

5.2 Identify the local, state and federal bodies that have jurisdiction over the design, construction, licensing, regulation and operation of the Facility and here any public records of review of the Facility may be accessed by the College and the public:

(a) Local: Hidalgo County Permit, Fire Marshall, Solid Waste, Irrigation/Drainage Offices.
(b) State: TCEQ, Tx Parks & Wildlife, State Comptroller
(c) Federal: Federal Aviation Admin (FAA), U.S. Fish & Wildlife

5.3 Outline what processes, if any, were followed for community consultation for the Facility's development.

Per requirements of Hidalgo County permitting office, Terra Gen will be applying for County Permit for construction of the wind farm at each location. At their request, each permit will be routed for approval to the County's fire marshal, solid waste and irrigation/drainage districts.

5.4 Is there an Environmental Impact Statement and Clearance required for the Facility? If so, identify where any public records of environmental review may be assessed by the College and members of the public.

Neither an EIS or Clearance is required for the wind farm facilities by any state for federal regulatory agency.

5.5 If the Facility is a wind farm, did the assessment of the Facility by any governmental agency measure and assess potential environmental noise impacts from wind turbines? If so, please provide copies of any records with the Application.

To date, there have been no requirements or requests by any governmental agency for the assessment of environmental noise impacts.

5.6 Identify the Texas agency, if any, which has on-going regulatory authority over the Facility. Describe any approval process which has taken place in connection with locating the Facility.

There is no state regulatory agency currently required to oversee or monitor the wind farm projects.

5.7 Please state whether any of the following were considered in the assessment and location of wind turbines, and if so, how any negative impacts have/or will be addressed:

- landscape and visual amenity:
- noise impacts (have noise guidelines been developed to assess regulate noise):
- health issues (what health issues, if any, have been identified and what guidelines or policies have been adopted to address potential health impacts, if any:
- economic issues, including potential impacts on property values:
- ecological issues, including potential impacts on threatened species:
- decommissioning and rehabilitation:

Terra Gen, LLC as developer of the projects will rely on the review of the applicable County and State agencies with regulatory responsibility over the compatibility of the Facility site(s) with the surrounding uses, to include aviation, noise impacts, visual amenity and ecological issues.

Section 6. Life of Facility and Decommissioning

Include life projections for the Facility, depreciation schedules for income tax purposes and the decommissioning plan. State if the Owner on the Application is a "pass-through" owner or intends

to assign its interest in the Facility and the Abatement Agreement, include proposed contractual language that obligates Owner and any future assignee to comply with the decommissioning plan. To assure the College that the Owner, or Owner's assignee, will perform the decommissioning plan, what financial security, bond or enforceable pledge does the Owner proposed.

The wind turbine generators that will make up the Projects have an estimated life expectancy of 25 years. In the signed leases with the landowners, Terra-Gen has included a Removal Bond to assure each land owner that when the project is decommissioned, each and every turbine, foundation & infrastructure will be removed from their location. The leases with the land owner do allow for Terra-Gen to assign its interests to an interested party, however the lease also obligates the interested party to comply with all aspects of the lease including the removal bond, term of lease, and payments structures to the land owner.

Section 7. Noise Auditing and compliance:

Has applicant developed a plan or procedure to undertake compliance monitoring and auditing. If so, please describe and submit relevant documents.

- Does Owner propose to maintain noise monitoring facilities? Will Special audible characteristics such as excessive amplitude modulation (including the van den Berg effect) together with cumulative impacts be considered?

- What noise standards and reporting of noise records have been developed? Does Owner propose to prepare and submit a noise compliance report on a regular basis? If so, to whom? Will Owner make noise compliance reports publicly available?

At this time there are no state or federal regulatory compliance regulations that require the developer to maintain noise monitoring facilities.

EXHIBIT A

Application for Tax Abatement South Texas College

Please submit the answers to the following questions and attach any additional pages as needed. Please complete and attach to the application along with completed Schedules I and II.

Part I. Applicant Information **Application Date:** 02/12/2019

Applicant Name: La Joya Windpower, LLC

Applicant's address: 11455 El Camino Real, Suite 160 San Diego, CA 92130

Applicant's phone number: 858-764-3754

Applicant's organization: Terra-Gen, LLC

Type of Business: Renewable Energy

Organization address: 11455 El Camino Real, Suite 160 San Diego, CA 92130

Organization's phone number: 858-764-3754

Authorized Representative: Milton Howard

Authorized Representative's address (if different than above): Same as above

Authorized Representative's phone number: 713-703-7044

Part II. Project Information

Proposed project or facility address: (see specifics for each Project below)

1. Provide brief description of project or facility for which tax abatement is sought.

Project 3-La Joya Windpower, LLC:
La Joya Windpower, LLC ("La Joya Windpower") is a Renewable Energy project located in Hidalgo & Starr Counties, Texas within the Edinburg CISD, and La Joya ISD boundaries to be located west of the intersection of FM 2221-Jara Chinas Road & Mile 7 (State Hwy 107). La Joya seeks to develop and interconnect 210 megawatts ("MW") of power into the ERCOT market via interconnect into the ETT 345 kV line to the Palmetto Substation.

The portion of improvements for La Joya Windpower located within Hidalgo will consist of 203 MW of the proposed wind power generation facility located in the Hidalgo Enterprise Zone. Construction is anticipated to begin no later than the 4th quarter of 2019 and it is currently anticipated that construction will be complete by the 4th quarter of 2020.

The improvements are expected to have an estimated value of at least $223,388,000 upon completion, although the actual value will be determined by the Hidalgo & Starr County Appraisal Districts. The Project is expected to include approximately 90 wind turbines; 83 turbines with a

nameplate capacity of 2.2 MW and 7 turbines with a nameplate capacity of 3.45 MW, although the exact number may vary depending on factors such as the type of turbines used and site wind characteristics. However, such factors will not pose a significant impact on the anticipated investment amount. The improvements shall also include any other property in the Enterprise Zones meeting the definition of "Eligible Property" contained in the Tax Abatement Guidelines and criteria for South Texas College that will be used to produce wind power and perform other functions related to the production, distribution and transmission of electric power.

2. Does this property fall under the definition of "Eligible Property" provided in the Hidalgo County Guidelines & Criteria?

   ✓ Yes
   ____ No

3. This application is for *(choose one)*:

   ✓ New plant
   ____ Expansion
   ____ Modernization

4. Please list all the taxing jurisdictions in which the proposed projects or facilities will be located.

   Taxing Entity #1: Hidalgo/Starr County

   Taxing Entity #2: South Texas College

   Taxing Entity #3: South Texas ISD

   Taxing Entity #4: Edinburg CISD

   Taxing Entity #5: Rio Grande City CISD

   Taxing Entity #6: La Joya ISD

   a. Are applications for tax abatement being submitted to all these jurisdictions?
      ____ Yes
      ✓ No

   La Joya will not be applying for values limitation agreement with South Texas ISD, Edinburg CISD or Rio Grande City CISD. Tax abatement and Value Limitation agreements with Hidalgo County have already been approved. La Joya has submitted applications for Value Limitation agreements (Ch 313) with La Joya ISD.

5. Please describe the nature and scope of the tax abatement that is sought. What is the total estimated taxable value or total range of taxable values of the project or facility for which abatement is sought?

La Joya is seeking an 80 % abatement of taxes effective for ten (10) full calendar years for the projects beginning on January 1 of the tax year following the date that the College President and/or the President of the Board of Trustees receives a letter certifying completion of construction of Projects, outlining the Improvements included in the Projects, and stipulating the overall turbine capacity.

La Joya is anticipating capital costs of at least $223,388,000. The improvements for The Project will consist of the proposed wind power generation facility, comprised of approximately 206 megawatts ("MW") of nameplate capacity located within the Hidalgo County Enterprise Zone.

The improvements for La Joya are expected to have an estimated value of at least $223,388,000 upon completion, although the actual value will be determined by the Hidalgo County Appraisal District. The Project is expected to include approximately 90 wind turbines; 83 with a nameplate capacity of 2.2 MW and 7 with a nameplate capacity of 3.45 MW, although the exact number may vary depending on factors such as the type of turbines used and site wind characteristics. However, such factors will not pose a significant impact on the anticipated investment amount. Improvements should also include any other property in the Enterprise Zones meeting the definition of "Eligible Property" contained in the Tax Abatement Guidelines and criteria for South Texas College that will be used to produce wind power and perform other functions related to the production, distribution and transmission of electric power.

a. What is the extent of the abatement being requested?

La Joya Windpower, LLC, seeks an abatement of taxes of the cited project effective for ten (10) full calendar years for the project beginning on January 1 of the next tax year, after the date that the College President and/or the President of the Board of Trustees receives a letter certifying completion of construction of Project, outlining the Improvements included in the Project, and stipulating the overall turbine capacity.

b. Does applicant contemplate that the Project will be completed in Phases?

____ Yes

✓ No

6. What will be the total estimated taxable value or total range of taxable values of the project or facility in the first year after the expiration of the abatement? *(The amount represents 5% depreciation over 10 years)*

   The initial estimated taxable value of the Project when completed is expected to be $223,388,000 within Hidalgo County. Although the actual value after year 10 will depend upon an annual appraisal by the Hidalgo County Appraisal District and specific decisions to be made by Terra Gen, LLC in the future, the developer estimates the project, will have retained a value of approximately $136,501,847.

7. Please attach information describing how the proposed project or facility meets the minimum Requirement for tax abatement outlined in the Guidelines & Criteria.

The Project will contribute to the expansion of employment, attract major investment to Hidalgo County, benefit the property on which it is constructed, and contribute to the economic development of the County.

La Joya Windpower, LLC intends to construct a wind powered electric generating facility with an expected value greater than $223,388,000 in Hidalgo County. At a minimum, the Project will result in a wind power facility with an estimated 210 -megawatt nameplate capacity.

La Joya Windpower, LLC estimates that installing the wind turbines will create 150 to 200 temporary construction jobs over the course of the Project's construction, which is estimated to last twelve months of construction. La Joya further anticipates the creation of eight full-time jobs at each project location for a total of 32 full time jobs for the operation and maintenance of the Project. Continuing operations and maintenance activities in Hidalgo County will create opportunities for purchase of contracting services and supplies from Hidalgo County businesses. Over the course of construction of the Project, Terra Gen will make an effort to use local labor and purchase services and materials local businesses where practicable.

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 wind farm. Without the Project, the land could remain in its current state and would be unlikely to attract new investment to the area.

The wind farm will provide "clean" power to customers served by Terra Gen, LLC. Wind energy creates little or no emissions impacting the environment. The project will provide this clean energy source.

The addition of full-time and contract-related jobs, the purchase of local services, supplies and materials, and the productive use of land to generate revenue and spur investment are examples of the kind of economic benefit that the proposed wind farm will bring to Hidalgo County.

8. Please attach information on the following aspects of the proposed project or facility:

(1) current value of land and existing improvements, if any;
(2) type, value and purpose of proposed improvements;
(3) productive life of proposed improvements;
(4) impact of proposed improvements and other expenditures on existing jobs;
(5) number and type of new jobs, if any, to be created by proposed improvements and expenditures;
(6) costs to be incurred by County, if any, to provide facilities or services directly resulting from the new improvements;
(7) types and values of public improvements, if any, to be made by applicant seeking abatement;
(8) estimation of the amount of ad valorem property taxes to be paid to County after expiration of the abatement agreement;
(9) the impact on the business opportunities of existing businesses and the attraction of new businesses to the area, if any;
(10) the overall compatibility with the zoning ordinances and comprehensive plan, if any,

for the area;

(11) whether the applicant's proposed facility or improvement or modernization is an industry which is new to County.

9. Please attach the following information to this application:

(1) A map and description of the property for which abatement is sought;
See page 16-19

(2) A time schedule for completing the planned improvements; and,
La Joya Windpower, LLC is anticipating that construction will begin no later than the 4th Quarter of 2019 and will be completed by the 4th Quarter of 2020.

(3) Basic financial information about yourself and your organization sufficient to enable evaluation of the applicant's financial capacity.
Please see: https://www.ecpartners.com/ and https://www.terra-gen.com/

10. Please describe the proposed or existing Investment Zone in which this project will be located.
Please see Attachment. The Project are located within the designated Hidalgo County Enterprise Zone. Hidalgo County Commissioners Court has previously recognized the existing enterprise zones for purposes of The Project.

11. Please attach a copy of the County's approved Tax Abatement Agreement with applicant, or, if not yet approved, a copy of the proposed County's Tax Abatement Agreement.
Please see Attachment.

I attest that the information provided in this application is true and correct to the best of my knowledge.

Authorized Representative's Signature:

Milt Howard

Milton Howard
Vice President of Development
Terra-Gen, LLC

Date of application submission: 02-14-2019

Exhibit A

Legal Descriptions of Investment Zones Containing Proposed Projects

Please attach a copy of the map of the Counties Zones and the locations of the facilities

Project 3-La Joya Windpower, LLC:

Legal Descriptions for La Joya Windpower, LLC are as follows:

PORCION 42 & 43 IN HIDALGO CO OUT OF W4123.57'-N3683.67' 345.78 AC NET
PORCION 45 W 61.445 LOT 1 61.45AC GR 56.35AC NET
PORCION 45 W 61.445 LOT 2 61.45AC GR 56.35AC NET
PORCION 45 W 61.445 LOT 3 61.45AC GR 56.35AC NET
PORCION 45 W 61.445 AC LOT 4 61.45AC GR 56.35AC NET
PORCION 45 W 61.445 LOT 5 61.45AC GR 56.35AC NET
PORCION 45 W 61.445 AC LOT 6 61.45AC GR 56.35AC NET
PORCION 45 W 61.445 LOT 7 61.45AC GR 56.35AC NET
PORCION 45 W 61.445 LOT 8 61.45AC GR 56.35AC NET
PORCION 45 W 61.445 AC LOT 9 61.45AC GR 56.35AC NET
PORCION 45 W 61.445 AC LOT 10 61.45AC GR 56.35AC NET
PORCION 45 W 61.445 LOT 11 61.45AC GR 56.35AC NET
PORCION 45 W 61.445 LOT 12 61.45AC GR 56.35AC NET
PORCION 45 W 61.445 AC LOT 13 61.45AC GR 56.35AC NET
PORCION 45 W 61.445 AC LOT 14 61.45AC GR 56.35AC NET
PORCION 45 W 61.445 AC LOT 15 61.45AC GR 56.35AC NET
PORCION 45 W 61.445 AC LOT 16 61.45AC GR 56.35AC NET
PORCION 45 W 61.445 AC LOT 17 61.45AC GR 56.35AC NET
PORCION 45 W 61.445 AC LOT 18 61.45AC GR 56.35AC NET
PORCION 45 N1012.99'-W1849.50' LOT 19 37.67 AC NET
LOS GUAGES & MAGUELLES E1486.75'-W2973.5' SEC 38 160AC
STRATTON TRACT LT 20 POR 74 75 40.0 AC
STRATTON TRACT LT 21 POR 74 75 40.0 AC
STRATTON TRACT W 60.00 AC LT 22 POR 74 75
STRATTON TRACT LT 30 POR 74 120.0 AC
PORCION 47 W3800.3'-N6718.2'-S OF MILE 7-600AC-3002.5AC TR EXC 4.21ACS IN AN IRR TR 600 AC GR 595.79 AC NET
JUAN L GARZA S1050.2'-R/S LT 17 LT 8 POR 46 EXC E29' 28.60AC NET
PORCION 47 W3890.3'-S6718.2'-N12381.2' EXC 1AC H/S 599AC NET
PORCION 46 AN IRR TR N10931.03' N OF EXPWY 83 530.04AC NET
JUAN L GARZA R/S LT 17 LT 7 POR 46 R/S OF LT 17 69.96 AC
LOS GUAGES & MAGUELLES W1486.75' EXC S932.83'-W1401.62' SEC 38 129.98AC NET
SCHUNIOR S1363.72' SH 11 & W1010.8'-S1123.72' SH 13 171.93AC GR 170.68AC NET A/K/A TR 1
SCHUNIOR N1365.72'-SH 11,S250'-SH 12 & W1010.8'-N1114.88'-S2238.6' SH 13 171.93AC GR 170.68AC NET A/K/A TR 2
SCHUNIOR N1277.17' SH 12 & W3004.94'-S533.72' IRR TR SH 13 171.93AC GR 170.78AC NET A/K/A TR 3
PORCION 42 & 43 AN IRR TR S11, 642.60'-N34, 150.24' -W4123.57 1044.28 AC GR 1040.20 AC NET
PORCION 76 BNG AN IRR IR E1915.11'-W3360.8'-S22915'-N32570' 947AC
STRATTON TRACT S134.12AC-LOT 3 POR 75
PORCION 42 & 43 SE 139.44AC IN HIDALGO CO OUT OF N11,369.02'-W3,963.50' 139.44AC
AB 414 POR 43 A VILLARREAL 7620-00010-01
AB 415 POR 42 D ZAMORA 7630-00010-01
LOS GUAGES & MAGUELLES AN IRR TR E2644'- N2878.44'-SEC 37 203AC GR 201.79AC NET
STRATTON TRACT LT 10 POR 74 75 20.00 AC
STRATTON TRACT LT 13 POR 74 75
STRATTON TRACT LT 14 POR 74 75 20.0 AC
STRATTON TRACT LT 15 POR 74 75 20.0 AC
STRATTON TRACT LT 16 POR 74 75 EXC S457.10' 26.67 AC NET
STRATTON TRACT EXC S457.10' LT 18 POR 74 26.67 AC NET
STRATTON TRACT LOT 7 POR 75 40.0AC
STRATTON TRACT LOT 12 POR 75 40.00AC
STRATTON TRACT LT 17 POR 75 EXC S457.10' 26.67 AC NET
STRATTON TRACT LOT 8 & 11 POR 75 40.00AC
LOS GUAGES & MAGUELLES E1/2 SEC 38 320AC
PORCION 45 S 10 AC OF W 61.445 AC OF LT 22
PORCION 45 W 61.445 LT 23
PORCION 45 E 61.445 AC LT 23
PORCION 45 W 61.445 AC LT 24
PORCION 45 E 61.445 AC LT 24
PORCION 45 W 61.445 AC LT 25
PORCION 45 E 61.445 AC LT 25
PORCION 45 W 61.445 AC LT 26
PORCION 45 E 61.445 AC LT 26
PORCION 45 W 61.445 AC LT 27
PORCION 45 E 61.445 AC LT 27
PORCION 45 W 61.445 AC LOT 28
PORCION 45 E 61.445 AC LT 28
PORCION 45 W 61.445 AC LT 29
PORCION 45 E 61.445 AC LT 29
PORCION 45 W 61.445 AC LOT 30
PORCION 45 E 61.445 AC LT 30
PORCION 45 W 61.445 AC LT 31
PORCION 45 E 61.445 AC LOT 31

PORCION 45 W 61.445 AC LT 32
PORCION 45 E 61.445 AC LT 32
PORCION 45 W 61.445 AC LOT 33
PORCION 45 E 61.445 AC LT 33
PORCION 45 W 61.445 AC LT 34
PORCION 45 E 61.445 AC LOT 34
PORCION 45 W 61.445 AC LT 35
PORCION 45 E 61.445 AC LOT 35
PORCION 45 W 61.445 AC LT 36
PORCION 45 E 61.445 AC LT 36
PORCION 45 W 61.445 AC LT 37
PORCION 45 E 61.445 LT 37
PORCION 45 W 61.445 AC LT 38
PORCION 45 E 61.445 AC LT 38
PORCION 45 W 61.445 AC LOT 39
PORCION 45 E 61.445 AC LT 39
PORCION 45 W 61.445 AC LT 40
PORCION 45 E 61.445 AC LOT 40
PORCION 45 LT 41 122.89 AC NET
PORCION 42 & 43 AN IRR TR S6967.61'-N18337.08'-W4038.83' 488.45 AC NET
PORCION 45 E 61.445 AC LT 5
PORCION 45 E 61.445 AC LT 10
PORCION 45 E 61.445 LT 1
PORCION 45 E 61.445 AC LT 6
PORCION 45 E 61.445 AC LT 8
PORCION 45 E 61.445 AC LT 9
PORCION 45 SE 30.722AC LOT 11 29.97AC NET
PORCION 45 E 61.445 AC LT 17
PORCION 45 E 61.445 AC LT 19
PORCION 45 E 61.445 LT 7
PORCION 45 E 61.445 AC LT 20
PORCION 45 E 61.445 AC LT 18
PORCION 45 E 61.445 AC LT 15
PORCION 45 E 61.445 AC LT 21
PORCION 45 E 61.445 AC LT 4
PORCION 45 E 61.445 LT 3
PORCION 45 E 61.445 LT 2
PORCION 45 E 61.445 AC LT 12
PORCION 45 E 61.445 AC LT 13
PORCION 45 E 61.445 AC LT 14
PORCION 45 E 61.445 LT 16
PORCION 46 AN IRR TR S5041'-N12 515'-W3485.6' 595.22AC
PORCION 46 N7 473.8'-W3 568.2' & E106.2'-W3 587.7'-N1 330.7' 600AC NET
SCHUNIOR LT 1 SH 5 164.75 AC
SCHUNIOR LT 2 SH 5 164.75 AC
SCHUNIOR W1/2-164.75AC LOT 3 SH 5 82.37AC
SCHUNIOR E1/2-164.75AC LOT 3 SH 5 82.38AC
SCHUNIOR LT 4 SH 5 164.75 AC
SCHUNIOR W886.33'SH 5 117.61AC GR 117AC NET
PORCION 47 TR 2 496.95 AC EXC 1.0 AC 495.95 AC
SCHUNIOR SH 15 1650.00 AC
SCHUNIOR 441.26AC EXC 1AC 440.26AC NET
TEX-MEX SURVEY ABST 658 1281.34AC - ABST 658 & 211.64AC N OF ABST 658 & S OF LOT 38-39 LOS GUAJES 1492.98AC NET

Exhibit B
Maps of Project Areas

CONFIDENTIAL-PLEASE SEE ATTACHED

La Joya Qualified Investment Map
PSNR/LD SUBSTATION
TG POI
Alternate POI
Proposed O&M Building
Alternate POI
CONFIDENTIAL
CONFIDENTIAL
2658
2221
2521
1427
N
TERRA-GEN
TEXAS ENERGY CONSULTANTS
CONFIDENTIAL
Legend
V112-3.45MW WTG, ON (7)
V120-2.2MW WTG, ON (98)
O & M BUILDING
POI
500FT SUFFER PROJECT ENDRY
HIDALGO CO.
Terra-Gen,LLC
La Joya Project
Phase 1 - 240MW
Draft-Subject to change
CONFIDENTIAL

(a) **Written Application**. Any current or potential owner of taxable property may request Abatement by filing a written application with the President of the College. **Exhibit A**

(b) **Contents of Application**.

a. The application shall consist of a completed application form (Exhibit A) accompanied by:
b. a general description of the new improvements to be undertaken;
c. a descriptive list of the improvements for which Abatement is requested;
d. a list of the kind, number and location of all proposed improvements of the property;
e. a map and property description; proposed turbine location (if a wind turbine Facility);
f. and a time schedule for undertaking and completing the proposed improvements.
g. In the case of a Modernization or Expansion Project, a statement of the Appraised Value of the Facility, separately stated for real and personal property, shall be given for the tax year immediately preceding the application.

**The application form may require such financial and other information as the College or other Eligible Jurisdiction, as applicable, deems appropriate for evaluating the financial capacity and other relevant factors of the applicant.

(c) **Local Employment and Procurement**. Owner shall, as part of the Application, provide: (i) a list and description of all component parts and equipment which are included in the construction and/or installation of the Facility, (ii) a list of maintenance and operations personnel or professional services anticipated or required for the operation and maintenance of the Facility on an on-going basis; and (iii) the identify of all persons or firms in Starr County and Hidalgo County, or within 100 files thereof, with the capability of providing these services (a complete Schedule I and Schedule II).

(d) **Written Notification**. Upon receipt of a completed application, the President shall evaluate the application for a determination of the proposed Facility's compliance with these Guidelines.

(e) **Feasibility**. After receipt of an application for Abatement, the College shall consider the feasibility and the impact of the proposed Abatement. The study of feasibility shall include, but not be limited to, an estimate of the economic effect of the Abatement of taxes and the benefit to the College and the Facility to be covered by such Abatement.

(f) **No Abatement if Construction has been Completed**. No Agreement shall be approved if the application for the Abatement was filed after the completion of construction, alteration or installation of improvements related to the proposed Modernization, Expansion or New Facility.

(g) **Variance**. Requests for variance from the provisions of these Guidelines and Criteria may be made in written form; provided, however, that no variance may extend the term of Abatement beyond five (5) years after completion of the Construction Phase. Such requests shall include a complete description of the circumstances explaining why the applicant should be granted a variance. Approval of a request for variance requires a three-fourths (3/4ths) vote of the board of trustees of the College.

Project Descriptions:

Project 3-La Joya Windpower, LLC:

The Applicant is requesting an appraised value limitation on all of the property constructed or placed upon the real property within South Texas College boundaries, which is located in Hidalgo County, Texas.

The property for which the Applicant is requesting an appraised value limitation shall include, but is NOT limited to, the following: up to 90 wind turbines, with a combined make up of 83- 2.2 MW wind turbines and 7- 3.45 MW wind turbines and a combined total generating capacity of approximately 203 MW; up to 90 steel reinforced concrete foundations supporting the weight of each turbine tower; up to 90 electric power transformers; underground conductor cables used to transport electricity from each turbine tower to an electrical substation; and a new electrical substation interconnected to the ETT Lobo to Palmetto, 345kV transmission line located in Hidalgo County.

Additionally, the map provided does not represent the final location of the improvements; however, all of the improvements that make up the amount of Qualified Investment will be made within the Project Investment Area as shown on Map Exhibit B.

The Applicant intends to construct a Maintenance and Operations building to house equipment i.e. junction boxes, transformer equipment, and turbine electronic controls. The Applicant will also be constructing an electrical substation facility for integration and transmission of power into the electrical grid.

Construction is anticipated to begin no later than the 4th Quarter of 2019 and it is currently anticipated that construction will be complete by the 4th Quarter of 2020.

Descriptive List for which Abatement is being requested:

Project 2-Monte Cristo Windpower, LLC:

Monte Cristo Windpower, LLC plans to construct an estimated 201 MW wind farm in Hidalgo County, located entirely within South Texas College boundaries. Additional improvements of Qualified Property include:

- 88 Wind Turbines 82 wind turbines with a nameplate capacity of 2.2 MW and 6 wind turbines with a nameplate capacity of 3.45MW;
- 88 Wind Turbine Foundations;
- Several thousand feet of Transmission Collection System cable & Junction Boxes;
- Overhead Transmission and Interconnection infrastructure;
- Additional meteorological towers;
- All-weather Road work sloped for drainage;
- Operations and maintenance building for storage of control systems necessary for commercial generation of electricity;
- Electric substation including power transformers, associated circuit breakers, switches, reactive power compensation equipment and control building & fencing of perimeter.

For purposes of this application, the Project anticipates using 82 wind turbines with a nameplate capacity of 2.2 MW and 6 wind turbines with a nameplate capacity of 3.45 MW. Although final turbine selection and location of the infrastructure may change, all equipment outlined above is expected to be located within South Texas College boundaries. Current plans are to install turbines in one phase.

The exact placement of turbines is subject to ongoing planning, wind resource evaluation, engineering, land leasing, and turbine selection. The final number and location of turbines and supporting structures will be determined before construction begins. However, any changes in the number and location of turbines will not have a significant impact on the total investment. Monte Cristo intends to connect to AEP Lon C. Hill to North Edinburg, 345kV transmission line, located within South Texas College boundaries. All of the infrastructure will remain within the project boundary and within the Enterprise Zone. The map in Exhibit B shows the proposed project area with the anticipated improvement locations.

Enterprise Zones:

Hidalgo, County is designated enterprise zone county as defined under the Texas Governor's "Governor's Economic Development Finance department online" link provided by Texas Comptroller website under "The Texas Enterprise Zone Program." The Governor's website "Texas Enterprise Zone Program"- "Economic Zone Program Rules, 10 TAC 176" according to section (b), subsection (11); which defines a distressed county as: "a county that has a poverty rate above 15.4 percent based on the most recent decennial census; in which at least 25.4 percent of the adult population does not hold a high school diploma or high school equivalency certificate based on the most recent decennial census; and that has an unemployment rate that has remained above 4.9 percent during the preceding five years, based on Texas Workforce Commission data."

Source: https://businessintexas.com/services/tax-incentives?view=texas%20enterprise%20zone%20program

Hidalgo County meets the guidelines as "Distressed County" under Texas Government Code Chapter 2303.003 (1-c). Where a "Distressed County" means a County:

(A) The Poverty rate in Hidalgo County is currently 31.2%

All Topics	Hidalgo County, Texas	UNITED STATES
Median household income (in 2016 dollars), 2012-2016	**$36,094**	**$55,322**
Income & Poverty		
Median household income (in 2016 dollars), 2012-2016	**$36,094**	**$55,322**
Per capita income in past 12 months (in 2016 dollars), 2012-2016	$15,240	$29,829
Persons in poverty, percent	⚠ 31.2%	⚠ 12.7%

Source: https://www.census.gov/quickfacts/fact/table/hidalgocountytexas,US/INC110216

(B) The adult population that does not hold a high school diploma or high school equivalency certificate in Hidalgo County; persons of age 25 years+ were: 36.7% during 2012-2016.

All Topics	Hidalgo County, Texas	UNITED STATES
Median household income (in 2016 dollars), 2012-2016	**$36,094**	**$55,322**
Education		
High school graduate or higher, percent of persons age 25 years+, 2012-2016	63.3%	87.0%
Bachelor's degree or higher, percent of persons age 25 years+, 2012-2016	17.4%	30.3%

Source: https://www.census.gov/quickfacts/fact/table/hidalgocountytexas,US/INC110216

(C) The unemployment rate in Hidalgo County during the preceding 5 years has been from 2013 at 9.8% to 2017 at 7.10%.

Source: https://ycharts.com/indicators/hidalgo_county_tx_unemployment_rate

Enterprise Zone Map

Source: Texas EDC | Texas Enterprise Zone GIS
http://texas.zoomprospector.com/?LYR=TEXASEZONEUNION

Application for Chapter 312 Tax Abatement Agreement by Monte Alto Windpower, LLC

Revised & Submitted by:

Terra-Gen, LLC

November 12, 2019

SCHEDULE I

"Buy Local" Annual Reports

The following information shall be reported to the College on a calendar-year basis during the first four years of the tax abatement program:

1. Dollar amount spent for materials* (local): $500,000
2. Dollar amount spent for materials* (total): $500,000
3. Dollar amount spent for labor** (local): $325,000
4. Dollar amount spent for labor** (total): $325,000
5. Number of jobs created in the construction of the Facility (local): 150 FTE's
6. Number of jobs created in the construction of the Facility (total): 200 FTEs
7. Number of jobs created on a permanent basis (local): 8 per site
8. Number of jobs created on a permanent basis (total): 8 per site

* The term "materials" is defined to include all materials used in excavation, site improvement, demolition, concrete, structural steel, fire proofing, piping, electrical, instruments, paintings and scaffolding, insulation, temporary construction facilities, supplies, equipment rental in construction, small tools and consumables. This term does not include major items of machinery and equipment not readily-available locally.

** The term "labor" is defined to include all labor in connection with the excavation, site improvement, demolition, concrete construction, structural steel, fire proofing, equipment placement, piping, electrical, instruments, painting and scaffolding, insulation, construction services, craft benefits, payroll burdens, and related labor expenses. This term does not include engineering services in connection with the design of the Facility.

The term "local" as used to describe manufacturers, suppliers, contractors and labor shall include firms, businesses, and persons who reside in or maintain an office in either Hidalgo County or Starr County.

SCHEDULE II

ADDITIONAL INFORMATION REQUIRED OF APPLICANT FOR TAX ABATEMENT

Section 1. Eligibility Criteria

1. To be eligible for consideration by College for a tax abatement under these Guidelines, an Owner of the Facility must meet or exceed all of the criteria described

below:

- The Facility must be one that will generate renewable energy;
- The minimum amount of new real and/or personal property capital investment shall exceed $200 million (at start of project or by year 2017);
- Shall exceed minimum levels of full-time job creation;
- Provide employee and dependent access to health care benefits;
- Provide a minimum living and all-industry wage requirements for new and existing employees at project site;

Terra-Gen Development Company, LLC, ("Terra-Gen") is the exclusive developer of Buenos Aires, Monte Cristo, La Joya & Monte Alto Windpower projects (The Projects). Each aforementioned entity is a special purpose entity formed to facilitate the development and commercialization of a utility-scale wind energy project. Terra-Gen is in the business of initiating, developing, producing and owning and operating electricity from renewable energy projects including wind, solar, and geothermal. Each project is anticipating total capital costs of $223,388,000. However, it is anticipated that $340,000,000 of capital costs for Monte Alto will be located within Hidalgo County and South Texas College boundaries. The Projects are expected to have a total investment of $1.010B within Hidalgo County, all of which falls within the South Texas College boundaries. The Projects will be providing 200 construction jobs for Hidalgo County residents and 8 permanent operations jobs which include: wind turbine technicians, electrical engineers and other management positions with a starting salary of $40,154.40 with access to employee/dependent health care benefits.

Section 2. Amount and Terms of Tax Abatement Subject to Additional Commitments

2.1 The amount and term of the tax abatement offered will be dependent upon the Owner's commitment to exceed the minimum eligibility criteria, consideration of other public incentives offered for the same project and the overall benefit to the College and the community.

2.2 What resources will the Owner commit to, of the following:

(a) Sponsorship of scientific events, teacher research grants to the College; materials and equipment, teaching materials to the College; R&D collaboration with local college;

(b) Total number of jobs created and maintained in the area;

(c) Number of high-wage jobs.

Terra Gen, LLC is committed to the continuing education of local workforce and employees through local scholarship and or student support services.

Each Project will maintain 8 permanent jobs for the project for a total of 32 new jobs with a base salary of $40,154.40, which exceeds the current County average earnings which are above the Hidalgo County average weekly wage (average for the most recent four quarters) as reported quarterly by the Bureau of Labor Statistics (currently $33,592 in 2017) qualifying as a "High-Wage Job", in addition to health care benefits, retirement, & leave time with pay

Section 3. Wage Requirements

Companies receiving a tax abatement from the College must meet certain minimum wage requirements for all new and existing (i.e., retained) jobs at the project site.

3.1 Living Hourly Wage Requirement: In order to be eligible for a tax abatement, one hundred percent (100%) of the company's new and existing employees ***at the project location*** must earn no less than a "living wage" throughout the full term of the Tax Abatement Agreement. This wage is based on the poverty level for a family of four, as determined annually (January) by the U.S. Department of Health and Human Services (HHS). As of January 22, 2015, the living wage requirement is $11.66 per hour.

3.2 All Industries Median Hourly Wage Requirement: In addition to the "Living Wage" requirement, after one year of initiating full operations at the project location, but not more than two years after execution of the Tax Abatement Agreement with the College, at least seventy percent (70%) of all new and existing employees, with at least one year of full employment with the company at the project location, must earn a cash wage at or exceeding the annual Edinburg, Pharr McAllen Metropolitan Statistical Area (MSA) Median Hourly Wage for All Industries (Companies) for the most recent year available. This wage is compiled by the Bureau of Labor Statistics (BLS) Occupational Employment Survey and published annually by the Texas Workforce Commission (TWC). This wage is updated annually, and for 2014 the current applicable wage is $11.32 per hour.

High-Wage Jobs: High-wage jobs are either: (I) Qualified professional jobs reported in high-wage industries (e.g., advanced business services, aerospace, life sciences, renewable energy, high-tech/IT); or (2) Jobs for which earnings are above the Hidalgo County average weekly wage (average for the most recent four quarters) as reported quarterly by the Bureau of Labor Statistics (currently $33,592 in 2017).

3.3 If the company does not meet and maintain these wage requirements for all new and existing employees at the project location, the company will be in default of its Tax Abatement Agreement, which could result in termination of the Agreement and the recapture of all or a portion of the previously abated property taxes.

The Projects are committed to creating 8 permanent jobs each for a total of 32 new jobs with a base salary of $40,154.40, which exceeds the current County average earnings which are above the Hidalgo County average weekly wage (average for the most recent four quarters) as reported

quarterly by the Bureau of Labor Statistics (currently $33,592 in 2017) qualifying as a "High-Wage Job", in addition to health care benefits, retirement, & leave time with pay.

Section 4. Targeted and Qualifying Industries/Business Activities or Project team

The majority of the company's business at the project location must be engaged in one of the following qualifying industries, business activities, or Project team:

Targeted Industries:

- Energy

Each special purpose entity is an entity created for the sole purpose of interconnecting 200-400 Megawatts ("MW") of renewable energy into the ERCOT market.

Section 5. Local Assessment: County and Community:

5.1 Describe how has the company's plan been prepared in consultation with the local community, property owners and local political leaders?

(a) Local Community:
The projects are located in rural portions of Hidalgo Co & do not have immediate impact on local communities other than the acquisition of goods & services, and employment.

(b) Property Owners:
During leasing and prior to construction Terra-Gen has consulted with each individual landowner to ensure the development meets the desired goals of each party.

(c) Local Political Leaders:
The projects have been introduced to Hidalgo County leadership and have already sought the guidance of County's permitting office, fire marshal, and drainage/irrigation entities.

5.2 Identify the local, state and federal bodies that have jurisdiction over the design, construction, licensing, regulation and operation of the Facility and here any public records of review of the Facility may be accessed by the College and the public:

(a) Local: Hidalgo County Permit, Fire Marshall, Solid Waste, Irrigation/Drainage Offices.
(b) State: TCEQ, Tx Parks & Wildlife, State Comptroller
(c) Federal: Federal Aviation Admin (FAA), U.S. Fish & Wildlife

5.3 Outline what processes, if any, were followed for community consultation for the Facility's development.

Per requirements of Hidalgo County permitting office, Terra Gen will be applying for County Permit for construction of the wind farm at each location. At their request, each permit will be routed for approval to the County's fire marshal, solid waste and irrigation/drainage districts.

5.4 Is there an Environmental Impact Statement and Clearance required for the Facility? If so, identify where any public records of environmental review may be assessed by the College and members of the public.

Neither an EIS or Clearance is required for the wind farm facilities by any state for federal regulatory agency.

5.5 If the Facility is a wind farm, did the assessment of the Facility by any governmental agency measure and assess potential environmental noise impacts from wind turbines? If so, please provide copies of any records with the Application.

To date, there have been no requirements or requests by any governmental agency for the assessment of environmental noise impacts.

5.6 Identify the Texas agency, if any, which has on-going regulatory authority over the Facility. Describe any approval process which has taken place in connection with locating the Facility.

There is no state regulatory agency currently required to oversee or monitor the wind farm projects.

5.7 Please state whether any of the following were considered in the assessment and location of wind turbines, and if so, how any negative impacts have/or will be addressed:

- landscape and visual amenity:
- noise impacts (have noise guidelines been developed to assess regulate noise):
- health issues (what health issues, if any, have been identified and what guidelines or policies have been adopted to address potential health impacts, if any:
- economic issues, including potential impacts on property values:
- ecological issues, including potential impacts on threatened species:
- decommissioning and rehabilitation:

Terra Gen, LLC as developer of the projects will rely on the review of the applicable County and State agencies with regulatory responsibility over the compatibility of the Facility site(s) with the surrounding uses, to include aviation, noise impacts, visual amenity and ecological issues.

Section 6. Life of Facility and Decommissioning

Include life projections for the Facility, depreciation schedules for income tax purposes and the decommissioning plan. State if the Owner on the Application is a "pass-through" owner or intends to assign its interest in the Facility and the Abatement Agreement, include proposed contractual language that obligates Owner and any future assignee to comply with the decommissioning plan. To assure the College that the Owner, or Owner's assignee, will perform the decommissioning plan, what financial security, bond or enforceable pledge does the Owner proposed.

The wind turbine generators that will make up the Projects have an estimated life expectancy of 25 years. In the signed leases with the landowners, Terra-Gen has included a Removal Bond to assure each land

owner that when the project is decommissioned, each and every turbine, foundation & infrastructure will be removed from their location. The leases with the land owner do allow for Terra-Gen to assign its interests to an interested party, however the lease also obligates the interested party to comply with all aspects of the lease including the removal bond, term of lease, and payments structures to the land owner.

Section 7. Noise Auditing and compliance:

Has applicant developed a plan or procedure to undertake compliance monitoring and auditing. If so, please describe and submit relevant documents.

- Does Owner propose to maintain noise monitoring facilities? Will Special audible characteristics such as excessive amplitude modulation (including the van den Berg effect) together with cumulative impacts be considered?

- What noise standards and reporting of noise records have been developed? Does Owner propose to prepare and submit a noise compliance report on a regular basis? If so, to whom? Will Owner make noise compliance reports publicly available?

At this time there are no state or federal regulatory compliance regulations that require the developer to maintain noise monitoring facilities.

EXHIBIT A

Application for Tax Abatement South Texas College

Please submit the answers to the following questions and attach any additional pages as needed. Please complete and attach to the application along with completed Schedules I and II.

Part I. Applicant Information **Application Date:** 02/12/2019

Applicant Name: Monte Alto Windpower, LLC

Applicant's address: 11455 El Camino Real, Suite 160 San Diego, CA 92130

Applicant's phone number: 858-764-3754

Applicant's organization: Terra-Gen, LLC

Type of Business: Renewable Energy

Organization address: 11455 El Camino Real, Suite 160 San Diego, CA 92130

Organization's phone number: 858-764-3754

Authorized Representative: Milton Howard

Authorized Representative's address (if different than above): Same as above

Authorized Representative's phone number: 713-703-7044

Part II. Project Information

Proposed project or facility address: (see specifics for each Project below)

1. Provide brief description of project or facility for which tax abatement is sought.

Project 4-West Willacy Windpower, LLC ("Monte Alto"):
West Willacy Windpower, LLC ("Monte Alto") is a Renewable Energy project located in Hidalgo & Cameron Counties, Texas within the Mercedes ISD, Santa Rosa ISD, La Villa ISD and La Feria ISD boundaries to be located central to State Hwy 107 & FM 1425 ("Kika De La Garza"). Monte Alto seeks to develop and interconnect 201 megawatts ("MW") of power into the ERCOT market via interconnect into the AEP 345 kV Rio Hondo line to North Edinburg Substation.

The improvements for Monte Alto within the Hidalgo County portion of the project will consist of a proposed wind power generation facility, comprised of 143 megawatts ("MW") of nameplate capacity located in the Hidalgo Enterprise Zones. Construction is anticipated to begin no later than the 4th quarter of 2019 and it is currently anticipated that construction will be complete by the 4th quarter of 2020.

The improvements are expected to have an estimated value of at least $340,000,000 upon

completion, although the actual value will be determined by the Hidalgo County Appraisal Districts. The portion of the Project within Hidalgo County, Texas is expected to include approximately 89 wind turbines; 78 turbines with a nameplate capacity of 4.5 MW and 11 turbines with a nameplate capacity of 2.3 MW, although the exact number may vary depending on factors such as the type of turbines used and site wind characteristics. However, such factors will not pose a significant impact on the anticipated investment amount. The improvements shall also include any other property in the Enterprise Zones meeting the definition of "Eligible Property" contained in the Tax Abatement Guidelines and criteria for South Texas College that will be used to produce wind power and perform other functions related to the production, distribution and transmission of electric power.

2. Does this property fall under the definition of "Eligible Property" provided in the Hidalgo County Guidelines & Criteria?

   ✓ Yes
   ____ No

3. This application is for *(choose one)*:

   ✓ New plant
   ____ Expansion
   ____ Modernization

4. Please list all the taxing jurisdictions in which the proposed projects or facilities will be located.

   Taxing Entity #1: Hidalgo/Cameron County

   Taxing Entity #2: South Texas College

   Taxing Entity #3: South Texas ISD

   Taxing Entity #4: La Villa CISD

   Taxing Entity #5: Mercedes CISD

   Taxing Entity #6: Santa Rosa ISD

   Taxing Entity #7: La Feria ISD

   a. Are applications for tax abatement being submitted to all these jurisdictions?
      ____ Yes
      ✓ No

Monte Alto will not be applying for values limitation agreement with South Texas ISD or La Feria ISD. Tax abatement with Hidalgo County has already been approved. La Joya has submitted applications for Value Limitation agreements (Ch 313) with La Villa ISD, Santa Rosa

ISD, and Mercedes ISD.

5. Please describe the nature and scope of the tax abatement that is sought. What is the total estimated taxable value or total range of taxable values of the project or facility for which abatement is sought?

Monte Alto is seeking an 80 % abatement of taxes effective for ten (10) full calendar years for the project beginning on January 1 of the tax year following the date that the College President and/or the President of the Board of Trustees receives a letter certifying completion of construction of Project, outlining the Improvements included in the Project, and stipulating the overall turbine capacity.

Monte Alto is anticipating capital costs within Hidalgo County of at least $340,000,000. The improvements for The Project will consist of the proposed wind power generation facility, comprised of approximately 376.3 megawatts ("MW") of nameplate capacity located within the Hidalgo County Enterprise Zone.

The improvements for Monte Alto are expected to have an estimated value of at least $340,000,000 upon completion, although the actual value will be determined by the Hidalgo County Appraisal District. The Project is expected to include approximately 89 wind turbines; 78 with a nameplate capacity of 4.5 MW and 11 with a nameplate capacity of 2.3 MW, although the exact number may vary depending on factors such as the type of turbines used and site wind characteristics. However, such factors will not pose a significant impact on the anticipated investment amount. Improvements should also include any other property in the Enterprise Zones meeting the definition of "Eligible Property" contained in the Tax Abatement Guidelines and criteria for South Texas College that will be used to produce wind power and perform other functions related to the production, distribution and transmission of electric power.

a. What is the extent of the abatement being requested?

Monte Alto Windpower, LLC, seeks an abatement of taxes of the cited project effective for ten (10) full calendar years for the project beginning on January 1 of the next tax year, after the date that the College President and/or the President of the Board of Trustees receives a letter certifying completion of construction of Project, outlining the Improvements included in the Project, and stipulating the overall turbine capacity.

b. Does applicant contemplate that the Project will be completed in Phases?

____ Yes

✓ No

6. What will be the total estimated taxable value or total range of taxable values of the project or facility in the first year after the expiration of the abatement? *(The amount represents 5% depreciation over 10 years)*

The initial estimated taxable value of the Project when completed is expected to be $340,000,000 within Hidalgo County. Although the actual value after year 10 will depend upon an annual appraisal by the Hidalgo County Appraisal District and specific decisions to be made by Terra Gen, LLC in the future, the developer estimates the project, will have

retained a value of approximately $106,934,486.

7. Please attach information describing how the proposed project or facility meets the minimum Requirement for tax abatement outlined in the Guidelines & Criteria.

The Project will contribute to the expansion of employment, attract major investment to Hidalgo County, benefit the property on which it is constructed, and contribute to the economic development of the County.

Monte Alto Windpower, LLC intends to construct a wind powered electric generating facility with a total expected value of $425,388,000; $340,000,000 in Hidalgo County and $48,388,000 in Cameron County & 37,000,000 in Willacy Co. At a minimum, the Project will result in a wind power facility with an estimated 400 -megawatt nameplate capacity, of which, 376.3 MW will be located within Hidalgo County.

Monte Alto Windpower, LLC estimates that installing the wind turbines will create 150 to 200 temporary construction jobs over the course of the Project's construction, which is estimated to last twelve months of construction. Monte Alto further anticipates the creation of eight full-time jobs at each project location for a total of 32 full time jobs for the operation and maintenance of the Project. Continuing operations and maintenance activities in Hidalgo County will create opportunities for purchase of contracting services and supplies from Hidalgo County businesses. Over the course of construction of the Project, Terra Gen will make an effort to use local labor and purchase services and materials local businesses where practicable.

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 wind farm. Without the Project, the land could remain in its current state and would be unlikely to attract new investment to the area.

The wind farm will provide "clean" power to customers served by Terra Gen, LLC. Wind energy creates little or no emissions impacting the environment. The project will provide this clean energy source.

The addition of full-time and contract-related jobs, the purchase of local services, supplies and materials, and the productive use of land to generate revenue and spur investment are examples of the kind of economic benefit that the proposed wind farm will bring to Hidalgo County.

8. Please attach information on the following aspects of the proposed project or facility:

(1) current value of land and existing improvements, if any;
(2) type, value and purpose of proposed improvements;
(3) productive life of proposed improvements;
(4) impact of proposed improvements and other expenditures on existing jobs;
(5) number and type of new jobs, if any, to be created by proposed improvements and expenditures;
(6) costs to be incurred by County, if any, to provide facilities or services directly resulting from the new improvements;

(7) types and values of public improvements, if any, to be made by applicant seeking abatement;
(8) estimation of the amount of ad valorem property taxes to be paid to County after expiration of the abatement agreement;
(9) the impact on the business opportunities of existing businesses and the attraction of new businesses to the area, if any;
(10) the overall compatibility with the zoning ordinances and comprehensive plan, if any, for the area;
(11) whether the applicant's proposed facility or improvement or modernization is an industry which is new to County.

9. Please attach the following information to this application:

(1) A map and description of the property for which abatement is sought;
See page 16-19

(2) A time schedule for completing the planned improvements; and,
Monte Alto Windpower, LLC is anticipating that construction will begin no later than the 4th Quarter of 2019 and will be completed by the 4th Quarter of 2020.

(3) Basic financial information about yourself and your organization sufficient to enable evaluation of the applicant's financial capacity.
Please see: https://www.ecpartners.com/ and https://www.terra-gen.com/

10. Please describe the proposed or existing Investment Zone in which this project will be located.
Please see Attachment. The Project are located within the designated Hidalgo County Enterprise Zone. Hidalgo County Commissioners Court has previously recognized the existing enterprise zones for purposes of The Project.

11. Please attach a copy of the County's approved Tax Abatement Agreement with applicant, or, if not yet approved, a copy of the proposed County's Tax Abatement Agreement.
Please see Attachment.

I attest that the information provided in this application is true and correct to the best of my knowledge.

Authorized Representative's Signature:

Milt Howard

Milton Howard
Vice President of Development
Terra-Gen, LLC

Date of amended application submission:
11-12-2019

Exhibit A

Legal Descriptions of Investment Zones Containing Proposed Projects

Please attach a copy of the map of the Counties Zones and the locations of the facilities

Project 4-West Willacy Windpower, LLC ("Monte Alto"):

Legal descriptions for West Willacy Windpower, LLC are as follows:

CAPISALLO S30AC LOT 7 BLK 45
CAPISALLO AN IRR TR N470'- W330' EXC E63'- W330'- S103'- N293' & EXC E2'- W267'- S177'- N470' LOT 13 BLK 23 3.17AC GR 2.74AC NET
CAPISALLO N497.64' EXC W265'-N470' BEING AN IRR TR &S2.13AC LOT 13 BLK23 9.78AC GR 9.76AC NET
CAPISALLO W30AC LOT 15 BLK 46 29.54AC NET
CAPISALLO W 10 AC -S 20 AC LOT 14 BLK 45
CAPISALLO N 20 AC -LOT 14 BLK 45
CAPISALLO E 10 AC -S 20 AC LOT 14 BLK 45
CAPISALLO LOT 1 BLK 63
CAPISALLO LOT 6 BLK 45 EXC E445'-N247' AN IRR TR 40.0 AC GR 37-96 AC NET
VALENCIA LOTS 1 4 13 & 16 40.0AC NET A/K/A CAPISALLO CITY
NORTH CAPISALLO NE PT-BLK 2276 2281 2282 PT 2283 ALL 2284 2285 2286 N16.52AC 2287 N23.04 2288 2289 2290 & ALL BLK 2291;PT BLK 2314 2315 ALL-2316 PT BLK 2317 PT BLK 2322 ALL 2323 & PT BLK 2330 SW 7.90AC BLK 2529 463.57AC
NORTH CAPISALLO BLKS 2353 TO 2363 2365 2366 & 2369 TO 2371 SW31.18AC BLK 2372 ALL 2373 TO 2375 455.97AC NET
NORTH CAPISALLO BLKS 2353 TO 2363 2365 2366 & 2369 TO 2371 SW31.18AC BLK 2372 ALL 2373 TO 2375 455.97AC NET
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NORTH CAPISALLO ALL BKS2405-2410 SE25.89 BK2411 SE0.41 BK2414 SW27.84BK2415 ALL BKS2416 & 2417 SW31.39 BK2418 195.71AC NET
NORTH CAPISALLO SE COR 2.82AC-BLK 2529 AN IRR 10.66AC TR-BLK 2539 15.90AC BEING ALL OF BLK 2540&3.59AC IN CANAL R/O/W 32.97AC GR 31.77AC NET
NORTH CAPISALLO NE PT 2347 & 2348 ALL 2349-2352;PT 2393-2396;ALL 2397 & 2398 & 2400 THRU 2404 & SW PT 2487 224.81AC
NORTH CAPISALLO-BLKS 2475 THRU 2486 & W627.50'-N777.60'-S984.6' BLK 2587 574.64 AC GR 571.14 AC NET
NORTH CAPISALLO BLKS 2660 2661 2662 2663 2664 2665 2666 2667 TO 2670 2671 2681 2682 BEING 398.52AC NET
NORTH CAPISALLO BLKS 2660 2661 2662 2663 2664 2665 2666 2667 TO 2670 2671 2681 2682 BEING 398.52AC NET
NORTH CAPISALLO BLKS 2629 THRU 2637 AND BLKS 2638 THRU 2646 BEING 594.15 ACRES
NORTH CAPISALLO BLKS 2629 THRU 2637 AND BLKS 2638 THRU 2646 BEING 594.15 ACRES

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NORTH CAPISALLO 33.78 BK 2598 ALL 2599 TO 2603 NE 4.36 2604 NE 28.72 2605 ALL 2606 2607 & 2611 W19.51 BK 2613 384.84AC NET
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NORTH CAPISALLO-BLKS 2475 THRU 2486 & W627.50'-N777.60'-S984.6' BLK 2587 574.64 AC GR 571.14 AC NET
NORTH CAPISALLO-BLKS 2475 THRU 2486 & W627.50'-N777.60'-S984.6' BLK 2587 574.64 AC GR 571.14 AC NET
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NORTH CAPISALLO BLKS 2660 2661 2662 2663 2664 2665 2666 2667 TO 2670 2671 2681 2682 BEING 398.52AC NET
NORTH CAPISALLO BLKS 2629 THRU 2637 AND BLKS 2638 THRU 2646 BEING 594.15 ACRES

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NORTH CAPISALLO BLKS 2629 THRU 2637 AND BLKS 2638 THRU 2646 BEING 594.15 ACRES
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NORTH CAPISALLO 33.78 BK 2598 ALL 2599 TO 2603 NE 4.36 2604 NE 28.72 2605 ALL 2606 2607 & 2611 W19.51 BK 2613 384.84AC NET
NORTH CAPISALLO BLK 2317 31.00 AC OF EXEMPT VALLEY ACRES RESERVOIR
NORTH CAPISALLO BLK 2318 40.00 AC EXEMPT VALLEY ACRES RESERVIOR
NORTH CAPISALLO BLK 2321 16.68 AC EXEMPT VALLEY ACRES RESERVIOR
NORTH CAPISALLO BLK 2325 8.90 AC EXEMPT VALLEY ACRES RESERVIOR
CAPISALLO E10AC-N14.63AC LOT 8 BLK 62 10.00AC
CAPISALLO SE 26.10 AC LOT 10 BLK 62
CAPISALLO S25.37AC EXC NW 0.67AC LOT 8 BLK 62 24.31AC NET
CAPISALLO 40ACS LOT 9 BLK 62 39.39AC NET
CAPISALLO 40 AC -LOT 16 BLK 62
CAPISALLO 40.0AC OF LOT 13 BLK 24 36.43AC NET
CAPISALLO S 20 AC LOT 4 BLK 45
NORTH CAPISALLO-W6.92AC-NE 10.61AC BLK 2347 6.17AC NET
NORTH CAPISALLO BLK 2393 10.91 AC OF LEVEE
NORTH CAPISALLO 3.13 AC FLOOD LEVEE BLK 2400
CAPISALLO 40 AC LOT 15 BLK 45
CAPISALLO 40 AC LOT 12 BLK 45
CAPISALLO LOT 16 BLK 45 40.00 ACS NET
CAPISALLO BLK 46 LOT 10 N 20.00 ACS NET
CAPISALLO
CAPISALLO 40 AC LOT 5 BLK 45
CAPISALLO S 20 AC GR-LOT 8 BLK 45 19.39 AC NET
NORTH CAPISALLO ALL BKS2405-2410 SE25.89 BK2411 SE0.41 BK2414 SW27.84BK2415 ALL BKS2416 & 2417 SW31.39 BK2418 195.71AC NET
CAPISALLO 40 AC -LOT 10 BLK 45
CAPISALLO LOT 10 BLK 46 20.00 ACS NET
NORTH CAPISALLO NE PT 2347 & 2348 ALL 2349-2352;PT 2393-2396;ALL 2397 & 2398 & 2400 THRU 2404 & SW PT 2487 224.81AC
NORTH CAPISALLO NE PT 2347 & 2348 ALL 2349-2352;PT 2393-2396;ALL 2397 & 2398 & 2400 THRU 2404 & SW PT 2487 224.81AC
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CAPISALLO E 20 AC GR-LOT 14 BLK 46 18.94AC NET
CAPISALLO 40AC LOT 11 BLK 45 39.39AC NET
CAPISALLO 40 AC -LOT 13 BLK 45
NORTH CAPISALLO ALL BKS2405-2410 SE25.89 BK2411 SE0.41 BK2414 SW27.84BK2415 ALL BKS2416 & 2417 SW31.39 BK2418 195.71AC NET
NORTH CAPISALLO BK 2609 20 AC
NORTH CAPISALLO BLKS 2353 TO 2363 2365 2366 & 2369 TO 2371 SW31.18AC BLK 2372 ALL 2373 TO 2375 455.97AC NET
NORTH CAPISALLO BLK 2326 31.06 AC WATER DISTRICT RESERVIOR XMPT
CAPISALLO 40.0AC OF LOT 8 BLK 23 39.39AC NET
CAPISALLO N20.0AC OF LOT 7 BLK 23 19.77AC NET
CAPISALLO 40.0AC OF LOT 9 BLK 24 38.84AC NET
CAPISALLO 40.0AC OF LOT 6 BLK 25 39.55AC NET
NORTH CAPISALLOPT BLK 2369 & PT BLK 2374; NE PT BLK 2532; NE PT BLK 2533; NW PT BLK 2534; SE PT BLK 2535; NE PT BLK 2536: ALL BLK 2542; PT BLK 2543; ALL BLKS 2544 & 2545; PT BLK 2562; ALL BLK 2563; PT BLK 2564; SWPT BLK 2565; SW PT BLK 2568;
CAPISALLO 40.0AC OF LOT 2 BLK 23 36.56AC NET
CAPISALLO 40.0AC OF LOT 8 BLK 24 37.02AC NET
CAPISALLO 40.0AC OF LOT 2 BLK 24 38.66AC NET
CAPISALLO LOT 11 BLK 25 40.00AC GR 37.60AC NET
NORTH CAPISALLO BK 2647 40 AC
NORTH CAPISALLO BK 2610 20 AC
NORTH CAPISALLO 0.63 AC FLOOD LEVEE BLK 2395

NORTH CAPISALLO 1.52 AC FLOOD LEVEE BLK 2398
NORTH CAPISALLO BLK 2374 7.00 AC EXEMPT WATER DIST RESERVOIR
NORTH CAPISALLO BLK 2375 43.61 AC EXEMPT WATER DIST RESERVOIR
NORTH CAPISALLO 1.5 AC FLOOD LEVEE BLK 2402
NORTH CAPISALLO 33.78 BK 2598 ALL 2599 TO 2603 NE 4.36 2604 NE 28.72 2605 ALL 2606 2607 & 2611 W19.51 BK 2613 384.84AC NET
CAPISALLO 40.0AC OF LOT 11 BLK 23 35.61AC NET
CAPISALLO ALL LOT 12 BLK 23 31.80AC NET
CAPISALLO E 10 AC -LOT 15 BLK 46
CAPISALLO 40.0AC OF LOT 3 BLK 24 37.62AC NET
CAPISALLO 38.25AC OF LOT 12 BLK 24 37.30AC NET
NORTH CAPISALLO NE PT 2347 & 2348 ALL 2349-2352;PT 2393-2396;ALL 2397 & 2398 & 2400 THRU 2404 & SW PT 2487 224.81AC
NORTH CAPISALLO NE PT 2347 & 2348 ALL 2349-2352;PT 2393-2396;ALL 2397 & 2398 & 2400 THRU 2404 & SW PT 2487 224.81AC
NORTH CAPISALLO NE PT 2347 & 2348 ALL 2349-2352;PT 2393-2396;ALL 2397 & 2398 & 2400 THRU 2404 & SW PT 2487 224.81AC
NORTH CAPISALLO NE PT 2347 & 2348 ALL 2349-2352;PT 2393-2396;ALL 2397 & 2398 & 2400 THRU 2404 & SW PT 2487 224.81AC
NORTH CAPISALLO NE PT 2347 & 2348 ALL 2349-2352;PT 2393-2396;ALL 2397 & 2398 & 2400 THRU 2404 & SW PT 2487 224.81AC
CAPISALLO 40.0AC OF LOT 6 BLK 23 38.53AC NET
CAPISALLO 40.0AC OF LOT 5 BLK 23 38.79AC NET
CAPISALLO LOT 14 BLK 23 34.32 AC NET
CAPISALLO N20.0AC OF LOT 6 BLK 24 18.80AC NET
NORTH CAPISALLO NE PT 2347 & 2348 ALL 2349-2352;PT 2393-2396;ALL 2397 & 2398 & 2400 THRU 2404 & SW PT 2487 224.81AC
NORTH CAPISALLO-NE19.64 BK 2434 NE2.07 BK 2436 ALL BKS 2437&2442 NE1.61 BK 2396 35.58 BK 2443 NE11.19 BK 2487 NE9.37 BK 2488 157.04AC NET
NORTH CAPISALLO-NE19.64 BK 2434 NE2.07 BK 2436 ALL BKS 2437&2442 NE1.61 BK 2396 35.58 BK 2443 NE11.19 BK 2487 NE9.37 BK 2488 157.04AC NET
NORTH CAPISALLO NE PT 2347 & 2348 ALL 2349-2352;PT 2393-2396;ALL 2397 & 2398 & 2400 THRU 2404 & SW PT 2487 224.81AC
NORTH CAPISALLO-NE19.64 BK 2434 NE2.07 BK 2436 ALL BKS 2437&2442 NE1.61 BK 2396 35.58 BK 2443 NE11.19 BK 2487 NE9.37 BK 2488 157.04AC NET
CAPISALLO S20.0AC OF LOT 7 BLK 23 19.78AC NET
CAPISALLO 40.0AC OF LOT 14 BLK 24 36.05AC NET
NORTH CAPISALLO BLK 2533 PT 10.99 AC EXEMPT WATER DIST RESERVOIR
NORTH CAPISALLO BLK 2327 25.00 AC WATER DISTRICT RESERVOIR XMPT
CAPISALLO E660'- LOT 9 BLK 25 20 AC GR 17.73 AC NET
CAPISALLO 40.0AC OF LOT 10 BLK 25 35.75AC NET
NORTH CAPISALLO W14.41AC-FT2348 14.41 AC GR 1.39AC NET
CAPISALLO 40.0AC OF LOT 3 BLK 23 36.70AC NET
NORTH CAPISALLO BLK 2328 48.24 AC WATER DISTRICT RESERVIOR XMPT
NORTH CAPISALLO BLK 2351 3.11 AC FLODD LEVEE
NORTH CAPISALLO-SW15.94AC BK 2434 NE19.62AC BK 2435 SW16.72AC BK 2436 SW6.86AC BK 2488 & 68.59AC NET
CAPISALLO 40.0AC OF LOT 4 BLK 24 37.93AC NET
CAPISALLO N20.0AC OF LOT 5 BLK 24 19.0AC NET
CAPISALLO 40.0AC OF LOT 11 BLK 24 37.64AC NET
NORTH CAPISALLO-NE19.64 BK 2434 NE2.07 BK 2436 ALL BKS 2437&2442 NE1.61 BK 2396 35.58 BK 2443 NE11.19 BK 2487 NE9.37 BK 2488 157.04AC NET
NORTH CAPISALLO BLKS 2353 TO 2363 2365 2366 & 2369 TO 2371 SW31.18AC BLK 2372 ALL 2373 TO 2375 455.97AC NET
NORTH CAPISALLO BLKS 2353 TO 2363 2365 2366 & 2369 TO 2371 SW31.18AC BLK 2372 ALL 2373 TO 2375 455.97AC NET
NORTH CAPISALLO BLK 2320 16.06 AC EXEMPT VALLEY ACRES RESERVIOR
NORTH CAPISALLO BLK 2360 35.86 AC EXEMPT WATER DIST RESERVOIR
NORTH CAPISALLO-SW3.77AC BLK 2359 3.39AC NET
NORTH CAPISALLO-NE19.64 BK 2434 NE2.07 BK 2436 ALL BKS 2437&2442 NE1.61 BK 2396 35.58 BK 2443 NE11.19 BK 2487 NE9.37 BK 2488 157.04AC NET
NORTH CAPISALLO-SE4.02 BLK 2467 S10.73 BK2468 E12.11 BK2469 SE4.82 BK2470

SE20.92 BK2472 39.12 BK2473 ALL BKS 2474 & 2489 145.90AC NET
NORTH CAPISALLO BLKS 2353 TO 2363 2365 2366 & 2369 TO 2371 SW31.18AC BLK 2372 ALL 2373 TO 2375 455.97AC NET
NORTH CAPISALLO BLK 2361 5.23 AC EXEMPT WATER DIST RESERVOIR
NORTH CAPISALLO NE PT 2347 & 2348 ALL 2349-2352;PT 2393-2396;ALL 2397 & 2398 & 2400 THRU 2404 & SW PT 2487 224.81AC
NORTH CAPISALLO BLK 2368 25.88 AC EXEMPT WATER DIST RESERVOIR
NORTH CAPISALLO BLK 2369 PT 4.73 AC EXEMPT WATER DIST RESERVOIR
NORTH CAPISALLO BLK 2366 PT 10.53 AC EXEMPT WATER DIST RESERVOIR
NORTH CAPISALLO BLK 2367 16.67 AC EXEMPT WATER DIST RESERVOIR
NORTH CAPISALLO BLK 2319 40.00 AC OF EXECPT VALLEY ACRES RESERVIOR
NORTH CAPISALLO-NW 8.31AC BLK 2312 7.93AC NET
NORTH CAPISALLO-NE19.64 BK 2434 NE2.07 BK 2436 ALL BKS 2437&2442 NE1.61 BK 2396 35.58 BK 2443 NE11.19 BK 2487 NE9.37 BK 2488 157.04AC NET
NORTH CAPISALLO-NE19.64 BK 2434 NE2.07 BK 2436 ALL BKS 2437&2442 NE1.61 BK 2396 35.58 BK 2443 NE11.19 BK 2487 NE9.37 BK 2488 157.04AC NET
NORTH CAPISALLO-NE19.64 BK 2434 NE2.07 BK 2436 ALL BKS 2437&2442 NE1.61 BK 2396 35.58 BK 2443 NE11.19 BK 2487 NE9.37 BK 2488 157.04AC NET
NORTH CAPISALLO-SE4.02 BLK 2467 S10.73 BK2468 E12.11 BK2469 SE4.82 BK2470 SE20.92 BK2472 39.12 BK2473 ALL BKS 2474 & 2489 145.90AC NET
NORTH CAPISALLO NE PT 2347 & 2348 ALL 2349-2352;PT 2393-2396;ALL 2397 & 2398 & 2400 THRU 2404 & SW PT 2487 224.81AC
NORTH CAPISALLO NE PT 2347 & 2348 ALL 2349-2352;PT 2393-2396;ALL 2397 & 2398 & 2400 THRU 2404 & SW PT 2487 224.81AC
CAPISALLO 40.0AC OF LOT 1 BLK 23 36.56AC NET
CAPISALLO S660' LOT 5 & S660' LOT 6 BLK 24 40 AC GR 37.80 AC NET
CAPISALLO 40.0AC OF LOT 1 BLK 24 37.31AC NET
CAPISALLO 29.96 AC LOT 10 BLK 63
CAPISALLO 39.98 AC LOT 9 BLK 63
CAPISALLO 37.06 AC LOT 16 BLK 63
CAPISALLO 38.66 AC -LOT 8 BLK 63
CAPISALLO 18.30 AC -LT 7 BLK 63
CAPISALLO 30.51 AC LOT 2 BLK 63 30.00AC NET
CAPISALLO N 20 AC -LOT 4 BLK 45
CAPISALLO W20AC EXC AN IRR TR E345.65'-W660'- S162.42' LOT 14 BLK 46 18.23 AC
CAPISALLO AN IRR TR E345.65' - W660'-S162.42' LOT 14 BLK 46 1.32 AC
CAPISALLO LOTS 11 & 12 BLK 46 EAST OF FLOODWAY 29.59AC GR 28.98AC NET
CAPISALLO LOT 2 BLK 45 EXC W202'-E226'-N273' 38.73 AC GR 37.62 AC NET
CAPISALLO 40.0AC EXC 1.0AC & EXC AN IRR TR N273.54' LOT 15 BLK 23 34.98 AC GR 33.64 AC NET
CAPISALLO S1213.50' LOT 16 BLK 23 36.80 AC GR 35.37 AC NET
CAPISALLO N 1298' LOT 9 BLK 23 39.34 AC GR 38.74 AC NET
CAPISALLO 40.0AC OF LOT 10 BLK 23 EXC AN IRR TR S399.05' 35.79 AC GR 35.34 AC NET
CAPISALLO W7.60AC-LOT 4 BLK 6 7.60AC NET
CAPISALLO LOT 5 BK 6 6.90AC
CAPISALLO LOT 5.45 AC OF 12 BLK 6 ACREAGE 5.45
NORTH CAPISALLO NE PT 2347 & 2348 ALL 2349-2352;PT 2393-2396;ALL 2397 & 2398 & 2400 THRU 2404 & SW PT 2487 224.81AC
NORTH CAPISALLO-BLKS 2475 THRU 2486 & W627.50'-N777.60'-S984.6' BLK 2587 574.64 AC GR 571.14 AC NET
NORTH CAPISALLO-SE4.02 BLK 2467 S10.73 BK2468 E12.11 BK2469 SE4.82 BK2470 SE20.92 BK2472 39.12 BK2473 ALL BKS 2474 & 2489 145.90AC NET
NORTH CAPISALLO-SE4.02 BLK 2467 S10.73 BK2468 E12.11 BK2469 SE4.82 BK2470 SE20.92 BK2472 39.12 BK2473 ALL BKS 2474 & 2489 145.90AC NET
NORTH CAPISALLO-SE4.02 BLK 2467 S10.73 BK2468 E12.11 BK2469 SE4.82 BK2470 SE20.92 BK2472 39.12 BK2473 ALL BKS 2474 & 2489 145.90AC NET
NORTH CAPISALLO BLKS 2660 2661 2662 2663 2664 2665 2666 2667 TO 2670 2671 2681 2682 BEING 398.52AC NET
NORTH CAPISALLO BLKS 2660 2661 2662 2663 2664 2665 2666 2667 TO 2670 2671 2681 2682 BEING 398.52AC NET
NORTH CAPISALLO BLKS 2660 2661 2662 2663 2664 2665 2666 2667 TO 2670 2671 2681 2682 BEING 398.52AC NET
NORTH CAPISALLO BLKS 2660 2661 2662 2663 2664 2665 2666 2667 TO 2670 2671 2681 2682 BEING 398.52AC NET

NORTH CAPISALLO NE10.90AC BK 2411 37.62AC BK 2412 ALL BK 2413 38.45AC BK 2414 NE9.30AC BK 2415 N20.84 AC -BLK 2418 ALL BLK 2419-2423 27.46AC-BK 2424 NW 6.0 AC BK 2425 346.88 AC NET
NORTH CAPISALLO NE10.90AC BK 2411 37.62AC BK 2412 ALL BK 2413 38.45AC BK 2414 NE9.30AC BK 2415 N20.84 AC -BLK 2418 ALL BLK 2419-2423 27.46AC-BK 2424 NW 6.0 AC BK 2425 346.88 AC NET
NORTH CAPISALLO NE10.90AC BK 2411 37.62AC BK 2412 ALL BK 2413 38.45AC BK 2414 NE9.30AC BK 2415 N20.84 AC -BLK 2418 ALL BLK 2419-2423 27.46AC-BK 2424 NW 6.0 AC BK 2425 346.88 AC NET
NORTH CAPISALLO NE10.90AC BK 2411 37.62AC BK 2412 ALL BK 2413 38.45AC BK 2414 NE9.30AC BK 2415 N20.84 AC -BLK 2418 ALL BLK 2419-2423 27.46AC-BK 2424 NW 6.0 AC BK 2425 346.88 AC NET
NORTH CAPISALLO NE10.90AC BK 2411 37.62AC BK 2412 ALL BK 2413 38.45AC BK 2414 NE9.30AC BK 2415 N20.84 AC -BLK 2418 ALL BLK 2419-2423 27.46AC-BK 2424 NW 6.0 AC BK 2425 346.88 AC NET
NORTH CAPISALLO NE10.90AC BK 2411 37.62AC BK 2412 ALL BK 2413 38.45AC BK 2414 NE9.30AC BK 2415 N20.84 AC -BLK 2418 ALL BLK 2419-2423 27.46AC-BK 2424 NW 6.0 AC BK 2425 346.88 AC NET
NORTH CAPISALLO NE10.90AC BK 2411 37.62AC BK 2412 ALL BK 2413 38.45AC BK 2414 NE9.30AC BK 2415 N20.84 AC -BLK 2418 ALL BLK 2419-2423 27.46AC-BK 2424 NW 6.0 AC BK 2425 346.88 AC NET
NORTH CAPISALLO NE10.90AC BK 2411 37.62AC BK 2412 ALL BK 2413 38.45AC BK 2414 NE9.30AC BK 2415 N20.84 AC -BLK 2418 ALL BLK 2419-2423 27.46AC-BK 2424 NW 6.0 AC BK 2425 346.88 AC NET
NORTH CAPISALLO NE10.90AC BK 2411 37.62AC BK 2412 ALL BK 2413 38.45AC BK 2414 NE9.30AC BK 2415 N20.84 AC -BLK 2418 ALL BLK 2419-2423 27.46AC-BK 2424 NW 6.0 AC BK 2425 346.88 AC NET
NORTH CAPISALLO NE10.90AC BK 2411 37.62AC BK 2412 ALL BK 2413 38.45AC BK 2414 NE9.30AC BK 2415 N20.84 AC -BLK 2418 ALL BLK 2419-2423 27.46AC-BK 2424 NW 6.0 AC BK 2425 346.88 AC NET
NORTH CAPISALLO NE10.90AC BK 2411 37.62AC BK 2412 ALL BK 2413 38.45AC BK 2414 NE9.30AC BK 2415 N20.84 AC -BLK 2418 ALL BLK 2419-2423 27.46AC-BK 2424 NW 6.0 AC BK 2425 346.88 AC NET
NORTH CAPISALLO NE10.90AC BK 2411 37.62AC BK 2412 ALL BK 2413 38.45AC BK 2414 NE9.30AC BK 2415 N20.84 AC -BLK 2418 ALL BLK 2419-2423 27.46AC-BK 2424 NW 6.0 AC BK 2425 346.88 AC NET
NORTH CAPISALLO NE10.90AC BK 2411 37.62AC BK 2412 ALL BK 2413 38.45AC BK 2414 NE9.30AC BK 2415 N20.84 AC -BLK 2418 ALL BLK 2419-2423 27.46AC-BK 2424 NW 6.0 AC BK 2425 346.88 AC NET
NORTH CAPISALLO NE10.90AC BK 2411 37.62AC BK 2412 ALL BK 2413 38.45AC BK 2414 NE9.30AC BK 2415 N20.84 AC -BLK 2418 ALL BLK 2419-2423 27.46AC-BK 2424 NW 6.0 AC BK 2425 346.88 AC NET
NORTH CAPISALLO NE10.90AC BK 2411 37.62AC BK 2412 ALL BK 2413 38.45AC BK 2414 NE9.30AC BK 2415 N20.84 AC -BLK 2418 ALL BLK 2419-2423 27.46AC-BK 2424 NW 6.0 AC BK 2425 346.88 AC NET
NORTH CAPISALLO NE10.90AC BK 2411 37.62AC BK 2412 ALL BK 2413 38.45AC BK 2414 NE9.30AC BK 2415 N20.84 AC -BLK 2418 ALL BLK 2419-2423 27.46AC-BK 2424 NW 6.0 AC BK 2425 346.88 AC NET
NORTH CAPISALLO ALL BKS2405-2410 SE25.89 BK2411 SE0.41 BK2414 SW27.84BK2415 ALL BKS2416 & 2417 SW31.39 BK2418 195.71AC NET
NORTH CAPISALLO ALL BKS2405-2410 SE25.89 BK2411 SE0.41 BK2414 SW27.84BK2415 ALL BKS2416 & 2417 SW31.39 BK2418 195.71AC NET
NORTH CAPISALLO NE PT 2347 & 2348 ALL 2349-2352;PT 2393-2396;ALL 2397 & 2398 & 2400 THRU 2404 & SW PT 2487 224.81AC
NORTH CAPISALLO NE10.90AC BK 2411 37.62AC BK 2412 ALL BK 2413 38.45AC BK 2414 NE9.30AC BK 2415 N20.84 AC -BLK 2418 ALL BLK 2419-2423 27.46AC-BK 2424 NW 6.0 AC BK 2425 346.88 AC NET
NORTH CAPISALLO-SE4.02 BLK 2467 S10.73 BK2468 E12.11 BK2469 SE4.82 BK2470 SE20.92 BK2472 39.12 BK2473 ALL BKS 2474 & 2489 145.90AC NET
NORTH CAPISALLO-SE4.02 BLK 2467 S10.73 BK2468 E12.11 BK2469 SE4.82 BK2470 SE20.92 BK2472 39.12 BK2473 ALL BKS 2474 & 2489 145.90AC NET
NORTH CAPISALLO-SE4.02 BLK 2467 S10.73 BK2468 E12.11 BK2469 SE4.82 BK2470 SE20.92 BK2472 39.12 BK2473 ALL BKS 2474 & 2489 145.90AC NET
NORTH CAPISALLO 33.78 BK 2598 ALL 2599 TO 2603 NE 4.36 2604 NE 28.72 2605 ALL 2606 2607 & 2611 W19.51 BK 2613 384.84AC NET
NORTH CAPISALLO S 5.00AC BLK 2608 5AC NET
NORTH CAPISALLO 33.78 BK 2598 ALL 2599 TO 2603 NE 4.36 2604 NE 28.72 2605 ALL 2606 2607 & 2611 W19.51 BK 2613 384.84AC NET
NORTH CAPISALLO 33.78 BK 2598 ALL 2599 TO 2603 NE 4.36 2604 NE 28.72 2605 ALL 2606 2607 & 2611 W19.51 BK 2613 384.84AC NET
NORTH CAPISALLO 33.78 BK 2598 ALL 2599 TO 2603 NE 4.36 2604 NE 28.72 2605 ALL 2606 2607 & 2611 W19.51 BK 2613 384.84AC NET
NORTH CAPISALLO 33.78 BK 2598 ALL 2599 TO 2603 NE 4.36 2604 NE 28.72 2605 ALL 2606 2607 & 2611 W19.51 BK 2613 384.84AC NET

CAPISALLO LOT 11.87 AC OF 4 BLK 8
ACREAGE 11.87
CAPISALLO LOT 11.21 AC OF 5 BLK 8
ACREAGE NET 11.21
CAPISALLO LOT 12 BLK 8 10.57 AC
ACREAGE 10.57 NET
CAPISALLO LOT 13 BLK 8 9.93 AC NET AC
9.93
CAPISALLO LOT 9.39 AC OF 4 BLK 7
ACREAGE 9.39
CAPISALLO LOT 8.64 AC OF 5 BLK 7
ACREAGE 8.64
CAPISALLO 8.01AC OF LOT 12 BLK 7 7.40AC
NET
CAPISALLO LOT 7.37 AC OF 13 BLK 7
ACREAGE 7.37
CAPISALLO LOT 13 AN IRR TR E1236.81'-LOT
13 BLK 46 19.83AC GR 18.98AC NET
CAPISALLO W660' LOT 9 & W660' LOT 16 BLK
25 40.00 AC GR 39.62 AC NET
NORTH CAPISALLO-E21.97AC BK 2432
E31.82AC BK 2433 ALL BLKS 2438 THRU
2441 2444 THRU 2460 845.55 AC NET
CAPISALLO E24.92AC LOT 1 BLK 62 EXC
N2.63AC-S7.44AC-W15AC 22.28AC NET
NORTH CAPISALLO BLK 2322 9.43 AC
EXEMPT VALLEY ACRES RESERVIOR
NORTH CAPISALLO-SW3.77AC BLK 2359
3.39AC NET
NORTH CAPISALLO-NW 8.31AC BLK 2312
7.93AC NET
NORTH CAPISALLO E711.46'-TR 2506-2508 &
ALL OF BLKS 2509-2516 302AC
NORTH CAPISALLO-W PT BLKS 2517 THRU
2520 & W PT BLKS 2549 THRU 2553 117.72AC
NET
NORTH CAPISALLO BLK 2374 7.00 AC
EXEMPT WATER DIST RESERVOIR
NORTH CAPISALLO BLK 2369 PT 4.73 AC
EXEMPT WATER DIST RESERVOIR
NORTH CAPISALLO BLK 2361 5.23 AC
EXEMPT WATER DIST RESERVOIR
NORTH CAPISALLO BLK 2562 5.93 AC
EXEMPT WATER DIST RESERVOIR
NORTH CAPISALLO BLK 2324 5.66 AC
EXEMPT VALLEY ACRES RESERVOIR
NORTH CAPISALLO BLK 2541 PT 3.13 AC
EXEMPT WATER DISR RESERVOIR
NORTH CAPISALLO ALL BLK 2501-2503 &
BLK 2505 & W608.54' BLKS 2506-2508 & BLKS
2512 & 2513 & BLKS 2541 & 2546-2548 394.10
AC
NORTH CAPISALLO-W22.96AC BK 2648
W23.32AC BK 2649 W23.96AC BK 2650
W24.59AC BK 2651 W25.88AC BK 2672
SW11.41AC BK 2673 132.12GR 126.45NT
OJO DE AGUA LAS BURRAS N165'-S330'-
W264' LAS BURRAS RANCH A/K/A SH 25
ABST 75 1.00
OJO DE AGUA LAS BURRAS SH 24 ABST 75
12.5 AC
JOHNSTON AND YOUNG LOTS 11 12 & 13
EXC 18.30AC 95.87AC NET
J.R. BARR LOT 11 BLK 118 3.52AC
J.R. BARR UND 1/2 INT IN LOT 6 BLK 118
22.61AC NET
J.R. BARR LOT 3 BK 118 N7.88AC
TURNER TRACT BLK 104 LOT 1 40. AC.
J.R. BARR LOT 1 BLK 115 40.00ACS NET
J.R. BARR LOT 4 BLK 116 40ACS NET
J.R. BARR LOT 14 BLK 109 14.08 AC
J.R. BARR LOT 13 BLK 109 40.00 ACS NET
J.R. BARR LOT 11 BLK 109 16.96 AC
J.R. BARR LOT 2 BK 115 40.00ACS NET
J.R. BARR LOT 12 BLK 109 48.96 AC
J.R. BARR LOT 9 BLK 110 55.54 AC
J.R. BARR LOT 10 BLK 110 62.12 AC
J.R. BARR LOT 3 BLK 116 40AC
J.R. BARR ALL LOT 2 BLK 116 EXC E318.27'
30.36AC NET
J.R. BARR LOT 8 BLK 115 40ACS NET
J.R. BARR LOT 5 BLK 116 40AC
J.R. BARR LOT 9 BLK 115 40ACS NET
J.R. BARR LOT 10 BLK 115 40ACS NET
J.R. BARR LOT 6 BLK 116 40AC
J.R. BARR LOT 11 BLK 116 40AC
J.R. BARR LOT 14 BLK 116 40AC
J.R. BARR LOT 12 BLK 116 40AC
J.R. BARR LOT 13 BLK 116 40AC
J.R. BARR LOT 16 BLK 115 40ACS NET
J.R. BARR ALL LOT 2 BLK 117 EXC E318.27'-
N1120' & S 200' 25.76AC NET
J.R. BARR LOT 7 BLK 115 40.ACS NET
J.R. BARR LOT 15 BLK 115 40ACS NET
J.R. BARR ALL LOT 4 BLK 117 EXC S200
29.89AC NET
J.R. BARR ALL LOT 3 BLK 117 EXC S200'
33.94 C NET
J.R. BARR LOT 14 BLK 115 24.66ACS NET
J.R. BARR ALL LOT 2 BLK 117 EXC E318.27'-
N1120' & S 200' 25.76AC NET
J.R. BARR LOT 3 BK 118 N7.88AC
J.R. BARR LOT 2 BLK 118 21.45ACS NET
J.R. BARR 2.50AC -5.0AC LYING S OF N
FLDWY LOTS 2 & 3 BLK 118
J.R. BARR ALL LOT 10 BLK 116 EXC E318.27
30.36AC NET
J.R. BARR ALL LOT 7 BLK 116 EXC E 318.27'
30.36AC NET
J.R. BARR ALL LOT 15 BLK 116 EXC E318.27'
30.36AC NET

J.R. BARR 31.82AC LOT 1; 6.01AC LOT 5; 33.64AC LOT 6; 33.64AC LOT 7; 28.64AC LOT 8; 6.795AC LOT 9; 7.05AC LOT 10 BLK 117 & 24.50AC LOT 1 BLK 118 172.095AC GR 167.20AC NET
J.R. BARR 31.82AC LOT 1; 6.01AC LOT 5; 33.64AC LOT 6; 33.64AC LOT 7; 28.64AC LOT 8; 6.795AC LOT 9; 7.05AC LOT 10 BLK 117 & 24.50AC LOT 1 BLK 118 172.095AC GR 167.20AC NET
J.R. BARR N468'-E990' LOT 10 BLK 111 10.64 AC NET
J.R. BARR LOT 9 BK 111 N13.37 AC
J.R. BARR S11.88 AC LOT 8 BLK 111
OJO DE AGUA PANCHITA RANCH ABST 75 132.54 AC
TURNER TRACT BLK 104 LOT 8 NORTH 12.94 AC.
TURNER TRACT BLK 104 LOT 2 29.56 AC.
TURNER TRACT BLK 104 LOT 7 NORTH 20.21 AC.
OJO DE AGUA AN IRR TR N743.65'-E1976.92' BLK 2 32.19 AC
OJO DE AGUA AN IRR TR S696.61'-E2082.41' BLK 2 32.19 AC
M T L & I LOT 6 BLK 36 37.80 AC
M T L & I LOT 8 BLK 36 42.40 AC
M T L & I LOT 7 BLK 36 39.00 AC
M T L & I LOT 2 BLK 36 39.00 AC
M T L & I LOT 1 BLK 36 42.49 AC
M T L & I LOT 5 BLK 36 36.97 AC
M T L & I LOT 12 BLK 36 36.38 AC
TURNER TRACT W14.60AC LOTS 12 & 13 BLK 85 14.60AC
TURNER TRACT BLK 86 LOT 16 47.58 AC.
TURNER TRACT LOT 12 BLK 88
TURNER TRACT LOT 11 BLK 88
TURNER TRACT LOT 10 BLK 88 38.44AC NET
TURNER TRACT BLK 88 LOT 9 40. AC.
TURNER TRACT W340'-N300' LOT 12 BLK 89
TURNER TRACT W30AC LOT 2 E5AC LOT 3 E5AC LOT 6 W30AC LOT 7 ALL LOT 12 EXC NW 2.34AC BLK 89 107.66AC
TURNER TRACT LOT 11 BLK 89 W 25
TURNER TRACT LOT 9 BLK 89
TURNER TRACT LOT 12 BLK 90 EXC NW 1.50AC IMP 38.50AC GR 37.3AC NET
TURNER TRACT LOT 11 BLK 90 40.0AC GR 39.39AC NET
TURNER TRACT LOT 10 BLK 90 40.0AC GR 39.39AC NET
TURNER TRACT LOT 9 BLK 90 40.0AC GR 39.39AC NET
TURNER TRACT E660' LOT 1 BLK 90 20.0AC GR 19.64AC NET
TURNER TRACT E265'-W660'-S164' LOT 1 BLK 90 1.00AC NET
TURNER TRACT E265'-W660'-N1156' LOT 1 BLK 90 7.03AC GR 6.97AC NET
TURNER TRACT E197'-W395'-LOT 1 BLK 90 5.97AC GR 5.87AC NET
TURNER TRACT W198'-LOT 1 BLK 90 6.0AC GR 5.90AC NET
TURNER TRACT LOT 8 BLK 90 EXC NW 1.0AC FOR IMP 39.0AC GR 38.24AC NET
TURNER TRACT W20AC LOT 7 BLK 90
TURNER TRACT LOT 2 BLK 90 E 20AC
TURNER TRACT BLK 90 LOT 2 W 20AC
TURNER TRACT E20AC LOT 7 BLK 90
TURNER TRACT E17.50AC LOT 6 BLK 90
TURNER TRACT E17.50AC LOT 3 BLK 90
TURNER TRACT W17.50AC-E35.0AC LOT 3 & W17.50 AC-E35 AC LOT 6 BLK 90 35 AC NET
TURNER TRACT W5AC LOT 3 ALL OF LOT 4 LOT 5 EXC 1.82AC R/O/W & W5.0AC LOT 6 EXC 0.80AC BLK 90 87.38AC GR 86.18AC NET
TURNER TRACT LOT 8 BLK 89 E 15AC
TURNER TRACT LOT 1 BLK 89 E 15AC
TURNER TRACT LT 1-W 25AC LT 2-E 10AC LT 7-E 10AC LT 8-W 25AC BLK 89
TURNER TRACT W30AC LOT 2 E5AC LOT 3 E5AC LOT 6 W30AC LOT 7 ALL LOT 12 EXC NW 2.34AC BLK 89 107.66AC
TURNER TRACT LOT 3 BLK 89 W 35AC
TURNER TRACT LOT 6 BLK 89 W 35AC
TURNER TRACT LOT 5 BLK 89
TURNER TRACT LOT 4 BLK 89
TURNER TRACT BLK 88 LOT 1 40. AC.
TURNER TRACT ALL LOT 8 BLK 88 EXC 0.57AC IN D/D 40AC GR 39.43AC NET
TURNER TRACT ALL LOT 7 BLK 88 EXC 0.57AC IN D/D 40AC GR 39.43AC NET
TURNER TRACT LOT 2 BLK 88 40.0AC NET
TURNER TRACT LOT 3 BLK 88 40.0AC NET
TURNER TRACT LOT 4 BLK 93
TURNER TRACT W82.5' LOT 2 BLK 93 2.5AC GR 2.46AC NET
TURNER TRACT LOT 3 BLK 93
TURNER TRACT LOT 16 BLK 90 40.0AC GR 39.39AC NET
TURNER TRACT LOT 15 BLK 90 40.0AC GR 39.39AC NET
TURNER TRACT LOT 14 BLK 90 40.0AC GR 39.39AC NET
TURNER TRACT LOT 13 BLK 90 40.0AC GR 38.8AC NET
TURNER TRACT LOT 14 BLK 89 W 25AC
TURNER TRACT S660' LOT 13 BLK 89 20AC NET
TURNER TRACT LOT 13 BLK 89 N 20AC

TURNER TRACT LOT 16 BLK 88
TURNER TRACT LOT 15 BLK 88
TURNER TRACT LOT 14 BLK 88
TURNER TRACT LOT 13 BLK 88
TURNER TRACT LOT 5 BLK 93
TURNER TRACT BLK 93 LOT 6 40. AC.
TURNER TRACT W82.5' LOT 7 BLK 93 2.5AC GR 2.46AC NET
TURNER TRACT LOT 4 BLK 99
TURNER TRACT W1/2 LOT 3 BLK 99
TURNER TRACT LOT 2 BLK 99
TURNER TRACT LOT 1 BLK 99
TURNER TRACT LOT 14 BLK 93 40.0AC GR 39.39AC NET
TURNER TRACT LOT 13 BLK 93 40.0AC GR 38.80AC NET
TURNER TRACT LOT 16 BLK 94
TURNER TRACT W416'-S318' LOT 15 BLK 94-3.00AC GR 2.81 AC NET
TURNER TRACT LOT 10-14 & 37AC LOT 15 BLK 94 232.16AC NET
TURNER TRACT W80' LOT 9 BLK 94 2.42AC GR 2.38AC NET
TURNER TRACT LOT 9 BLK 94 EXC W80'-DD #1 40AC GR 36.42AC NET
TURNER TRACT LOT 12 BLK 93 40.0AC GR 38.8AC NET
TURNER TRACT LOT 11 BLK 93 40.0AC GR 39.39AC NET
TURNER TRACT LOT 1 BLK 98
TURNER TRACT LOT 12 BLK 98
TURNER TRACT LOT 6 BLK 98
TURNER TRACT LOT 11 BLK 98
TURNER TRACT LOT 7 BLK 98
TURNER TRACT LOT 8 BLK 98
TURNER TRACT LOT 5 BLK 99
TURNER TRACT W1/2 LOT 6 BLK 99
TURNER TRACT E 1/2 LOT 14 & LOT 15
TURNER TRACT W1/2 LOT 7 BLK 99
TURNER TRACT E 1/2 LOT 7 BLK 99
TURNER TRACT LOT 8 BLK 99 40.0AC GR 36.41AC NET
TURNER TRACT BLK 99 LOTS 9 10 &11 120AC GR 119.39AC NET
TURNER TRACT BLK 103 LOT 3 40. AC.
TURNER TRACT LT 6 BK 102 40AC GR 36.97AC NET
TURNER TRACT BK 102 LT 3 40AC GR 39.09 AC NET
TURNER TRACT LT 2 BK 102 40AC GR 36.78AC NET
TURNER TRACT LOT 7 BLK 102 EXC S 80' & E 80'-N 1240' 35.30AC NET
TURNER TRACT LOT 16 BLK 101
TURNER TRACT BK 102 LT 15 40AC GR 39.39AC NET
TURNER TRACT LOT 10 BLK 102 40.0 AC GROSS EXC 2.42 AC 37.58 AC NET
TURNER TRACT LT 11 BK 102 40AC GR 37.58AC NET
TURNER TRACT BLK 108 LOT 12 40. AC.
TURNER TRACT BLK 108 LOT 11 40. AC.
TURNER TRACT BLK 108 LOT 10 ALL EXC E 200' 33.94
TURNER TRACT BLK 108 LOT 10 E 200' 6.06 AC
TURNER TRACT BLK 108-LOT 9 W 200' 6.06 AC
TURNER TRACT BLK 108 LOT 9 ALL EXC W 200' 33.94 AC
TURNER TRACT LT 8 BK 108 40AC GR EXC .1AC R/O/W 6AC DRAINAGE 33.90AC NET
TURNER TRACT 40.0 AC EXC 6.0 AC LOT 1 BLK 108 34.0 AC NET
TURNER TRACT W6AC LOT 1 BLK 108 6.0 AC NET
TURNER TRACT BK 108 LT 2 40AC GR 33.39AC NET
TURNER TRACT LT 7 BK 108 40AC GR EXC .1AC R/O/W 6AC DRAINAGE 33.90AC NET
TURNER TRACT LOT 7 8 9 10 11 & 15 BLK 107 240 AC
TURNER TRACT 1AC TR FOR BLDG LOT 2 BLK 107 1AC NET
TURNER TRACT BLK 108 LOT 16 W 200' 6.06 AC
TURNER TRACT BLK 108 LOT 15 E 200' 6.06 AC
TURNER TRACT BLK 108 LOT 15 ALL EXC E 200' 33.94 AC
TURNER TRACT BLK 108 LOT 14 40. AC.
TURNER TRACT BLK 108 LOT 13 40. AC.
TURNER TRACT BLK 110 LOT 2 57.77 AC.
TURNER TRACT BLK 110 LOT 1 64.25 AC.
TURNER TRACT S3.66AC LOT 4 BLK 109 EXC 0.61AC-R/O/W 3.05AC NET
TURNER TRACT BLK 109 LOT 4 NORTH 36.34 AC.
TURNER TRACT S3.65AC LOT 3 BLK 109 EXC 0.6AC R/O/W 3.04AC NET
TURNER TRACT BLK 109 LOT 3 NORTH 36.34 AC.
TURNER TRACT BLK 109 LT 2 N 36.34 AC-EXC E 5.51 AC 30.83 AC
TURNER TRACT S3.66AC LOT 2 BLK 109 EXC .55AC-DRAINAGE .51AC-R/O/W 2.60AC NET
TURNER TRACT BLK 109 LT 2 E200' 6.06AC
TURNER TRACT BLK 109 LT 1 W 200'-N 1200' 5.51 AC
TURNER TRACT S3.86AC LOT 1 BLK 109 EXC .55AC-DRAINAGE .51AC-R/O/W 2.80AC NET

TURNER TRACT LT 8 BK 109 54.42AC EXC 7.2AC DRAINAGE 47.22AC NET
TURNER TRACT BLK 109 LT 1 N 39.43 AC EXC W 5.51 AC 33.92 AC
TURNER TRACT BLK 103 LOT 4 40. AC.
TURNER TRACT NW 1.0AC FOR IMP LOT 8 BLK 90
TURNER TRACT 0.80AC-W5AC LOT 6 BLK 90
TURNER TRACT NW 1.50AC IMP LOT 12 BLK 90
TURNER TRACT UND 33 1/3 INT IN 40AC LOT 10 E15AC-LT11 E15AC-LT14 BLK 89 & 40AC-LT15 BLK 101 110AC 36.66AC
TURNER TRACT UND 25/100 INT IN 40AC LOT 10 E 15AC-LT11 E15AC-LT14 BLK 89 & 40AC-LT 15 BLK 101 110AC 27.5AC
TURNER TRACT UND 25/100 INT IN 40AC-LOT 10 E15AC-LT11 E15AC-LT14 BLK 89 & 40AC-LT15 BLK 101 11OAC 27.5AC
TURNER TRACT UND 8 1/2 INT IN 40AC LOT 10 E 15AC-LT11 E 15AC-LT14 BLK 89 & 40AC-LT15 BLK 101 110AC 9.16AC
TURNER TRACT UND 8 1/3 INT IN 40AC LOT 10 E15AC-LT11 E 15AC-LT14 BLK 89 & 40AC-LT 15 BLK 101 110A 9.16AC
TURNER TRACT UND 33 1/3 INT IN 40AC LOT 10 E15AC-LT11 E15AC-LT14 BLK 89 & 40AC-LT15 BLK 101 110AC 36.66AC
TURNER TRACT UND 25/100 INT IN 40AC LOT 10 E 15AC-LT11 E15AC-LT14 BLK 89 & 40AC-LT 15 BLK 101 110AC 27.5AC
TURNER TRACT UND 25/100 INT IN 40AC-LOT 10 E15AC-LT11 E15AC-LT14 BLK 89 & 40AC-LT15 BLK 101 11OAC 27.5AC
TURNER TRACT UND 8 1/2 INT IN 40AC LOT 10 E 15AC-LT11 E 15AC-LT14 BLK 89 & 40AC-LT15 BLK 101 110AC 9.16AC
TURNER TRACT UND 8 1/3 INT IN 40AC LOT 10 E15AC-LT11 E 15AC-LT14 BLK 89 & 40AC-LT 15 BLK 101 110A 9.16AC
TURNER TRACT BLK 95 LOT 4 N PART 17. AC.
TURNER TRACT LOT 13 BLK 98
TURNER TRACT LOT 14 BLK 98
TURNER TRACT BLK 107 LOT 1 WEST 13.33 AC.
TURNER TRACT BLK 107 LOT 2 EXC 1AC TR FOR BLDG 39.00AC NET
JOHNSTON AND YOUNG LOT 10 12.66AC MAIN FLOOD WATER CHANNEL
JOHNSTON AND YOUNG LOT 10 17.79AC NET
JOHNSTON AND YOUNG 9.73 AC LT 13 & 0.27AC LT 14 - 10AC
JOHNSTON AND YOUNG LOT 9 2.82 AC LEVEE
J.R. BARR LOT 15 BLK 113 18.90AC NET
J.R. BARR LOT 16 BLK 113 S9.42AC NET
J.R. BARR LOT 2 BLK 120 40AC NET
J.R. BARR LOT 3 BLK 120 35.48AC NET
J.R. BARR LOT 6 BLK 120 36.33AC NET
J.R. BARR LOT 7 BLK 120 41.30AC NET
J.R. BARR 1AC-40AC LOT 1 BLK 120 1AC NET
J.R. BARR BNG AN IRR TR N1024.44' LOT 16 BLK 113 27.68AC GR 26.97AC NET
J.R. BARR LOTS 12 & 13 BLK 114 38.86AC
JOHNSTON AND YOUNG SE1.78AC LOT 10
J.R. BARR LOT 1 BLK 120 40AC EXC 1AC 39.00AC
TURNER TRACT LOT 6 BLK 88 EXC 1.51AC IN D/D 40AC GR 38.49AC NET
TURNER TRACT BLK 108 LOT 16 ALL EXC W 200' 33.94 AC
JOHNSTON AND YOUNG LOT 7 72.49AC GR 54.04AC NET
OJO DE AGUA LAS BURRAS SH 24 26 27 ABST 75 235.16 AC
J.R. BARR S26.7AC LOT 9 & S19.19AC LOT 10 & 30AC LOT 15 & 40AC LOT 16 BLK 111 115.89AC NET
OJO DE AGUA LAS BURRAS SH 23 ABST 75 20 AC
OJO DE AGUA LAS BURRAS SH 24 26 27 ABST 75 235.16 AC
M T L & I LOT 11 BLK 36 39.00 AC
TURNER TRACT BLK 86 LOT 15 43.15 AC.
TURNER TRACT BLK 86 LOT 14 44.57 AC.
TURNER TRACT BLK 109 LOT 5 30.74 AC.
TURNER TRACT BLK 109 LT 6 37.24 AC.
TURNER TRACT LT 7 BK 109 43.74AC EXC 7.02AC DRAINAGE 36.72AC NET
OJO DE AGUA BK 1 W 71.39 AC
J.R. BARR LOT 9 BK 113 40AC
JOHNSTON AND YOUNG LOT 9 51.55 AC
JOHNSTON AND YOUNG LT 8 PT 17.26 AC LEVEE
JOHNSTON AND YOUNG 65.24AC LOT 8 54.44AC NET
J.R. BARR LOTS 11 & 12 BLK 110
TURNER TRACT BLK 103 LOT 4 40. AC.

Exhibit B
Maps of Project Areas

CONFIDENTIAL-PLEASE SEE ATTACHED

West Willacy/Monte Alto Map

11/21/2019

TERRA-GEN

TEXAS ENERGY CONSULTANTS

Legend

GE_2.3-116 (11) | N155 4.5MW (78) | O & M BUILDING | POI | PROJECT BNDRY | Cameron | Hidalgo | Willacy

CONFIDENTIAL

Terra-Gen,LLC

West Willacy/Monte Alto Project

Phase 1 - 200MW

Project Location: Hidalgo County, Texas

N

0 1 2 Mile

CONFIDENTIAL

Disclaimer - This map should not be used for legal purposes. It is intended for general reference use only.

Prepared by: MBJ

Date: 11/12/2018

Draft Subject to change

(a) **Written Application**. Any current or potential owner of taxable property may request Abatement by filing a written application with the President of the College. **Exhibit A**

(b) **Contents of Application**.

a. The application shall consist of a completed application form (Exhibit A) accompanied by:
b. a general description of the new improvements to be undertaken;
c. a descriptive list of the improvements for which Abatement is requested;
d. a list of the kind, number and location of all proposed improvements of the property;
e. a map and property description; proposed turbine location (if a wind turbine Facility);
f. and a time schedule for undertaking and completing the proposed improvements.
g. In the case of a Modernization or Expansion Project, a statement of the Appraised Value of the Facility, separately stated for real and personal property, shall be given for the tax year immediately preceding the application.

**The application form may require such financial and other information as the College or other Eligible Jurisdiction, as applicable, deems appropriate for evaluating the financial capacity and other relevant factors of the applicant.

(c) **Local Employment and Procurement**. Owner shall, as part of the Application, provide: (i) a list and description of all component parts and equipment which are included in the construction and/or installation of the Facility, (ii) a list of maintenance and operations personnel or professional services anticipated or required for the operation and maintenance of the Facility on an on-going basis; and (iii) the identify of all persons or firms in Starr County and Hidalgo County, or within 100 files thereof, with the capability of providing these services (a complete Schedule I and Schedule II).

(d) **Written Notification**. Upon receipt of a completed application, the President shall evaluate the application for a determination of the proposed Facility's compliance with these Guidelines.

(e) **Feasibility**. After receipt of an application for Abatement, the College shall consider the feasibility and the impact of the proposed Abatement. The study of feasibility shall include, but not be limited to, an estimate of the economic effect of the Abatement of taxes and the benefit to the College and the Facility to be covered by such Abatement.

(f) **No Abatement if Construction has been Completed**. No Agreement shall be approved if the application for the Abatement was filed after the completion of construction, alteration or installation of improvements related to the proposed Modernization, Expansion or New Facility.

(g) **Variance**. Requests for variance from the provisions of these Guidelines and Criteria may be made in written form; provided, however, that no variance may extend the term of Abatement beyond five (5) years after completion of the Construction Phase. Such requests shall include a complete description of the circumstances explaining why the applicant should be granted a variance. Approval of a request for variance requires a three-fourths (3/4ths) vote of the board of trustees of the College.

Project Descriptions:
Project 4-Monte Alto Windpower, LLC:

Monte Alto Windpower, LLC is requesting an appraised value limitation on all of the property constructed or placed upon the real property within South Texas College boundaries, which is located in Hidalgo County, Texas.

The property for which the Applicant is requesting an appraised value limitation shall include, but is NOT limited to, the following: up to 89 wind turbines; 78 wind turbines with a nameplate capacity of 4.5 MW and 11 with a nameplate capacity of 2.3 MW for a combined total generating capacity of approximately 376.3 MW; up to 89 steel reinforced concrete foundations supporting the weight of each turbine tower; up to 89 electric power transformers; underground conductor cables used to transport electricity from each turbine tower to an electrical substation; and a new electrical substation interconnected to the AEP Rio Hondo to North Edinburg, 345kV transmission line located in Cameron and Hidalgo Counties.

Additionally, the map provided does not represent the final location of the improvements; however, all of the improvements that make up the amount of Qualified Investment will be made within the Project Investment Area as shown on Map Exhibit B.

The Applicant intends to construct a Maintenance and Operations building to house equipment i.e. junction boxes, transformer equipment, and turbine electronic controls. The Applicant will also be constructing an electrical substation facility for integration and transmission of power into the electrical grid.

Construction of the wind farm is proposed to begin in the 4th Quarter of 2020 with an estimated commercial operations date no later than the 4th Quarter of 2021, contingent upon favorable economics for the project.

Descriptive List for which Abatement is being requested:
Project 4-Monte Alto Windpower, LLC:
Monte Alto Windpower, LLC plans to construct an estimated 201 MW wind farm in Hidalgo and Cameron County, located within La Villa ISD, Mercedes ISD, Santa Rosa ISD, and La Feria ISD boundaries. Monte Alto is seeking abatement for the portion of the project located within Hidalgo County and South Texas College boundaries. 119 MW will be located within Hidalgo County and South Texas College boundaries. Additional improvements of Qualified Property located within the Hidalgo County and South Texas College boundary include:

- 89 Wind Turbines; 78 with a nameplate capacity of 4.5 MW and 11 with a nameplate capacity of 2.3 MW;
- 89 Wind Turbine Foundations;
- Several thousand feet of Transmission Collection System cable & Junction Boxes;
- Overhead Transmission and Interconnection infrastructure;
- Meteorological towers;
- All weather Road work sloped for drainage;
- Operations and maintenance building for storage of control systems necessary for commercial generation of electricity;
- Electric substation including power transformers, associated circuit breakers, switches, reactive power compensation equipment and control building & fencing of perimeter.

Monte Alto anticipates using 78 wind turbines with a nameplate capacity of 4.5 MW and 11 wind turbines with a nameplate capacity of 2.2 MW. Although final turbine selection and location of the infrastructure may change. Current plans are to install turbines in one phase.

The exact placement of turbines is subject to ongoing planning, wind resource evaluation, engineering, land leasing, and turbine selection. The final number and location of turbines and supporting structures will be determined before construction begins. However, any changes in the number and location of turbines will not have a significant impact on the total investment. Monte Alto intends to connect to AEP Rio Hondo to North Edinburg, 345kV transmission line internal to the Project, located within La Villa ISD, Mercedes ISD, Santa Rosa ISD, and La Feria ISD boundaries. All of the infrastructure will remain within the project boundary and within the Hidalgo and Cameron County Enterprise Zones.

Construction is anticipated to begin no later than the 4th Quarter of 2020 and it is currently anticipated that construction will be complete by the 4th Quarter of 2021.

Enterprise Zones:

Hidalgo, County is designated enterprise zone county as defined under the Texas Governor's "Governor's Economic Development Finance department online" link provided by Texas Comptroller website under "The Texas Enterprise Zone Program." The Governor's website "Texas Enterprise Zone Program"- "Economic Zone Program Rules, 10 TAC 176" according to section (b), subsection (11); which defines a distressed county as: "a county that has a poverty rate above 15.4 percent based on the most recent decennial census; in which at least 25.4 percent of the adult population does not hold a high school diploma or high school equivalency certificate based on the most recent decennial census; and that has an unemployment rate that has remained above 4.9 percent during the preceding five years, based on Texas Workforce Commission data."

Source: https://businessintexas.com/services/tax-incentives?view=texas%20enterprise%20zone%20program

Hidalgo County meets the guidelines as "Distressed County" under Texas Government Code Chapter 2303.003 (1-c). Where a "Distressed County" means a County:

(A) The Poverty rate in Hidalgo County is currently 31.2%

All Topics	Hidalgo County, Texas	UNITED STATES
Median household income (in 2016 dollars), 2012-2016	**$36,094**	**$55,322**
Income & Poverty		
Median household income (in 2016 dollars), 2012-2016	**$36,094**	**$55,322**
Per capita income in past 12 months (in 2016 dollars), 2012-2016	$15,240	$29,829
Persons in poverty, percent	⚠ 31.2%	⚠ 12.7%

Source: https://www.census.gov/quickfacts/fact/table/hidalgocountytexas,US/INC110216

(B) The adult population that does not hold a high school diploma or high school equivalency certificate in Hidalgo County; persons of age 25 years+ were: 36.7% during 2012-2016.

All Topics	Hidalgo County, Texas	UNITED STATES
Median household income (in 2016 dollars), 2012-2016	**$36,094**	**$55,322**
Education		
High school graduate or higher, percent of persons age 25 years+, 2012-2016	63.3%	87.0%
Bachelor's degree or higher, percent of persons age 25 years+, 2012-2016	17.4%	30.3%

Source: https://www.census.gov/quickfacts/fact/table/hidalgocountytexas,US/INC110216

(C) The unemployment rate in Hidalgo County during the preceding 5 years has been from 2013 at 9.8% to 2017 at 7.10%.

Source: https://ycharts.com/indicators/hidalgo_county_tx_unemployment_rate

Enterprise Zone Map