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RECEIVED
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TRAVIS COUNTY
PLANNING & BUDGET OFFICE

TRANSACTIONS DIVISION

JOHN C. HILLE, JR., DIRECTOR †

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MARYETTA GERHARDT

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TAMARA ARMSTRONG

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JULIE JOE

† Member of the College
of the State Bar of Texas
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Texas Board of Legal Specialization

January 19, 2011

Rodney Rhoades
Travis County Planning and Budget
P. O. Box 1748
Austin, Texas 78767

RE: Economic Development Agreement for
Property Tax Rebates Between
Travis County and RRE Austin Solar, LLC

Dear Gillian:

Enclosed is a fully executed originals of the Economic Development Agreement between Travis County and RRE Solar, LLC. which was approved by the Commissioners Court as agenda item # 40 in the voting session of December 14, 2010.

I have forwarded an original to the County Clerk, and by copy of this letter, I will also forward a copy to Susan Spataro, County Auditor. Please advise if there is any other office/individual that would need an original or copy of this agreement.

Sincerely,

Mary Etta Gerhardt
Assistant County Attorney

CC: Susan Spataro, County Auditor (Copy of Letter and Agreement)

ECONOMIC DEVELOPMENT AGREEMENT FOR PROPERTY TAX REBATES BETWEEN TRAVIS COUNTY AND RRE AUSTIN SOLAR L.L.C.

This Economic Development Agreement ("Agreement") providing for economic incentives in the form of property tax rebates on eligible property (as defined in this Agreement) is entered into by and between Travis County, Texas, a political subdivision of the State of Texas ("County"), and RRE Austin Solar LLC, a Texas Limited Liability Company duly authorized to transact business in Texas, its successors and assigns ("Company"), the current owner of a leasehold interest in the taxable real property (which will be purchased by Company prior to any payments being made under this Agreement) in Travis County, Texas, located in the Extra Territorial Jurisdiction of the, City of Pflugerville, Texas.

RECITALS

Chapter 381 of the TEXAS LOCAL GOVERNMENT CODE ("Chapter 381"), Subsection .004, authorizes counties to develop and administer community and economic development program(s) to stimulate business and commercial activity in a county, including tax abatement agreements under certain conditions and subject to certain provisions of Chapter 312, TEXAS TAX CODE ("Chapter 312") and rebate and other incentive agreements under Chapter 381; and Chapter 312, TEXAS TAX CODE, authorizes counties to participate in tax abatement under certain conditions.

Travis County has adopted the Travis County Economic Development Program Policy ("Policy"), included in this Agreement as Attachment A, under which certain economic development incentives may be offered to eligible applicants.

It is the intent of Travis County and Company that, as a result of Company's development under this Agreement, business and commercial activity in Travis County will be stimulated, encouraged and developed, producing additional tax revenue, job opportunities and small business opportunities for Travis County; and a source of renewable alternate energy will be produced in Travis County.

Company has stated that the Project described in this Agreement would not be completed as set forth without the County assistance granted under this Agreement.

Company intends to construct a new 60 Megawatt Solar Farm ("Facility") which would generate clean renewable energy to be located at approximately the intersection of Manda Carlson and Felder Road in an area more particularly described in Attachment B to this Agreement ("Property"), on approximately 730 acres of land. In addition, Company will also establish headquarters in Travis County.

The investment by Company is estimated to be approximately $ 210 million during the time period set forth in this Agreement.

The Commissioners Court finds that the development set forth in this Agreement will: result in substantial immediate and long-term benefit to Travis County and significant financial benefit to other taxing entities within Travis County; promote state and local economic development; stimulate economic development within an area of Travis County that is or has been considered to be economically disadvantaged; and provide a viable alternative source of renewable energy for Travis County.

NOW, THEREFORE, in consideration of the hereinafter set forth agreements, covenants, reimbursements and payments, the amount and sufficiency of which are acknowledged, County and Company agree to the terms and conditions stated in this Agreement.

1.0 **DEFINITIONS.** In this Agreement,

1.1 "Ad Valorem Taxes" means those property taxes assessed by County on real and personal property located within Travis County.

1.2 "Affiliate of Owner" means all companies under common control with, controlled by, or controlling Company. For purposed of this definition, "control" means 50% or more of the ownership determined by either value or vote.

1.3 "Agreement Funds" means all money rebated to Company pursuant to the terms of this Agreement; also, the amount by which Ad Valorem Taxes which have been paid by Company are rebated pursuant to the terms of this Agreement.

1.4 "Agreement Term" means that time period commencing on the date this Agreement is signed by both Parties ("Effective Date") and continuing until the Termination Date as defined in this Agreement.

1.5 "Commissioners Court" means Travis County Commissioners Court.

1.6 "Completion Date" means the date of issuance of the Certificate of Occupancy (or other documentation establishing completion of the Project to County's satisfaction) for the Project. The Parties agree that the Completion Date will occur on or before December 31, 2014.

1.7 "County Auditor" means Susan Spataro, the Travis County Auditor, or her successor.

1.8 "County Policy" or "Policy" means the Travis County Economic Development Program Policy Guidelines and Criteria, attached hereto as Attachment A.

1.9 "Effective Date" means the date that all parties have fully executed this Agreement.

1.10 "Effective Year Value" means the taxable value assessed by County for the purpose of the payment of Travis County Ad Valorem Taxes on the Eligible Property (as defined in Section 1.11) and set forth on the certified tax rolls of Travis County for the tax year including the Effective Date of the Agreement. The Effective Year for this Agreement is calendar year 2010.

1.11 "Eligible Property" means all tangible business personal property of the Project which was not present on the Property as of the Effective Year of this Agreement and which is subject to assessment for Ad Valorem Taxation by County (excluding inventory, supplies and the purchase price of the real property) as more fully described in Attachment B.

1.12 "Improvements" means that development done by the Company as part of the Project to be constructed, expanded and renovated as set forth in this Agreement and allowed by County Policy. A list of the proposed Improvements is set forth on Attachment B hereto and made a part hereof.

1.13 "Ineligible Property" means that property not included in the definition of "Eligible Property, including specifically the taxable value of real property/land and any improvements located on the Property in the Effective Year.

1.14 "Is doing business" and "has done business" mean:

1.14.1 Paying or receiving any money or other valuable thing in exchange for personal services or for purchase or use of any property interest, either real or personal, either legal or equitable; or

1.14.2 Loaning or receiving a loan of money, services, or goods or otherwise creating or having in existence any legal obligation or debt;

but does not include:

1.14.3 Any payments, receipts, loans, or receipts of a loan which are less than $250.00 per calendar year in the aggregate; or

1.14.4 Any retail transaction for goods or services sold to a Key Contracting Person at a posted, published, or marked price available to the general public.

1.15 "Key Contracting Person" means any person or business listed in Exhibit A to the Ethics Affidavit attached to this Agreement and marked Attachment C.

1.16 "Parties" and "Party" means the County and/or Company.

1.17 "Payment Term" means that time period beginning on January 1, 2013 , and ending on the Termination Date of this Agreement. In the case of this Agreement, the first payment will be made by County in 2013 based on compliance attained by Company since the Effective Date of the Agreement, and Ad Valorem Property Taxes paid for 2012.

1.18 "Payment Year Value" means the taxable value of new improvements on the Property determined by TCAD for the purpose of the payment of Travis County Ad Valorem Taxes on the Eligible Property for any tax year included in the Payment Term of this Agreement as set forth on the certified tax rolls of the County.

1.19 "PBO" means Travis County Planning and Budget Office.

1.20 "Project" means the proposed development as specifically described herein, including, without limitation, a 60 MW solar power production facility located on the land included in the Property and any additional or supporting improvements, facilities and equipment hereafter constructed on the Property pursuant to the terms of this Agreement, as more fully described in Attachment B. The "Project" refers only to the Facility, and does not include the headquarters to be established by Company (except as set forth in the requirements for jobs created).

1.21 "Property" means the land (real property) on which the Project/Facility will be developed as further described herein, including Attachment B.

1.22 "Rebate" means the rebate of Ad Valorem Taxes paid by Company on the Eligible Property pursuant to the terms of this Agreement.

1.23 "Required Number of Jobs" means, for any calendar year during the Agreement Term, the minimum number of full time jobs the Company is required to either create or maintain during that calendar year as stated in Subsection 5.1.1(b).

1.24 "Subcontract" means any agreement between Company and another party to fulfill, either directly or indirectly, any of the requirements of this Agreement, in whole or in part.

1.25 "Subcontractor" means any party providing services required under this Agreement pursuant to an agreement between Company and that party, including contractor(s), subcontractor(s), and other subrecipient(s) of Company; and any party or parties providing services for Company which are required under the terms of this Agreement.

1.26 "TCAD" means the Travis Central Appraisal District.

1.27 "Termination Date" means the earlier to occur of

(a) December 31, 2032 (with last payment made in 2033), or
(b) the date on which this Agreement Term is terminated pursuant to the other provisions of this Agreement.

2.0 GENERAL TERMS

2.1 Statutory Authority. County is authorized to enter into this Agreement under TEXAS LOCAL GOVERNMENT CODE, Chapter 381, Section .004 (and other applicable provisions of TEXAS LOCAL GOVERNMENT CODE, Chapter 381, and other applicable statutes), and related County Policy, in order to stimulate business and commercial activity in Travis County, Texas.

2.2 Purpose. The purpose of this Agreement is to grant benefits to Company in order to stimulate and encourage business and commercial activity in Travis County, to create more job opportunities, build the sales and property tax base and promote a partnership relationship with the private sector businesses that will bring a renewable alternate energy source to Travis County.

2.3 Policy Application.

2.3.1 Findings. The Commissioners Court finds that, with the waivers and modifications to certain requirements as approved by the Commissioners Court by approval of this Agreement, the terms of this Agreement and the Property subject to this Agreement meet the applicable guidelines and criteria set forth in the Policy; and that the development of the Project that is the subject of this Agreement will result in substantial immediate and long-term financial benefit to Travis County and significant financial benefit to other taxing entities within Travis County. The Commissioners Court also finds that the development of the Project as described herein will stimulate economic development within an area of Travis County which is or has been considered to be economically disadvantaged as determined by the Commissioners Court.

2.3.2 Policy Conflict. At any time there is a conflict between any provision of this Agreement and any provision of the Policy which cannot be resolved, the provision(s) of this Agreement will apply, unless prohibited by statute, and as provided under appropriate waivers made by the Commissioners Court, as necessary, pursuant to Section 2.3.3.

2.3.3 Waiver. Pursuant to the Policy, the Commissioners Court may waive or modify any requirement not set by statute if the Commissioners Court finds that: such waiver or modification is necessary to serve the public interest; such waiver will allow this agreement to meet the intent of the Policy; and such waiver will not violate statutory requirements. The Commissioners Court hereby adopts those findings, and the findings set forth in Section 2.3.1 and throughout this Agreement and hereby waives and modifies those requirements of the Policy not set by statute as necessary to provide for the terms and provisions set forth in this Agreement.

2.4 Terms.

2.4.1 Agreement Term. County and Company acknowledge and agree that, unless earlier terminated by the Parties pursuant to the terms of this Agreement, this Agreement shall be effective commencing on the Effective Date, as defined in Section 1.9, and shall continue through the Termination Date as such is defined in Section 1.27.

2.4.2 Payment Term. Payment of rebate will take place upon compliance with all terms of this Agreement for the time period contained in the Payment Term which begins January 1, 2012 (with the first payment being made in 2013 as to compliance for 2012), and continues through the Termination Date, as defined in this Agreement; provided, however, in recognition of the fact that Agreement Funds reimbursement are by necessity calculated and reimbursed after taxes have been assessed and paid to County, and therefore always in arrears, the Term of this Agreement shall be deemed to include the time necessary for reimbursement of any Agreement Funds to Company which extend beyond the period of time defined as the Agreement Term in Section 2.4.1.

2.5 Administration of Agreement. This Agreement shall be administered for Travis County by the Travis County Planning and Budget Office (PBO). Company shall provide County through PBO with all information required for County to determine and ensure compliance with every term of this Agreement, including those forms attached hereto and reasonably requested by County.

3.0 ENTIRE AGREEMENT

3.1 All Agreements. All oral and written agreements between the Parties to this Agreement relating to the subject matter of this Agreement that were made prior to the execution of this Agreement, including the applicable terms of the Agreement, have been reduced to writing and are contained in this Agreement.

3.2 Attachments. The attachments enumerated and denominated below are hereby made a part of this Agreement, and constitute promised performances by Company in accordance with all terms of this Agreement.

3.2.1. Attachment A, Travis County Economic Development Program Policy
3.2.2. Attachment B, Description of Property and Project
3.2.4. Attachment C, Ethics Affidavit
3.2.5 Attachment D, Reporting Form

4.0 AGREEMENT FUNDS

4.1 Agreement Funds.

4.1.1 Rebate Basis. Subject to the terms and conditions set forth in this Agreement, in consideration of full and satisfactory performance of the requirements and obligations under this Agreement, County hereby grants Company a rebate as follows:

Eighty percent (80%) of the difference between the Payment Year Ad Valorem Taxes on Eligible Property paid over the Effective Year Ad Valorem Taxes paid on Eligible Property. Said rebate shall be computed as follows:

(Payment Year Ad Valorem Taxes Paid on Eligible Property - Effective Year Ad Valorem Taxes Paid on Eligible Property) X .8 =
Annual Reimbursement/Rebate by County

Rebate/payment shall be based upon the extent that the Payment Year Value of Eligible Property (as determined by TCAD) exceeds the Effective Year Value of such Eligible Property. The Rebate on tangible business personal property located on the Property in each Payment Year is limited to tangible business personal property OTHER THAN that tangible business personal property that was located on the real property at any time before the Agreement Term, and OTHER THAN

inventory or supplies. The Parties understand and agree that value of real property is not included in the amounts utilized to determine rebate amounts under this Agreement.

4.1.2 Rebate Due Date. Until the Termination date, County shall reimburse Company annually the amount due under this Agreement with respect to a tax year according to the schedule set forth in Section 4.2.1.

4.1.3 Improvements. Incentives provided under this Agreement shall be granted for new facilities and structures and improvements and for the expansion or modernization of existing facilities and structures. Such Improvements shall be listed in detail (including kind, number and location) in the Attachment(s) to this Agreement.

4.1.4 Continuing Taxation. During the Agreement Term, the Company shall be subject to all County taxation not rebated under this Agreement, and to all other applicable taxation. Ad Valorem Taxes shall be payable in full on the Company's taxable property, with rebate to be paid by County pursuant to this Agreement as follows:

(a) The taxable value of Ineligible Property as defined herein (see Section 1.13) shall be fully taxable, with no rebate.

(b) The Effective Year Value of the properties of the Company shall be fully taxable, with no rebate.

(c) The value of Eligible Property shall be fully taxable with rebate by County to Company of Eighty Percent of that payment as set forth in this Agreement.

4.2 Determination and Payment of Agreement Funds.

4.2.1 Reporting/Completion/Payment Dates. The following dates will guide performance, reporting and payment under the terms of the Agreement. The Parties agree that, at any time, reporting, compliance determination and monitoring may allow for payment on an earlier schedule or may require payment on a later schedule, and the Parties will both cooperate to meet all Agreement requirements and provide for payment as expeditiously as possible. However, the following guidelines will be utilized to direct reporting, monitoring and payment to the best abilities of the Parties:

(a)	1/1/10 - 12/31/10	Effective Year Value determined by TCAD
(b)	[See Signature Lines)	Signature/Effective Date
(c)	1/1/11	Construction Began (no later than) with documentation provided to the satisfaction of County
(d)	12/31/11	$25 Million Investment Total 5 MW Power
(e)	6/30/12	First list of purchase agreements, service providers and customers due
(f)	12/31/12	$76 Million Investment Total 20 MW Power
(g)	1/1/ 13	Payment Term begins (payment made in 2012 will be based on 2011 performance)
*(h)	3/31/ 13	Annual Report due as to performance for 2011
*(i)	4/30/ 13	County response due on Annual Report (subject to Section 4.2.3)
*(j)	9/30/ 13 - 10/31/ 13	County budget process for FY 2014
*(k)	10/31/ 13	County payment due (if full compliance confirmed)
(l)	12/31/13	$133 Million Investment Total
(m)	1/1/ 14	Second Payment Year Begins
*(n)	3/31/ 14	Annual Report due for 20 13 compliance
*(o)	7/1/ 14 - 9/30/ 14	County budget process for FY 20 15
*(p)	10/31/ 14	County payment due (if full compliance confirmed)
(q)	12/31/14	Completion Date for Facility (no later than) $210 Million Total Investment 60 MW Power Production
(r)	12/31/15	25 FTE's at Facility (5) and Office Headquarters (20)
(s)	12/31/ 32	End of 20-year Payment Term Termination Date for Agreement

* Report/Payment process repeats each year of 20 year Payment Term.

4.2.2 Annual Report. For each tax year during the Payment Term of this Agreement, subject to performance by the Company of its obligations hereunder, County shall rebate and pay to Company by check or wire transfer the amount to be rebated from Ad Valorem Taxes paid by Company for said tax year according to the following procedure:

(a) Annual Reporting Form. On or before March 31 of each year during the Payment Term (beginning as shown in Section 4.2.1 above), Company shall notify TCAD/ Travis County Tax-Assessor Collector and PBO in writing of its calculation of the Agreement Funds due to the Company by Travis County for the immediately preceding tax year (" Annual Reporting Form") using the format of the Annual Reporting Form attached to this Agreement as Attachment D. The Annual Reporting Form ("Form") will show the amount of Ad Valorem Taxes paid on Eligible Property by the Company for said tax year that are attributable to the Effective Year Value and the amount of Ad Valorem Taxes paid on Eligible Property by the Company that are attributable to the Payment Year Value for that tax year and will include a completed Annual Reporting Form, a copy of the tax bill and a copy of the evidence of payment issued by Company in payment of that bill (and a copy of any other documentation required by County pursuant to this Agreement). Initial submission of the Annual Reporting Form and Payment shall proceed as set forth in Section 4.2.1, with each subsequent year reflecting the same schedule.

(b) Certification of Compliance.

(i) Annual Certification. The Annual Reporting Form attached to this Agreement will also include Company's signature certifying that Company warrants to County that it is in full compliance with each of its obligations under this Agreement, including the number of jobs maintained by Company for the preceding year. Company shall provide such form annually, and shall certify annually to County that Company is in compliance with all applicable terms of this Agreement. Such form may be changed from time to time as reasonably requested by County as necessary to reflect additional information needed to confirm actual compliance with any term of this Agreement.

(ii) Inability to Comply. If Company cannot certify complete compliance with the terms of the Agreement, Company shall include a full and complete explanation of the reasons for the failure to comply along with Company's plans to achieve compliance or reasons that compliance cannot be achieved. Upon receipt of such explanation, County may, at its sole discretion, agree to work with Company to develop a mutually agreeable amendment to this Agreement with which Company can comply, or terminate the Agreement by written notice given to the Company within ninety (90) days after the Annual Reporting Form including the notice of inability to comply is given to the County.

(c) Access, Monitoring and Inspections.

(i) Access. Company shall provide access to and authorizes monitoring visits of the Project as necessary to determine compliance with this Agreement.

(ii) Inspection. County has the right to inspect the Project (see Sections 5.2.2 and 5.8.2) and pertinent records of Company as necessary to verify compliance. Inspections shall be preceded by at least seventy-two hours notice by telephone to the head of the Facility or other person designated by the Company, and may be attended by Company representatives. Visits and inspections shall be conducted so as not to interfere with the business operations of Company and shall comply with Company safety standards. County acknowledges and agrees that the work of constructing and installing the Project is of highly sensitive nature and, therefore, County agrees that it will not make any type of recording or photographic record of the interior of the facility and agrees to keep all information relating to its contents confidential to the maximum extent allowed by law. Inspections/monitoring visits will be made by the Executive Manager of PBO (or his designee), and will be limited to review of those reports and information necessary to verify Company's compliance with the requirements of this Agreement.

(iii) Monitoring. In order to verify compliance with employment requirements, County will be provided access on site to those original reports submitted by Company to the Texas Workforce Commission and any and all other data used by Company as the basis for certification of the number of FTE's, and the investment made pursuant to the requirements of the Agreement. Supporting documentation will be made available at the Company's Austin location in a format that allows for easy review by County (magnetic tapes will not be considered acceptable format). The Parties may mutually agree in writing to other forms of documentation sufficient to support employment, as reasonably determined by County, including any and all other data used by Company as the basis for certification of the number of FTE's, and the investment made pursuant to the requirements of the Agreement. Supporting documentation will be made available at the Company's Austin location (Facility and/or Headquarters) in a format that allows for easy review by County (magnetic tapes will not be considered acceptable format). Company acknowledges and agrees that County may make ongoing inspections/monitoring visits under

these same conditions as specified in this Agreement throughout the Agreement Term to ensure ongoing compliance with the terms of this Agreement. Any additional review will be as mutually agreed to by County and Company, and strictly limited to that information necessary to confirm Agreement compliance. If County determines that the documentation provided is insufficient to adequately document the accuracy of the information or disputes the accuracy of the information, County reserves the right to require additional information as reasonably necessary to complete the final review and approval of the information submitted and to withhold approval of the Annual Reporting Form until such additional information is made available pursuant to this Section 4.2.1.

4.2.2 Rebate Amount. Upon verification by County of the amount shown in the Annual Reporting Form and other reporting information provided by Company to County under this Agreement and determination by County of Company's full compliance with Agreement terms, County shall grant and pay to the Company Agreement Funds by rebating to Company an amount equal to the annual Rebate by County computed as stated in 4.1.1.

4.2.3 Material Issues in Annual Reporting Form. If County identifies any material issues in the Annual Reporting Form, County will advise Company of such material issues that are identified in the verification process within 30 days of receipt of the Annual Reporting Form and other reporting information to allow Company to correct/complete such Annual Reporting Form. Should Company and County be unable to agree to the completion/correction of the Annual Reporting Form within thirty (30) days of receipt of the Form by Company of material issues, County will grant Company benefits based on Company's representation of information, subject to the mutual agreement by the Parties as to the completion/correction of the Annual Reporting Form. Upon resolution of the dispute, should the amount granted to Company initially be greater than that amount due as a result of the completed/corrected Form, Company will refund to County the excess amount within Sixty (60) days of determination of that amount. County will provide TCAD and Company necessary notice of confirmation of the granting of Agreement Funds as claimed in the Form within 30 days of receipt of the complete and correct Annual Reporting Form and other relevant reporting information.

4.2.4 Final Reduction . The final grant of Agreement Funds by County to Company pursuant to this Agreement shall be based on the Annual Reporting Form relevant to the last year of the Agreement Term. Upon County's paying of said final payment as described in this Section 4.2.4, this Agreement shall terminate.

5.0 COMPANY PERFORMANCE

5.1 Components of Project Development. Company shall develop, complete and maintain the Project described in this Agreement as follows:

5.1.1 Required Components. The following components of the Project must be completed pursuant to the terms of this Agreement in order for Company to receive and retain the full amount of Agreement Funds:

(a) Property.

(i) Description. The Project shall include the development, completion and maintenance of a new 60 MW solar power production facility ("Pflugerville Solar Farm" or "Facility") at the intersection of Manda Carlson and Felder Road, Pflugerville, Texas, on approximately 730 acres on a portion of the Property, as set forth in Subsection 5.1.1(d) and all other applicable provisions of this Agreement, such portion of the Project to be described more fully in Attachment B to this Agreement.

(ii) Ownership. By execution of this Agreement, Company warrants that

(1) the Land is currently leased by the Company;
(2) the Company has an option to purchase the Land; and
(3) the Land will be owned by Company by the time the Payment Term begins; and
(4) the Land is not located in an improvement project financed by tax increment bonds; and
(5) the Land does not include any property that is owned or leased by a member of the Commissioners Court.

(iii) Usage. Company warrants that the Property will continue to be used during the Agreement Term as described herein in order to continue the encouragement of development of the Property during the Agreement Term.

(b) Jobs.

(i-a) Definition. When referring to "jobs" created by Company pursuant to this Agreement, that reference will mean new FTE's (Full Time Equivalents), each of which job will reference a "Full Time Employee" defined as a position designated by Company as a full time position receiving full time benefits, and filled no less than ten (10) out of the twelve (12) months of the year for which the Annual Reporting Form is being made. Company and County agree that this definition of FTE does not allow Company to claim credit under this Agreement for part time positions and that the jobs reported pursuant to this Agreement will be jobs directly related to the Project and working from the Property as soon as space is completed, but no later than December 31, 2015. For purposes of counting jobs as required under the Agreement, employees at both the Facility and the Company offices ("Headquarters") located at 8121 Bee Cave Rd., Suite 100, Austin, Texas 78746, will be counted.

(i-b) Total Number of Jobs at the Facility. The Company agrees to create and maintain five (5) new full time equivalent jobs at the Facility (said full time jobs to include both Company employees and contract or Subcontractor employees), no later than December 31, 2015.

(i-c) Total Number of Jobs at Headquarters. The Company agrees that Company will establish corporate headquarters in Travis County and, upon establishment of the corporate headquarters in Austin, Texas, Company will create and maintain twenty (20) new full time equivalent jobs at the headquarters (said full time jobs to include both Company employees and contract employees). Said jobs will be created no later than December 31, 2015. Annual reporting will reflect documentation of progress and other information as required under this Agreement to show compliance with the above requirements.

(c) Investment.

(i) Schedule. Company expects to invest at least 210 million dollars in real property and improvements, facilities and structures, business personal property at the Project according to the following schedule:

12/31/2011	**$ 25 Million total**
12/31/2012	**$ 76 Million total**
12/31/2013	**$133 Million total**
12/31/2014	**$210 Million total**

(ii) Documentation. Documentation of the investment made by Company will be shown by including a copy of Company's rendition to TCAD of new improvements made to the Property during each year and for that year of the Agreement Term.

(iii) Decrease in Amount. The Parties agree that the above amounts are based upon current and best estimate of costs related to the construction and installation of the Facility. If Company invests in an amount less than the investment amounts listed in 5.1.1(c)(i) but the facility meets the production requirements of 5.1.1(d)(iii), the Company shall be deemed to be in compliance with the investment requirements of this Agreement.

(d) Construction.

(i) Commencement. Company plans to proceed with a three-year construction period according to the following schedule:

1. Issue a notice to proceed to a contractor to commence remodeling and construction of improvements on the Property no later than January 1, 2011 ("Commencement Date").
2. Diligently pursue such construction to completion as set forth in this Agreement. In the event that Company fails to complete construction of the Project no later than December 31, 2014, this Agreement may be terminated by County and of no further effect.
3. Complete approximately 41.7% of construction in the first twenty-four (24) months of the three-year period following the Commencement Date.
4. Complete approximately 58.3% of construction in the final twelve (12) months of the three-year period following the Commencement Date.

5. Required documentation of completion of construction will be as reasonably determined by County considering investment amounts, construction, etc. and included in the Annual Reporting Form.

(ii) Completion. Company plans to secure a Certificate of Occupancy (or other documentation establishing the completion of the Project to County's satisfaction) for the entire Project as set forth in this Agreement no later than December 31, 2014. Inspections shall take place as necessary to ensure compliance with the Agreement prior to the Completion Date. Throughout the Agreement Term, the requirements of all applicable County and City of Pflugerville codes and ordinances must be met. The Completion Date shall be the date such Certificate of Occupancy(or other documentation acceptable to County) is issued, and the beginning of the twenty-year Payment Term during which Agreement Funds will be earned by Company shall be as set forth in Section 1.17.

(iii) Production. Company shall install solar panels to provide for production according to the following schedule:

2011	Production of 5 MW
2012	Production of an additional 15 MW
2013	Production of an additional 20 MW
2014	Production of an additional 20 MW

Total production of 60 MW upon completion of the Project by December 31, 2014

(iv) Compliance. The Parties agree that Company will make its best efforts to meet the plans and goals set forth in subsection 5.1.1(c) ("Investment) and 5.1.1(d)(i) ("Commencement") and 5.1.1(d)(ii) ("Construction") above, and will provide reporting documentation as to the status of each requirement in the applicable reporting years. However, in order to comply with requirements of the Agreement upon which rebate will be based, as long as Company meets the production requirements set forth in Subsection 5.1.1(d)(iii), Company will be deemed in compliance with the Construction requirements of this Agreement. It is understood that the terms set forth in Sections 5.1.1(c) and 5.1.1(d)(i) and 5.1.1(d)(ii) are goals only, and complete compliance with those goals in not required in order for Company to be in compliance with requirements necessary to receive the rebate under this Agreement. Compliance with Section 5.1.1(d)(iv) is required for Company to receive payment under this Agreement.

(e) Local Labor and Materials. Company will make its best effort to purchase all materials, products, supplies. equipment and other purchases, related to both construction and ongoing maintenance and operation, from local (first preference to Texas materials and supplies, then preference for materials and supplies made in the United States); and to hire locally for construction, maintenance and operation of the Facility and at the Headquarters. Company will provide reporting documentation to reflect best efforts achieved under this Section 5.1.1(e).

(f) Purchase Agreements. Company will enter into purchase agreements and provide County with a list of service providers and customers. Such reports shall begin no later than eighteen (18) months (or beginning no later than June 30, 2012, and continuing as a part of the Annual Reporting Form thereafter through the Agreement Term) after commencement of construction and continue annually throughout the Agreement.

(g) Education. Company shall use its best efforts to develop one or more training program(s) in conjunction with local educational institutions including Elgin Independent School District ("ISD") and Austin Community College ("ACC") as agreed to by Company and the local educational institutions. Such program(s) will include training in performance of maintenance on solar facilities such as the Company's Facility and training in management of the software applicable to the Facility and will have an estimated value of $225,000.00. Company will provide consultation and guidance in development of the program(s), and will provide instructor(s) and training materials to support the program(s). Annual reporting will reflect documentation of the Company's efforts in the areas set forth in this subsection (h). The Parties agree that completion of the training program(s) will depend on the cooperation of Elgin ISD and ACC and compliance with the Agreement requirements will be determined solely on the participation by Company as set forth in this subsection (h), and will not depend on the final completion of the program(s) where that completion is prevented by Elgin ISD and/or ACC.

(h) Community Development. Company agrees to meet the following commitments to the community surrounding the facility:

(A) Company will include in the construction of the Facility all roads, drainage, and other infrastructure as required by applicable law to maintain current levels of drainage and groundwater runoff.

(B) Company will ensure that the facility is adequately lighted, protected by secure fencing and security gates, and that other appropriate security measures are taken. Company will install the fencing at a minimum 50 feet setback distance from adjacent property owners' property and will utilize berming to enhance the appearance of the facility. RAZOR FENCING WILL NOT BE UTILIZED BY COMPANY.

(C) Company will participate with the efforts of a Citizens' Committee that will meet regularly. Membership of the Committee will be set up by the Blackland Farmer's Association and will include representative(s) from the Elgin Independent School District. Other members will be as determined by the Committee. The Commissioners Court may make recommendations as to the membership as determined by County. Company will use its best efforts to keep the community informed of the progress of the Project and the issues affecting the Project and community. The Company will use its best efforts to solicit viewpoints from the community and mitigate any disturbance to the community. Annual reporting by the Company will reflect the Company's participation with the Committee.

(i) Environmental Attention. The Project will be completed and maintained in a manner which preserves and respects the natural environment. Company shall not violate any federal, state, or local legislation and/or regulation(s) which prohibit or regulate deleterious effects on the environment within the Project. This Property may NOT be located over an environmentally sensitive aquifer or contributing zone, and Company hereby certifies that Property is not located over an environmentally sensitive aquifer or contributing zone..

(j) Minority Participation. Company shall use good faith efforts (and shall encourage its agents and contractors to use good faith efforts) to take reasonable steps to ensure HUBs ("Historically Underutilized Businesses") the maximum opportunity to be Subcontractors under this Agreement. Company may retain a third party consultant specializing in outreach to qualified HUB business enterprise Subcontractors and consultants. This requirement shall apply to Contractor's construction and operation of the Facility.

(k) Land Use. Development shall consist of commercial workplace to be utilized as a 60 MW solar power production facility.

(l) Parking. Development will be completed in a manner which includes adequate parking.

5.2 Reports.

5.2.1 Annual Report.

(a) Annual Report Filing. Beginning the end of the first year of the Payment Term and according to the schedule set forth in Section 4.2.1, Company shall provide (in the format provided in Attachment D to this Agreement) an annual report (and/or other reports as reasonably requested by County) reflecting the fulfillment of all requirements of this Agreement in a format provided by County and included in this Agreement as Attachment D, "Reporting Form." Company shall provide the Chief Appraiser of TCAD ("Appraiser"), the Travis County Tax Assessor-Collector and PBO any and all information necessary for administration of this Agreement, including a completed reporting form (Attachment D - "Annual Reporting Form") within a reasonable time after the end of each calendar year in the Payment Term, allowing adequate time for Company to collect the data and submit to County the resulting report which will reflect information related to the previous 12-month period (or other time period as specified).

(b) Other Information. The Reporting Form shall include the information necessary to meet applicable requirements under this Agreement and the TEXAS TAX CODE, as applicable. The Appraiser of TCAD shall annually determine (i) the taxable value pursuant to the terms of this Agreement and (ii) full value without rebate under this Agreement. The Appraiser shall record both the rebated taxable value and the full taxable value in the appraisal records. The full taxable value figure listed in the appraisal record shall be used to compute the amount of rebated taxes that are required to be recaptured and paid in the event this Agreement is terminated in a manner that provides for recapture under this Agreement. Each year, the Company shall furnish the Appraiser with such information outlined in TEXAS TAX CODE, Chapter 22, as may be necessary for the administration of the

rebate specified herein. Company shall be entitled to appeal any determination of the Appraiser in accordance with the provisions of the TEXAS TAX CODE.

5.2.2 County Monitoring of Reports. County retains the right to monitor and audit the findings in all reports provided or made available to the County under this Agreement as necessary to confirm compliance with the terms of this Agreement (see Section 5.8.2). Company shall retain all reports made by third parties related to this Agreement and allow County reasonable access to such reports if County requests the opportunity to review such reports. County will only request such review upon reasonable cause to question the accuracy of the Report submitted by Company to County.

5.2.3 Report Information. The following general information, as applicable for each year in a reporting period will be included with the Report:

(a) documentation to show commencement date and completion date (See Section 5.1.1(d))

(b) total value of completed Project (as certified by TCAD for Travis County Ad Valorem Taxation and broken into land and improvements categories)

(c) total number of full time equivalent employees [see Section 5.1.1(b)] and date of hire for each reported FTE

(d) information showing the amount of County Ad Valorem Taxes paid by Company and the amount of Agreement Funds reimbursed by County to date.

(e) other information as necessary to support compliance with terms of this Agreement, including Section 5.1.1(a) - (l) as set forth in those sections and the reporting form

(f) certification as to accuracy of report and compliance with the terms of the Agreement.

(g) other information as set forth in the Annual Reporting Form or as reasonably requested by County to support compliance.

5.2.4 Job Data. The Report shall also include data showing the number of full time equivalent ("FTE") jobs created and maintained as a result of the Project for those FTE's, including that information specifically set forth in the Reporting Form (Attachment D). Company shall create and maintain such records as necessary and as set forth in this Agreement for County to audit performance under this requirement, including documentation which supports that information shown in the Reporting form and any other information reasonably necessary to calculate FTEs as related to performance under this Agreement. As provided in Section 5.8.2 and Section 5.1.1(b), County may require such other documentation as reasonably deemed necessary to support reported employment efforts of Company as required under this Agreement.

5.2.5 Ad Valorem Taxes. The Reporting Form shall include information showing the amount of Travis County Ad Valorem Taxes due for payment by Company, the amount by which the Ad Valorem taxes would be rebated as a result of compliance with the applicable terms of this Agreement and other information as specified in the form attached as Attachment D.

5.3 Company Authority. Company warrants that Company has the authority to enter into this Agreement and that the person signing this Agreement on behalf of the Company is duly authorized to do so.

5.4 Accuracy of Information. Company will use commercially reasonable efforts to ensure that all reports, data and information submitted to County will be accurate, reliable and verifiable according to the terms of this Agreement. Approval by County of such information shall not constitute nor be deemed a release of the responsibility and liability of Company, its employees, agents or associates for the accuracy and competency of their reports, information documents, or services, nor shall approval be deemed to be the assumption of such responsibility by County for any defect, error, omission, act or negligence or bad faith by Company, its employees, agents, or associates.

5.5 W-9 Taxpayer Identification Form. Company shall provide County with an Internal Revenue Service Form W-9 Request for Taxpayer Identification Number and Certification that is completed in compliance with the Internal Revenue Code, its rules and regulations, and a statement of entity status in a form satisfactory to the County Auditor before any Agreement Funds may be paid to the Company.

5.6 Indemnification and Claims.

5.6.1 INDEMNIFICATION. Company agrees to and shall indemnify and hold harmless County, its officers, agents, and employees, from and against any and all claims, losses, damages, negligence, causes of action, suits, and liability of every kind, including all expenses of litigation, court costs, and attorney's fees ("Claim"), for injury to or death of any person, for any act or omission by Company, or for damage to any property, arising out of

or in connection with the work done by Company under this Agreement, whether such injuries, death or damages are caused by Company's sole negligence or the joint negligence of Company and any other third party.

5.6.2 Claims Notification. If any claim, or other action, including proceedings before an administrative agency is made or brought by any person, firm, corporation, or other entity against Company or County relating to the enforcement of this Agreement, the Party with notice of the Claim shall give written notice to the other Party of the Claim, or other action within three (3) working days after being notified of it or the threat of it; the name and address of the person, firm, corporation or other entity that made or threatened to make a Claim, or that instituted or threatened to institute any type of action or proceeding; the basis of the Claim, action or proceeding; the court or administrative tribunal, if any, where the Claim, action or proceeding was instituted; and the name or names of any person against whom this Claim is being made or threatened. This written notice shall be given in the manner provided in the "Notice" provision of this Agreement. Except as otherwise directed, the Party with notice of the Claim shall furnish to the other Party copies of all pertinent papers received by that Party with respect to these Claims or actions.

5.7 Miscellaneous Responsibilities.

5.7.1 Change in Identity. Company shall notify County immediately, and in advance where possible, of any significant change affecting the Company. Where that change involves a change of Company's name or identity, that change must be submitted in writing and approved by County in the form of a written amendment pursuant to Section 3.0. Where such change involves a change in ownership or control, Company shall provide County with timely written notice pursuant to Section 10.0.

5.7.2 Employment Records and Investment Certification. In order to verify compliance with employment and investment requirements, Company will Provide County with an annual written certification (attached to the Report) by Company's Chief Financial Officer of the following:

(i) Number of FTE's
(ii) Amount of investment pursuant to this Agreement

Company agrees to provide County access at Company's Austin location at the time of submission of the certification and as needed to any and all supporting documentation (including information set forth in Section 5.1.1 (b)) which was utilized in making the determinations reported in the certification as to the number of FTE's and the amount of investment by the Chief Financial Officer. This supporting documentation will be made available at Company's Austin location in a format that allows for easy review by County.

If County determines that the documentation provided is insufficient to adequately document the accuracy of the information or disputes the accuracy of the information, County reserves the right to require additional information as necessary to complete the final review and approval of the information submitted and to withhold approval of the Annual Reporting Form until such additional information is made available pursuant to this Section 5.8.2.

5.7.3 Record Maintenance. Company shall maintain all records and reports required under this Agreement for a period of three years after the termination date, or until all evaluations, audits and other reviews have been completed and all questions or issues, including litigation, are resolved satisfactorily, whichever occurs later.

6.0 AMENDMENTS

6.1 Written Amendments Only. Unless specifically provided otherwise in this Agreement, any change to the terms of this Agreement or any attachments to it shall be made in writing and signed by both Parties. An amendment may only be approved by the Parties if the terms and provisions of the amendment reflect provisions which could have been included in the original Agreement under the Policy.

6.2 Acknowledgments as to Amendments. It is acknowledged by Company that no officer, agent, employee or representative of County has any authority to change the terms of this Agreement or any attachments to it unless expressly granted that authority by the Commissioners Court under a specific provision of this Agreement or by separate action by the Commissioners Court. Verbal discussion or other indications of changes to this Agreement will NOT be effective.

6.3 Submission. Company shall submit all requests for all changes, alterations, additions or deletions of the terms of this Agreement or any attachment to it to PBO , Attention: Rodney Rhoades , Executive Manager (or his successor in office) with a copy to the County Judge, Samuel T. Biscoe, or his successor in office. This Agreement shall be administered by PBO, and all information provided by Company to County shall be provided through PBO.

7.0 COMPLIANCE

7.1 **Federal, State and Local Laws**. Company shall provide all services and activities performed under the terms of this Agreement in compliance with the Constitutions of the United States and Texas and with all applicable federal, state, and local orders, laws, regulations, rules, policies, and certifications governing any activities undertaken during the performance of this Agreement. Company shall meet all applicable requirements of County and City codes and ordinances, rules and regulations and permit requirements, and all necessary inspections will take place in a timely manner. Company will make all hiring decisions in compliance with the Civil Rights Act of 1964 and the Americans With Disabilities Act of 1990 and will not discriminate against any employee or applicant for employment on the basis of race, religion, color, national origin, age or handicapping condition in accordance with the Company's policies.

7.2 **Law and Venue**. This Agreement is governed by the laws of the State of Texas and all obligations under this Agreement shall be performable in the City of Austin, Texas or in Travis County, Texas. It is expressly understood that any lawsuit, litigation, or dispute arising out of or relating to this Agreement will take place in State Court in Travis County and the City of Austin. The Parties acknowledge and agree that each Party shall be responsible for any attorneys' fees incurred by that Party relating to this Agreement.

7.3 **Immunity or Defense**. Section 6.2 notwithstanding, Company expressly understands and agrees that, neither the execution of this Agreement nor the conduct of any representative of County shall be considered to be a waiver of, nor shall it be deemed to have waived, any immunity or defense that would otherwise be available to it against claims arising in the exercise of it governmental powers and functions, nor shall it be considered a waiver of sovereign immunity to suit. Company and County shall have all remedies and defenses allowed by law.

7.4 **Failure to Comply.** Commissioners Court may cancel or modify this Agreement, as set forth herein, if Company fails to comply with the Agreement.

8.0 TERMINATION/DEFAULT

8.1 **Termination**. Grounds for and/or results of termination of this Agreement may include, but are not limited to, the following:

8.1.1 Election Not to Proceed Prior to Rebate. In the event Company elects not to proceed with the Project as contemplated by this Agreement prior to the first receipt by Company of Agreement Funds, Company shall notify County in writing, and this Agreement and the obligations on the part of both Parties shall be deemed terminated and of no further force or effect.

8.1.2 Successful Completion. This Agreement will terminate upon completion of the performance of the respective terms and conditions of the Agreement by both Parties or upon termination pursuant to the terms of this Agreement.

8.1.3 Failure to Comply.

(a) County Termination. This Agreement may terminate, at the election of the County, upon Company's failure to comply with required terms as set forth herein when such failure extends beyond any cure period provided therefore pursuant to the terms of this Agreement. If Company is believed by County to be in default, County shall notify Company in writing, and if such default is not cured within thirty (30) days after said notice (or such other period of time provided in this Agreement), then this Agreement may be terminated. County and Company may agree in writing to extend the time period for cure. Such agreement will be signed by both Parties and will contain the conditions for cure, the time period for cure, and other information as agreed to by the Parties. In the event that the cure is not completed as required by this Agreement or otherwise as is satisfactory to County and thereafter this Agreement is terminated by County, County shall have the right to recapture all of the money rebated to Company for the two years prior to that year pursuant to Section 8.2, and no further Agreement Funds shall be payable by County to Company and this Agreement shall be of no further force or effect.

(b) Termination by Company. If County fails to comply with obligations of County under this Agreement, and fails to cure after notice and opportunity to cure has been given as in Section 8.1.4(a), then this Agreement may be terminated by Company without prejudice to any other right or remedy which Company or County may possess.

8.1.5 Judicial Finding. This Agreement may be terminated by either County or Company if the rebate agreed to be made by the County herein is found to be invalid or illegal by a court of competent jurisdiction and said judicial decision is not overturned on appeal or is no longer subject to appeal. In the event that this Agreement is terminated under this Section 8.2.4, County shall have the right to recapture all of the money rebated to Company under this Agreement to the extent but only to the extent that said judicial decision specifically or in effect requires said rebate to be refunded to the County, as determined by County, and there is no other lawful manner, as determined by County, by which the County can reimburse, pay or credit Company with the amount of said rebate that is refunded as a result of said judicial decision.

8.2 Recapture.

8.2.1 Recapture of Rebated Amounts. In the event that this Agreement is terminated for any reason including failure to make agreed upon Improvements, prior to full performance of all requirements by Company, County shall recapture and Company shall pay to County an amount equal to all taxes rebated under the terms of this Agreement for the two years prior to the year of termination; and no further Agreement Funds shall be payable by County to Company; and this Agreement shall be of no further force or effect.

8.2.2 Required Performance. Company agrees to meet the following requirements as of the respective dates set forth below:

(a) by the Completion Date, completion of the Project (as evidenced by production) [Sections 5.1.1(a), and 5.1.1(d)(iii)], and

(b) by the respective dates stated in Section 5.1.1(b), create the Required Number of Jobs and

(c) by the dates set forth in Section 5.1.1(c), have made an investment of at least Two Hundred and Ten Million dollars (or such amount as Company actually invests in the Facility pursuant to Section 5.1.1(c)) in new Improvements, facilities and tangible personal property.

(d) satisfactory completion of all other applicable terms of this Agreement.

8.2.3 Failure to Cure. If, at any time, Company fails to meet the requirements of this Agreement and fails to cure any failure where the opportunity for cure is provided, then County shall give Company written notice of such failure to comply with notice of termination and all future obligations of County shall cease. Upon receipt of such notice of termination, Company shall, within ninety (90) days, refund to County all Agreement Funds that have been paid by County for the two (2) years prior to such termination, and Company acknowledges that the Agreement will then be terminated and all future obligations of County shall cease.

8.2.4 Failure to Pay Other Ad Valorem Taxes. In addition to other events resulting in termination of this Agreement, in the event that Company allows its ad valorem taxes owed to the City, County, Austin Community College and/or any school district or other local taxing entity to become delinquent and fails to timely and properly follow the legal procedures for their protest and/or contest, County may terminate this Agreement and Company shall refund to County all Agreement Funds that have been paid by County for the two (2) years prior to such termination, and Company acknowledges that the Agreement will then be terminated and all future obligations of County shall cease.

9.0 MISCELLANEOUS PROVISIONS.

9.1 Independent Contractor. The parties expressly acknowledge and agree that Company is an independent contractor and assumes all of the rights, obligations and liabilities applicable to it as an independent contractor. No employee of Company shall be considered an employee of County or gain any rights against County pursuant to County's personnel policies. This Agreement is not intended to confer any rights, privileges or causes of action upon any third party. The relationship of County and Company under this Agreement is not and shall not be construed or interpreted to be a partnership, joint venture or agency. The relationship of the Parties shall be an independent contractor relationship. Neither Party shall have the authority to make any statements, representations or commitments of any kind, or to take any action which shall be binding on the other Party.

9.2 Agreement Limitation. This Agreement sets out the agreements and obligations between County and Company only, and does not obligate County in any way nor create any third party beneficiary rights as between County and any of Company's Subcontractors, nor to any other third party. County shall not under any circumstances be liable to Company's creditors or Subcontractors for any reimbursements under this Agreement.

9.3 Representations and Warranties. The County represents and warrants to Company that this Agreement is within its authority, and that it is duly authorized and empowered to enter into this Agreement unless otherwise ordered by a court of competent jurisdiction. Company represents and warrants to County that it has the requisite authority to enter into this Agreement.

10.0 NOTICES

10.1 **Requirements**. Except as otherwise specifically noted herein, any notice required or permitted to be given under this Agreement by one party to the other shall be in writing and shall be given and deemed to have been given immediately if delivered in person to the address set forth in this section for the party to whom the notice is given, or on the third day following mailing if placed in the United States Mail, postage prepaid, by registered or certified mail with return receipt requested, addressed to the party at the address hereinafter specified.

10.2 **County Address**. The address of County for all purposes under this Agreement shall be:

Honorable Samuel T. Biscoe (or his successor in office)
County Judge
P.O. Box 1748
Austin, Texas 78767

With copies to (registered or certified mail with return receipt is not required):

Honorable David Escamilla (or his successor in office)
Travis County Attorney
P.O. Box 1748
Austin, Texas 78767
ATTENTION: Civil Transactions

and

Cyd Grimes, Purchasing Agent (or her successor)
Travis County Purchasing
P. O. Box 1748
Austin, Texas 78767

Rodney Rhoades
Executive Manager, Travis County Planning and Budget
P. O. Box 1748
Austin, Texas 78767

10.3 **Company Address**. The address of the Company for all purposes under this Agreement and for all notices hereunder shall be:

Daven Mehta
RRE Austin Solar, LLC
8121 Bee Caves Road, Suite 100
Austin, Texas 78746

10.4 **Change of Address**. Each party may change the address for notice to it by giving notice of the change in compliance with Section 10.0. Any change in the address shall be reported to County within fifteen (15) days of the change.

10.5 **Change of Name**. If a change of name is required by Company, in addition to the requirements of Section 5.8.1, Company shall notify County in writing immediately pursuant to this Section 10.0. Company acknowledges that no change in the obligation of or to Company will be recognized by County until that change is approved by the Commissioners Court pursuant to this Section 10.5 and Section 5.8.1.

11.0 PROHIBITIONS

11.1 **County Forfeiture of Agreement**. As to payment of Agreement Funds, if Company has done business with a Key Contracting Person as listed in Exhibit "A" to Attachment **C** to this Agreement during the 365 day period immediately prior to the date of execution of this Agreement by Company or does business with any Key Contracting Person at any time after the date of execution of this Agreement by Company and prior to full performance of this Agreement, Company shall forfeit all County benefits of this Agreement and County shall retain all performance by Company and recover all considerations, or the value of all consideration, granted to Company pursuant to this Agreement.

11.2 **Conflict of Interest**. Company shall ensure that Company will not take any action that would result in any person who is an employee, agent, consultant, officer, or elected or appointed official of County who exercises or has exercised any functions or responsibilities with respect to activities performed pursuant to this Agreement or who is in a position to participate in a decision-making process or gain inside information with regard to these activities, may obtain a personal or financial interest or benefit from the activity, or have an interest in any contract, subcontract or agreement with respect to it, or the proceeds under it, either for him or herself or those with whom he or she has family or business ties, during his or her tenure or for one year thereafter.

11.3 **Solicitation**. Company warrants that no persons or selling agency was or has been retained to solicit this Agreement upon an understanding for a commission, percentage, brokerage, or contingent fee, excepting bona fide employees or bona fide established commercial selling agencies maintained by Company to secure business. For breach or violation of this warranty, County shall have the right to terminate this Agreement without liability, or, in its discretion to, as applicable, add to or deduct from the consideration, or otherwise recover the full amount of such commission, percentage, brokerage or contingent fee.

11.4 **Gratuities**. County may cancel this Agreement if it is found that gratuities in the form of entertainment, gifts, or otherwise were knowingly offered or given by Company or any agent or representative to any County official or employee with a view toward securing favorable treatment with respect to the performing of this Agreement. In the event this Agreement is cancelled by County pursuant to this provision, the County shall be entitled, in addition to any other rights and remedies, to recover from Company a sum equal in amount to the cost incurred by Company in providing such gratuities.

11.5 **Limitation**. The Parties understand and agree that the above prohibitions do not apply to any ceremonial gift which might be offered by Company and accepted by County or a County representative in an open and public event to commemorate the decision to locate the Project on the Property to commence construction of the Project so long as such offering and acceptance does not violate applicable law.

12.0 ASSIGNABILITY

12.1 **Assignment**. This Agreement may not be assigned to a new company without prior written approval of County, which shall not be unreasonably withheld. Company may assign to a subsidiary corporation or other affiliate entity without approval of County, so long as Company shall remain responsible and obligated to County for the performance of its obligations under the Agreement. Written notice of such assignment shall be provided to County prior to the assignment. No assignment shall be approved if the assignor or assignee are indebted to County for Ad Valorem Taxes or other obligations.

12.2 **Binding Agreement**. Subject to Section 12.1, this Agreement shall be binding upon the successors, assigns, administrators, and legal representatives of the parties to this Agreement.

13.0 INTERPRETATIONAL GUIDELINES

13.1 **Computation of Time**. When any period of time is stated in this Agreement, the time shall be computed to exclude the first day and include the last day of the period. If the last day of any period falls on a Saturday, Sunday or a day that County has declared a holiday for its employees these days shall be omitted from the computation.

13.2 **Numbers and Gender**. Words of any gender in this Agreement shall be construed to include any other gender and words in either number shall be construed to include the other unless the context in the Agreement clearly requires otherwise.

13.3 **Headings**. The headings at the beginning of the various provisions of this Agreement have been included only to make it easier to locate the subject matter covered by that section or subsection, and are not to be used in construing this Agreement.

14.0 OTHER PROVISIONS

14.1 **Survival of Conditions**. Applicable provisions of this Agreement shall survive beyond termination or expiration of this Agreement until full and complete compliance with all aspects of these provisions has been achieved where the parties have expressly agreed that those provisions should survive any such termination.

14.2 **Non-Waiver of Default**. One or more acts of forbearance by any Party to enforce any provision of this Agreement or any reimbursement, payment, act or omission by any Party shall not constitute or be construed as a waiver of any breach or default of any other Party which then exists or may subsequently exist.

14.3 **Reservation of Rights**. If any Party to this Agreement breaches this Agreement, the other Party(ies) shall be entitled to any and all rights and remedies provided for by the Texas law and any applicable Federal laws or regulations. All rights of either Party under this Agreement are specifically reserved and any payment, reimbursement, act or omission shall not impair or

prejudice any remedy or right to said Party under it. The exercise of or failure to exercise any right or remedy in this Agreement or in accordance with law upon the other Party's breach of the terms, covenants, and conditions of this Agreement, or the failure to demand the prompt performance of any obligation under this Agreement shall not preclude the exercise of any other right or remedy under this Agreement or under any law, nor shall any action taken or not taken in the exercise of any right or remedy be deemed a waiver of any other rights or remedies.

14.4 **Severability**. Subject to Subsection 8.1.5, if any portion of this Agreement is ruled invalid, illegal, or unenforceable in any respect by a court of competent jurisdiction, such invalidity, illegality or unenforceability shall not affect any other provision thereof and the remainder of it shall remain valid and binding and as if such invalid, illegal or unenforceable provision had never been contained in this Agreement.

14.5 **Dispute Resolution**. When mediation is acceptable to all parties in resolving a dispute arising under this Agreement, as a condition precedent to filing any lawsuit, the parties agree to mediate said dispute with the Dispute Resolution Center of Austin, Texas, as the provider of mediators for mediation as described in the TEX. CIV. PRAC. AND REM. CODE, Section 154.023. Unless all parties are satisfied with the result of the mediation, the mediation will not constitute a final and binding resolution of the dispute. All communications within the scope of the mediation shall remain confidential as described in TEX. CIV. PRAC. AND REM. CODE, Section 154.073, unless all parties agree, in writing, to waive said confidentiality.

14.6 **Force Majeure.** Neither Party shall be financially liable to the other Party for delays in performance or failures to perform under this Agreement caused by force majeure (i.e. those causes generally recognized under Texas law as constituting impossible conditions). Such delays or failures to perform shall extend the period of performance until these exigencies have been removed. The Party seeking to avail itself of this clause shall notify the other Party within five (5) business days (or as soon as feasible within the limitations imposed by the circumstances giving rise to the implementation of this Section 14.6, "Force Majeure:) or otherwise waive the right as a defense, unless notification is impractical under the circumstances, in which case notification shall be done in as timely a manner as possible. Company agrees that breach of this provision entitles County to reduce or stop granting of Agreement Funds or immediately terminate this Agreement pursuant to applicable Agreement provisions.

14.7 **Multiple Originals**. This Agreement may be executed by the parties in multiple counterparts, each one being considered an original for any purpose.

TRAVIS COUNTY

By: Samuel T. Biscoe
Samuel T. Biscoe
County Judge
Date: 1-14-11

RRE AUSTIN SOLAR L.L.C.

By: _____
Printed Name: _____
Title: _____
Date: _____

ATTACHMENT A
TRAVIS COUNTY ECONOMIC DEVELOPMENT PROGRAM POLICY
CHAPTER 28
TRAVIS COUNTY ECONOMIC DEVELOPMENT PROGRAM POLICY
GUIDELINES AND CRITERIA

CHAPTER 28
TRAVIS COUNTY ECONOMIC DEVELOPMENT PROGRAM POLICY
GUIDELINES AND CRITERIA FOR
TAX REBATE AND TAX ABATEMENT AND OTHER INCENTIVES

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CHAPTER 28
TRAVIS COUNTY ECONOMIC DEVELOPMENT PROGRAM POLICY
GUIDELINES AND CRITERIA
FOR TAX REBATE AND TAX ABATEMENT AND OTHER INCENTIVES

Adopted by Order of the Commissioners Court: _____, 2009.

28.001 Authorization.

(a) General Authorization. The Travis County Commissioners Court ("Commissioners Court") is authorized to develop and administer a program to stimulate business and commercial activity in Travis County pursuant to LOCAL GOVERNMENT CODE, Chapter 381[specifically, Sections 381.004(b) and 381.004(g)], and other applicable statutes.

(b) Tax Abatement Resolution. Travis County has adopted a Resolution stating that Travis County elects to become eligible to participate in tax abatement under LOCAL GOVERNMENT CODE, Section 381.004(g), and applicable portions of TAX CODE, Chapter 312. Travis County also has adopted a resolution stating that Travis County elects to become eligible to participate in tax abatement under TEXAS TAX CODE, Chapter 312. Tax Abatement Agreements which are entered into under LOCAL TEXAS GOVERNMENT CODE, Section 381.004(g) ["381 Tax Abatement Agreement"] shall be subject to the requirements of that statute (which includes limited provision of TEXAS TAX CODE, Chapter 312) and tax abatement agreements which are entered into under TEXAS TAX CODE, Chapter 312 ["312 Tax Abatement Agreement") shall be subject to the requirements of that statute.

28.002 Purpose and Method.

(a) General Purpose. The purpose of this Policy is to establish the guidelines and criteria under which Travis County can develop and administer a program to stimulate and encourage business activity in Travis County in order to create more job opportunities, build the sales and property tax base and promote a partnership relationship with the private sector businesses that will bring capital intensive projects to Travis County.

(b) Method. The purpose of this Policy is also to establish guidelines and criteria for economic development utilizing both a rebate and abatement approach to tax incentives. This Policy establishes guidelines and criteria under which the County may enter into tax rebate and tax abatement agreements as a part of the County's Economic Development Program established under this Policy in order to further the economic development of Travis County.

(c) Waiver and/or Modification of Requirements. The Commissioners Court retains the right to waive or modify any of the requirements of this Policy, with the exception of Section 28.004(a)(xii), which cannot be waived, by approving terms in an agreement entered into under this Policy that differ from the Policy when the Court determines that the waiver and/or modification is:

- necessary in order to serve the public interest,
- will allow an agreement which will continue to meet the intent of this Policy, and
- will not violate any applicable statutory requirements.

The above subsection 28.002(c) notwithstanding, NO waiver or modification of a requirement to a 312 Tax Abatement Agreement can be made by the Commissioners Court if such waiver or modification is not allowed by TEXAS TAX CODE, Chapter 312 in relation to that agreement.

(d) **Limitation.** The adoption of these guidelines and criteria for a 312 Tax Abatement Agreement does not:

- limit the discretion of the Commissioners Court to decide whether to enter into a specific tax abatement agreement;
- limit the discretion of the Commissioners Court to delegate to its employees the authority to determine whether or not the Commissioners Court should consider a particular application or request for tax abatement; or
- create any property, contract or other legal right in any person to have the Commissioners Court consider or grant a specific application or request for tax abatement.

28.003 **Definitions.** Under the Travis County Economic Development Program Policy ("Policy"), these words have the following meaning:

(a) **"Abatement"** means the full or partial release from payment of ad valorem taxes on certain real and tangible personal property under this Policy.

(b) **"Abatement/Payment Term"** means that time period beginning on the Completion Date and ending on the Termination Date of the Agreement. If the Commissioners Court approves completion of a Project in phases, then the Abatement/Payment Term will begin with the Completion Date of the first phase.

(c) **"Abatement/Payment Year Value"** means the value assessed by the Travis County Appraisal District ("TCAD") for the purpose of the payment of Travis County Ad Valorem Taxes on the Property for any tax year included in the Abatement/Payment Term of the Agreement.

(d) **"Ad Valorem Taxes"** means those property taxes assessed by the by TCAD on eligible property within Travis County.

(e) **"Agreement"** means a contract entered into under this Policy between the County and Company.

(f) **"Agreement Funds"** means all money paid to or abated for a Company pursuant to the terms of the Agreement entered into under this Policy; also, the amount by which Ad Valorem taxes which would have been paid by Company is abated or rebated pursuant to the terms of the Agreement.

(g) **"Agreement Term"** means that time period commencing on the date the Agreement is signed by all parties (also "Effective Date") and continuing until the Termination Date (as defined herein and/or in the Agreement).

(h) **"Company"** means the authorized individual or business entering into an Agreement with County under this Policy.

(i) **"Completion Date"** means the date of issuance of the Certificate of Occupancy for the Project. If the County approves completion of the Project in phases, there may be a different Completion Date for each approved phase; however, the Abatement/Payment Term will begin running as of the Completion Date of the first phase.

(j) **"Economically Disadvantaged Individual"** means an individual who:

(i) for at least three months before employment with a qualified business was unemployed; or

(ii) receives public assistance benefits, such as welfare payments, food stamp payments and local approved medical assistance, based on need and intended to alleviate poverty; or

(iii) is economically disadvantaged as defined by the Job Training Partnership Act, Sec. 4(8) [129 USC, Sec. 1503(8)]; or

(iv) is an individual with a disability, as defined by 29 USC, Sec. 706(8); or

(v) is an inmate as defined by TEXAS GOVERNMENT CODE, Section 498.001; or

(vi) is entering the workplace after being confined in a facility operated by the institutional division of the Texas Department of Criminal Justice or under contract with the Texas Department of Criminal Justice, or such facility operated by Travis County; or

(vii) has been released by the Texas Youth Commission and is on parole, if state law provides for such a person to be on parole; or

(viii) meets the current low income or moderate income limits developed under the U. S. Housing Act of 1937, Sec. 8 (42 USC sec. 1437f, et seq.).

(k) **"Effective Date"** means the date that all parties to an Agreement entered into pursuant to this Policy have fully executed the Agreement.

(l) **"Effective Year Value"** means the value assessed by TCAD for the purpose of the payment of Travis County Ad Valorem taxes on the Property for the tax year including the Effective Date of the Agreement.

(m) **"PBO"** means the Travis County Planning and Budget Office.

(n) **"Project"** means the proposed development as specifically described by the Company in the application/request for incentives and the Agreement.

(o) **"Property"** means the land (real property) on which the Project will be developed.

(p) **"TCAD"** means the Travis Central Appraisal District.

(q) **"Termination Date"** means the end of the time period specified under the Agreement.

28.004 Guidelines and Criteria The Commissioners Court will use the following criteria as specified herein as a baseline for evaluation of applications and other requests for economic incentives which may be provided under this Policy:

(a) **Required Elements**. The following elements are considered to be of vital importance in implementing the County policy related to economic development and, as such, should be included in any Agreement entered into under this Policy, with terms in the Agreement stating that compliance with these requirements is mandatory. However, upon findings by the Court in compliance with Section 28.002(c) of this Policy as amended above, the Court may waive and/or modify requirements as listed in this Section 28.004(a) as deemed necessary, except for the requirement under Section 28.004(a)(xii), which cannot be waived. With that limitation, the following requirements are recommended for every agreement entered into pursuant to this Policy:

It is understood that any provision of the Policy that is based on statutory requirement, then provision may be waived or modified only to the extent allowed by applicable law.

(i) Commissioners Court Finding. An agreement cannot be entered into unless the Commissioners Court finds: that the terms of the agreement and the Property subject to the agreement meet the applicable guidelines and criteria set forth in this Policy; and that the development of the Project will result in substantial immediate and long-term financial benefit to Travis County and significant financial benefit to other taxing entities within Travis County.

(ii) Maximum Incentive Amount. In no event will the percentage of the tax abatement or rebate exceed 80%.

(ii) Ownership. The Company must own or plan to own the Property in order to enter into an Agreement under this Policy. Incentives will not be granted relative to leased property. Property that is owned or leased by a person who is a member of the Commissioners Court is excluded from abatement/rebate under this Policy, and Company will warrant that none of the Property subject to the agreement is owned or leased by a member of the Commissioners Court.

(iii) Improvements. Incentives provided under this Policy shall be granted for new facilities and structures and for the expansion or modernization of existing facilities and structures. New development at an existing site may be considered for benefits under this Policy. In order for expansion or modernization to qualify for incentives, such expansion or modernization must be accomplished to such an extent that substantial value is added to the ad valorem tax base, and cannot be cosmetic only in nature.

(iv) Description of Improvement Terms. The agreement must list the kind, number and location of all proposed improvements of the Property.

(v) Access. The agreement must provide for access and authority for County employees to enter the Property and inspect to ensure that the improvements or repairs are made according to the terms of the Agreement, and that the Company is in compliance with all other terms and conditions of the Agreement. Representatives of Company shall be permitted to attend the inspections. The inspections shall be preceded by twenty-four (24) hours notice, shall be conducted so as not to interfere with the business operations of the Company, and shall comply with the Company's reasonable safety standards. County may make ongoing inspections/ monitoring visits under these same conditions throughout the Agreement Term to ensure ongoing compliance.

(vi) Usage. The agreement must limit the uses of the Property consistent with the general purpose of encouraging development or redevelopment of the Property during the Agreement Term.

(vii) Recapture. The agreement must provide for recapture of property tax revenue lost as a result of the Agreement if: the Company fails to make the improvements or repairs as provided by the Agreement; the agreement is terminated, with recapture pursuant to Section 28.004(i); and under other applicable provisions of this Policy.

(viii) Terms. The agreement must contain each term of the Agreement.

(ix) Annual Certification. The Agreement must require the Company to certify annually to the Commissioners Court that the Company is in compliance with the applicable terms of the Agreement.

(x) Failure to Comply. The agreement must provide that the Commissioners Court may cancel or modify the agreement if the Company fails to comply with the Agreement.

(xi) Legal Compliance. The agreement must include provisions requiring that all applicable County and City codes and ordinances must be met and inspection take place in a timely manner; that the Company will make all hiring decisions in compliance with the Civil Rights Act of 1964 and the Americans With Disabilities Act of 1990; and that the Company will not discriminate against any employee or applicant for employment on the basis of race, religion, color, national origin, age or handicapping condition.

(xii) Environment. The agreement must require that all Projects shall be completed and maintained in a manner which preserves and respects the natural environment by maintaining green space as set forth in a plan approved by the governmental entity having jurisdiction, as

evidenced by written documentation from that entity. Company shall not violate any federal, state or local legislation and/or regulations which prohibit or regulate deleterious effects on the environment within the Project. The Property may NOT be located over an environmentally sensitive aquifer or contributing zone.

(xiii) Notice - 312 Tax Abatement Agreement. The Commissioners Court shall deliver to the presiding officer of the governing body(or designated officer or employee) of each other taxing unit in which the property subject to the 312 Tax Abatement Agreement is located a written notice that the County intends to enter into the agreement not later than the seventh (7th) day before the date on which the County will enter into the agreement. Such notice must include a copy of the proposed agreement.

The above requirements [Section 28.004(a)(i) - (xiii)] will NOT be subject to waiver or change in a 312 Tax Abatement Agreement where those provisions are required bylaw.

(b) **Requirements With Discretionary Elements**. While the following elements will be required in each agreement under this Policy, the Commissioners Court may, at its sole discretion, limit or waive the extent to which each is applied.

(i) Minimum Capital Investment. Subject to the discretionary ability of the Commissioners Court as set forth in this Policy, the Company's new capital investment (value of property subject to Travis County Ad Valorem taxation) must be no less than One Hundred Million Dollars ($100,000,000.00). The purchase price of Property will not be included in this total capital investment amount. There MUST be substantial capital investment made by any company in order to participate in the Economic Development Program established under this Policy; however, the minimum amount may be waived to an extent determined by the Court under certain circumstances as approved by the Court as be determined on a case by case basis.

(ii) Employment

(A) Minimum. Subject to the discretionary ability of the Commissioners Court as set forth in this Policy, within twelve (12) months of the Completion Date, the Project must create at least 500 new, permanent, full-time equivalent jobs. The Project must result in the creation of a substantial number of new, full-time jobs in the County within a specified time period; however, the minimum number may be waived and the time period changed to an extent determined by the Court under certain circumstances as approved by the Court on a case by case basis.

(B) Increased Incentive Levels. Consideration for maximum abatement/rebate amounts may be given to Projects which will create new, permanent full-time equivalent jobs which will be filled by individuals which meet the criteria to be deemed an Economically Disadvantaged Individual or which meet criteria for certain salary and/or educational/training requirements ("Career Development Employees") as defined in this Policy and under the terms of the Agreement. Terms of the Agreement will define the specific requirements related to these employment requirements in a manner which will encourage the hiring of individuals at a level which will bring persons out of poverty and into a career path with potential for upward mobility leading to self-sufficiency.

(iii) Current Developments. Consideration of proposals for incentives under this Policy shall be granted only for Projects where no specific development-related action, as determined by the Commissioners Court, has taken place prior to such consideration. The intent of the Policy is to attract new investment and development to Travis County, not to grant benefits to development already underway. The existence of an approved Master Plan will NOT be considered to be "specific development-related action" so as to exclude an applicant under this Policy.

(c) **Additional Criteria for Consideration in Granting Approval and Determining Maximum Incentive Amounts**. The application or other submission for consideration under this Policy must include evidence of the Company's ability to comply with all applicable terms of this Policy. In reviewing the Company's application/request for economic development incentives under this Policy, the Commissioners Court will give weight (both as to approval and amount of incentive) to proposals which include elements for additional community development, including the following:

(i) Minority Participation/HUB Participation. Company shall use good faith efforts (and shall encourage its agents and contractors to use good faith efforts) to take reasonable steps to ensure HUBs ("Historically Underutilized Businesses," as defined under the applicable County policy) the maximum opportunity to be subcontractors for the Project.

(ii) Housing - availability of affordable housing, as defined by County.

(iii) Public Transportation - availability, access and accompanying amenities. As applicable, Company shall coordinate and cooperate with relevant transportation entities to maximize availability within the Project of public transportation opportunities and amenities, such as sidewalks.

(iv) Open space for gathering, public seating, etc.

(v) Environmental attractiveness

(vi) Commitment to clean air initiatives

(vii) Parking

(viii) Number of acres involved in the development

(ix) Amount of square footage to be included in the completed development

(x) Other public benefits to be derived from the development of the Project

(xi) Use of innovative design practices, including esthetic consideration, landscaping, architecture, etc.

(xii) Best Practice Design. Plans to complete the project utilizing best practices in urban design as established by professionals in that area in the community, and shall include adequate parking.

(xiii) Location. The proposed development will take place within a geographic location of Travis County that has been determined to be a historically economically disadvantaged area, as determined by the Commissioners Court, and that the development will result in business development, job creation and retention, community improvement, cultural and educational advancement, and enhancement of quality of life.

(xiv) Additional Community Improvement. Company will be considered for the maximum incentive amount authorized under this Policy based upon Company's proposal and compliance with the base agreement requirements for amount of investment. improvements, employment, etc., and requirements for performance in other areas as agreed to, including the following:

- provision of a high level of benefits to all employees, including: medical, dental, employee assistance, life insurance, short and long-term disability, dependent care, tuition reimbursement, stock participation, sabbatical leave, vacation, sick leave, flexible spending, 401K savings plans, etc.

- creation of a significant number of jobs which require educational levels and provide salary that would effectively encourage the hiring of low-income workers into jobs which will create or lead to self-sufficiency.

- provision of services to encourage/ensure upward mobility of low-income workers once hired.

- provision of effective training and educational opportunities for employees and potential employees.

- willingness to recruit and hire locally and to promote the local company workforce from within.

- commitment to work with local workforce development entities.

- commitment to work with local educational institutions (K-12, community colleges, universities, etc.) to assist in development of curriculum which will enhance training for real jobs existing within the industry.

- commitment to reimburse employees for educational and training costs related to upward mobility.

- commitment to community participation in the forms of: volunteer work, including school mentoring; contributions to local educational institutions, particularly to fund purchase of equipment related to job training and contribution of such equipment; provision of speakers, written materials and other assistance related to job training, etc.,

- creation of summer jobs for interns and local education professionals.

- provision of services to low-income and at-risk youth.

- provision of other services or contributions to the community related to economic development as agreed to by the parties.

(d) **Waiver of Requirements and Limitations**.

(i) Waiver. The Commissioners Court retains the option of considering proposed projects for receipt of incentives under this Policy which do not meet certain requirements of this Policy as deemed necessary by the Commissioners Court, so long as the Commissioners Court finds that the Project as proposed will encourage, develop and stimulate economic development, producing additional tax revenue, job opportunities, affordable housing and/or small business opportunities for Travis County and so long as the proposal meets those requirements set forth in Section 28.004(a).

(ii) Limitations. The adoption of this Policy does not:

- limit the discretion of the Commissioners Court to decide whether to enter into a specific agreement;

- limit the discretion of the Commissioners Court to delegate to its employees the authority to determine whether or not the governing body should consider a particular application or request for an agreement under this Policy; or

- create any property, contract or other legal right in any person to have the Commissioners Court consider or grant a specific application or request for an agreement under this Policy.

- prevent the continued negotiation and completion of agreements approved by the Commissioners Court in principal under the previous Economic Development Policy.

(e) **Commissioners Court Determination**. This Policy sets forth the minimum guidelines and criteria to be considered in any application/request for receipt of benefits under this Policy. However, nothing in this Policy confers any right to receive benefits under this Policy, nor does this Policy in any way limit the authority of the Commissioners Court to grant or refuse to grant any application/request submitted under this Policy. Each application/request will be considered on a case-by-case basis, and the decision by the Commissioners Court will be final.

(f) **Incentive Amount**.

(i) Rebate. The Commissioners Court may grant Company a payment equal to up to 80% (as described herein) of the difference between the-Ad Valorem taxes paid by the Company on the Effective Year Value and the Ad Valorem Taxes assessed and/or paid on the Abatement/ Payment Year Value reflecting the improvements made by the Company pursuant to the agreement and this Policy. The percentage amount will be determined based upon the amount of public economic benefit determined by the Commissioners Court to be derived from the Project as presented by the Company in its application/request and other criteria as set forth under this Policy. The formula for the County's annual payment shall be:

(Abatement/Payment Year A.V. Taxes - Effective Year A.V. Taxes) X % of Incentive = County Annual Payment/Abatement

A Company MUST acknowledge and agree in the agreement that, should that the payment/ rebate/abatement method of the agreement be found to be invalid by a court of competent jurisdiction: (1) the agreement will be terminated; (2) all amounts paid/rebated/abated to Company will be paid back to County pursuant to this Policy and the agreement; and (3) County will be released and from any and all liability of any kind related to the agreement.

(ii) Abatement. The Commissioners Court may grant Company exemption from taxation on a portion of the value of the real property or of tangible personal real property located on the real property, or both, on the condition that the Company make specific improvements or repairs to the Property and meet other requirements pursuant to this Policy and the agreement terms.

(iii) Rebate/Abatement - Base. The rebate/abatement of real property shall be based upon the extent that the value for the year of rebate/abatement exceeds the value of the year in which the agreement is executed. The rebate/abatement of tangible personal property located on the real property in each year is limited to tangible personal property OTHER THAN that tangible personal real property that was located on the real property at any time before the agreement term, and OTHER THAN inventory or supplies.

(iv) Amount. Company may be granted a rebate on or abatement of ad valorem taxation in an amount equal to the following, based upon the amount of the Company's investment:

Investment	% Rebate/Abatement
100 million	up to 50%
101-500 million	up to 75%
over 500 million	up to 80%

In no event will any economic incentive be granted in a percentage exceeding 80%.

(g) **Term**. The Agreement Term shall be as set forth in the specific agreement entered into under this Policy. The Payment Term under an agreement for rebate shall not exceed a period of twenty (20) years; The Abatement Term under an agreement for tax abatement *(both 381 and 312)* shall not exceed a period of ten (10) years. The Abatement portion of the agreement for tax abatement may take effect on January 1 of the net tax year after the date the improvements or repairs are substantially completed.

(h) **Compliance With Law**. The development of any Project under this Policy must be done in a manner which meets all applicable Federal, State, County and City laws, codes, ordinances, rules and regulations and permit requirements.

(i) **Completion/Termination**.

(i) Completion. An Agreement under this Policy will be considered completed and will terminate at the end of the term specified in the Agreement or when any cause for termination has occurred pursuant to this Policy and/or the terms of the Agreement.

(ii) Early Termination. In the event of termination of any Agreement entered into under this Policy prior to the completion of all terms of any Agreement, pursuant to this Policy and/or the Agreement, County shall notify Company of termination and all future obligations of County under the Agreement shall cease. Upon notice of termination, Company shall refund to County any and all Agreement Funds paid to Company or exempted from payment by Company up to the time of termination pursuant to the terms of the Agreement.

(iii) Default/Cure. If Company is determined by County to be in default, County shall notify Company in writing, and if such default is not cured within thirty (30) days of notice, then the agreement may be terminated. County and Company may agree in writing to extend the time period for cure. In the event that the cure is not completed in a manner that is satisfactory to County and the agreement is terminated by County, County shall have the right to recapture all of the money paid to Company under a rebate agreement or exempted from payment by Company under an abatement agreement.

(iv) Recapture. In the event that the Company either (1) allows its ad valorem taxes owed to the City, County, Austin Community College and/or any school district or other local taxing entity to become delinquent and fails to timely and properly follow the legal procedures for their protest and/or contest; or (2) is in default according to the terms and conditions of the agreement and fails to cure within the time period allowed; or, (3) if the payment/ rebate/ abatement portion of the agreement is ruled invalid by a court of competent jurisdiction, the agreement then may be terminated and all taxes previously abated or rebated by virtue of the agreement will become due and payable no later than sixty (60) days after termination. County shall give Company written notice of recapture under this provision and refund shall be paid no later than thirty (30) days after such notice is given or sixty (60) days after termination, whichever comes last. County shall have all remedies for the collection of the recaptured tax revenue as provided generally in the Tax Code for collection of delinquent property taxes. County, at its sole discretion, has the option to provide a payback schedule.

(j) **Taxation.** Throughout the Agreement Term, the Company shall be subject to all applicable taxation.

(k) **Reports.** Company shall provide such report(s) as determined necessary by County to document and ensure compliance with the terms of the Agreement. Such reports shall be submitted to the Travis County Planning and Budget Office ("PBO") Executive Manager in the format provided by County. County will have the right to monitor and audit findings in all reports as necessary to confirm compliance with the terms of this Policy and the Agreement. Company will certify the authenticity and accuracy of each report submitted under the Agreement.

(l) **Reinvestment Zone - Abatement Agreements**.

(i) 381 Tax Abatement Agreements. Under Section 381.004(g), TEXAS LOCAL GOVERNMENT CODE, The Commissioners Court is authorized to develop and administer an economic development program utilizing tax abatement agreements with certain terms which are to be governed, to the extent practicable, by Sections 312.204, 312.205 and 312.211 of the TEXAS TAX CODE; also, in administering tax abatement the Commissioners Court is authorized to act as if it were a governing body of a municipality. Pursuant to that provision, the Commissioners Court will, when practicable and allowed by law, designate a Reinvestment Zone pursuant to Section 312.201, TEXAS TAX CODE, or will utilize a Reinvestment Zone created by another authorized taxing entity. Where designation of a Reinvestment Zone is determined not to be practicable, the Commissioners Court will review and evaluate the Property being proposed for development utilizing the criteria set forth for establishing a Reinvestment Zone under Chapter 312, TAX CODE, to determine that the Property does substantially meet the guidelines and criteria for establishing said Reinvestment Zone.

(ii) 312 Tax Abatement Agreements. A Reinvestment Zone must be designated in order to enter into a 312 Tax Abatement Agreement. The Commissioners Court may designate as a reinvestment zone an area of the county that does not include area in the taxing jurisdiction of a municipality. If an area does not include area in the taxing jurisdiction of a municipality, the Commissioners Court may proceed to designate a Reinvestment Zone pursuant to TEXAS TAX CODE, Section 312.401, and other applicable provisions, if:

- the Commissioners Court provides notice of a public hearing which is published in a newspaper having general circulation in the County; and which is delivered in writing to the presiding officer of the governing body of each taxing unit that includes in its boundaries real property that is to be included in the proposed reinvestment zone;
- the Commissioners Court holds a public hearing where interested persons are allowed to speak and present evidence for or against the designation;
- the Commissioners Court finds that the designation would contribute to the retention or expansion of primary employment or would attract major investment in the zone that would be a benefit to the property and would contribute to the economic development of the County.

The designation of the reinvestment zone expires five years after the date of the designation and may be renewed for periods not to exceed five years; expiration will not affect existing agreements.

(m) 312 Tax Abatement Agreements. 312 Tax Abatement Agreements will be subject to all applicable provisions of TAX CODE, Chapter 312. It is understood that there may be additional requirements for 312 Tax Abatement Agreements which do not apply to 381 Tax Abatement Agreements.

28.005 Application/Request for Incentives.

(a) **Applicant**. Any present or potential owner of taxable real property in Travis County may make application/request for incentives under this Policy by filing an application with PBO or through other means as acceptable to the County.

(b) **Application**. Company should provide a completed application to County, in a form acceptable to County, at the earliest possible date, either initially, or prior to negotiation of the agreement. That application shall consist of a written request which includes:

(i) A statement of the expected total capital investment to be made.

(ii) A statement setting forth proposals relevant to the applicable requirements of this Policy.

(iii) A general description of the new improvements to be undertaken, with a description list of the improvements and property for which incentives are requested.

(iv) A legal description of the Property to be included, total acreage involved and a map showing the Property and intended improvements.

(v) A time schedule for undertaking and completing the proposed improvements. This schedule shall include the expected date of commencement of construction and the expected date of completion of construction. Completion of any Project in phases will only be allowed when specifically authorized by the Commissioners Court. If the Commissioners Court approves completion of the Project in phases, the above dates will be specified as to each phase. The Agreement will contain limitations on the time periods in which the Company must commence and complete the Project.

(vi) Description of other benefits to Travis County as a result of the proposed development.

(c) **Additional Information**. Travis County may request additional information as a part of the application process as deemed necessary in order to fully evaluate the application/request and may waive certain requirements where deemed unnecessary to properly evaluate the request.

(d) **Confidentiality of Proprietary Information**. Information that is provided in the application or request for a 312 Tax Abatement Agreement that describes the specific processes or business activities to be conducted or the equipment or other property to be located on the Property is confidential and not subject to public disclosure until the 312 Tax Abatement Agreement is executed. That information in the custody of the County after the agreement is executed is not confidential under TEXAS TAX CODE, Section 312.003.

28.006 Process.

(a) **Review of Application/Request for Incentives**. The application/request for incentives will be reviewed by County, and may be placed on the Commissioners Court agenda for public discussion of the application/request and related matters.

(b) **Agreement Approval**. An agreement proposed under this Policy will be placed on the agenda of the Commissioners Court and may be approved by an affirmative vote of the majority of the members at a regularly scheduled meeting of the Commissioners Court.

28.007 Agreement Terms and Provisions. Any Agreement entered into under this Policy shall include statements indicating the requirement of full compliance with the provisions of this Policy, and such other terms and conditions as deemed necessary by the Commissioners Court and agreed to by the Company.

28.008 Termination. Subject to Section 28.004(i), agreements entered into under this Policy are subject to termination as follows:

(a) **Event(s) of Termination**. An Agreement under this Policy may terminate or be terminated for the following reasons:

(i) Company and County successfully complete all terms and conditions of the Agreement.

(ii) Company fails to comply with required terms of the Agreement.

(iii) The payment/rebate/abatement method of the agreement is found invalid by a court of competent jurisdiction.

(b) **Refund/Recapture.** If the Agreement is terminated under the terms of this Policy and/or the Agreement, Company shall refund to County all Agreement Funds that have been paid to Company or abated from payment by Company pursuant to the terms of this Policy and/or the Agreement.

28.009 Administration.

(a) **PBO**. Agreements entered into pursuant to this Policy shall be administered by PBO.

(b) **TCAD**. Valuation of Property shall be determined by TCAD annually.

(c) **Information.** Company shall provide County through PBO with all information required for County to determine and ensure compliance with every term of the Agreement.

28.010 General Provisions

(a) **Assignment.** Agreement may be assigned to a new Company only with prior written approval of County. Company may assign to a subsidiary corporation or other affiliate entity without approval of County, so long as Company shall remain responsible and obligated to County for the performance of its obligations under the Agreement. Written notice of such assignment shall be provided to County prior to the assignment. No assignment shall be approved if the assignor or assignee are indebted to County for Ad Valorem taxes or other obligations.

(b) **Agreement Amendment**. Amendment of any Agreement under this Policy can only be made by written instrument signed by all parties, and only so long as the terms and provisions of the amendment reflect provisions which could have been included in the original Agreement under this Policy. Requests for amendments shall be submitted to PBO. A 312 Tax Abatement Agreement may not be amended to extend beyond ten (10) years from the date of the original agreement.

28.011 Sunset Provision.

(a) **Duration.** This Policy is effective upon the date of approval by the Commissioners Court and will remain in force for two years. At the end of two years, the Court may modify, renew or eliminate this Policy. If the Commissioners Court does not take action to renew or modify this Policy, the Policy will be terminated at the end of the two year period. Action taken (or not taken, resulting in the Policy's termination) under this provision will not impact any agreements or obligations already in effect under this Policy. Such agreements and/or obligations will continue in full force and effect until completed or terminated.

(b) **Policy Changes**. During the two year period of effect of this Policy under 28.011(a), this Policy may be amended or repealed only by a four-fifths vote of the Commissioners Court.

ATTACHMENT B
DESCRIPTION OF PROPERTY AND PROJECT

LEGAL DESCRIPTION OF PROPERTY

See Next Page

DESCRIPTION OF PROJECT

The Project is a solar farm development known as the Pflugervillle Solar Farm, located on the Property described above and consisting of the installation and operation of approximately 400,000 solar panels. Upon completion, the Project is expected to generate approximately 60 Megawatts of renewable electricity.

PROPERTY IMPROVEMENTS:

Property improvements include:

installation of the solar panels, including foundations for the panels
installation of inverters
construction of service roads
construction of storm water drainage
construction of a substation
installation of underground cabling for connectivity to the LCRA substation
construction of a maintenance warehouse
construction of a site office/operations center, including the monitoring system and operations software
construction of a security tower, security gates and lighting
installation of fencing
installation of berming
construction of parking areas
construction of a visitor center, including bathrooms and guest house

Legal Descriptions of Six (6) Parcels of Land and an Electric Line Easement

Tract 1: That certain 319.09 acres of land described in Exhibit A attached hereto.

Tract 2: That certain 211.51 acres of land described in Exhibit B attached hereto.

Tract 3: That certain 78.130 acres of land described in Exhibit C, SAVE AND EXCEPT that certain 11.331 acres of land described in Exhibit C-1 attached hereto.

Tract 4: That certain 71.247 acres of land described in Exhibit D attached hereto.

Tract 5: That certain 56.05 acres of land described in Exhibit E attached hereto.

Tract 6: That certain 3.942 acres of land described in Exhibit F attached hereto.

Tract 7: That certain Electric Line Easement burdening that certain 0.62 acres of land described in Exhibit G attached hereto.

EXHIBIT "A"

HOLT CARSON INCORPORATED
1904 FORTVIEW ROAD
AUSTIN, TX 78704
TELEPHONE: (512) 442-0990
FACSIMILE: (512) 442-1084

January 29, 2007

FIELD NOTE DESCRIPTION OF 319.089 ACRES OF LAND OUT OF ISAAC LINDSAY SURVEY NO. 67, ABSTRACT NO. 476, THE WALTON, HILL AND WALTON SURVEY NO. 77, ABSTRACT NO. 2326, AND THE STYLES FOWLER SURVEY NO. 42, ABSTRACT NO. 302, ALL IN TRAVIS COUNTY, TEXAS, AND BEING A PORTION OF THAT CERTAIN (319.834 ACRE) TRACT OF LAND AS CONVEYED TO CARRIAGE OAKS ESTATES, INC. BY DEED RECORDED IN VOLUME 13302, PAGE 5198 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a ½" iron rod found in the Northwest right-of-way line of Carlson Road, also known as "Manda Road and/or Manda Carlson Road", same being a point in the approximate Southwest line of the Walton, Hill and Walton Survey No. 77, Abstract No. 2326 and the Northeast line of the Styles Fowler Survey No. 42, Abstract No. 302, also being the most Easterly corner of that certain (319.834 acre) tract of land as conveyed to Carriage Oaks Estates, Inc. by deed recorded in Volume 13302, Page 5198 of the Real Property records of Travis County, Texas, and also being the most Southerly corner of that certain (80.69 acre) tract of land as conveyed to Nina Covington, et al. by deed recorded in Volume 5180, Page 688 of the Deed Records of Travis County, Texas and the **PLACE OF BEGINNING** of the herein described tract, from which a ½" iron rod found at the most Northerly corner of that certain (12.87 acre) tract of land as conveyed to Marvin Arnhamn by deed recorded in Volume 12003, Page 477 of the Real Property Records of Travis County, Texas bears, N 40 deg. 31'44" E 288.50 ft.;

THENCE with the Northwest right-of-way line of Carlson Road, same being a Southeast line of said Carriage Oaks Estates, Inc. (319.834 acre) tract, **S 29 deg. 49' 09" W 1784.44 ft.** to a ½" iron rod found at the most Southerly corner of said Carriage Oaks Estates, Inc. (319.834 acre) tract, same being the East corner of that certain (56.05 acre) tract of land as conveyed to Leonard E. Anderson by deed recorded in Volume 1449, Page 476 of the Deed Records of Travis County, Texas and defined by Boundary Line Agreement recorded in Volume 13305, Page 2264 of the Real Property Records of Travis County, Texas;

THENCE leaving the Northwest right-of-way line of Carlson Road with the Northeast line of said Anderson (56.05 acre) tract, same being the Southwest line of said Carriage Oaks Estates, Inc (319.834 acre) tract, as defined by said Boundary Line Agreement, **N 60 deg. 19' 32" W 2616.10 ft.** to a 2" iron pipe found at the North corner of said Anderson (56.05 acre) tract, same being the East corner of that certain (80.16 acre) tract of land as conveyed to W.C. Roundtree and wife, Dorothy Anne Roundtree by deed recorded in Volume 12121, Page 172 of the Real Property Records of Travis County, Texas;

THENCE with the Northeast line of said Roundtree (80.16 acre) tract, same being the Southwest line of said Carriage Oaks Estates, Inc. (319.834 acre) tract, **N 60 deg. 33' 32" W 2653.35 ft.** to a calculated point in the Southeast line of that certain (12.0 acre) tract of land as conveyed to John R. Rowland by deed recorded in Volume 12741, Page 947 of the Real Property Records of Travis County, Texas, for the West corner of the herein described tract, from which a bent 2" iron pipe found in concrete, on the interior of said Rowland (12.0 acre) tract, at the West corner of said Carriage Oaks Estates, Inc. (319.834 acre) tract, same being the North corner of said Roundtree (80.16 acre) tract bears, N 60 deg. 33'32" W 7.21 ft.;

THENCE entering the interior of said Carriage Oaks Estates, Inc. (319.834 acre) tract with the Southeast line of said Rowland (12.0 acre) tract, **N 30 deg. 25'56" E 185.13 ft.** to a ½" iron rod found at the East corner of said Rowland (12.0 acre) tract, same being the South corner of that certain (12.0 acre) tract of land as conveyed to Beningo T. Valdez and wife, Irma Valdez by deed recorded in Document No. 2002088232 of the Official Public Records of Travis County, Texas;

THENCE continuing through the interior of said Carriage Oaks Estates, Inc. (319.834 acre) tract, with the Southeast line of said Valdez (12.0 acre) tract, **N 30 deg. 29'47" E 405.66 ft.** to a ½" iron rod found at the East corner of said Valdez (12.0 acre) tract;

EXHIBIT A

THENCE continuing through the interior of said Carriage Oaks Estates, Inc. (319.834 acre) tract, with the record Northeast line of said Valdez (12.0 acre) tract, N 59 deg. 52'00" W 7.93 ft. to a calculated point in a Northwest line of said Carriage Oaks Estates, Inc. (319.834 acre) tract;

THENCE leaving the Northeast line of said Valdez (12.0 acre) tract, with a Northwest line of said Carriage Oaks Estates, Inc. (319.834 acre) tract, N 30 deg. 24' 21" E, 1748.94 ft. to a ¼" iron rod found at the base of an old wood post in an approximate Northeast line of the Walton, Hill and Walton Survey No. 77, Abstract No. 2326, same being an approximate Southwest line of the Isaac Lindsay Survey No. 67, Abstract No. 476 and an angle corner of said Carriage Oaks Estates, Inc. (319.834 acre) tract;

THENCE with a Southwest line of said Carriage Oaks Estates, Inc. (319.834 acre) tract, N 60 deg. 16' 26" W 135.43 ft. to a 1 ½" iron pipe found at the South corner of that certain (76.066 acre) tract of land as conveyed to Kenneth Schmidt and wife, Irene F. Heine by deed recorded in Document No. 2000083124 of the Official Public Records of Travis County, Texas, from which a 1/2" iron rod found for the East corner of said Schmidt (76.066 acre) tract bears, N 30 deg. 42'43" E 3207.19 ft.;

THENCE with a Northwest line of said Carriage Oaks Estates, Inc. (319.834 acre) tract, N 30 deg. 59' 22" E 802.63 ft. to a ½" iron rod found at the North corner of said Carriage Oaks Estates, Inc. (319.834 acre) tract, from which a 2" iron pipe found at the North corner of that certain (132.18 acre) tract of land as conveyed to Nina Covington, et al. by deed recorded in Volume 5180, Page 668 of the Deed Records of Travis County, Texas bears, N30 deg. 59'45" E 1886.90 ft.(direct tie);

THENCE entering the interior of said Carriage Hills Estates, Inc. (319.834 acre) tract, S 59 deg. 58' 43" E, passing a calculated point at the South corner of said Covington (132.18 acre) tract, same being an exterior angle corner of said Covington (80.59 acre) tract, at a distance of 3063.63 ft., continuing along said bearing for a total distance of 3407.83 ft. to a 1" iron pipe found at an interior angle corner of said Covington (80.59 acre) tract, from which a 1" iron rod set an Easterly exterior angle corner of said Carriage Oaks Estates, Inc. (319.834 acre) tract bears, N 83 deg. 46' E 5.78 ft.;

THENCE continuing through the interior of said Carriage Hills Estates, Inc. (319.834 acre) tract, with a Northwest line of said Covington (80.59 acre) tract, S 31 deg. 07' 37" W 1309.07 ft. to a 1" hex bolt found at the most Westerly corner of said Covington (80.59 acre) tract;

THENCE continuing through the interior of said Carriage Hills Estates, Inc. (319.834 acre) tract, with a Northeast line of said Covington (80.59 acre) tract, S 59 deg. 52' 35" E 27.44 ft. to a ½" iron rod found at an interior angle corner of said Carriage Hills Estates, Inc. (319.834 acre) tract;

THENCE with a Northeast line of said Carriage Hills Estates, Inc. (319.834 acre) tract, same being a Southwest line of said Covington (80.59 acre) tract, S 59 deg. 52' 35" E 1966.33 ft. to the PLACE OF BEGINNING and containing 319.089 acres of land.

STATE OF TEXAS
REGISTERED
HOLT CARSON
5166
PROFESSIONAL
LAND SURVEYOR

Surveyed January 29th, 2007
BY:

Holt Carson

Holt Carson
Registered Professional Land Surveyor No. 5166

see survey map B 792012

EXHIBIT A

Unofficial Document

FIELD NOTES TO ACCOMPANY MAP OF SURVEY
211.51 ACRES OF LAND
ISAAC LINDSEY SURVEY NO. 67, A-476
WALTON HILL & WALTON SURVEY NO. 77
TRAVIS COUNTY, TEXAS

FIELD NOTE DESCRIPTION OF 211.51 ACRES OF LAND OUT OF THE ISAAC LINDSEY SURVEY NO. 67, ABSTRACT NO. 476 AND THE WALTON HILL & WALTON SURVEY NO. 77, TRAVIS COUNTY, TEXAS, BEING ALL OF THAT CERTAIN FIRST TRACT–TRACT II, CALLED TO CONTAIN 132.18 ACRES, AND ALL OF THAT CERTAIN SECOND TRACT, CALLED TO CONTAIN 80.59 ACRES, DESCRIBED IN A DEED TO NINA COVINGTON, VAL C. COVINGTON BUCK, MARY ELIZABETH BUCK VANCE, ROSEMARY COVINGTON DIAZ AND SARAH ANN COVINGTON PENLEY RECORDED IN VOLUME 5180, PAGE 668 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS, **SAVE AND EXCEPT** THAT CERTAIN 1 ACRE PORTION OF THE SAID SECOND TRACT DESCRIBED IN A DEED TO DEBRA SUE SRNESKY RECORDED IN DOCUMENT NUMBER 2001184869 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, BEING THE SAME 1 ACRE TRACT PREVIOUSLY DESCRIBED IN A DEED TO EDMOND A. SRNESKY AND WIFE, GLADYS SRNESKY RECORDED IN VOLUME 5373, PAGE 1835 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS. THE SAID 211.51 ACRES OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at an iron pipe found at the northwest corner of the said First Tract-Tract II, being on the east line of that certain 76.066 acre tract described in a deed to Kenneth Schmidt and wife, Elizabeth Schmidt by deed recorded in Document Number 2000083124 of the Official Public Records of Travis County, Texas, and being at an angle point in Felder Lane;

THENCE, S 60°56'55" E, along the south line of Felder Lane, at 3030.97 feet passing a ½ inch diameter steel pin found 0.55 feet south of line and continuing a **total distance of 3280.94 feet** to an iron pipe found at the northerly northeast corner of the said Second Tract, the same being the northwest corner of that certain 19.806 acre tract described in a deed to Homer L. Johnson recorded in Volume 7799, Page 697 of the Deed Records of Travis County, Texas;

THENCE, S 30°20'58" W, along the west line of the said 19.806 acre Johnson tract, then the west line of that certain 30.001 acre tract described in a deed to Homer L. Johnson recorded in Volume 5335, Page 1624 of the Deed Records of Travis County, Texas, and then the west line of that certain 25.005 acre tract described in a deed to Richard Row Weaver recorded in Volume 11939, Page 87 of the Real Property Records of Travis County, Texas, at 428.58 feet passing an iron pipe found 0.21 feet east of line, at 1075.12 feet passing an iron pipe found 0.41 feet west of line, continuing a **total distance of 1611.02 feet** to an iron pipe found at the southwest corner of the said 25.005 acre Weaver tract, being an interior corner of the said Second Tract;

THENCE S 61°03'24" E, a distance of 2035.33 feet to a ½ inch diameter steel pin found on the west line of Manda-Carlson Road at the southeast corner of the said 25.005 acre Weaver tract, the same being an exterior corner of the said Second Tract;

THENCE, S 29°06'58" W, a distance of 776.96 feet along the west line of Manda-Carlson Road, the same being the east line of the said Second Tract, to an iron pipe found at the northeast corner of the said 1 acre tract described in a deed to Debra Sue Srnesky recorded in Document Number 2001184869 of the Official Public Records of Travis County, Texas, being the same 1 acre tract described in Volume 5373, Page 1835 of the Deed Records of Travis County, Texas;

EXHIBIT B

Unofficial Document

THENCE, traversing the interior of the said Second Tract, along the north, west and south lines of the said 1 acre tract, the following three (3) courses and distances:

1) N 60°53'45" W, 215.16 feet to a ½ inch diameter steel pin found with cap;

2) S 29°06'48" W, 194.87 feet to a ½ inch diameter steel pin found with cap;

3) S 60°48'35" E, a distance of 253.38 feet to an iron pipe found on the west line of Manda-Carlson Road at the southeast corner of the said 1 acre tract;

THENCE, along the west line of Manda-Carlson Road, the same being the east line of the said Second Tract, the following two (2) courses and distances:

1) S 05°44'49" W, 70.92 feet to a ½ inch diameter steel pin set with cap stamped Lenz & Assoc;

2) S 28°19'58" W, 544.51 feet to a ½ inch diameter steel pin found at the southeast corner of the said Second Tract, the same being the easterly most northeast corner of that certain 319.834 acre tract described in a deed to Carriage Oaks Estates, Inc. recorded in Volume 13302, Page 5198 of the Real Property Records of Travis County, Texas, from which a ½ inch diameter steel pin found at the southeast corner of the said 319.834 acre tract bears S 28°42'52" W, 1784.44 feet;

THENCE, N 60°58'24" W, at 1966.40 feet passing a ½ inch diameter steel pin found at an interior corner of the said 319.834 acre Carriage Oaks Estates, Inc. tract, and continuing a **total distance of 1993.85 feet** to an iron pipe found at the southerly southwest corner of the said Second Tract in the interior of the said 319.834 acre Carriage Oaks Estates, Inc. tract;

THENCE, N 30°01'22" E, a distance of 1312.15 feet along a line of the said Second Tract, being in conflict with the said 319.834 acre Carriage Oaks Estates, Inc. tract, to a ½ inch diameter steel pin set with cap stamped Lenz & Assoc. on a common line between the said Second Tract and the said 319.834 acre Carriage Oaks Estates, Inc. tract, for an interior corner of the said Second tract, from which an iron pipe found at an exterior corner of the said 319.834 acre Carriage Oaks Estates, Inc. tract bears S 61°06'00" E, 4.48 feet;

THENCE, N 61°06'00" W, along the north line of the said 319.834 acre Carriage Oaks Estates, Inc. tract, at 344.20 feet passing the record location of an exterior corner of the said Second Tract, the same being the southeast corner of the said First Tract - Tract II, continuing a **total distance of 3407.81 feet** to a ½ inch diameter steel pin found on the east line of the said 76.066 acre Schmidt tract at the southwest corner of the said First Tract - Tract II, the same being the northwest corner of the said 319.834 acre Carriage Oaks Estates, Inc. tract, from which an iron pipe found at an exterior corner of the said 319.834 acre Carriage Oaks Estates, Inc. tract bears S 29°53'24" W, 802.78 feet;

EXHIBIT B
Pg. 2 of 3

THENCE, N 29°53'24" E, a distance of 1886.72 feet along the common line between the said First Tract – Tract II and the said 76.066 acre Schmidt tract to the **PLACE OF BEGINNING,** containing 211.51 acres of land, of which 0.48 acres is in conflict with the said 319.834 acre Carriage Oaks Estates, Inc. tract as depicted on the map of survey attached hereto.

I HEREBY CERTIFY THAT THIS METES AND BOUNDS DESCRIPTION WAS PREPARED FROM AN ACTUAL SURVEY PERFORMED UNDER MY SUPERVISION.

7-14-07

TIMOTHY A. LENZ, R.P.L.S. No. 4393 DATE
Lenz & Associates, Inc
1714 Fort View Road, Suite 200
Austin, Texas 78704
(2007-0551.doc)

STATE OF TEXAS
REGISTERED
TIMOTHY A. LENZ
4393
PROFESSIONAL
LAND SURVEYOR

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS
Dana DeBeauvoir
2007 Aug 16 03:57 PM 2007153496
MORALESB $32.00
DANA DEBEAUVOIR COUNTY CLERK
TRAVIS COUNTY TEXAS

EXHIBIT B
Pg 3 of 3

Unofficial Document

DALE L. OLSON
Registered Professional Land Surveyor
711 Water Street
Bastrop, TX 78602
Phone (512) 321-5476 * Fax (512) 303-5476

FIELD NOTES FOR A 78.130 ACRE TRACT IN THE ROBERT FLETCHER SURVEY NO. 69 IN TRAVIS COUNTY, TEXAS.

BEING a 78.130 acre tract or parcel of land out of and being a part of the Robert Fletcher Survey No. 69, A-287, in Travis County, Texas, and being all of that certain tract said to contain 78.133 acres described in a deed form Edwin S. Magnuson and wife, Anna Magnuson to Kevin Keshvari, et ux, dated June 5, 1995, recorded in Vol. 12349, Page 2127, Travis County Deed Records. Said tract being a part of that certain 80 acre tract described in a deed from Mrs. Hattie Schiller to Edwin S. Magnuson, et ux, recorded in Vol. 5358, Page 801, Travis County Deed Records. Herein described tract or parcel of land being more particularly described by metes and bounds as follows:

BEGINNING at the southeast corner of the said 80 acre tract, a 5/8 inch iron rod found near a fence corner in the occupied north line of the James P. Kempe Survey NO. 27 and north line of that certain 142 acre tract described in a deed form Lester C. Nelson to The Lester C. Nelson Living Trust, recorded in Vol. 11917, Page 243, Travis County Deed Records, the southwest corner of the William Smith Survey No. 39, and that certain 44.19 acre tract described in a deed from Lester C, Nelson to The Lester C. Nelson Living Trust, recorded in Vol. 11917, Page 241, Travis County Deed Records, the southeast corner of the said Robert Fletcher Survey, for the southeast corner of this tract.

THENCE with the south line of the Robert Fletcher Survey and 80 acre tract, the north line of the James P. Kempe Survey and Nelson 142 acre tract, N 62 deg. 30 min. 00 sec. W, 2613.81 feet to a 5/8 inch iron rod found where same intersects the east line of Manda-Carlson Road, for the southwest corner of this tract.

THENCE with the east line of Manda-Carlson Road, N 27 deg. 07 min. 15 sec. E, 1307.87 feet to a 5/8 inch iron rod with aluminum cap found where same intersects the north line of the 80 acre tract, the southwest corner of that certain 23.704 acre tract described as Tract II in a deed from Marjorie Carlson Kerwin, et al, to Carl G. Strubbe, et ux, recorded in Vol. 12811, Page 0897, Travis County Deed Records, for the northwest corner of this tract.

THENCE with the north line of the 80 acre tract and south line of the Stubbe 23.704 acre tract, S 62 deg. 15 min. 07 sec. E, 2613.41 feet to a 5/8 inch iron rod found at a fence corner in the east line of the Robert Fletcher Survey, the west line of the William Smith Survey and that certain 44.57 acre tract described in a deed from Viola Maurine Ekenstam to Carl Carlson, recorded in Doc. No. 200205340, Travis County Deed Records, the southeast corner of the Strubbe 23.704 acre tract and northeast corner of the 80 acre tract, for the northeast corner of this tract.

THENCE with the east line of the Robert Fletcher Survey and 80 acre tract, the west line of the Carlson 44.57 acre tract and before mentioned Nelson 44.19 acre tract, S 27 deg. 05 min. 56 sec. W, 1296.56 feet to the POINT OF BEGINNING, containing 78.130 acres of land.

Dale L. Olson — OR — Michael D. Olson
Reg. Pro. Land Surveyor 1753 — Reg. Pro. Land Surveyor 5386

©2010 Dale L. Olson Surveying Co.

Order #: 121210 — Date Created: 08/27/10

EXHIBIT C
Pg. 1 of 1

TRAVIS COUNTY, TEXAS
ROBERT FLETCHER SURVEY No. 69, ABSTRACT No. 287
LOWER COLORADO RIVER AUTHORITY
KIMBRO SUBSTATION

KIMBRO SUBSTATION TITLE SURVEY
11.331 ACRES

EXHIBIT "C-1

DESCRIPTION FOR A 11.331 ACRE TRACT OF LAND SITUATED IN THE ROBERT FLETCHER SURVEY No. 69, ABSTRACT No. 287, TRAVIS COUNTY, TEXAS; SAID 11.331 ACRE TRACT BEING A PORTION OF A 78.133 ACRE TRACT DESCRIBED IN THE DEED FROM EDWIN S. MAGNUSON AND WIFE, ANNA MAGNUSON, TO KEIVAN KESHVARI AND WIFE, REGINA HOOTEN-KESHVARI, DATED JANUARY 5, 1995 AND RECORDED IN VOLUME 12349, PAGE 2127 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS; THE PERIMETER OF SAID 11.331 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 5/8 inch iron rod with aluminum cap found (Grid Coordinates: N10126421.75 USft; E3202102.42 USft) in the easterly right-of-way line of Manda Carlson Road (60' R.O.W.), being the northwesterly corner of that certain 142 acre tract of land described in the deed from Lester C. Nelson, to Lester C. Nelson, as Trustee of the Lester C. Nelson Revocable Living Trust, with life estate reserved to the grantor, dated April 5, 1993 and recorded in Volume 11917, Page 243 of the Real Property Records of Travis County, Texas and the southwesterly corner of said 78.133 acre tract of land, for the southwesterly corner hereof;

THENCE N 27°05'50" E, along the easterly right-of-way line of Manda Carlson Road, being a portion of the westerly line of said 78.133 acre tract of land, a distance of 75.00 feet to the most westerly northwest corner hereof, from which a 5/8 inch iron rod with aluminum cap found in the easterly right-of-way line of Manda Carlson Road, being the southwesterly corner of that certain 23.704 acre tract of land called "Tract II" described in the deed from Marjorie Carlson Kerwin and Adelee Carlson Almquist to Carl G. Strubbe and wife, Mary B. Strubbe, dated October 31, 1996 and recorded in Volume 12811, Page 897 of the Real Property Records of Travis County, Texas and the northwesterly corner of said 78.133 acre tract of land bears, N 27°05'50" E, a distance of 1232.77 feet;

THENCE leaving the easterly right-of-way line of Manda Carlson Road, being the westerly line of said 78.133 acre tract of land, through the interior of said 78.133 Acre Tract, the following four (4) courses and distances:

1. S 62°30'53" E, a distance of 814.07 feet to a point for a calculated point, and
2. N 27°29'07" E, a distance of 735.00 feet to the most northerly northwest corner hereof, and
3. S 62°30'53" E, a distance of 534.00 feet to the northeasterly corner hereof, and
4. S 27°29'07" W, a distance of 810.00 feet to a point in the northerly line of said 142 acre tract of land, being the southerly line of said 78.133 acre tract of land for the southeasterly corner hereof, from which a 5/8 inch iron rod with aluminum cap found in the northerly line of said 142 acre tract of land, being the southwesterly corner of that certain 44.19 acre tract of land described in the deed from Lester C. Nelson, to Lester C. Nelson, as Trustee of the Lester C. Nelson Revocable Living Trust, with life estate reserved to the grantor, dated April 5, 1993 and recorded in Volume 11917, Page 241 of the Real Property Records of Travis County, Texas and also being the southeasterly corner of said 78.133 acre tract of land bears, S 62°30'53" E, a distance of 1266.07 feet;

THENCE N 62°30'53" W, with the common boundary line of said 142 acre tract of land and said 78.133 acre tract of land, for the southerly line hereof, a distance of 1347.56 feet to the **POINT OF BEGINNING** and containing 11.331 acres of land within the bearing and distance calls contained herein.

BEARING BASIS: Texas Lambert Grid, Central Zone, NAD 83/NSRS 2007
All distances are surface values, to obtain grid distances multiply surface values by a combined scale factor of 0.99991.

EXHIBIT C-1
Pg 1 of 1

FIELD NOTES FOR CLAUD BAUMBACH:

BEING a 71.274 acre tract of land situated in the Styles J. Fowler Survey, Abstract No. 302, Travis County, Texas, and being the remainder of that certain 100.00 acre tract of land conveyed by deed to Rudolph R. Carlson as recorded in Volume 1414, Page 379, Deed Records, Travis County, Texas. Surveyed on the ground in the month of September, 1994, under the supervision of R. T. Magness, Jr., Registered Professional Land Surveyor, and being more particularly described as follows:

BEGINNING at an iron pin found in the West line of Manda Road, marking the occupied Northeast corner of the said 100.00 acre Carlson tract for the Northeast corner hereof;

THENCE S 29° 30' 30" W, 1615.89 feet with the said West line of the Manda Road to an iron pin set at the intersection of the North line of the Sandeen Road for the Southeast corner hereof;

THENCE S 60° 27' 45" W, 1927.66 feet with the said North line of the Sandeen Road to cut-off "T" post, marking the Southwest corner hereof, said corner also being the Southeast corner of that certain 24.563 acre survey performed for Steven A. and Dawn E. Cooper in the month of June, 1994;

THENCE N 29° 56' 30" W, 1615.68 feet with the East line of the said Cooper survey to an iron pipe found set in concrete, marking the Northeast corner of said Cooper survey for the Northwest corner hereof;

THENCE S 60° 28' 15" E, 1915.38 feet to the place of BEGINNING and containing 71.274 acres of land.

NOTE: Also included is that certain 20 foot right-of-way for road purposes as described in deed to Rudolph R. Carlson as recorded in Volume 3097, Page 1743, Deed Records, Travis County, Texas.

STATE OF TEXAS §
KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF WILLIAMSON §

I, R. T. Magness, Jr., Registered Professional Land Surveyor, do hereby certify that this survey was made on the ground of the property legally described hereon and is correct, and that there are no apparent discrepancies, conflicts, overlapping of improvements, visible utility lines or roads in place, except as shown on the accompanying plat, and that said property has access to and from a dedicated roadway, to the best of my knowledge and belief.

TO CERTIFY WHICH, WITNESS my hand and seal at Taylor, Williamson County, Texas, this 16th day of September, 1994, A.D.

R. T. Magness, Jr.
Registered Professional Land Surveyor, No. 1433
State of Texas

STATE OF TEXAS REGISTERED R. T. MAGNESS, JR. 1433 PROFESSIONAL LAND SURVEYOR

Job No. S-17007.01
tb/2

EXHIBIT D
1 of 1

Steger & Bizzell Engineering, Inc.
Consulting Engineers - Surveyors
P.O. Box 550 Georgetown, Texas 78627
1011 N. Main St. Taylor, Texas 76574

Property (including any improvements):

BEING all that certain tract or parcel of land being situated about 20 miles North East of the City of Austin, Travis County, Texas, and being out of and a portion of the Styles Fowler Survey No. 42, in the County of Travis and State of Texas, and being a portion of that tract of 80 acres of land conveyed to Axel Zahr, et us, Esther Zahr, by K.T. Williamson, et ux, Ruby Williamson, by deed dated the 23rd day of August, A.D. 1951, of record in Book No. 1182, Pages 460 to 461, of the Deed Records of Travis County, Texas, to which said deed reference is here made to aid in the description hereof; and BEING more particularly described as follows, to-wit:

BEGINNING at the N W corner of said Zahr tract, an iron water pipe driven into the ground under a wire fence in the south line of the Arnham 160 acre tract, said beginning point being also the N E corner of the Mrs. C.O. Carlson 80 acre tract;

THENCE along the west line of the said Zahr tract, which is the east line of the aforementioned Carlson tract, S 30 deg. W 336.2 varas to a pipe in the ground for the S W corner of this tract, and the N W corner of a 21.59 acre tract this day conveyed out of said Zahr tract;

THENCE along the north line of said 21.59 acre tract, S 60 deg. E 940.8 varas to a pipe in the West margin of the public road which bounds this tract on the East, for the N E corner of said 21.59 acre tract and the S E corner thereof;

THENCE along the West margin of said road, N. 30 deg. 08' E 336.2 varas to an iron pipe at the S E corner of the aforementioned Arnham tract and the N E corner thereof;

THENCE along a wire fence that is the south line of the said Arnham tract and the North line thereof, N 60 deg W 941.5 varas to the PLACE OF BEGINNING, and containing 56.05 acres of land, as surveyed by Sidney Perrin, Licensed State Land Surveyor, on November 21, A. D. 1953.

EXHIBIT E

Pg 1 of 1

DALE L. OLSON
Registered Professional Land Surveyor
711 Water Street
Bastrop, TX 78602
Phone (512) 321-5476 * Fax (512) 303-5476

FIELD NOTES FOR A 3.942 ACRE TRACT IN THE STYLES FOWLER SURVEY IN TRAVIS COUNTY, TEXAS.

BEING a 3.942 acre tract or parcel of land out of and being a part of the Styles Fowler Survey No. 42, in Travis County, Texas, and being a part of that certain 21.59 acre tract described in a deed from the Veterans Land Board OF Texas to Howard C. Anderson, recorded in Vol. 5275, Page 137, Travis County Deed Records. Herein described tract or parcel of land being more particularly described by metes and bounds as follows:

BEGINNING at the southeast corner of the said 21.59 acre tract, a 5/8 inch iron rod set in the west line of the Manda-Carlson Road and northeast corner of that certain 20 foot strip described in a deed to Mrs. Lucy Rivers, recorded in Vol. 416, Page 301, Travis County Deed Records, for the southeast corner of this tract,

THENCE with the south line of the 21.59 acre tract and north line of the 20 foot strip, N 60 deg. 01 min. 19 sec. W, 940.74 feet to a 5/8 inch iron rod set for the southwest corner of this tract from which the southwest corner of the said 21.59 acre tract, a 5/8 inch iron rod set bears N 60 deg. 01 min. 19 sec. W, 1673.73 feet.

THENCE N 27 deg. 55 min. 59 sec. E, 174.77 feet to a 5/8 inch iron rod set in the center of a driveway for the northwest corner of this tract.

THENCE with the center of said driveway, S 61 deg. 52 min. 57 sec. E, 339.04 feet to a 5/8 inch iron rod set; S 60 deg. 14 min. 01 sec. E, 73.28 feet to a 5/8 inch iron rod set; S 59 deg. 15 min. 41 sec. E, 535.18 feet to a 5/8 inch iron rod set where same intersects the west line of Manda- Carlson Road and east line of the 21.59 acre tract, for the northeast corner of this tract.

THENCE with the west line of said road and east line of the 21.59 acre tract, S 30 deg. 04 min. 18 sec. W, 178.84 feet to the POINT OF BEGINNING, containing 3.942 acres of land.

Dale L. Olson
Reg. Pro. Land Surveyor 1753

OR

Michael D. Olson
Reg. Pro. Land Surveyor 5386

©2009 Dale L. Olson Surveying Co.

Order #: 115009

Date Created: 06/12/09

EXHIBIT F
Pg 1 of 1

AND RECORDED

IAL PUBLIC RECORDS

2010 May 10 11:48 AM 2010065611

FERGUSONLL $24.00

DANA DEBEAUVOIR COUNTY CLERK

TRAVIS COUNTY TEXAS

DESCRIPTION

FOR A 0.620 ACRE TRACT OF LAND OUT OF THE STYLES J. FOWLER SURVEY NO. 42, ABSTRACT 302 IN TRAVIS COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN 17.667 ACRE TRACT OF LAND CONVEYED TO LESTER ANDERSON BY DEED OF RECORD IN DOCUMENT NO. 2010065612 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, SAID 0.620 ACRE TRACT, AS PREPARED FROM RECORD INFORMATION, IS MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a calculated point in the westerly right-of-way line of Manda Carlson Road (60' R.O.W.), being in the southeasterly corner of that certain 56.06 acre tract of land conveyed to Debbie Lindemann by deed of record in Document No. 2010065613 of said Official Public Records, same being the northeasterly corner of said 17.667 acre tract of land, for the northeasterly corner hereof;

THENCE along the westerly right-of-way line of Manda Carlson Road, being the most easterly line of said 17.667 acre tract, for the easterly line hereof, **S 30°04'18" W** for a distance of **181.17 feet** to a calculated point being the northeasterly corner of that certain 3.942 acre tract of land conveyed to Debbie Lindemann by deed of record in Document No. 2010065611 of said Official Public Records, same being the most easterly southeast corner of said 17.667 acre tract of land, for the southeasterly corner hereof, from which the calculated southeast corner of said 3.942 acre tract of land bears, S30°04'18"W for a distance of 178.84 feet;

THENCE leaving the westerly right-of-way line of Manda Carlson Road, along the northerly line of said 3.942 acre tract of land, being a portion of the southerly line of said 17.667 acre tract of land, for the southerly line hereof, **N 59°15'41" W** for a distance of **150.01 feet** to the southwesterly corner hereof, from which an angle point in the common line of said 3.942 acre tract of land and said 17.667 acre tract of land bears, N59°15'41"W for a distance of 385.17 feet;

THENCE leaving the northerly line of said 3.942 acre tract of land, over and across said 17.667 acre tract of land, for the westerly line hereof, **N 30°04'18" E** for a distance of **179.18 feet** to a point in the southerly line of said 56.06 acre tract of land, same being the northerly line of said 17.667 acre tract of land for the northwesterly corner hereof;

THENCE along the southerly line of said 56.06 acre tract of land, being the northerly line of said 17.667 acre tract of land, for the northerly line hereof, **S 60°01'19" E** for a distance of **150.00 feet** to the **POINT OF BEGINNING** hereof and containing 0.620 acres of land.

EXHIBIT G
Pg 1 of 2

This Metes and Bounds description was prepared from record information. This survey was not performed on the ground. The basis of bearings is that certain 17.667 acre deed of record in Document No. 2010065612 of the Official Public Records of Travis County, Texas.

10/7/10

Mark J. Jezisek
Registered Professional Land Surveyor No. 5267
BAKER-AICKLEN & ASSOCIATES, INC.
405 Brushy Creek Road
Cedar Park, Texas 78613
(512) 260-3700

STATE OF TEXAS
REGISTERED
MARK JERRY JEZISEK
5267
PROFESSIONAL
LAND SURVEYOR

Job No.: 1946-2-001
Filename: W:\PROJECTS\RRE AUSTIN SOLAR\DESCRIPTIONS\0.620 AC ELEC. ESMT..DOC

EXHIBIT G
Pg 2 of 2

ATTACHMENT C
ETHICS AFFIDAVIT

Date: _____
Name of Affiant: _____
Title of Affiant: _____
Business Name of Company: _____
County of Company: _____
Affiant on oath swears that the following statements are true:

1. Affiant is authorized by Company to make this affidavit for Company.
2. Affiant is fully aware of the facts stated in this affidavit.
3. Affiant has read and fully understands the agreement and this affidavit.
4. Company has received the list of key contracting persons associated with this Agreement which is attached to this affidavit as Exhibit "A".
5. Affiant has personally read Exhibit "A" to this Affidavit.
6. Affiant has no knowledge of any key contracting person on Exhibit "A" with whom Company is doing business or has done business during the 365 day period immediately before the date of this affidavit whose name is not disclosed in the Invitation for Bids.

Signature of Affiant

_____

Address:
SUBSCRIBED AND SWORN TO before me by _____ on _____, 200__.
Notary Public, State of Texas

Typed or printed name of notary:_____
My commission expires:_____

EXHIBIT A TO ATTACHMENT C
LIST OF KEY CONTRACTING PERSONS
December 13, 2010

CURRENT

Position Held	Name of Individual Holding Office/Position	Name of Business Individual is Associated
County Judge	Samuel T. Biscoe	
County Judge (Spouse)	Donalyn Thompson-Biscoe	MHMR
Executive Assistant	Cheryl Brown	
Executive Assistant	Melissa Velasquez	
Executive Assistant	Josie Z. Zavala	
Executive Assistant	Cheryl Aker*	
Commissioner, Precinct 1	Ron Davis	
Commissioner, Precinct 1 (Spouse)	Annie Davis	Seton Hospital
Executive Assistant	Chris Fanuel	
Executive Assistant	Felicitas Chavez	
Commissioner, Precinct 2	Sarah Eckhardt	
Commissioner, Precinct 2 (Spouse)	Kurt Sauer	Daffer McDaniel, LLP
Executive Assistant	Loretta Farb	
Executive Assistant	Joe Hon	
Executive Assistant	Peter Einhorn	
Commissioner, Precinct 3	Karen Huber	
Commissioner, Precinct 3 (Spouse)	Leonard Huber	Retired
Executive Assistant	Garry Brown	
Executive Assistant	Lori Duarte	
Commissioner, Precinct 4	Margaret Gomez	
Executive Assistant	Edith Moreida	
Executive Assistant	Norma Guerra	
Special Assistant to Comm. Court	Vacant	
County Treasurer	Dolores Ortega-Carter	
County Auditor	Susan Spataro	
Executive Manager, Administrative	Vacant	
Executive Manager, Budget & Planning	Rodney Rhoades	
Exec Manager, Emergency Services	Danny Hobby	
Exec. Manager, Health/Human Services	Sherri E. Fleming	
Executive Manager, TNR	Joseph Gieselman	
Executive Manager, Criminal Justice Planning	Roger Jefferies	
Director, Facilities Management	Roger El Khoury, M.S., P.E.	
Chief Information Officer	Joe Harlow	
Director, Records Mgment & Communications	Steven Broberg	
Travis County Attorney	David Escamilla	
First Assistant County Attorney	Steve Capelle	
Executive Assistant, Civil Division	Jim Collins	
Director, Land Use Division	Tom Nuckols*	
Attorney, Land Use Division	Julie Joe	
Attorney, Land Use Division	Christopher Gilmore	
Director, Transactions Division	John Hille	
Attorney, Transactions Division	Tamara Armstrong	
Attorney, Transactions Division	Daniel Bradford	
Attorney, Transactions Division	Mary Etta Gerhardt	
Attorney, Transactions Division	Barbara Wilson	
Attorney, Transactions Division	Jim Connolly	
Attorney, Transactions Division	Tenley Aldredge	
Director, Health Services Division	Beth Devery	
Attorney, Health Services Division	Prema Gregerson*	
Purchasing Agent	Cyd Grimes, C.P.M.	
Assistant Purchasing Agent	Marvin Brice, CPPB	

Assistant Purchasing Agent	Bonnie Floyd, CPPO, CPPB, CTPM
Purchasing Agent Assistant IV	Diana Gonzalez
Purchasing Agent Assistant IV	Lee Perry
Purchasing Agent Assistant IV	Jason Walker
Purchasing Agent Assistant IV	Richard Villareal
Purchasing Agent Assistant IV	Oralia Jones, CPPB
Purchasing Agent Assistant IV	Lori Clyde, CPPB
Purchasing Agent Assistant IV	Scott Wilson
Purchasing Agent Assistant IV	Jorge Talavera, CPPB
Purchasing Agent Assistant IV	George R. Monnat, C.P.M., A.P.P.
Purchasing Agent Assistant IV	John E. Pena, CTPM*
Purchasing Agent Assistant III	Vacant
Purchasing Agent Assistant III	David Walch
Purchasing Agent Assistant III	Michael Long, CPPB
Purchasing Agent Assistant III	Elizabeth Corey, C.P.M.*
Purchasing Agent Assistant III	Rosalinda Garcia
Purchasing Agent Assistant III	Loren Breland
Purchasing Agent Assistant II	C.W. Bruner, CTP*
Purchasing Agent Assistant III	Nancy Barchus, CPPB
HUB Coordinator	Sylvia Lopez
HUB Specialist	Betty Chapa
HUB Specialist	Jerome Guerrero
Purchasing Business Analyst	Scott Worthington
Purchasing Business Analyst	Jennifer Francis*

FORMER EMPLOYEES

Position Held	Name of Individual Holding Office/Position	Date of Expiration
Purchasing Agent Assistant III	Rebecca Gardner	12/28/10
Executive Assistant	Kelly Darby	01/15/11
Purchasing Agent Assistant III	Vania Ramaekers, CPPB, CPPO	04/26/11
Attorney, Transactions Division	Sarah Churchill	04/30/11
Purchasing Agent Assistant II	Donald E. Rollack	05/31/11
Special Assistant to Comm. Court	Christian Smith	05/31/11

* - Identifies employees who have been in that position less than a year.

ATTACHMENT D- ANNUAL REPORTING FORM
TRAVIS COUNTY ECONOMIC DEVELOPMENT PROGRAM

REPORTING YEAR:_____ (YEAR _____ OUT OF 20)

Company shall complete the following pursuant to the applicable terms of the Agreement, including but not limited to the schedule set forth in Section 4.2.1 and the requirements set forth in Section 5.1.1. If not specified, documentation will be as determined by County.

1. PROPERTY (5.1.1(a))

A. REQUIREMENT: Property must be owned by Company prior to any rebate payments being made.
B. Date of ownership: _____
C. ATTACH - documentation of ownership (first year only)
D. CERTIFY: Ongoing ownership of the Property by Company.
E. CERTIFY: Continued usage of Property pursuant to the Agreement

2. JOBS (5.1.1(b))

A. CERTIFY: All reported jobs meet the definitions and requirements set forth in Section 5.1.1(b)(i-a)
B. Number of Jobs:
(i) Facility _____
REQUIREMENT: Must be 5 by 12/31/15
(ii) Headquarters _____
REQUIREMENT: Must be 20 by 12/31/15
C. ATTACH - documentation supporting above numbers

3. INVESTMENT (Information only) (5.1.1(c))

A. Investment Amount
(i) Current Payment Year $_____
(ii) Total for Agreement Term $_____
B. ATTACH - rendition submitted to TCAD

4. CONSTRUCTION (Information only) (5.1.1(d)(i) and (ii)

A. ATTACH - report on construction schedule (through 12/31/14)
B. Report - Completion date (no later than 12/31/14) _____

5. PRODUCTION (5.1.1(d)(iii)

REQUIREMENT: Must meet schedule in 5.1.1(d)(iii)
Current Payment Year Production Amount: _____MW
Total Agreement Term Production Amount: _____MW

6. ADDITIONAL REQUIREMENTS:

A. ATTACH: Documentation of local labor and materials efforts (5.1.1(e))
B. ATTACH: Beginning 6/30/12, attach list of service providers and customers (5.1.1(f))
C. ATTACH: Description of Education Program efforts and accomplishments (5.1.1(g))
D. ATTACH: Description of compliance with 5.1.1(h), "Community Development," and Citizens Committee efforts
E. ATTACH: Description of minority participation efforts (5.1.1(j))

A. Travis County Ad Valorem Taxes Assessed for this Reporting Year: $_____

B. Effective Year Travis County Ad Valorem Taxes Paid/Assessed: $_____

C. Incremental Tax Value
(Difference between "A" and "B") $_____

D. Agreement Benefits Claimed by Company $_____
(Attach worksheet showing determination
pursuant to Agreement terms)

CERTIFICATION OF COMPLIANCE:

I, Company's authorized representative, hereby certify that the above information is correct and accurate pursuant to the terms of this agreement and that all applicable requirements and obligations of the Agreement have been satisfied by Company as set forth herein:

Signature:_____
(Authorized Company Representative)

Printed Name:_____

Title:_____
Date:_____

#14

DAVID A. ESCAMILLA
COUNTY ATTORNEY

STEPHEN H. CAPELLE
FIRST ASSISTANT

JAMES W. COLLINS
EXECUTIVE ASSISTANT

314 W. 11TH, STREET
GRANGER BLDG., SUITE 420
AUSTIN, TEXAS 78701

P. O. BOX 1748
AUSTIN, TEXAS 78767

(512) 854-9513
FAX: (512) 854-4808

RECEIVED
12 OCT 19 PM 1:04
TRAVIS COUNTY
PLANNING & BUDGET OFFICE

TRANSACTIONS DIVISION

JOHN C. HILLE, JR., DIRECTOR †
BARBARA J. WILSON
MARY ETTA GERHARDT
TAMARA ARMSTRONG
JAMES M. CONNOLLY
TENLEY A. ALDREDGE
DANIEL BRADFORD

† Member of the College
of the State Bar of Texas

October 18, 2012

Katie Peterson
Travis County Planning and Budget Office
P. O. Box 1748
Austin, Texas 78767

RE: RRE Extension Amendment

Dear Katie:

Enclosed please find three originals of the RRE Extension Amendment signed by RRE.

Sincerely,

Mary Etta Gerhardt
Assistant County Attorney

14

AMENDMENT OF ECONOMIC DEVELOMENT AGREEMENT
BETWEEN TRAVIS COUNTY AND
RRE AUSTIN SOLAR L.L.C.

PARTIES

This Amendment ("Amendment") of Agreement is entered into by the following Parties: Travis County, a political subdivision of the State of Texas ("County") and RRE Austin Solar LLC, a Texas Limited Liability Company duly authorized to transact business in Texas, its successors and assigns ("Company").
.

RECITALS

County and Company entered into an agreement to provide for economic incentives in the form of property tax rebates ("Agreement").

Under the Agreement, Company agreed to construct a new 60 Megawatt Solar Farm ("Facility") which would generate clean renewable energy and maintain regional offices in Travis County.

The Agreements provides for changes by written document signed by both Parties; and the Parties desire to amend the Agreement to reflect mutually agreed to changes.

NOW, THEREFORE, in consideration of the mutual benefits received by these changes, and other good and adequate consideration as specified herein, the Parties agree to amend the Agreement as follows:

ARTICLE I. - CHANGE IN OWNERSHIP

1.0 EXTENSION

1.1 The Parties agree to extend the time allowed for completion of certain obligations under the Agreement as follows:

AGREEMENT SECTION	ORIGINAL REQUIREMENT	AMENDED REQUIREMENT
1.4 Agreement Term	Begins date signed – 1/14/11 Ends Termination date	No change
1.6 Completion Date – issuance of Certificate of Occupancy/ completion of Project	On or before 12/31/14	On or before 6/30/16
1.9 Effective Date – date both parties sign the agreement	1/14/11	No change
1.10 Effective Year Value – taxable value assessed by TCAD for year agreement signed	2011	No change

1.17 Payment Term	Begins 1/1/13, ends termination date; First payment made in 2013 based on compliance and taxes paid for 2012	Begins 1/1/15, ends termination date First payment made in 2015 based on compliance and taxes paid for 2014
1.27 Termination Date	12/31/32 or when terminated according to terms	No change
2.4.1 Agreement Term	Begins 1/14/11, ends 12/31/32	No change
2.4.2 Payment Term	Begins 1/1/12 (first payment in 2013; continues through 12/31/32	Begins 1/1/15 (first payment in 2015); continues through 12/31/32
4.2.1 Reporting/Completion/Payment Dates:		
	1/1/10 – 12/31/10 – Effective Year Value determined by TCAD	No change
	1/14/11 – Effective Date	No change
	1/1/11 – Construction begins	3/1/13 – Construction begins
	12/31/11 - $25 million investment; 5 MW power production	6/30/13 - $25 million investment; 5 MW power production
	6/30/12 – first list of purchase agreements, service providers and customers due	12/31/13 – first list of purchase agreements, service providers and customers due
	12/31/12 - $76 million investment; 20 MW power production	6/30/14 - $76 million investment; 20 MW power production
	1/1/13 – Payment term begins	1/1/15 – Payment term begins
	3/31/13 – Annual report due for 2011 performance	3/31/14 – Annual report due for 2013 performance
	4/30/13 – County response to report due	4/30/14 – County response to report due
	9/30/13 – 10/31/13 – County budget process for FY 2014	9/30/14 – 10/31/14 – County budget process for FY 2015
	10/31/13 – County payment due if compliance	10/31/15 – County payment due if compliance
	12/31/13 - $133 million investment; 40 MW power production	6/30/15 - $133 million investment; 40 MW power production
	1/1/14 – Second payment year begins	1/1/16 – Second payment year begins
	3/31/14 – Annual report due for 2013 compliance	1/1/15 – Annual report due for 2014 compliance
	7/31/14 – 9/30/14 – County budget process for FY15	7/31/15 – 9/30/15 – County budget process for FY 16
	10/31/14 – County payment due if compliance achieved	10/31/16 – County payment due if compliance achieved

	12/31/14 – Completion date for Facility; $210 million investment; 60 MW power production	6/30/16 – Completion date for Facility; $210 million investment; 60 MW power production
	12/31/15 – 25 FTEs: at Facility – 5, at Headquarters - 20	6/30/17 – 25 FTEs: at Facility – 5; at Headquarters – 20
	12/31/32 – End of 20 year term	No change
5.1.1(b) – Jobs	25 by 12/31/15(5 at Facility, 20 at Headquarters)	25 by 6/30/17 (5 at Facility, 20 at Headquarters)
5.1.1(c) - Investment	12/31/11 - $25 million 12/31/12 - $76 million 12/31/13 - $133 million 12/31/14 – $210 million	6/30/13 - $25 million 6/30/14 - $76 million 6/30/15 - $133 million 6/30/16 - $210 million
5.1.1(d)(i) – Notice to Proceed with Construction	By 1/1/11 Completion by 12/31/14 % completion requirements	By 3/1/13 Completion by 6/30/16 % completion requirements – no change
5.1.1(d)(ii) - Completion	Certificate of Occupancy no later than 12/31/14	Certificate of Occupancy no later than 6/30/16
5.1.1.(d)(iii) - Production	2011 – 5 MW 2012 – 20 MW 2013 – 40 MW 2014 – 60 MW	2013 – 5 MW 2014 – 20 MW 2015 – 40 MW 2016 – 60 MW
5.1.1(f) – Purchase Agreements	List of providers and customers beginning no later than 6/30/12	List of providers and customers beginning no later than 12/31/15
5.2	Annual Report	Begins 3/31/14

1.2 County and Company understand and agree that the above extension will be the final extension granted. If Company cannot meet the above requirements, the Agreement will be subject to termination by County according to the Agreement terms.

2.0 INCORPORATION

2.1 County and Company hereby incorporate the Agreement into this Amendment. Except for the changes made in this Amendment, County and Company hereby ratify all the terms and conditions of the Agreement as amended. The Agreement with the changes made in this Amendment constitutes the entire agreement between the Parties and supersedes any prior undertaking or written or oral agreements or representations between the Parties. All provisions in the Agreement not specifically amended herein remain the same and in full force and effect.

TRAVIS COUNTY

BY: Samuel T. Biscoe

Samuel T. Biscoe
Travis County Judge

Date: 10-23-12

RRE AUSTIN SOLAR L.L.C.

BY: [signature]

Authorized RRE Representative

Printed Name: DAVEN MEHTA

Title: C.E.O

Date: 9/20/12

AMENDMENT NUMBER 2 OF ECONOMIC DEVELOMENT AGREEMENT BETWEEN TRAVIS COUNTY AND RRE AUSTIN SOLAR L.L.C.

PARTIES

This Amendment Number 2 ("Amendment 2") of Agreement is entered into by the following Parties: Travis County, a political subdivision of the State of Texas ("County") and RRE Austin Solar LLC, a Texas Limited Liability Company duly authorized to transact business in Texas, its successors and assigns ("Company").

RECITALS

County and Company entered into an agreement to provide for economic incentives in the form of property tax rebates ("Agreement").

Under the Agreement, Company agreed to construct a new 60 Megawatt Solar Farm ("Facility") which would generate clean renewable energy and maintain regional offices in Travis County.

The Agreements provides for changes by written document signed by both Parties; and the Parties desire to amend the Agreement to reflect mutually agreed to changes.

The Parties have previously agreed to amend the Agreement to extend the time period for performance by Company (Amendment 1).

The Parties desire to amend the Agreement to extend performance deadlines.

NOW, THEREFORE, in consideration of the mutual benefits received by these changes, and other good and adequate consideration as specified herein, the Parties agree to amend the Agreement as follows:

1.0 EXTENSION

1.1 The Parties agree to extend the time allowed for completion of certain obligations under the Agreement as follows:

AGREEMENT SECTION	ORIGINAL REQUIREMENTS	AMENDMENT 1 REQUIREMENTS	AMENDMENT 2 REQUIREMENTS
1.4 Agreement Term	Begins date signed – 1/14/11 Ends Termination date	No change	No change

AGREEMENT SECTION	ORIGINAL REQUIREMENTS	AMEND. 1 REQUIREMENTS	AMEND. 2 REQUIREMENTS
1.6 Completion Date – issuance of Certificate of Occupancy/ completion of Project	On or before 12/31/14	On or before 6/30/16	On or before 12/31/19
1.9 Effective Date – date both parties sign the agreement	1/14/11	No change	No change
1.10 Effective Year Value – taxable value assessed by TCAD for year agreement signed	2011	No change	No change
1.17 Payment Term	Begins 1/1/13, ends termination date; First payment made in 2013 based on compliance and taxes paid for 2012	Begins 1/1/15, ends termination date First payment made in 2015 based on compliance and taxes paid for 2014	Begins 1/1/18, ends termination date. First payment made in 2018 based on compliance and taxes for 2017
1.27 Termination Date	12/31/32 or when terminated according to terms	No change	No change
2.4.1 Agreement Term	Begins 1/14/11, ends 12/31/32	No change	No change
2.4.2 Payment Term	Begins 1/1/12 (first payment in 2013; continues through 12/31/32	Begins 1/1/15 (first payment in 2015); continues through 12/31/32	Begins 1/1/18 (first payment in 2018); continues through 12/31/32
4.2.1 Reporting/Completion/Payment Dates:			
	1/1/10 – 12/31/10 – Effective Year Value determined by TCAD	No change	No change
	1/14/11 – Effective Date	No change	No change
	1/1/11 – Construction begins	3/1/13 – Construction begins	Construction begins no later than 12/31/15
	12/31/11 - $25 million investment; 5 MW power production	6/30/13 - $25 million investment; 5 MW power production	12/31/16 - $25 million investment; 5 MW power production

AGREEMENT SECTION	ORIGINAL REQUIREMENTS	AMEND. 1 REQUIREMENTS	AMEND. 2 REQUIREMENTS
	6/30/12 – first list of purchase agreements, service providers and customers due	12/31/13 – first list of purchase agreements, service providers and customers due	12/31/16 – first list of purchase agreements, services providers and customers due
	12/31/12 - $76 million investment; 20 MW power production	6/30/14 - $76 million investment; 20 MW power production	12/31/17 - $76 million investment; 20 MW power production
	1/1/13 – Payment term begins	1/1/15 – Payment term begins	1/1/18 – Payment term begins
	3/31/13 – Annual report due for 2011 performance	3/31/14 – Annual report due for 2013 performance	3/31/18 – Annual report due for 2016 performance
	4/30/13 – County response to report due	4/30/14 – County response to report due	4/30/18 – County response to report due
	9/30/13 – 10/31/13 – County budget process for FY 2014	9/30/14 – 10/31/14 – County budget process for FY 2015	9/30/18-10/31/18 – County budget process for FY 2019
	10/31/13 – County payment due if compliance	10/31/15 – County payment due if compliance	10/31/18 – County payment due if compliance
	12/31/13 - $133 million investment; 40 MW power production	6/30/15 - $133 million investment; 40 MW power production	12/31/18 - $133 million investment; 40 MW power production
	1/1/14 – Second payment year begins	1/1/16 – Second payment year begins	1/1/19 – Second payment year begins
	3/31/14 – Annual report due for 2013 compliance	1/1/15 – Annual report due for 2014 compliance	3/31/19 – Annual report due for 2017 compliance
	7/31/14 – 9/30/14 – County budget process for FY15	7/31/15 – 9/30/15 – County budget process for FY 16	7/31/19 – 9/30/19 – County budget process for FY 2020
	10/31/14 – County payment due if compliance achieved	10/31/15 – County payment due if compliance achieved	10/31/19 – County payment due if compliance achieved

AGREEMENT SECTION	ORIGINAL REQUIREMENTS	AMEND. 1 REQUIREMENTS	AMEND. 2 REQUIREMENTS
	12/31/14 – Completion date for Facility; $210 million investment; 60 MW power production	6/30/16 – Completion date for Facility; $210 million investment; 60 MW power production	12/31/19 – completion date for Facility; $210 million investment; 60 MW power production
	12/31/15 – 25 FTEs: at Facility – 5, at Headquarters - 20	6/30/17 – 25 FTEs: at Facility – 5; at Headquarters – 20	12/31/20 – 25 FTEs; Facility – 5; Headquarters – 20
	12/31/32–End of term	No change	No change
5.1.1(b) – Jobs	25 by 12/31/15(5 at Facility, 20 at Headquarters)	25 by 6/30/17 (5 at Facility, 20 at Headquarters)	25 - 12/31/20 (5 at Facility; 20 at headquarters)
5.1.1(c) - Investment	12/31/11 - $25 million 12/31/12 - $76 million 12/31/13 - $133 million 12/31/14 – $210 million	6/30/13 - $25 million 6/30/14 - $76 million 6/30/15 - $133 million 6/30/16 - $210 million	12/31/16 - $25 Million 12/31/17 - $76 million 12/31/18 - $133 million 12/31/19 - $210 million
5.1.1(d)(i) – Notice to Proceed with Construction	By 1/1/11 Completion by 12/31/14 % completion requirements	By 3/1/13 Completion by 6/30/16 % completion requirements – no change	12/31/15 – Completion by 12/31/19
5.1.1(d)(ii) - Completion	Certificate of Occupancy no later than 12/31/14	Certificate of Occupancy no later than 6/30/16	Certificate of Occupancy no later than 12/31/19
5.1.1.(d)(iii) - Production	2011 – 5 MW 2012 – 20 MW 2013 – 40 MW 2014 – 60 MW	2013 – 5 MW 2014 – 20 MW 2015 – 40 MW 2016 – 60 MW	2016 – 5 MW 2017 – 20 MW 2018 – 40 MW 2019 – 60 MW
5.1.1(f) – Purchase Agreements	List of providers and customers beginning no later than 6/30/12	List of providers and customers beginning no later than 12/31/15	List of providers and customers no later than 12/31/16
5.2	Annual Report	Begins 3/31/14	Begins 3/31/18

1.2 County and Company understand and agree that the extension granted in this Amendment 2 is the final extension which will be granted, and Company agrees not to request additional time for any performance under the Agreement. If Company cannot meet the above requirements, the Agreement will be terminated. Company agrees that termination based on failure to comply with requirements under this Amendment 2 will be automatic, with written notice from County to Company sufficient to complete the termination of the Agreement.

2.0 INCORPORATION

2.1 County and Company hereby incorporate the Agreement into this Amendment 2. Except for the changes made in this Amendment 2, County and Company hereby ratify all the terms and conditions of the Agreement as amended. The Agreement with the changes made in this Amendment 2 constitutes the entire agreement between the Parties and supersedes any prior undertaking or written or oral agreements or representations between the Parties. All provisions in the Agreement not specifically amended herein remain the same and in full force and effect.

TRAVIS COUNTY

BY: Samuel T. Biscoe
Samuel T. Biscoe
Travis County Judge
Date: 12-30-14

RRE AUSTIN SOLAR L.L.C.

BY: [illegible]
Authorized RRE Representative
Printed Name: Daven Mehta
Title: CEO
Date: 12/17/14.