Wolf Ridge Wind, LLC

May 9, 2016

Muenster ISD
Mr. Steven Self, Superintendent
P.O. Box 608
113 East 7th Street
Muenster, TX

RE: Wolf Ridge Wind, LLC Form 50-772-A & Form 50-773-A

Dear Mr. Self:

Please find enclosed, Form 50-772-A and Form 50-773-A for Wolf Ridge Wind, LLC. If you have any questions, please feel free to contact me by phone at (561) 691-2943 or by e-mail at Porsche.Farr@NEE.com.

Best Regards,

Porsche Farr
Property Tax Analyst

Enclosure
PTX-2016-0249

Chapter 313 Annual Eligibility Report Form

Economic Development and Analysis
Form 50-772-A

SECTION 1: Applicant and District Information

1. Tax year covered by this report: 2016
   NOTE: This report must be completed and submitted to the school district by May 15 of every year using information from the previous tax (calendar) year.
2. Application number: 92
   NOTE: You can find your application number and all agreement documents and reports on the website www.texasahead.org/tax_programs/chapter313/applicants
3. Name of school district: Muenster ISD
4. Name of project on original application *(or short description of facility)*: Wolf Ridge Wind, LLC
5. Name of applicant on original application: Wolf Ridge Wind, LLC
6. Name the company entering into original agreement with district: Wolf Ridge Wind, LLC
7. Amount of limitation at time of application approval: $10,000,000
8. If you are one of two or more companies originally applying for a limitation, list all other applicants here and describe their relationships. *(Use attachments if necessary.)*

   N/A

SECTION 2: Current Agreement Information

1. Name of current agreement holder(s) Wolf Ridge Wind, LLC
2. Complete mailing address of current agreement holder 700 Universe Blvd. PSX/JB, Juno Beach, FL 33408
3. Company contact person for agreement holder:

   Porsche Farr — Name
   Property Tax Analyst — Title
   (561) 691-2943 — Phone
   Porsche.Farr@NEE.com — Email
4. Texas franchise tax ID number of current agreement holder: 17532449588
5. If the current agreement holder does not report under the franchise tax law, please include name and tax ID of reporting entity:

   N/A — Name
   N/A — Tax ID
6. If the authorized company representative *(same as signatory for this form)* is different from the contact person listed above, complete the following:

   N/A — Name
   N/A — Title
   N/A — Complete Mailing Address
   N/A — Phone
   N/A — Email
7. If you are a current agreement holder who was not an original applicant, please list all other current agreement holders. Please describe the chain of ownership from the original applicant to the new entities. *(Use attachments if necessary.)*

   n/a

The Economic Development and Analysis Division at the Texas Comptroller of Public Accounts provides information and resources for taxpayers and local taxing entities.

For more information, visit our website:
www.TexasAhead.org/tax_programs/chapter313/

SECTION 3: Applicant Eligibility Information

1. Does the business entity have the right to transact business with respect to Tax Code, Chapter 171? *(Attach printout from Comptroller Web site: http://www.window.state.tx.us/taxinfo/coasintr.html)* ☑ Yes ☐ No
2. Is the business entity current on all taxes due to the State of Texas? ☑ Yes ☐ No
3. Is the business activity of the project an eligible business activity under Section 313.024(b)? ☑ Yes ☐ No

   3a. Please identify business activity: electric wind generation facility

SECTION 4: Qualified Property Information

1. Market value for reporting year: $ 71,086,797.00
2. I&S taxable value for reporting year: $ 71,086,797.00
3. M&O taxable value for reporting year: $ 10,000,000.00

SECTION 5A: Wage and Employment Information for Applications Prior to Jan. 1, 2014 (#1 Through 999)

ONLY COMPLETE THE WAGE SECTION (5A or 5B) THAT APPLIES TO YOUR APPLICATION. You can find your application number on the website at www.texasahead.org/tax_programs/chapter313/applicants.

NOTE: All statutory references in Section 5A are for statute as it existed prior to Jan. 1, 2014. For job definitions see TAC §9.1051(14) and Tax Code, §313.021(3). If the agreement includes a definition of "new job" other than TAC §9.1051(14)(C), then please provide the definition "new job" as used in the agreement. Notwithstanding any waiver by the district of the requirement for the creation of a minimum number of new jobs, or any other job commitment in the agreement, Tax Code §313.024(d) requires that 80 percent of all new jobs be qualifying jobs.

1. How many new jobs were based on the qualified property in the year covered by this report? *(See note above)* 8
2. What is the number of new jobs required for a project in this school district according to §313.021(2)(A)(iv)(b), §313.051(b), as appropriate? 10
3. Did the applicant request that the governing body waive the minimum job requirement, as provided under Tax Code §313.025(f-1)? ☑ Yes ☐ No

   3a. If yes, how many new jobs must the approved applicant create under the waiver? 6
4. Calculate 80 percent of new jobs (0.80 x number of new jobs based on the qualified property in the year covered by this report.) N/A
5. What is the minimum required annual wage for each qualifying job in the year covered by the report? $ 49,486.00
6. Identify which of the four Tax Code sections is used to determine the wage standard required by the agreement:
   ☐ §313.021(5)(A) or ☐ §313.021(5)(B) or ☐ §313.021(3)(E)(ii) or ☑ §313.051(b)

   6a. Attach calculations and cite exact Texas Workforce Commission data source as defined in TAC §9.1051.
7. Does the agreement require the applicant to provide a specified number of jobs at a specified wage? ☐ Yes ☑ No

   7a. If yes, how many qualifying jobs did the approved applicant commit to create in the year covered by the report? N/A

   7b. If yes, what annual wage did the approved applicant commit to pay in the year covered by the report? $ 0

   7c. If yes, how many qualifying jobs were created at the specified wage in the year covered by the report? N/A
8. How many qualifying jobs (employees of this entity and employees of a contractor with this entity) were based on the qualified property in the year covered by the report?

   8a. Of the qualifying job-holders last year, how many were employees of the approved applicant?

   8b. Of the qualifying job-holders last year, how many were employees of an entity contracting with the approved applicant?

   8c. If any qualifying job-holders were employees of an entity contracting with the applicant, does the approved applicant or assignee have documentation from the contractor supporting the conclusion that those jobs are qualifying jobs? ☐ Yes ☐ No ☑ N/A

SECTION 5B: Wage and Employment Information for Applications After Jan. 1, 2014 (#1000 and Above)

ONLY COMPLETE THE WAGE SECTION (5A or 5B) THAT APPLIES TO YOUR APPLICATION. You can find your application number on the website at www.texasahead.org/tax_programs/chapter313/applicants.

NOTE: For job definitions see TAC §9.1051(14) and Tax Code, §313.021(3).

QUALIFYING JOBS

1. What is the number of new qualifying jobs the applicant committed to create in the year covered by this report? ..... n/a
2. Did the applicant request that the governing body waive the minimum qualifying job requirement, as provided under Tax Code §313.025(f-1)? ..... N/A ☐ Yes ☐ No
   2a. If yes, how many new qualifying jobs must the approved applicant create under the waiver? ..... N/A
3. Which Tax Code section are you using to determine the wage standard required for this project? N/A. ☐ §313.021(5)(A) or ☐ §313.021(5)(B)
   3a. Attach calculations and cite exact Texas Workforce Commission data sources as defined in TAC §9.1051.
4. What is the minimum required annual wage for each qualifying job in the year covered by this report? ..... $ N/A
5. What is the annual wage the applicant committed to pay for each of the qualifying jobs in the year covered by this report? ..... $ N/A
6. Do the qualifying jobs meet all minimum requirements set out in Tax Code §313.021(3)? ..... N/A ☐ Yes ☐ No

NON-QUALIFYING JOBS

7. What is the number of non-qualifying jobs the applicant had on Dec. 31 of the year covered by this report? ..... N/A
8. What was the average wage you were paying for non-qualifying jobs on Dec. 31 of the year covered by this report? .. $ N/A
9. What is the county average weekly wage for non-qualifying jobs, as defined in TAC §9.1051? ..... $ N/A

MISCELLANEOUS

10. Did the applicant rely on a determination by the Texas Workforce Commission under the provisions §313.024(3)(F) in meeting the minimum qualifying job requirements? ..... N/A ☐ Yes ☐ No
    10a. If yes, attach supporting documentation to evidence that the requirements of §313.021(3)(F) were met.
11. Are you part of a Single Unified Project (SUP) and relying on the provisions in Tax Code §313.024(d-2) to meet the qualifying job requirements? ..... N/A ☐ Yes ☐ No
    11a. If yes, attach supporting documentation from the Texas Economic Development and Tourism Office including a list of the other school district(s) and the qualifying jobs located in each.

SECTION 6: Qualified Investment During Qualified Time Period

ENTITIES ARE NOT REQUIRED TO COMPLETE THIS SECTION IF THE YEAR COVERED BY THE REPORT IS AFTER THE QUALIFYING TIME PERIOD OF THEIR AGREEMENT.

1. What is the qualified investment expended by this entity from the beginning of the qualifying time period through the end of the year covered by this report? ..... $ N/A
2. Was any of the land classified as qualified investment? ..... ☐ Yes ☑ No
3. Was any of the qualified Investment leased under a capitalized lease? ..... ☐ Yes ☑ No
4. Was any of the qualified Investment leased under an operating lease? ..... ☐ Yes ☑ No
5. Was any property not owned by the applicant part of the qualified investment? ..... ☐ Yes ☑ No

SECTION 7: Partial Interest

THE FOLLOWING QUESTIONS MUST BE ANSWERED BY ENTITIES HAVING A PARTIAL INTEREST IN AN AGREEMENT. For limitation agreements where there are multiple company entities that receive a part of the limitation provided by the agreement: 1) each business entity not having a full interest in the agreement should complete a separate form for their proportionate share of required employment and investment information; and, 2) separately, the school district is required to complete an Annual Eligibility Report that provides for each question in this form a sum of the individual answers from reports submitted by each entity so that there is a cumulative Annual Eligibility Report reflecting the entire agreement.

1. What was your limitation amount (or portion of original limitation amount) during the year covered by this report? 10,000,000.00
2. Please describe your interest in the agreement and identify all the documents creating that interest.

SECTION 8: Approval

"I am the authorized representative for the Company submitting this Annual Eligibility Report. I understand that this Report is a government record as defined in Chapter 37 of the Texas Penal Code. The information I am providing on this Report is true and correct to the best of my knowledge and belief."

print here Porsche Farr
Print Name *(Authorized Company Representative)*

Property Tax Analyst
Title

sign here Porsche Farr
Signature *(Authorized Company Representative)*

5/9/14
Date

print here
Print Name of Preparer *(Person Who Completed the Form)*

(561) 691-2943
Phone

Board Finding Number 3.

The average salary level of qualifying jobs is expected to be at least $38,038 per year. The review of the application by the State Comptroller's Office indicated that this amount—based on Texas Workforce Commission data—complies with the requirement that qualifying jobs must pay 110 percent of the county average manufacturing wage. Wolf Ridge Wind, LLC, indicates that total employment will be approximately six (6) new jobs.

In support of Finding 3, the economic impact evaluation states:

The economic assumptions underlying the analysis are summarized in the table below. The following table highlights the total employment, payroll, and capital investment for the wind farm project in Cooke County. Based on approved Texas Economic Development Act wind farm applications and industry standards, the typical wind farm employs one person per 15 wind turbines. Wolf Ridge Wind's project is consistent with this ratio. As noted in the introduction, the financial impact of the requested property value limitation on the finances of Muenster I.S.D. is addressed in a separate report.

Table 2: Wolf Ridge Wind Cooke County Total Investment

Year	Employment	Payroll	Average Salary Per Job	Total Appraised Value	Investment per Job
2008	0	$0	$0	$0	$0
2009	6	$228,228	$38,038	$180,000,000	$30,000,000
2010	6	$238,458	$39,743	$176,000,000	$29,333,333
2011	6	$249,147	$41,525	$174,000,000	$29,000,000
2012	6	$260,316	$43,386	$170,000,000	$28,333,333
2013	6	$271,984	$45,331	$163,000,000	$27,166,667
2014	6	$284,176	$47,363	$156,000,000	$26,000,000
2015	6	$296,915	$49,486	$151,000,000	$25,166,667
2016	6	$310,224	$51,704	$144,000,000	$24,000,000
2017	6	$324,130	$54,022	$137,000,000	$22,833,333
Average	6	$279,419	$46,570	$158,875,000	$26,479,167

Source: TXP, Wolf Ridge Wind, LLC
* TXP has applied an inflation factor to the payroll data based on growth in the county's average annual wage over the past ten years.

Franchise Tax Account Status

As of: 05/09/2016 12:18:59 PM

This Page is Not Sufficient for Filings with the Secretary of State

WOLF RIDGE WIND, LLC	
Texas Taxpayer Number	17532449588
Mailing Address	700 UNIVERSE BLVD C/O PSX/JB JUNO BEACH, FL 33408-2657
Right to Transact Business in Texas	ACTIVE
State of Formation	DE
Effective SOS Registration Date	06/22/2007
Texas SOS File Number	0800833836
Registered Agent Name	C T CORPORATION SYSTEM
Registered Office Street Address	1999 BRYAN ST., STE. 900 DALLAS, TX 75201