



REDACTED

Nevada Governor's Office of Energy

Renewable Energy Abatement Application

ORNI 45 LLC

Jersey Valley Solar & Storage

Facility Information	
Date of Submittal to GOE:	
Type of Incentives (Please check all that the company is applying for on this application)	
<input checked="" type="checkbox"/> Sales & Use Tax Abatement	<input checked="" type="checkbox"/> Property Tax Abatement
Company Information (Legal name of company under which business will be transacted in)	
Company Name:	ORNI 45 LLC (owned by Ormat Nevada Inc (ONI))
Department of Taxation's Tax Payer ID number:	USE-0000-3630-3190
Federal Employer ID number (FEIN, EIN or FID):	47-2235473
NAICS Code:	221114
Description of Company's Nevada Operations:	
<p>Ormat currently has twenty-three (23) geothermal power plants in Nevada, located in Washoe, Churchill, Pershing, Mineral, Lander, Humboldt, and Elko counties including: Beowawe, Brady, Desert Peak 2, Dixie Valley, Steamboat Hills, Steamboat 2, Steamboat 3, Burdette (Galena 1), Galena 2, Galena 3, Don A. Campbell Phase I, Don A. Campbell Phase II, Jersey Valley Project, North Valley, Blue Mountain Faulkner, Ormat Salt Wells, Ormat Stillwater, Tuscarora Power Plant, McGinness Hills Phase I, McGinness Hills Phase II, McGinness Hills Phase III, Tungsten Mountain, and San Emidio.</p> <p>Ormat also operates two (2) solar facilities in Nevada; Ormat Stillwater Solar PV and PV II, both in Churchill County.</p>	
Percentage of Company's Market Inside Nevada:	100%
Mailing Address:	6884 Sierra Center Pkwy
City:	Reno 89511
Phone:	775-356-9029
APN:	007-020-39 Township 30 North, Range 43 East, North 1/2 and Southwest 1/4 of Section 19.
Taxation District where facility is located:	Lander
Nevada Facility	
Type of Facility (please check all that are relevant to the facility)	
<input type="checkbox"/> Geothermal <input type="checkbox"/> Process Heat from Solar Energy <input checked="" type="checkbox"/> Solar PV <input type="checkbox"/> Solar Thermal <input type="checkbox"/> Wind <input type="checkbox"/> Biomass <input type="checkbox"/> Waterpower <input checked="" type="checkbox"/> Renewable Energy Storage <input type="checkbox"/> Transmission that is interconnected to a renewable energy or geothermal facility <input type="checkbox"/> Transmission that contributes to the capability of the electrical grid to accommodate and transmit electricity produced from Nevada renewable energy facilities and/or geothermal facilities	
Name Plate Production Capacity of the Facility:	85 MWdc / 67 Mwac
Net Output Production Capacity of the Facility in MW:	67MW
Annual Net Production Capacity of the Facility in MWh (or other appropriate unit):	169,110 MWh/year
Estimated total capital investment:	[REDACTED]
Percent of total estimated capital investment expended in Nevada:	100%
Anticipated date or time range for the start of construction:	Jun-26
Anticipated date for the Commercial Operation Date (COD) of the facility:	Dec-27
Construction period (in months). Note: time period must match payroll calculations	18 months
Address of the Real Property for the Generation Facility:	4900 Buffalo Valley Rd
City:	Battle Mountain
Size of the total Facility Land (acre):	470.65
Are you required to file any paper work with the PUC and/or FERC?	Will be filing UEPA application soon
If yes, Purpose of the Filing with PUC:	Filing Date OR Anticipated filing Date:
List All the county(s), Cities, and Towns where the facility will be	
1	Lander County



ORMAT

The Jersey Valley Solar and Storage project will include a 67MWac PV solar facility, with a 67MW/268MWh Battery Energy Storage System (BESS).

The facility will be constructed adjacent to the NV Energy Bannock substation on land owned by Ormat.

The project will interconnect to the NV Energy transmission system via an existing transmission line that was built for the Jersey Valley geothermal facility



Parcel 007-020-39

Owners

ORNI 45, LLC
 ATTN: TAX DEPT - ROB BEVERIDGE
 6140 PLUMAS ST STE 200
 RENO, NV 89519

Parcel Summary

Location 4900 BUFFALO VALLEY RD
 BATTLE MTN, NV 89820

Use Code 100: Vacant - Unknown/Other

Tax District 7.0: Battle Mountain Road

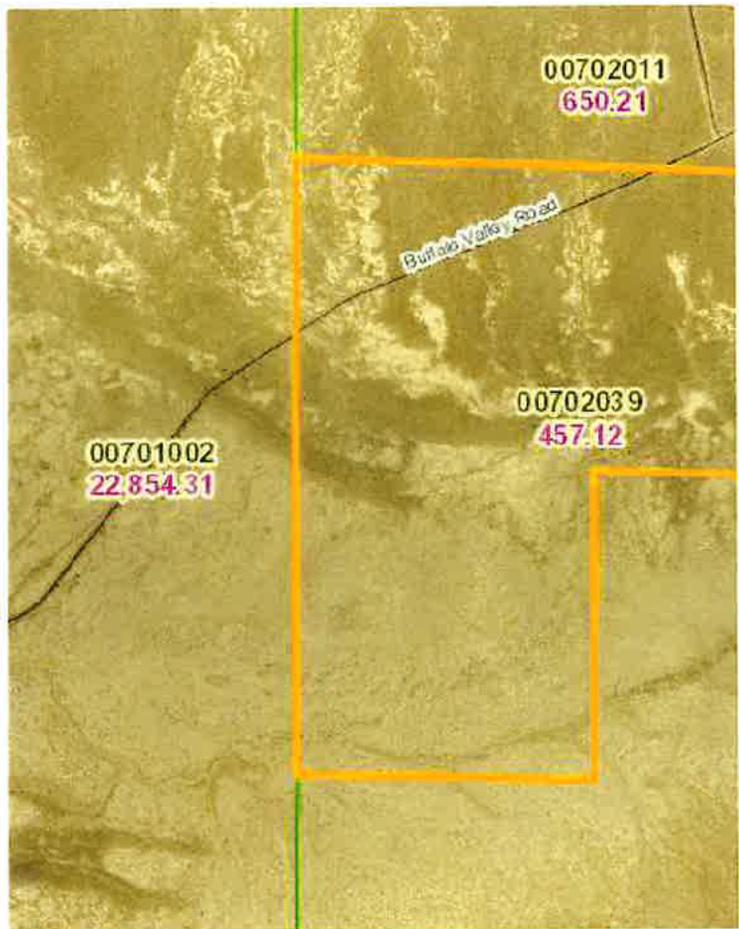
Zone A3

Acreage 470.6500

Plat Maps 07-02.pdf (397kb)
 07-02fl.pdf (522kb)
 07_Index.pdf (534kb)
 07_index_print.pdf (543kb)

Map Documents 258966

Lineage Split from
 007-020-17



Keyline Description

PARCEL B OF THE PARCEL MAP PREPARED FOR ORNI 45,LLC, RECORDED ON 11/01/2010 AS DOCUMENT #0258966.

TOTAL ACRES - 470.65

Value History

	2025	2024	2023	2022	2021	2020	2019
Total Building Value	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Extra Features Value	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Secured Pers Prop	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Land Value	\$58,831	\$58,831	\$58,831	\$58,831	\$58,831	\$35,300	\$35,300
Taxable Value	\$58,831	\$58,831	\$58,831	\$58,831	\$58,831	\$35,300	\$35,300

	2025	2024	2023	2022	2021	2020	2019
Net Exemptions Value:	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Net Assessed Value	\$20,591	\$20,591	\$20,591	\$20,591	\$20,591	\$12,355	\$12,355
New Improvements:	\$0	\$0	\$0	\$0	\$0	\$0	\$0
New Land	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Document/Transfer/Sales History

Instrument / Official Record	Date	Type	V/L	Del Value	Ownership
GBS 256885	2010-03-30	GRANT BARGAIN SALE DEED	Vacant	\$77,710	Grantor: NEVADA LAND & RESOURCE, LLC Grantee: ORNI 45, LLC
GBS 253482	2008-12-31	GRANT BARGAIN SALE DEED	Vacant	\$54,105	Grantor: GEOVADA, LLC Grantee: NEVADA LAND & RESOURCE, LLC
GBS 252233	2008-08-05	GRANT BARGAIN SALE DEED	Vacant	\$0	Grantor: KINGZETT, JAMES M & ALEXANDRA R Grantee: GEOVADA, LLC
GBS 249284	2007-10-24	GRANT BARGAIN SALE DEED	Vacant	\$52,815	Grantor: NEVADA LAND AND RESOURCE CO LLC Grantee: KINGZETT, JAMES M & ALEXANDRA R

Buildings

None

Land Lines

Code	Description	Zone	Front	Depth	Units	Unit Type	Rate	Acreage	Sq Ft	Total Adj	Value
100	Vacant - Unknown/Other	A3			1.00	SITE	\$58,831.00	470.65	0	1.00	\$58,831

Personal Property

None

Disclaimer

All parcel data on this page is for use by the Lander County Property Appraiser for assessment purposes only. The summary data on this page may not be a complete representation of the parcel or of the improvements thereon. Building information, including unit counts and number of permitted units, should be verified with the appropriate building and planning agencies. Zoning information should be verified with the appropriate planning agency. All parcels are reappraised each year. This is a true and accurate copy of the records of the Lander County Assessor's Office as of October 20, 2025.

[Home](#)

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Jusdivia Johnson
 Lander County Treasurer
 (775) 635-5127
 treasurer@landercounty.nv.org

LANDER COUNTY
REAL PROPERTY TAXES FOR FISCAL YEAR
2025-2026



TAXES FROM JULY 1, 2025 THRU JUNE 30, 2026

NOTICE TO TAXPAYERS

PROPERTY LOCATION / DESCRIPTION			
PARCEL NUMBER	DISTRICT	ROLL NUMBER	PROPERTY LOCATION
007-020-39	7.0	3595	4900 BUFFALO VALLEY ROAD

ORNI 45, LLC
 ATTN: TAX DEPT - ROB BEVERIDGE
 6140 PLUMAS ST STE 200
 RENO NV 89519-6072



MAKE REMITTANCE PAYABLE TO:
 LANDER COUNTY TREASURER
 50 STATE ROUTE 305
 BATTLE MOUNTAIN, NV 89820

YOUR CHECK IS YOUR RECEIPT
 IF ADDITIONAL RECEIPT IS NEEDED, RETURN
 ENTIRE TAX BILL WITH PAYMENT AND A SELF-
 ADDRESSED STAMPED ENVELOPE.

NOTE: IF YOUR TAXES ARE INCLUDED IN YOUR MORTGAGE PAYMENT, DO NOT PAY THIS BILL.

ASSESSED VALUATION		DISTRIBUTION OF TAX AMOUNTS				
DESCRIPTION	VALUE	TAXING AGENCY	RATE	PREABATEMENT AMOUNT	ABATEMENT/RECAPTURE AMOUNT	TAX AMOUNT
Real Estate	20,591	General	1.2679	\$261.06	\$42.87	\$218.19
		Road & Bridge	.1909	\$39.31	\$6.45	\$32.86
		Indigent	.0755	\$15.55	\$2.55	\$13.00
		St Med Indgnt	.0655	\$13.49	\$2.21	\$11.28
	20,591	Ag Extension	.0150	\$3.09	\$0.51	\$2.58
		State Indgnt	.0150	\$3.09	\$0.51	\$2.58
		Cap Acquisn	.0300	\$6.18	\$1.01	\$5.17
		Hospital	.5109	\$105.20	\$17.27	\$87.93
		Aging Service	.0850	\$17.50	\$2.87	\$14.63
		School	.7500	\$154.43	\$25.35	\$129.08
		I. C. Airports	.0400	\$8.24	\$1.35	\$6.89
		State	.1700	\$35.00	\$5.75	\$29.25
		Culture & Rec	.0895	\$18.43	\$3.03	\$15.40
		Landfill	.0500	\$10.30	\$1.69	\$8.61
		Ad Valorem Totals	3.3552	\$690.87	\$113.42	\$577.45
NET ASSESSED	20,591					
Information concerning taxing authorization, rates and uses of taxes collected can be found at www.tax.state.nv.us , or by calling 775-635-5127.						
TOTAL TAX DUE						\$577.45

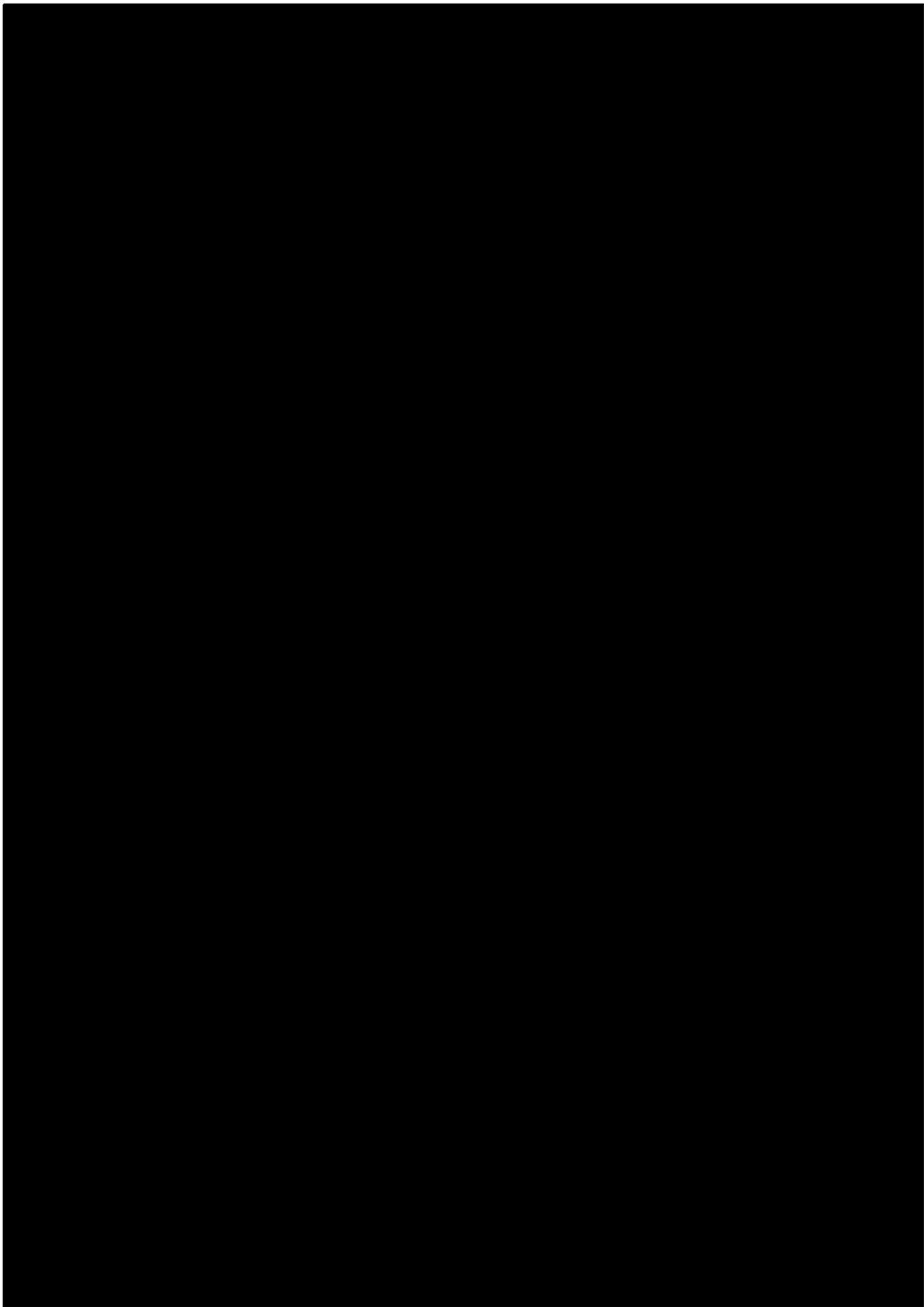
PLEASE SEE THE REVERSE SIDE OF THIS TAX BILL FOR IMPORTANT INFORMATION AND ADDRESS CHANGE INSTRUCTIONS.

DETACH AND MAIL THIS STUB WHEN PAYING 4TH INSTALLMENT.		DETACH AND MAIL THIS STUB WHEN PAYING 3RD INSTALLMENT.	
MAIL TO: LANDER COUNTY TREASURER 50 STATE ROUTE 305 BATTLE MOUNTAIN, NEVADA 89820 <p>DUE ON OR BEFORE March 2, 2026</p> IF MAILING ADDRESS HAS CHANGED SEE REVERSE SIDE	ASSESSED OWNER ORNI 45, LLC ROLL NUMBER 3595 PARCEL NUMBER 007-020-39 AMOUNT \$144.00	MAIL TO: LANDER COUNTY TREASURER 50 STATE ROUTE 305 BATTLE MOUNTAIN, NEVADA 89820 <p>DUE ON OR BEFORE January 5, 2026</p> IF MAILING ADDRESS HAS CHANGED SEE REVERSE SIDE	ASSESSED OWNER ORNI 45, LLC ROLL NUMBER 3595 PARCEL NUMBER 007-020-39 AMOUNT \$144.00
DETACH AND MAIL THIS STUB WHEN PAYING 2ND INSTALLMENT. MAIL TO: LANDER COUNTY TREASURER 50 STATE ROUTE 305 BATTLE MOUNTAIN, NEVADA 89820 <p>DUE ON OR BEFORE October 6, 2025</p> IF MAILING ADDRESS HAS CHANGED SEE REVERSE SIDE	ASSESSED OWNER ORNI 45, LLC ROLL NUMBER 3595 PARCEL NUMBER 007-020-39 AMOUNT \$144.00	DETACH AND MAIL THIS STUB WHEN PAYING 1ST INSTALLMENT. MAIL TO: LANDER COUNTY TREASURER 50 STATE ROUTE 305 BATTLE MOUNTAIN, NEVADA 89820 <p>DUE ON OR BEFORE August 18, 2025</p> IF MAILING ADDRESS HAS CHANGED SEE REVERSE SIDE	ASSESSED OWNER ORNI 45, LLC ROLL NUMBER 3595 PARCEL NUMBER 007-020-39 AMOUNT \$145.45



ORMAT

Natural resources that will be affected by the project include sagebrush habitat that will be disturbed by the construction of the solar field. Wildlife that uses the habitat could be impacted, though individuals should be able to leave the project area during initial site preparation. At the end of the project, site reclamation would include removal of above-ground facilities, re-contouring and revegetation. No mitigation has been required.



SECRETARY OF STATE



NEVADA STATE BUSINESS LICENSE

ORNI 45 LLC

Nevada Business Identification # NV20101216883

Expiration Date: 03/31/2026

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

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

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

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the Great Seal of State, at my office on 03/27/2025.



Francisco V. Aguilar

Certificate Number: B202503275569273

You may verify this certificate

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

FRANCISCO V. AGUILAR
Secretary of State



STATE OF NEVADA CONSUMER USE TAX PERMIT
Department of Taxation

Account ID: **USE-0000-3630-3190**
Location ID: **000-036-303-190-001**
Issued: **November 19, 2025**

ORNI 45 LLC
6884 SIERRA CENTER PKWY
RENO NV 89511-2210

THIS PERMIT:
IS NOT TRANSFERABLE TO ANY OTHER
PERSON.
IS VOID IF ALTERED.
IS NOT ISSUED IN LIEU OF ANY LOCALLY
REQUIRED BUSINESS LICENSE, PERMIT OR
REGISTRATION.

Permit Location:
JERSEY VALLEY
6884 SIERRA CENTER PKWY
RENO NV 89511-2210

*Is registered as a Consumer and not authorized to make
purchases for resale.*

Ormat Nevada Inc.
Jersey Valley Solar & BESS Project Project
Subcontractors List

Vendor	
Tax ID	
Contact	
Mailing Address	
Contact Number	
E-Mail	

Vendor	
Tax ID	
Contact	
Mailing Address	
Contact Number	
E-Mail	

Vendor	
Tax ID	
Contact	
Mailing Address	
Contact Number	
E-Mail	

Vendor	
Tax ID	
Contact	
Mailing Address	
Contact Number	
E-Mail	

Vendor	
Tax ID	
Contact	
Mailing Address	
Contact Number	
E-Mail	

Vendor	
Tax ID	
Contact	
Mailing Address	

Ormat Nevada Inc.
Jersey Valley Solar & BESS Project Project
Subcontractors List

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

Nevada Governor's Office of Energy
Renewable Energy Tax Abatement Application

AFN:

Employment Information

Employment

New Operations or Expansion

CONSTRUCTION EMPLOYEES		Full Time	Part Time
Number of anticipated construction employees who will be employed during the entire construction phase?		330	33
Number of anticipated construction employees who will be employed during the entire construction phase that will be Nevada Residents?		231	23
Average anticipated hourly wage of construction employees, excluding management and administrative employees:		\$ 60.75	\$ 60.00
Number of anticipated construction employees who will be employed during the second-quarter of construction*?		165	16
Percentage of anticipated second-quarter* construction employees who will be Nevada Residents?		70%	69%
Number of anticipated second-quarter* construction employees who will be Nevada Residents?		115	11
PERMANENT EMPLOYEES			
Number of anticipated permanent employees who will be employed as of the end of its first fourth-quarter of new operations or expansion?		4	
Average anticipated hourly wage of permanent employees, excluding management and administrative employees:		50	
Number of permanent employees who were employed prior to the expansion?		0	
Average hourly wage of current permanent employees, excluding managements and administrative employees		0	

Employee Benefit Program for Construction Employees

Health insurance for construction employees and an option for dependents must be offered upon employment

List Benefits Included (medical, dental, vision, flex spending account, etc):

Determined by Vendors - will meet the qualification set by NRS 701A.365(1)(d)(4) and NAC 701A.390(1).

Name of Insurer: Determined by Vendor

Cost of Total Benefit Package:	Cost of Health Insurance for Construction Employees: ESTIMATED AT 8% OF SALARIES
--------------------------------	---

* For reporting purposes, the "second quarter of construction" is weeks 13 through 26 of a 52-week construction period. However, if the construction period is expected to last more or less than 52 weeks, justification may be provided to and considered by the Director of the Governor's Office of Energy as to why there should be an adjustment in the duration or timing of the "second quarter of construction".

NRS 701A.365 (7) (a) and (b)

7. As used in this section, "wage" or "wages":

(a) Means the basic hourly rate of pay.

(b) Does not include the amount of any health insurance plan, pension or other bona fide fringe benefits which are a benefit to the employee.

Construction Employee Schedule

List all anticipated construction employees and associated wages for all persons who will be working on the construction of the facility during the entire construction period. *Please provide the formula utilized to arrive at the numbers below**

FULL TIME EMPLOYEES

		(a)	(b)	(c) = (a)+(b)	(e) = (c) x (d)	(f) = $\Sigma(e) / \Sigma(c)$
#	Job Title	# of Nevada Employees	# of Non-Nevada Employees	Total # of Employees	Total Hourly Wage per category (\$)	Average Hourly Wage (\$)
	Construction Employees, excluding					
	Management and Administrative Employees					
	Civil Construction	56	8	64		
	Mechanical Construction	120	8	128		
	Electrical Construction	140	8	148		
	Building & HVAC	10	1	11		
	Fire Protection Construction	4	0	4		
	TOTAL	330	25	355		
	TOTAL CONSTRUCTION PAYROLL					\$ 60.75

Second Quarter Construction Employee Schedule

List all anticipated construction employees and associated wages for all persons who will be working on the construction of the facility during the **second quarter of construction**. *Please provide the formula utilized to arrive at the numbers below**

FULL TIME EMPLOYEES

		(a)	(b)	(c) = (a)+(b)	(e) = (c) x (d)	(f) = $\Sigma(e) / \Sigma(c)$
#	Job Title	# of Nevada Employees	# of Non-Nevada Employees	Total # of Employees	Total Hourly Wage per job title (\$)	Average Hourly Wage (\$)
	Construction Employees, excluding	330	99	429	\$60.00	
	Management and Administrative Employees					
	TOTAL					

TOTAL CONSTRUCTION PAYROLL	
-----------------------------------	--

- * # Construction Workers x Hours Per Week
 Manhours per Week x Average Hourly Wage
 # of Weeks x Total Weekly Payroll = Yearly Payroll

Permanent Employee Schedule

List all anticipated permanent employees who will be employed by the Nevada Facility as of the end of its first fourth-quarter of new operations or expansion and the employment per job title will continue next 20 years. ***Please provide the formula utilized to arrive at the numbers below****

FULL TIME EMPLOYEES

(c) (f) = $\Sigma(e) / \Sigma(c)$

#	Job Title	# of Employees	Average Hourly Wage (\$)
1	Management and Administrative Employees		
2	Permanent Employees, excluding Management and Administrative Employees	4	
TOTAL		4	\$50.00
TOTAL ANNUAL PAYROLL		\$	416,000

* # Employees x Hours Per Week x 52 Weeks x Average Hourly Wage

Nevada Governor's Office of Energy
Renewable Energy Tax Abatement Application
AFN:

Supplemental Information

Please respond to each question. Answers to the questions will assist Department of Taxation staff in determining whether the facility should be locally or centrally assessed. Other questions will assist staff in understanding whether the reported replacement costs capture all aspects of taxable value.

1) Will you have a possessory interest in any governmentally owned property for this facility? Please describe if yes.

No

2) Will the facility, including generation, transmission, or distribution cross state or county boundaries? If yes, please describe.

No

3) Is the facility owned by a subsidiary of a company that is interstate or intercounty in nature? Name and location of the subsidiary company, if yes.

Yes, Ormat Nevada Inc.

4) At what physical point is the ownership of energy transferred? Describe the location and nature of the connection to the transmission grid.

The enegy is transferred where the existing Ormat-owned 120kV transmission line terminates on the existing NV Energy-owned termination structure and switch that is adjacent to the NV-Energy owned Bannock substation.

5) Will the facility be eligible for other abatements or exemptions such as pollution control exemptions? Please describe if yes

No

6) Has your company applied and/or been approved for any abatements or exemptions for this facility or any other facility by the State of Nevada and/or local governments? If yes, list the abatements awarded, name and location of the project, name of the awarder, date of approval, amounts and status of the accounts.

No

7) Has your company applied for, or planning to apply for, an exempt wholesale generator designation as defined in 15 U.S.C 79z-5A?

No

8) If an EIS or EA has been performed, please supply the ROD number.

N/A - Project is on private lands

9) Has an appraisal been performed on any portion of this land or project?

No

10) Has a Power Purchase Agreement been executed?

In final negotiations with an offtaker; the PPA will be executed prior to the hearing on the RETA abatement.

**Nevada Governor's Office of Energy
Renewable Energy Tax Abatements Application
AFN:**

**Summary Report
Schedules 1 through 8**

Company: _ORNI 45 LLC (owned by Ormat Nevada Inc (ONI))

Division:

Line No.	Schedule	Total Estimated RCM Plus Transaction Cost	Department Use Only
1	Sch. 1 Personal Property - Property Tax - Total from Col. J. *	\$	
2	Sch. 2 Real Property - Improvements - Total from Col. F. *	\$	
3	Sch. 3 Real Property - Land - Total from Col. I	\$	
4	Sch. 4 Operating Leases - Total from Col. F *		
5	Sch. 5 Contributions in Aid of Construction - Total from Col. F		
6	Sch. 6 First Year Estimated Sales & Use Tax - Total from Col. H	\$	
7	Sch. 7 Second Year Estimated Sales & Use Tax - Total from Col. H	\$	
8	Sch. 8 Third Year Estimated Sales & Use Tax - Total from Col. H	\$	

** The final determination of the classification of property as real or personal is made by the county assessor for locally-assessed property or by the Department of Taxation for centrally-assessed property. Placement of property on these sheets of the application is made for purposes of this fiscal note only and is not determinative of the final classification of property by the appropriate taxing official.*

**Nevada Governor's Office of Energy
Renewable Energy Tax Abatements Application
AFN:**

**Property Tax: Personal Property
Schedule 1**

Company Name: _ORNI 45 LLC (owned by Ormat Nevada Inc (ONI))

Division: _____

A	B	C	D	E	H	I	J
Personal Property Itemized Description	G/L Account No. (if applicable)	Purchased by Facility Owner (FO) Contractor (C) Subcontractor (SC)	Date Purchased (if applicable)	Date Received or Estimated Date of Receipt in Nevada	Estimated Total Acquisition Cost	Estimated Life of Personal Property	Estimated Acquisition Cost Less Depreciation
Batteries							
PV Panels / Modules							
Tracking System							
Inverter Skids							
Inverter							
Cables/CAB System/Etc.							
Main Transformer							
OEC Spare Parts							
Cables & wires							
Switchgear							
PV Combiner Boxes							
T-Line							
Grounding & Lightning Protection Materials							
Substation CT's & PT's							
Fire suppression - External							
DC Cables & Trays							
Auxiliary Transformer							
Auxiliary Systems							
Pole and Disconnect							
Surveillance System							
Substation Misc. Parts							
O&M Equipment							
Breakers							
Site Control Cabinet							
Termination kits (glands, lugs, terminals)							
TPP & LPP modification & differential protection							
Communication (Including RTU and Fiber Optic)							
Cables & conduits							
Lighting & Lights							
Control & Communication							
Grounding grid							
Substation Misc. Parts							
Insulator							
Power shelter / Electrical room							
220 kV disconnect switch							
Fiber Optic Cable							
OEC Unit - Others							
Transfer Line Misc. Parts							
Metering System							
Grand Total							

**Nevada Governor's Office of Energy
Renewable Energy Tax Abatements Application
AFN:**

**Property Tax: Real Property Improvements
Schedule 2**

Company Name: ORNI 45 LLC (owned by Ormat Nevada Inc (ONI))
 Division: _____

Instructions:

- (1) List each item of real property improvements subject to property tax in Col A. Pursuant to NRS 361.035, real property includes all houses, buildings, fences, ditches, structures, erections, railroads, toll roads and bridges, or other improvements built or erected upon any land, whether such land is private property or public property; as well as mobile or manufactured
- (2) For each item in Col. A, complete the requested information in Col. B (if applicable), and Col. C through Col. F.
- (3) The total estimated cost reported in Col. F should include estimated or actual costs of labor (do not include construction or operational employee totals from previous tab), materials, supervision, contractors' profit and overhead, architects' plans and specifications, engineering plans, building permits, site preparation costs, sales taxes and insurance; costs of buying or assembling land such as escrow fees, legal fees, right of way costs, demolition, storm drains, rough grading or other land improvement costs, yard improvements including septic systems, signs, landscaping, paving, walls, yard lighting; off-site costs
- (4) Use Schedule 3 to report land; Schedule 4 to report operating leases; and Schedule 5 to report contributions in aid of
- (5) Attach additional sheets as necessary.

A	B	C	F
Real Property Improvements Itemized Description	G/L Account No. (if applicable)	Estimated Date of Completion	Estimated Total Construction Cost
Main Control/Office Building			[REDACTED]
Power House			
Grand Total			

**Nevada Governor's Office of Energy
Renewable Energy Tax Abatements Application
AFN:**

**Property Tax: Real Property Land
Schedule 3**

Company Name: _ORNI 45 LLC (owned by Ormat Nevada Inc (ONI))

Division: _____

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

A	B	C	D	E	F	G	H	I	
Where Situated				Brief Description, Size of the Land (acre), Date Acquired	Assessor's Parcel Number (APN)	Owned (O) Leased (L) Rented (Rtd)	G/L Account Number (if applicable)	Purchase Price (if applicable)	Assessor's
Line #	County	City or Town	Tax District						
1	Lander		7.0: Battle Mountain Road	470.65 Acres	007-020-39	O			
2									
3									
4									
5									
6									
7									
8									
9									
10									
11									
12	Grand Total								

**Nevada Governor's Office of Energy
Renewable Energy Tax Abatements Application
AFN:**

**Sales and Use Tax
First Year of Eligible Abatement
Schedule 6**

Company Name: _ORNI 45 LLC (owned by Ormat Nevada Inc (ONI)

Division: _____

Instructions:

- (1) Column A: List each item of personal property or materials and supplies subject to sales and use tax (please include leases. Refer to NRS Chapter 372 for taxable events
- (2) Column B: For each item in column A, list applicable account number.
- (3) Column C: List the Facility Owner, Contractor or Subcontractor that will be purchasing the personal property or materials and supplies subject to sales and use tax
- (4) Column D: List the date the personal property or materials and supplies were purchased
- (5) Column E: List the date that possession of the personal property or materials and supplies will be taken
- (6) Column F: List the cost of the personal property or materials and supplies.
- (7) Column G: List the county where possession will be taken and the applicable sales tax rate of that county. Find the appropriate sales/use tax rate on the Department of Taxation's website at <http://tax.state.nv.us>. Then scroll to "Quick Links" and select "Sales/Use Tax Rate Map".
- (8) Column H: Multiply Column F by the Sales Tax Rate in Column G
- (9) Attach additional sheets as necessary

A	B	C	D	E	F	G	H
Personal Property or Materials and Supplies Itemized Description	G/L Account No. (if applicable)	Purchased by Facility Owner (FO) Contractor (C) Subcontractor (SC)	Date Purchased	Date of Possession	Total Transaction	County and Applicable Sales Tax	Estimated Sales Tax Paid or to
Batteries		FO					
PV Panels / Modules		FO					
Tracking System		FO					
Inverter Skids		FO					
Inverter		FO					
Cables/CAB System/Etc.		FO					
Main Transformer		FO					
OEC Spare Parts		FO					
Cables & wires		FO					
Switchgear		FO					
PV Combiner Boxes		FO					
T-Line		FO					
Grounding & Lightning Protection Materials		FO					
Substation CT's & PT's		FO					
Fire suppression - External		FO					
Auxiliary Transformer		FO					
DC Cables & Trays		FO					
Auxiliary Systems		FO					
Pole and Disconnecter		FO					
O&M Equipment		FO					
Substation Misc. Parts		FO					
Surveillance System		FO					
Breakers		FO					
Site Control Cabinet		FO					
Termination kits (glands, lugs, terminals)		FO					
TPP & LPP modification & differential protection		FO					
Communication (Including RTU and Fiber Optic)		FO					
Cables & conduits		FO					
Lighting & Lights		FO					
Control & Communication		FO					
Grounding grid		FO					
Substation Misc. Parts		FO					
Insulator		FO					
Power shelter / Electrical room		FO					
220 kV disconnecter switch		FO					
Fiber Optic Cable		FO					
Metering System		FO					
Transfer Line Misc. Parts		FO					
Grand Total							

**Nevada Governor's Office of Energy
Renewable Energy Tax Abatements Application
AFN:**

**Sales and Use Tax
Second Year of Eligible Abatement
Schedule 7**

Company Name: _ORNI 45 LLC (owned by Ormat Nevada Inc (ONI))

Division: _____

Instructions:

- (1) Column A: List each item of personal property or materials and supplies subject to sales and use tax (please include leases. Refer to NRS Chapter 372 for taxable events)
- (2) Column B: For each item in column A, list applicable account number
- (3) Column C: List the Facility Owner, Contractor or Subcontractor that will be purchasing the personal property or materials and supplies subject to sales and use tax
- (4) Column D: List the date the personal property or materials and supplies were purchased
- (5) Column E: List the date that possession of the personal property or materials and supplies will be taken.
- (6) Column F: List the cost of the personal property or materials and supplies
- (7) Column G: List the county where possession will be taken and the applicable sales tax rate of that county. Find the appropriate sales/use tax rate on the Department of Taxation's website at <http://tax.state.nv.us>. Then scroll to "Quick Links" and select "Sales/Use Tax Rate Map".
- (8) Column H: Multiply Column F by the Sales Tax Rate in Column G
- (9) Attach additional sheets as necessary

A	B	C	D	E	F	G	H
Personal Property or Materials and Supplies Itemized Description	G/L Account No. (if applicable)	Purchased by Facility Owner (FO) Contractor (C) Subcontractor (SC)	Date Purchased	Date of Possession	Total Transaction	County and Applicable Sales Tax	Estimated Sales Tax Paid or to be Paid
Batteries		FO					
PV Panels / Modules		FO					
Tracking System		FO					
Inverter Skids		FO					
Inverter		FO					
Cables/CAB System/Etc.		FO					
Main Transformer		FO					
OEC Spare Parts		FO					
Cables & wires		FO					
Switchgear		FO					
PV Combiner Boxes		FO					
T-Line		FO					
Grounding & Lightning Protection Materials		FO					
Substation CT's & PT's		FO					
Fire suppression - External		FO					
Auxiliary Transformer		FO					
DC Cables & Trays		FO					
Auxiliary Systems		FO					
Pole and Disconnect		FO					
O&M Equipment		FO					
Substation Misc. Parts		FO					
Surveillance System		FO					
Breakers		FO					
Site Control Cabinet		FO					
Termination kits (glands, lugs, terminals)		FO					
TPP & LPP modification & differential protection		FO					
Communication (Including RTU and Fiber Optic)		FO					
Cables & conduits		FO					
Lighting & Lights		FO					
Control & Communication		FO					
Grounding grid		FO					
Substation Misc. Parts		FO					
Insulator		FO					
Power shelter / Electrical room		FO					
220 kV disconnect switch		FO					
Fiber Optic Cable		FO					
Metering System							
Transfer Line Misc. Parts							

**Nevada Governor's Office of Energy
Renewable Energy Tax Abatements Application
AFN:**

**Sales and Use Tax
Third Year of Eligible Abatement
Schedule 8**

Company Name: ORNI 45 LLC (owned by Ormat Nevada Inc (ONI))

Division: _____

Instructions:

- (1) Column A List each item of personal property or materials and supplies subject to sales and use tax (please include leases Refer to NRS Chapter 372 for taxable events)
- (2) Column B For each item in column A, list applicable account number
- (3) Column C List the Facility Owner, Contractor or Subcontractor that will be purchasing the personal property or materials and supplies subject to sales and use tax
- (4) Column D List the date the personal property or materials and supplies were purchased
- (5) Column E List the date that possession of the personal property or materials and supplies will be taken
- (6) Column F List the cost of the personal property or materials and supplies
http://tax.state.nv.us Then scroll to "Quick Links" and select "Sales/Use Tax Rate Map"
- (7) Column H Multiply Column F by the Sales Tax Rate in Column G
- (8) Attach additional sheets as necessary.

A	B	C	D	E	F	G	H
Personal Property or Materials and Supplies Itemized Description	G/L Account No. (if applicable)	Purchased by Facility Owner (FO) Contractor (C) Subcontractor (SC)	Date Purchased	Date of Possession	Total Transaction	County and Applicable Sales Tax	Estimated Sales Tax Paid or to
OEC Spare Parts		FO					

Nevada Governor's Office of Energy
Renewable Energy Tax Abatements Application
AFN:

Attestation and Signature

I, Elizabeth Helms, by signing this Application, I do hereby attest and affirm under penalty of perjury the following:

- (1) I have the legal capacity to submit this Application on behalf of the applicant;
- (2) I have prepared and personally knowledgeable regarding the contents of this Application; and
- (3) The content of this Application are true, correct, and complete.

Elizabeth Helms
Name of person authorized for signature:

Corporate Secretary
Title:


Signature:

January 5, 2025
Date:

Nevada Governor's Office of Energy
Renewable Energy Tax Abatement Application
AFN:

This Application contains confidential information: **Yes X** No

If yes, please identify any information in the within Application or documents submitted herewith, which Applicant considers confidential or trade secret information. Further, identify: (1) the applicable statutory authority or agreement preventing public disclosure of the information; and (2) Applicant's rationale underlying non-disclosure of the information or document(s).

Applicant acknowledges that the burden of demonstrating confidentiality or trade secret status lies with the Applicant, and Applicant agrees to defend and indemnify the State and its agencies for honoring such designation. Notwithstanding, Applicant understands that the over-inclusive designation of information or documents as confidential or trade secret may cause the Nevada State Office of Energy to conduct further inquiry of the Applicant into the confidentiality of the information, potentially delaying submission of the Application to the Nevada Energy Director.

Material for which confidentiality is claimed:

Confidentiality is claimed for data relating to costs and prices, as well as to private information of individuals and companies such as e-mail addresses of individuals and tax ID #'s of companies

Basis for claims of confidentiality:

NRS 360.247, 49.325, 703.190, 239B.030 & 239B.040