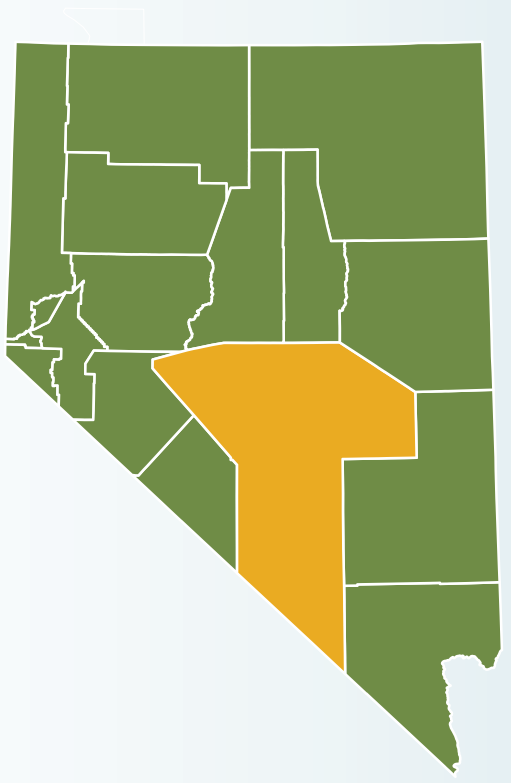
PROJECT FACTS

ESTIMATED SCHEDULE

PLANNING	PERMITTING	CONSTRUCTION START	OPERATIONS START
2021	2026	2027 or 2028	2029 or 2030

LOCATION

Located on about 4,414 acres of BLM land at eastern edge of southern Nye County, NV.



OVERVIEW

- Sited 1 mile away from the nearest residential property and over 1.5 miles southeast of Hafen Elementary School.
- Largely screened from public view due to natural topography.
- Applying to Nye County for all applicable local permits.
- Undergoing an Environmental Impact Statement (EIS) pursuant to the National Environmental Policy Act (NEPA). The Final Environmental Impact Statement was published on August 21, 2026.
- Applying to Public Utilities Commission for Utility Environmental Protection Act (UEPA) approvals.
- Connects to the Gridliance 230 kV Gamebird Substation (part of CAISO system) in the southern Pahrump Valley.



LRE
Copper Rays Solar

WHO WE ARE

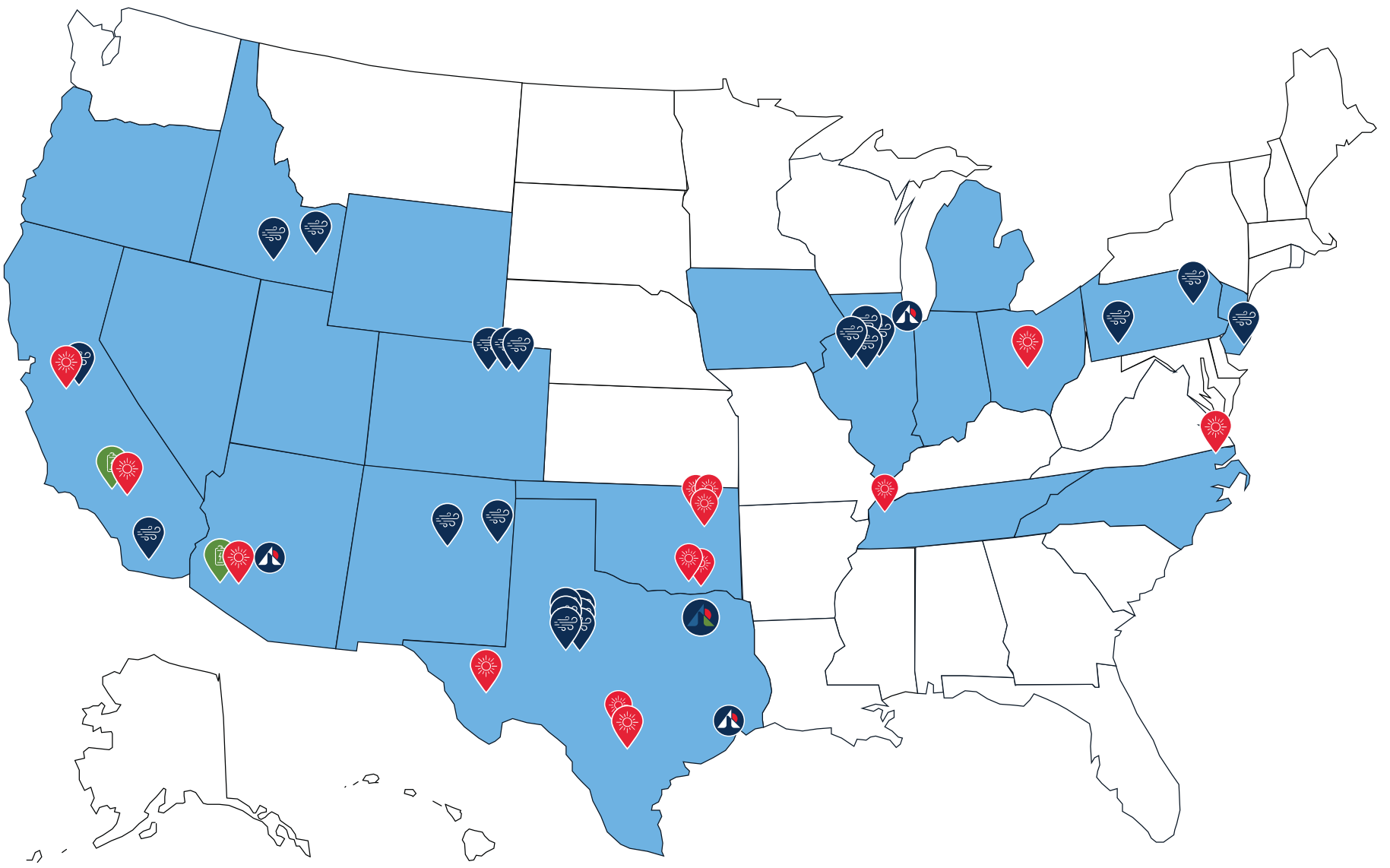
LRE (LEEWARD RENEWABLE ENERGY)

Developer, owner and operator of renewable energy facilities across 19 states

HEADQUARTERED IN DALLAS, TX

30+ PROJECTS, 4 GW (4,000 MW) of renewable energy in operation

Prioritizes U.S. manufactured materials, including domestic steel and American-made solar panels.



Wind

Solar

Energy Storage

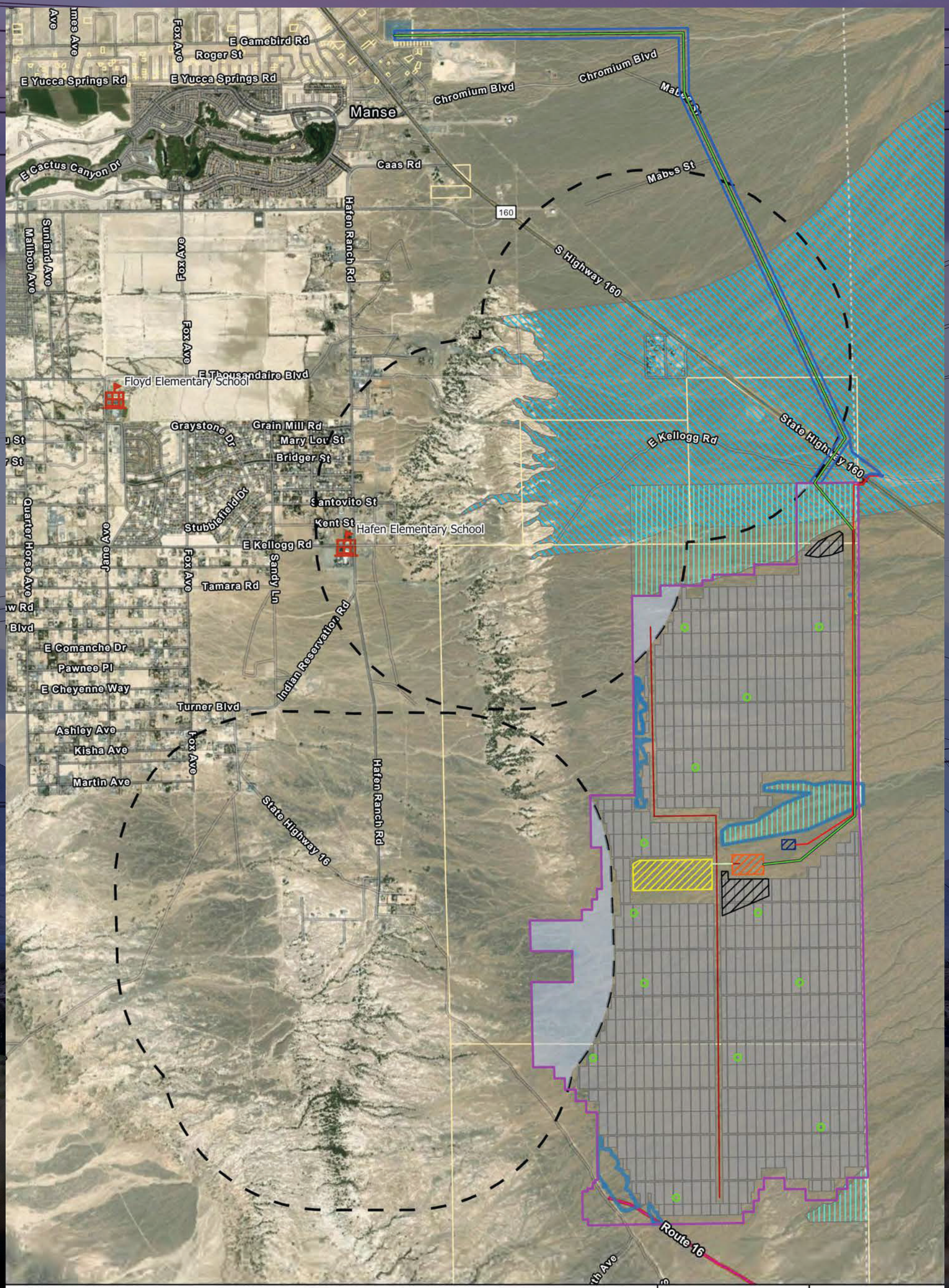
Corporate HQ

Corporate Offices

Projects in Development

LRE

PROJECT MAP


E Gamebird Rd
Roger St
E Yucca Springs Rd
E Yucca Springs Rd
Manse
Chromium Blvd
Chromium Blvd
Mabes St
Mabes St
E Cactus Canyon Dr
Caas Rd
160
S Highway 160
Hafen Ranch Rd
Sunland Ave
Malibou Ave
Fox Ave
Fox Ave
Fox Ave
E Thousandaire Blvd
Floyd Elementary School
Graystone Dr
Grain Mill Rd
Mary Lou St
Bridger St
Santovito St
Kent St
Hafen Elementary School
Stubblefield Dr
E Kellogg Rd
E Kellogg Rd
State Highway 160
Quarter Horse Ave
Jane Ave
Fox Ave
Tamara Rd
Sandy Ln
E Comanche Dr
Pawnee Pl
E Cheyenne Way
Turner Blvd
Ashley Ave
Kisha Ave
Martin Ave
Fox Ave
Indian Reservation
Hafen Ranch Rd
State Highway 16
Route 16
Legend
Site Boundary
PV Solar Panel
BESS
Substation
Operation & Maintenance Facility
Construction Laydown Yard
Gen-Tie
Electrical Cabling
Distribution Power
BESS MV Collection
Copper Rays Gen-Tie ROW
Site Access Road
PV Panel Exclusion Zone
Solar Resource Measuring Installation
FEMA Flood Zone
Potential Flood Area
Drainage Basins
1 Mile Residential Setback
Elementary School
Parcel Boundary
Route 16
N
0
1,500
3,000 Feet
LRE
Copper Rays Solar
May 28, 2025
Copper Rays Solar Project
Nye County, Nevada
Site Plan
Facility locations are conditional and subject to change, pending final BLM approval and Record of Decision
Sources: Nevada BLM, Leeward, AECOM 2024-2025, Copper Rays
Path: \\na.aecomnet.com\lfs\AMER\SanDiego-USSDG1\DCS\Projects\ENV\60711811_LRED_Cooper_Rays_Solar\900_CAD_GIS\920_GIS\02_maps\02_Report_Maps\SolarOrdinance\Copper Rays Solar Ordinance.aprx, 5/28/2025, paul.moreno

NYE COUNTY
BENEFITS

The project is expected to generate up to $94 million in local property tax revenue over its operating life, averaging approximately $2 million annually.

Under federal law, Nye County is expected to receive 25% of the project's lease revenue, providing up to an estimated $1 million annually to support county services and priorities.

Through a proposed Development Agreement with Nye County, Copper Rays proposes up to an additional $10 million (est.) in direct community benefits:

- **$4,000 per MW of constructed solar capacity contribution, totaling up to $2.8 million.**
- **Sheriff's Office Support: $200,000 annually during construction, up to $1 million.**
- **Fire Department Support: $55,000 one-time fee plus up to $100,000 annually during operations.**
- **Up to $650,000 in water demand offset fees to promote responsible water use.**
- **Up to $40,000 to Town of Pahrump for Simkins Park Splash Pad facility.**
- **Up to $600,000 to Town of Pahrump for Soccer Fields.**
- **Up to $50,000 annually for post-secondary education direct scholarships to qualified Nye County High School seniors.**

The project's construction is expected to support approximately 300-400 on-site jobs and up to 5 permanent jobs expected for operations. The project will prioritize the use of qualified Nevada workers whenever possible, with workforce opportunities anticipated for residents of Nye County and the southern Nevada Region.

LRE
Copper Rays Solar



NYE COUNTY
TAX REVENUE

PROJECTED LOCAL PROPERTY TAX REVENUES

The chart below illustrates the projected distribution of cumulative property tax revenues generated by the full 700 MW build-out and operation of the project over its 36-year lifespan. Based on current property tax rates, the project is expected to provide substantial long-term funding to Nye County and other local taxing jurisdictions, supporting essential public services, schools, infrastructure, and economic programs.

Nye County Taxing Entity	Cumulative Property Tax Revenue
Nye County School District*	$22,460,293*
Nye County General Fund	$31,354,569
School Debt	$17,519,029
Pahrump Town	$13,227,615
Med & Gen Ind	$449,206
Ded Co Med	$601,936
Auto Acc Indg	$449,206
Pahrump Museum	$116,794
Juvenile Probation	$2,395,765
Health Clinic	$350,381
Capital Projects	$1,048,147
Special Capital Projects	$748,676
911 Emergency	$149,735
Youth Service	$179,682
Pahrump Library District	$2,958,769
Pahrump Pool	$488,137
Tonopah Museum	$77,862
Nye County Airport	$44,921
Total	**$94,620,723**

*Distributed through the State Education Fund

LRE
Copper Rays Solar

OUR COMMUNITIES

As a dedicated member of the communities we call home, we work hard to earn the trust of our neighbors. Our involvement goes well beyond job creation, economic investment, and providing clean, renewable energy. We believe being involved means giving back.

Since 2023, LRE has proudly contributed over $30,000 to organizations and initiatives across Nye County, including the Nye Communities Coalition, local schools, the Pahrump Soroptimists, and Advocates for Children of Rural Nevada.

LRE



Solar FAQs

FREQUENTLY ASKED QUESTIONS

DOES THIS PROJECT BENEFIT THE COUNTY AND THE COMMUNITY?

Yes. In addition to the 300-400 jobs the project will create during construction and up to 5 permanent jobs for operations, Nye County is expected to receive an estimated $94 million in tax revenue over the 36+ year life of the project.

WILL THE PROJECT IMPACT NEARBY PROPERTY VALUES?

No. Copper Rays is located over 1 mile from the nearest residence and is largely screened from the Town of Pahrump and State Route 160 by existing natural topography. Further, the project will operate quietly and produce virtually no traffic after construction.

WILL THE PROJECT CREATE A HEAT ISLAND?

No. In fact, solar PV panels are thin, lightweight, and primarily consist of glass. This means that while panels can get hot in the sun, the heat dissipates quickly and is not retained, unlike high-mass materials such as cement or asphalt used in commercial or residential developments. Studies have shown no difference between ambient air temperature and air temperatures 100 feet outside of solar project fence lines.

HOW WILL THE PROJECT CONTROL DUST?

Copper Rays Solar takes dust control practices seriously and understands the dry and windy conditions of the area. We'll obtain a dust control permit from Nye County and we'll use best management practices to control dust on site during construction, which may include suppression with water, work stoppage and other necessary measures to ensure the safety of workers and neighbors.

DURING CONSTRUCTION, WILL THE PROJECT MAINTAIN OUR ROADS?

Yes. Site access will be provided from State Route 160 across from Trout Canyon Road, avoiding the use of local Nye County roads. New dedicated left/right turn lanes on State Route 160 will be constructed in accordance with NDOT requirements to maintain traffic flow and enhance roadway safety.

WILL THE PROJECT BE DECOMMISSIONED AT THE END OF ITS OPERATIONAL LIFE?

Yes. LRE will fully decommission the project at the end of its operational life. We are committed to substantially restoring the property to its pre-existing condition.

LRE
Copper Rays Solar

SOLAR PANEL SAFETY
+ THE ENVIRONMENT



SOLAR PANEL BASICS:

- Solar panel materials are fully encased behind strong tempered glass.

- LRE's solar panel contents are solid-state; they do not mix with water or vaporize.

- There are no harmful emissions or adverse impacts to soils or groundwater.

- Solar panels are very durable. They are designed to withstand hail, strong wind and storms.

- Solar projects employ full-time staff and are monitored electronically 24/7.

LRE
Copper Rays Solar

Battery Storage FAQs

FREQUENTLY ASKED QUESTIONS

WHAT TYPE OF BATTERY CELLS DOES LRE USE?

LRE intends to use Lithium ion battery cells. This is the same technology that is in your laptop computer, cell phone, electric vehicle, and many other consumer products.

DO BATTERIES CATCH ON FIRE?

Some battery systems have caught on fire before. However, in recent years the industry has taken significant steps in both battery technology and system design, so that modern batteries are safer and far less likely to experience a fire event.

DO BATTERY RELEASE DANGEROUS GASSES WHEN THEY BURN?

As with nearly any material when burned, when batteries burn they can release some harmful gasses. However, it has been shown via testing that these gasses are not released in concentrations that are dangerous to humans.

DO BATTERIES HAVE LIQUID IN THEM THAT CAN LEAK?

Lithium ion batteries do contain a liquid electrolyte. However, unlike “wet cell” lead acid batteries, the liquid cannot spill or leak in meaningful quantities – the electrolyte is individually contained in thousands of fully sealed battery cells. The liquid is soaked into the porous separator between electrodes, much like water soaked into a sponge. Even in the unlikely that many battery cells were punctured, very little liquid would escape.

ARE NOISE LEVELS A CONCERN WHEN IT COMES TO BATTERY PROJECTS?

During operations, the project equipment is not anticipated to produce noise that is perceptible at nearby residences because battery storage projects are setback significantly from adjacent homes and properties.

WHAT STANDARD SAFETY FEATURES ARE APPLIED?

LRE applies fire suppression, gas detection, heat and smoke detectors, 24/7 monitoring, fusing, first responder shut-off panels, and alarm systems.

LRE
Copper Rays Solar

Battery Storage Safety
+ THE ENVIRONMENT



BATTERY STORAGE BASICS

- Battery energy storage doesn't generate electricity, it charges from a co-located solar project or from the grid. Operators can then discharge the battery and send electricity to the grid when more power is needed.

- Individual battery cells, much like a car battery, are clustered together into stacks. Up to 21 stacks are secured in a container.

- Each container is monitored and has its own fire suppression system. In the event of a fire, the container can be isolated so it does not spread to other ones.

- Battery projects are monitored electronically 24/7.

LRE
Copper Rays Solar

RESPONSIBLE WATER USE

Under permits issued by the Nevada State Water Engineer, Copper Rays will conserve, protect, and responsibly manage water resources. The project will utilize existing water rights and will not seek new water rights.

Through our proposed Development Agreement with Nye County, Copper Rays would further commit to:

- Pay up to $650,000 in voluntary water demand offset fees to promote responsible water use and accountability.
- Provide quarterly water consumption reports during construction.
- Make payments to support the retirement of water rights to offset operational usage and support recovery of Basin 162.



LRE
Copper Rays Solar

MINIMIZED
LAND IMPACTS

SMALLER PROJECT FOOTPRINT, MORE DESERT HABITAT

As part of the project's Final Environmental Impact Statement, the BLM has identified Alternative 1 - Resources Integration Alternative (RIA) as the BLM-preferred Alternative, which substantially reduces the project's disturbance footprint.



- Although the project development area of Alternative 1 – RIA encompasses approximately 3,480 acres, only about 696 acres will be graded. As a result, large portions of the site, including native vegetation, soils, and root systems, will remain undisturbed.

- Very limited vegetation trimming beneath solar panels will allow much of the existing habitat to remain intact.

- Major drainages will be preserved, maintaining important wildlife movement corridors.

- Measures for cacti and yucca salvage and relocation will be implemented.

- Restrictions on construction site preparation activities, including limits on grading, overland travel, drive and crush, the number of vehicle passes for panel installation, and other ground-disturbing activities, will help minimize habitat loss, reduce dust, and support more effective habitat restoration.

Example of low-disturbance techniques and habitat regrowth at a solar project in southern Nevada.

HABITAT RESTORATION

The project includes a comprehensive Restoration and Decommissioning Plan designed to restore native Mojave Desert habitat at the end of the facility's operational life. The plan includes commitments to:

- Restore disturbed areas with native Mojave Desert vegetation.

- Re-establish appropriate habitat conditions.

- Address impacts associated with project infrastructure and construction activities.

- Return the site, to the extent practicable, to conditions similar to those that existed prior to project development.

LRE
Copper Rays Solar



PROTECTING
DESERT WILDLIFE

Copper Rays Solar has been designed to avoid, minimize, and mitigate impacts to the Mojave desert tortoise and its habitat. The project incorporates current best practices for site preparation, habitat conservation, and species protection, including more comprehensive practices than other recently constructed solar projects in southern Nevada. In total, Copper Rays Solar is expected to commit up to approximately **$8.8 million** in Bureau of Land Management (BLM) and U.S. Fish & Wildlife Service (USFWS) fees supporting desert tortoise conservation efforts.

Extensive Surveys, Protection, and Monitoring

Before and during construction, the project will implement comprehensive measures designed to protect individual tortoises and reduce the potential for project-related impacts. These measures include:

- Extensive desert tortoise surveys and health assessments.
- Identification and monitoring of tortoises within and around the project area.
- USFWS-approved surveys within a 150-meter buffer surrounding the project site to identify tortoises that could potentially re-enter the project area.
- Translocation of tortoises to a nearby USFWS-approved translocation area and based upon a detailed USFWS-approved Translocation Plan.
- Predator surveys and management measures.
- Installation and ongoing monitoring of desert tortoise exclusion fencing.
- Regular fence inspections and maintenance.
- Installation of tortoise shade structures along the project fence line.

LRE
Copper Rays Solar



KEY OBSERVATION POINT 10 - SR 160, Looking West **- Existing View**

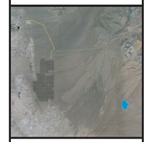
For on-screen display:
Scale bar to be 4 inches wide
Viewing distance 157 inches

Copper Rays Solar

KEY OBSERVATION POINT 10
SR 160

Looking West

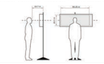
Key Observation Point Location



Existing Position (State Plane Coordinate System):	-115.7
Northing Position (State Plane Coordinate System):	36.1
Elevation of Viewpoint Position (NAD 83):	3350.2
Height of Camera Above Ground (ft):	5.415
Date of Photography:	14 July 2022 at 01:23 PM
Orientation of View:	W
Horizontal Field of View:	124°
Vertical Field of View:	55°

3D MODEL

CORRECT VIEWING OF TRUEVIEW™ PHOTO SIMULATIONS



NOTES:

Key Observation Point locations have been precision surveyed by:

Westland Resources, Inc.
4001 E Paradise Falls Drive | Tucson, AZ 85712

Heights are above mean sea level.

Structure design and placement are subject to final engineering.

No part of this photo simulation shall be altered in any way.

Photo Simulation Created Using
TrueView™ Technology
(Patent No.: US 8,384,906 B2)

Provided by

Truescape®

truescape.com



KEY OBSERVATION POINT 10 - SR 160 , Looking West **- Proposed View:** The solar facility is not visible due to topography

For on-screen display:
Scale bar to be 4 inches wide
Viewing distance 157 inches

Copper Rays Solar

KEY OBSERVATION POINT 10
SR 160

Looking West

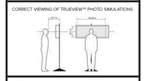
Key Observation Point Location



Existing Position (State Plane Coordinate System):	-115.7
Northing Position (State Plane Coordinate System):	36.1
Elevation of Viewpoint Position (NAD 83):	3350.2
Height of Camera Above Ground (ft):	5.415
Date of Photography:	14 July 2022 at 01:23 PM
Orientation of View:	W
Horizontal Field of View:	124°
Vertical Field of View:	55°

3D MODEL

CORRECT VIEWING OF TRUEVIEW™ PHOTO SIMULATIONS



NOTES:

Key Observation Point locations have been precision surveyed by:

Westland Resources, Inc.
4001 E Paradise Falls Drive | Tucson, AZ 85712

Heights are above mean sea level.

Structure design and placement are subject to final engineering.

No part of this photo simulation shall be altered in any way.

Photo Simulation Created Using
TrueView™ Technology
(Patent No.: US 8,384,906 B2)

Provided by

Truescape®

truescape.com



KEY OBSERVATION POINT 03 - Hafen Elementary School, Looking East-Southeast **- Existing View**

For on-screen display:
Scale bar to be 4 inches wide
Viewing distance 19.7 inches

Copper Rays Solar

KEY OBSERVATION POINT 03
Hafen Elementary School

Looking East-Southeast

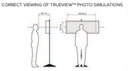
Key Observation Point Location



Easting Position (State Plane Coordinate System):	-115.9
Northing Position (State Plane Coordinate System):	36.1
Elevation of Viewpoint Position (NAD 83):	2783.0
Height of Camera Above Ground: m:	5.4ft
Date of Photography:	12 July 2022 at 05:45 PM
Orientation of View:	ESE
Horizontal Field of View:	124°
Vertical Field of View:	55°

3D MODEL

CORRECT VIEWING OF TRUEVIEW™ PHOTO SIMULATIONS



NOTES:

Key Observation Point locations have been precision surveyed by:

Westland Resources, Inc
4001 E Paradise Falls Drive | Tucson, AZ 85712

Heights are above mean sea level.

Structure design and placement are subject to final engineering.

No part of this photo-simulation shall be altered in any way.

Photo Simulation Created Using
TrueView™ Technology
(Patent No.: US 8,384,906 B2)

Provided by

Truescape®

truescape.com



KEY OBSERVATION POINT 03 - Hafen Elementary School, Looking East-Southeast **- Proposed View:** The solar facility is not visible due to topography

For on-screen display:
Scale bar to be 4 inches wide
Viewing distance 19.7 inches

Copper Rays Solar

KEY OBSERVATION POINT 03
Hafen Elementary School

Looking East-Southeast

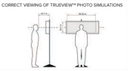
Key Observation Point Location



Easting Position (State Plane Coordinate System):	-115.9
Northing Position (State Plane Coordinate System):	36.1
Elevation of Viewpoint Position (NAD 83):	2783.0
Height of Camera Above Ground: m:	5.4ft
Date of Photography:	12 July 2022 at 05:45 PM
Orientation of View:	ESE
Horizontal Field of View:	124°
Vertical Field of View:	55°

3D MODEL

CORRECT VIEWING OF TRUEVIEW™ PHOTO SIMULATIONS



NOTES:

Key Observation Point locations have been precision surveyed by:

Westland Resources, Inc
4001 E Paradise Falls Drive | Tucson, AZ 85712

Heights are above mean sea level.

Structure design and placement are subject to final engineering.

No part of this photo-simulation shall be altered in any way.

Photo Simulation Created Using
TrueView™ Technology
(Patent No.: US 8,384,906 B2)

Provided by

Truescape®

truescape.com



KEY OBSERVATION POINT 04 - Superior Ln & Thorne Dr, Looking East-Southeast - **Existing View**

For on-screen display:
Scale bar to be 4 inches wide
Viewing distance 19.7 inches

Copper Rays Solar

KEY OBSERVATION POINT 04
Superior Ln & Thorne Dr

Looking East-Southeast

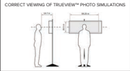
Key Observation Point Location



Existing Position (State Plane Coordinate System):	116.0
Northing Position (State Plane Coordinate System):	36.1
Elevation of Viewpoint Position (NAD 83):	2585.2
Height of Camera Above Ground (ft):	5.416
Date of Photography:	13 July 2022 at 05:18 PM
Orientation of View:	ESE
Horizontal Field of View:	124°
Vertical Field of View:	55°

3D MODEL

CORRECT VIEWING OF TRUEVIEW™ PHOTO SIMULATIONS



NOTES:

Key Observation Point locations have been precision surveyed by:

Westland Resources, Inc
4001 E Paradise Falls Drive | Tucson, AZ 85712

Heights are above mean sea level.

Structure design and placement are subject to final engineering.

No part of this photo simulation shall be altered in any way.

Photo Simulation Created Using
TrueView™ Technology
(Patent No.: US 8,184,906 B2)

Provided by

Truescape®

truescape.com



KEY OBSERVATION POINT 04 - Superior Ln & Thorne Dr, Looking East-Southeast - **Proposed View**

For on-screen display:
Scale bar to be 4 inches wide
Viewing distance 19.7 inches

Copper Rays Solar

KEY OBSERVATION POINT 04
Superior Ln & Thorne Dr

Looking East-Southeast

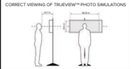
Key Observation Point Location



Existing Position (State Plane Coordinate System):	-116.0
Northing Position (State Plane Coordinate System):	36.1
Elevation of Viewpoint Position (NAD 83):	2585.2
Height of Camera Above Ground (ft):	5.416
Date of Photography:	13 July 2022 at 05:18 PM
Orientation of View:	ESE
Horizontal Field of View:	124°
Vertical Field of View:	55°

3D MODEL

CORRECT VIEWING OF TRUEVIEW™ PHOTO SIMULATIONS



NOTES:

Key Observation Point locations have been precision surveyed by:

Westland Resources, Inc
4001 E Paradise Falls Drive | Tucson, AZ 85712

Heights are above mean sea level.

Structure design and placement are subject to final engineering.

No part of this photo simulation shall be altered in any way.

Photo Simulation Created Using
TrueView™ Technology
(Patent No.: US 8,184,906 B2)

Provided by

Truescape®

truescape.com



KEY OBSERVATION POINT 01 - Keomah St Residential, Looking South-Southeast **- Existing View**

For on-screen display:
Scale bar to be 4 inches wide
Viewing distance 19.7 inches

Copper Rays Solar

KEY OBSERVATION POINT 01
Keomah St Residential

Looking South-Southeast

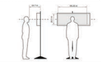
Key Observation Point Location



Easting Position (State Plane Coordinate System):	-115.9
Northing Position (State Plane Coordinate System):	38.1
Elevation of Viewpoint Position (AMSL):	3018.7
Height of Camera Above Ground (ft):	5.4ft
Date of Photography:	12 July 2022 at 04:23 PM
Orientation of View:	SSE
Horizontal Field of View:	124°
Vertical Field of View:	55°

3D MODEL

CORRECT VIEWING OF TRUEVIEW™ PHOTO SIMULATIONS



NOTES:

Key Observation Point locations have been precision surveyed by:

Westland Resources, Inc
4001 E Paradise Falls Drive | Tucson, AZ 85712

Heights are above mean sea level.

Structure design and placement are subject to final engineering.

No part of this photo simulation shall be altered in any way.

Photo Simulation Created Using
TrueView™ Technology
(Patent No.: US 8,384,709 B2)

Provided by

Truescape®

truescape.com

LRE
Copper Rays Solar



KEY OBSERVATION POINT 01 - Keomah St Residential, Looking South-Southeast **- Proposed View**

For on-screen display:
Scale bar to be 4 inches wide
Viewing distance 19.7 inches

Copper Rays Solar

KEY OBSERVATION POINT 01
Keomah St Residential

Looking South-Southeast

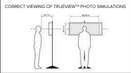
Key Observation Point Location



Easting Position (State Plane Coordinate System):	-115.9
Northing Position (State Plane Coordinate System):	38.1
Elevation of Viewpoint Position (AMSL):	3018.7
Height of Camera Above Ground (ft):	5.4ft
Date of Photography:	12 July 2022 at 04:23 PM
Orientation of View:	SSE
Horizontal Field of View:	124°
Vertical Field of View:	55°

3D MODEL

CORRECT VIEWING OF TRUEVIEW™ PHOTO SIMULATIONS



NOTES:

Key Observation Point locations have been precision surveyed by:

Westland Resources, Inc
4001 E Paradise Falls Drive | Tucson, AZ 85712

Heights are above mean sea level.

Structure design and placement are subject to final engineering.

No part of this photo simulation shall be altered in any way.

Photo Simulation Created Using
TrueView™ Technology
(Patent No.: US 8,384,709 B2)

Provided by

Truescape®

truescape.com