

Exhibit B

2020-2023 Geothermal and Power Plant Property Appraisals Work Product Specifications

Item: Assessee Data Reporting Package

Deadline: Sonoma County Assessor Requires by January 1st of Each Assessment Year

Reporting Package Shall Include:

1. Identification of known or possible geothermal and power plant property holders in Sonoma County.
2. Copies of the data request forms that are to be mailed to geothermal and power plant property holders. These would be differentiated, if necessary, for geothermal mineral properties, geothermal power plant properties.
3. Any instructions that may be necessary to ensure the proper processing of the data request forms by the Sonoma County Assessor's Office.

Item: New Construction Supplemental Assessment

Deadline: Sonoma County Assessor Requires by May 30th of Each Assessment Year, and No Later than 90 Days After Full and Complete Geothermal and Power Plant Property Statements Have Been Received by Consultant

New Construction Supplemental Assessment Shall Include:

1. Work papers documenting recommended supplemental assessment values.
2. Recommended values submitted in key entry ready form to assign assessment numbers.
3. Final key entry ready sheets submitted to Assessor by May 30th, or later if taxpayer information is filed late.
4. Supplemental assessment information incorporated in the August 1st appraisal report.

Item: **Annual Appraisal and Roll Value Summaries**

Deadline: **Sonoma County Assessor Requires Roll Values by June 15th, and Annual Appraisals and Summaries by August 1st of each year, or No Later than 30 Days After the Annual Roll Close.**

Appraisals and Summaries Shall Include:

1. **Recommended Taxable Values:** Recommended taxable values will be submitted in a form suitable for key entry by June 15th.
2. **One Summary Will Be Prepared:** Individual appraisals within the summary will be prepared for each geothermal or power plant project. Unassigned acreage values will be prepared by the Sonoma County Assessor's Office, based upon the map previously supplied by the consultant. The following items (2-10) should be included in each appraisal.
3. **Enrolled Value Summary:** For each geothermal or power plant project, the personalty, mineral rights, land improvement (wells) and other improvement (plant and field facilities) values to be enrolled by Sonoma County are subtotaled by project. The total value for Sonoma and Lake Counties is also presented in the same format.
4. **Project Well List:** Identifies the project's wells by lease, well number, depth, type and county in which the wellhead is located.
5. **Basic Data Summary:** A summary of the parameters and assumptions used in the project cash flow.
6. **Cash Flow Analysis:** The most detailed and final version of the project cash flow should be supplied here. This is the project's market value.
7. **Classification and Allocation of Market Value Appraisal:** Summarizes the allocation of the market value appraisal to: land improvements, mineral rights, other improvements and personalty.
8. **Prop 8 Comparison:** The project's base year value, adjusted pursuant to State Board of Equalization Rule 473, is compared to the market value in order to determine the taxable value. The recommended taxable value is identified.
9. **Roll Value Classification:** Summarizes the allocation of the project's taxable value to: land improvements, mineral rights, other improvements, and personalty.
10. **Supplemental Assessments:** If new construction or a change of ownership takes place on the subject property, the appraisal package should include a valuation of the supplemental assessments due.