

THE “LOWER” SOLAR RATE FEATURE HIGHLIGHTED IS ONLY ENJOYED BY 32,000 NEVADA RESIDENTS. CONVEYED TO BUYER

Nevada PUC “Grandfathers” 190 Stonecrest Drive at “Old Lower Solar Rate Structure” for 20 years beginning 01/2017

In 2016, the Nevada PUC voted to “Grandfather” 190 Stonecrest Drive, Verdi, Nevada 89439 at the old “lower solar rates” beginning January 2017 for 20 years. Normal incremental increases can obviously be expected to occur over time. * However, any new owner of the property will now be under the old lower rate structure for this address for the remaining period.

*** Note : Per NV Energy guidelines on “Grandfather” rates, the lower rates apply as long as NO NEW PANELS ARE ADDED TO THE SYSTEM. IF NEW PANELS ARE ADDED TO THE SYSTEM, THE CUSTOMER GOES ON THE “PRESENT” HIGHER RATE GUIDELINES. HOWEVER, SHOULD PANELS NEED TO BE “REPLACED,” THERE IS NO PENALTY AND THE “GRANDFATHER” LOWER RATE REMAINS IN EFFECT**

Letter from NV Energy SOLAR Project Administrator confirming lower Solar rates :

05/17/2021

Good Afternoon James,

Thank you for your call. It was a pleasure speaking with you.

190 Stonecrest Drive is currently on a grandfathered rate. Any excess energy the panels produce will be credited at 100% on your future bills. Should you decide to sell your home or rent it out, the grandfathering rate will remain with the home. The new utility account owner, whether that be a tenant or a property owner will get to take advantage of this great rate.

Thank you and kind regards,

Adriana Medina
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Those who wish to further verify the PUC “Grandfather” issue can contact the Net Metering Dept. at NV Energy - 775-834-4444 or 800-962-0399.

“BASE PRICE” \$599,000 + River View (\$71,880) + Flood Zone X (\$24,120) + Solar & “Grandfather” rate (\$25,000) + Upgrades & Improvements @ 60% Fair Mkt. Value (\$39,000) = \$759,000

LIST PRICE AS OF 07/08/2021 ~ \$759,000

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