

Clairity Technology Inc

12031 Jefferson Blvd., Culver City, CA 90230

Glen Meyerowitz, Chief Operating Officer

Date: October 3, 2024

Application Facts:

Industry	Service
NAICS	541330
Type of App	New
Location	Clark County
RDA	LVGEA, Michael Walsh

Company Profile

Clairity Technology Inc (Clairity) is looking to site its first commercial facility in Southern Nevada. Clairity was founded in 2022 and is headquartered in Culver City, California. Clairity develops systems for direct air capture of atmospheric CO2 for carbon dioxide removal. Clairity's technology is carbon negative and water positive, generating potable water for local communities. Clairity will deploy the first end-to-end direct air capture and carbon storage project that will co-generate potable water for water-stressed communities, all operated by a single supplier. This will also be the first direct air capture facility in Nevada. With a nameplate capacity of 2,500 tons of CO2 removal per year and over 1,000 liters of water generation per day, the project is carbon negative and water positive. The project will demonstrate the energy efficiency of the Clairity Process and its ability to scale quickly at a low-cost while being powered entirely by renewables. Clairity is actively working with regional partners to advance its project goals, including NV Energy; the Southern Nevada Water Authority (SNWA); and the Southwest Sustainability Innovation Engine (SWSIE), led by ASU with partner institutions UNLV and DRI. Clairity is looking to develop educational and workforce development partnerships in the region, including with UNLV, CSN, DRI, and local career technical academies in the area. The company also considered Arizona, and Utah, as potential locations for this project. *Source: Clairity Technology Inc*

Tax Abatement Requirements:

	<u>Statutory</u>	<u>Company Application</u>	<u>Meeting Requirements</u>
Job Creation	50	15	No
Average Wage	\$32.51	\$34.27	Yes
Equipment Capex (SU & MBT)	\$1,000,000	\$2,500,000	Yes
Equipment Capex (PP)			

Additional Requirements:

Health Insurance	65%	100%	Yes
Revenues generated outside NV	51%	95%	Yes
Business License	<input type="checkbox"/> Current	<input type="checkbox"/> Pending	<input checked="" type="checkbox"/> Will comply

Total Tax Liability (without tax abatements)

Direct (company)

Total

\$316,701

\$4,631,398

Tax Abatements

Contract Terms

Estimated Tax Abatement

Sales Tax Abmt.	2% for 2 years	\$159,375
Modified Business Tax Abmt.	50% for 4 years	\$15,540
Personal Property Tax Abmt.	50% for 10 years	\$38,123
Total Estimated Tax Abatement over 10 yrs.		\$213,038

Net New Tax Revenues

Direct

Indirect

Taxes after Abatements

Local Taxes

Property	\$179,764	\$1,942,813	\$2,122,577
Sales	\$0	\$1,088,627	\$1,088,627
Lodging	\$0	\$55,481	\$55,481

State Taxes

Property	\$9,832	\$113,712	\$123,544
Sales	\$50,000	\$365,481	\$415,481
Modified Business	\$323,374	\$271,451	\$594,825
Lodging	\$0	\$17,825	\$17,825
Total Estimated New Tax Revenue over 10 yrs.	\$562,970	\$3,855,390	\$4,418,360

Economic Impact over 10 yrs.

Economic

Construction

Total

Total Jobs Supported	110	0	110
Total Payroll Supported	\$58,948,506	\$0	\$58,948,506
Total Economic Value	\$165,083,200	\$0	\$165,083,200

Economic Impact Output per Abatement Dollar

New Total Tax per Abated Dollar

\$775

\$20.74

IMPORTANT TERMS & INFORMATION

Tax Abatements are **reduction or discount of tax liability** and companies do not receive any form of payment.

Total Estimated Tax Abatement is a tax reduction estimate. This estimated amount will be discounted from total tax liability.

Estimated New Tax Revenue is amount of tax revenues local and state government will collect after the abatement was given to applying company.

Economic Impact is economic effect or benefits that this company and it's operations will have on the community and state economy measured by total number of jobs, payroll and created output.



July 25, 2024

Mr. Tom Burns
Executive Director
Nevada Governor's Office of Economic Development
1 State of Nevada Way, 4th Floor
Las Vegas Nevada 89119

Dear Mr. Burns,

Clairity Technology Inc. is applying to the State of Nevada for the Sales and Use, Modified Business, and Personal Property Tax Abatements. We request their application be placed on the agenda for the October 2024 GOED Board Meeting.

Clairity Technology is exploring their options to locate research and development operations in Southern Nevada and hire 15 new employees. These new hires will make an average hourly wage of \$34.27 and be provided with a comprehensive benefits package. Clairity Technology will make a capital investment of \$2.5 million over the next two years.

Our team has reviewed the company's application and found it to comply with Nevada's statutory requirements for tax abatements. This application has the full support and endorsement of the Las Vegas Global Economic Alliance. Thank you for your consideration.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Perry Ursem', with a stylized flourish at the end.

Perry Ursem
Senior Vice President of Business Development

Enclosure

July 10, 2024

Mr. Tom Burns
Executive Director
Nevada Governor's Office of Economic Development
1 State of Nevada Way, 4th Floor
Las Vegas, Nevada 89119

Dear Mr. Burns,

By way of this letter and the attached application, **Clairity Technology Inc.** is requesting tax incentives to assist with our relocation efforts. Recent strategic planning has the company focused on creating a presence in Nevada. A significant part of this consideration is the economic incentives offered by the state. We are projecting to add 15 full-time employees with an average wage of \$34.27 over the next two years of operations, and a total of 50 full-time employees with an average hourly wage of \$42.50 over the next five years of operations.

A brief history of our company along with an overview of our products is included with submission. Clairity was founded in 2022 and is currently headquartered in Los Angeles, California. Clairity is a carbon dioxide removal (CDR) company, developing novel systems for direct air capture of atmospheric carbon dioxide (CO₂). Our technology enables the co-generation of potable water and incorporates waste reclamation to durably sequester CO₂. We have raised funds from leading venture capital investors, including Lowercarbon Capital and Initialized Capital. We plan to deploy our first commercial facility in Nevada to remove CO₂.

The economic development incentives offered by the State of Nevada have been an integral factor in our relocation strategy. The projected cost savings from the support of these incentives will allow Clairity to hire a greater number of full time employees, supporting the Governor's initiative for providing more Nevadan's with long term work and career opportunities. Additionally, Nevada's pro-business climate provides Clairity with a sustainable location for ongoing strategic growth.

We are projecting to occupy between 10,000 sq ft and 15,000 sq. ft., with capital equipment projections forecasting approximately \$2,500,000 of investment into the company.

Our experience with representatives from the Las Vegas Global Economic Alliance has been positive and we look forward to your approval in supporting our expansion efforts. We appreciate your time and consideration.

Sincerely,



Glen Meyerowitz, CEO

Clairity Technology Inc.
glen@clairitytech.com
631-291-2753

Enclosures

Mayor
Pamela A. Goynes-Brown

City Manager
Micaela Moore

Council Members
Isaac E. Barron
Ruth Garcia-Anderson
Scott Black
Richard J. Cherchio



Economic Development and Redevelopment

2250 Las Vegas Boulevard, North · Suite 920 · North Las Vegas, Nevada 89030
Telephone: (702) 633-1523 · Fax: (702) 633-7164 · TDD: (800) 326-6868
www.cityofnorthlasvegas.com

August 20, 2024

Thomas Burns
Executive Director
Nevada Governor's Office of Economic Development
555 E. Washington, Suite 5400
Las Vegas, NV 89101

Dear Director Burns:

The City of North Las Vegas is in full support of Clarity Technology and their incentive application to be reviewed by the GOED Board at their next scheduled meeting.

I am pleased that after a multi-state search, Clarity Technology has identified a site within our city for an approximately 15,000 square foot facility. Clarity Technology's capital investment projections are forecasting approximately \$2,500,000 and will employ a team of 15 full-time employees with an average hourly wage of \$34.27 for their first phase and a total of 50 full-time employees with an average hourly wage of \$42.50 over the next five years of operations.

It is my pleasure to support their application and welcome Clarity Technology to the North Las Vegas business community.

A handwritten signature in blue ink, appearing to be 'JL' or similar initials.

Jared Luke
Senior Director of Government Affairs and Economic Development



Incentive Application

Company Name: Clairity Technology Inc
 Date of Application: July 23, 2024

Company is an / a: (check one)
 New location in Nevada
 Expansion of a Nevada company

Section 1 - Type of Incentives

Please check all that the company is applying for on this application:

- Sales & Use Tax Abatement
- Modified Business Tax Abatement
- Personal Property Tax Abatement
- Recycling Real Property Tax Abatement
- Other: _____

Section 2 - Corporate Information

COMPANY NAME (Legal name under which business will be transacted in Nevada) Clairity Technology Inc			FEDERAL TAX ID # 88-4008416
CORPORATE ADDRESS 12031 Jefferson Blvd.	CITY / TOWN Culver City	STATE / PROVINCE CA	ZIP 90230
MAILING ADDRESS TO RECEIVE DOCUMENTS (If different from above)	CITY / TOWN	STATE / PROVINCE	ZIP
TELEPHONE NUMBER 631-291-2753	WEBSITE https://www.clairitytech.com/		
COMPANY CONTACT NAME Glen Meyerowitz	COMPANY CONTACT TITLE CEO		
E-MAIL ADDRESS glen@clairitytech.com	PREFERRED PHONE NUMBER 631-291-2753		

Has your company ever applied and been approved for incentives available by the Governor's Office of Economic Development? Yes No
 If Yes, list the program awarded, date of approval, and status of the accounts (attach separate sheet if necessary):

Section 3 - Program Requirements

Please check two of the boxes below; the company must meet at least two of the three program requirements:

- A capital investment of \$1,000,000 in eligible equipment in urban areas or \$250,000 in eligible equipment in rural areas are required. This criteria is businesses. In cases of expanding businesses, the capital investment must equal at least 20% of the value of the tangible property owned by the business.
- New businesses locating in urban areas require fifty (50) or more permanent, full-time employees on its payroll by the eighth calendar quarter quarter in which the abatement becomes effective. In rural areas, the requirement is ten (10) or more. For an expansion, the business must increase employees on its payroll by 10% more than its existing employees prior to expansion, or by 25 (urban) or 6 (rural) employees, whichever is greater.
- In both urban and rural areas, the average hourly wage that will be paid by the business to its new employees is at least 100% of the average statewide hourly wage.

Note: Criteria is different depending on whether the business is in a county where the population is 100,000 or more or a city where the population is 60,000 or "urban" area), or if the business is in a county where the population is less than 100,000 or a city where the population is less than 60,000 (i.e., "rural" area).

Section 4 - Nevada Facility

Type of Facility:

- Headquarters
- Technology
- Back Office Operations
- Research & Development / Intellectual Property
- Service Provider
- Distribution / Fulfillment
- Manufacturing
- Other: _____

PERCENTAGE OF REVENUE GENERATED BY THE NEW JOBS CONTAINED IN THIS APPLICATION FROM OUTSIDE NEVADA 95%	EXPECTED DATE OF NEW / EXPANDED OPERATIONS (MONTH / YEAR) October, 2024		
NAICS CODE / SIC 541330	INDUSTRY TYPE Engineering Services		
DESCRIPTION OF COMPANY'S NEVADA OPERATIONS Clairity Technology Inc. will operate a direct air capture and carbon storage facility in Nevada to remove and sequester atmospheric CO2.			
PROPOSED / ACTUAL NEVADA FACILITY ADDRESS TBD	CITY / TOWN TBD	COUNTY Clark County	ZIP TBD
WHAT OTHER STATES / REGIONS / CITIES ARE BEING CONSIDERED FOR YOUR COMPANY'S RELOCATION / EXPANSION / STARTUP? Nevada, Arizona, Utah			

Section 5 - Complete Forms (see additional tabs at the bottom of this sheet for each form listed below)

Check the applicable box when form has been completed.

- 5 (A) Equipment List
- 5 (B) Employment Schedule
- 5 (C) Evaluation of Health Plan, with supporting documents to show the employer paid portion of plan meets the minimum of 65%.
- 5 (D) Company Information Form

Section 6 - Real Estate & Construction (Fill in either New Operations/Startup or Expansion, not both.)

New Operations / Start Up - Plans Over the Next <u>Ten</u> Years	Expansions - Plans Over the Next <u>10</u> Years
<p>Part 1. Are you currently/planning on leasing space in Nevada? <u>Yes</u></p> <p>If No, skip to Part 2. If Yes, continue below:</p> <p>What year(s)? <u>2024-2029</u></p> <p>How much space (sq. ft.)? <u>12,500 sqft</u></p> <p>Annual lease cost of space: <u>\$187,500.00</u></p> <p>Do you plan on making building tenant improvements? <u>Yes</u></p> <p>If No, skip to Part 2. If Yes *, continue below:</p> <p>When to make improvements (month, year)? <u>Nov-2024</u></p> <hr/> <p>Part 2. Are you currently/planning on buying an owner occupied facility in Nevada? <u>No</u></p> <p>If No, skip to Part 3. If Yes *, continue below:</p> <p>Purchase date, if buying (month, year): _____</p> <p>How much space (sq. ft.)? _____</p> <p>Do you plan on making building improvements? _____</p> <p>If No, skip to Part 3. If Yes *, continue below:</p> <p>When to make improvements (month, year)? _____</p> <hr/> <p>Part 3. Are you currently/planning on building a build-to-suit facility in Nevada? <u>No</u></p> <p>If Yes *, continue below:</p> <p>When to break ground, if building (month, year)? _____</p> <p>Estimated completion date, if building (month, year): _____</p> <p>How much space (sq. ft.)? _____</p>	<p>Part 1. Are you currently leasing space in Nevada? _____</p> <p>If No, skip to Part 2. If Yes, continue below:</p> <p>What year(s)? _____</p> <p>How much space (sq. ft.)? _____</p> <p>Annual lease cost at current space: _____</p> <p>Due to expansion, will you lease additional space? _____</p> <p>If No, skip to Part 3. If Yes, continue below:</p> <p>Expanding at the current facility or a new facility? _____</p> <p>What year(s)? _____</p> <p>How much expanded space (sq. ft.)? _____</p> <p>Annual lease cost of expanded space: _____</p> <p>Do you plan on making building tenant improvements? _____</p> <p>If No, skip to Part 3. If Yes *, continue below:</p> <p>When to make improvements (month, year)? _____</p> <hr/> <p>Part 2. Are you currently operating at an owner occupied building in Nevada? _____</p> <p>If No, skip to Part 3. If Yes, continue below:</p> <p>How much space (sq. ft.)? _____</p> <p>Current assessed value of real property? _____</p> <p>Due to expansion, will you be making building improvements? _____</p> <p>If No, skip to Part 3. If Yes *, continue below:</p> <p>When to make improvements (month, year)? _____</p> <hr/> <p>Part 3. Do you plan on building or buying a new facility in Nevada? _____</p> <p>If Yes *, continue below:</p> <p>Purchase date, if buying (month, year): _____</p> <p>When to break ground, if building (month, year)? _____</p> <p>Estimated completion date, if building (month, year): _____</p> <p>How much space (sq. ft.)? _____</p>
<p>* Please complete Section 7 - Capital Investment for New Operations / Startup.</p>	<p>* Please complete Section 7 - Capital Investment for Expansions below.</p>

BRIEF DESCRIPTION OF CONSTRUCTION PROJECT AND ITS PROJECTED IMPACT ON THE LOCAL ECONOMY (Attach a separate sheet if necessary):
 Please see attached for "Project description and impact on the local economy.docx."

Section 7 - Capital Investment (Fill in either New Operations/Startup or Expansion, not both.)

New Operations / Start Up	Expansions
How much capital investment is planned? (Breakout below):	How much capital investment is planned? (Breakout below):
Building Purchase (if buying): <u>n/a</u>	Building Purchase (if buying): _____
Building Costs (if building / making improvements): <u>\$0</u>	Building Costs (if building / making improvements): _____
Land: <u>n/a</u>	Land: _____
Equipment Cost: <u>\$2,500,000</u>	Equipment Cost: _____
Total: <u>\$2,500,000</u>	Total: <u>\$0</u>
	Is the equipment purchase for replacement of existing equipment? _____
	Current assessed value of personal property in NV: _____
	(Must attach the most recent assessment from the County Assessor's Office.)

Section 8 - Employment (Fill in either New Operations/Startup or Expansion, not both.)

New Operations / Start Up	Expansions
How many full-time equivalent (FTE*) employees will be created by the end of the first eighth quarter of new operations?: <u>15</u>	How many full-time equivalent (FTE*) employees will be created by the end of the first eighth quarter of expanded operations?: _____
Average hourly wage of these <u>new</u> employees: <u>\$34.27</u>	Average hourly wage of these <u>new</u> employees: _____
	How many FTE employees prior to expansion?: _____
	Average hourly wage of these <u>existing</u> employees: _____
	Total number of employees after expansion: _____

* FTE represents a permanent employee who works an average of 30 hours per week or more, is eligible for health care coverage, and whose position is a "primary job" as set forth in NAC 360.474.

OTHER COMPENSATION (Check all that apply):

- | | | | |
|---|---|---|--|
| <input checked="" type="checkbox"/> Overtime | <input checked="" type="checkbox"/> Merit increases | <input type="checkbox"/> Tuition assistance | <input checked="" type="checkbox"/> Bonus |
| <input checked="" type="checkbox"/> PTO / Sick / Vacation | <input type="checkbox"/> COLA adjustments | <input checked="" type="checkbox"/> Retirement Plan / Profit Sharing / 401(k) | <input checked="" type="checkbox"/> Other: <u>Options for company equity</u> |

BRIEF DESCRIPTION OF ADDITIONAL COMPENSATION PROGRAMS AND ELIGIBILITY REQUIREMENTS (Attach a separate sheet if necessary):

PTO policy for eligible employees working >30 hours per week. 401(k) retirement plan with up to 4% company match.

Section 9 - Employee Health Insurance Benefit Program

Is health insurance for employees and is an option for dependents offered?: Yes (**attach health plan and quote or invoice**) No

Package includes (check all that apply):

- Medical Vision Dental Other: _____

Qualified after (check one):

- Upon employment Three months after hire date Six months after hire date Other: First day of the month after employment starts

Health Insurance Costs:	Percentage of health insurance premium by (min 65%):
Plan Type: <u>Anthem Silver PPO</u>	
Employer Contribution (annual premium per employee): <u>\$6,133.82</u>	Company: <u>100%</u>
Employee Contribution (annual premium per employee): <u>\$ -</u>	Employee: <u>0%</u>
Total Annual Premium: <u>\$6,133.82</u>	

[SIGNATURE PAGE FOLLOWS]

Section 10 - Certification

I, the undersigned, hereby grant to the Governor's Office of Economic Development access to all pertinent and relevant records and documents of the aforementioned company. I understand this requirement is necessary to qualify and to monitor for compliance of all statutory and regulatory provisions pertaining to this application.

Being owner, member, partner, officer or employee with signatory authorization for the company, I do hereby declare that the facts herein stated are true and that all licensing and permitting requirements will be met prior to the commencement of operations. In addition, I and /or the company's legal counsel have reviewed the terms of the GOED Tax Abatement and Incentives Agreement, the company recognizes this agreement is generally not subject to change, and any material revisions have been discussed with GOED in advance of board approval.

Glen Meyerowitz

Name of person authorized for signature

Signature *Glen Meyerowitz*

CEO

Title

July 23, 2024

Date

Nevada Governor's Office of Economic Development

1 State of Nevada Way, 4th Floor, Las Vegas, Nevada 89119 • 702.486.2700 • www.goed.nv.gov

Site Selection Factors

Company Name: Clairity Technology Inc

County: Clark

Section I - Site Selection Ratings

Directions: Please rate the select factors by importance to the company's business (1 = very low; 5 = very high). Attach this form to the Incentives Application.

Availability of qualified workforce:	<u>4</u>	Transportation infrastructure:	<u>4</u>
Labor costs:	<u>3</u>	Transportation costs:	<u>4</u>
Real estate availability:	<u>4</u>	State and local tax structure:	<u>4</u>
Real estate costs:	<u>5</u>	State and local incentives:	<u>4</u>
Utility infrastructure:	<u>5</u>	Business permitting & regulatory structure:	<u>4</u>
Utility costs:	<u>5</u>	Access to higher education resources:	<u>5</u>

Please summarize the importance of the abatement program to your decision (please include at least a paragraph summary):

Clairity Technology Inc. is exploring locations for its first commercial direct air capture and carbon storage facility. This will be an advanced R&D facility that will bring significant capital investment and job creation to the regional economy. Access to a skilled and growing workforce will be critical to our success. Similarly, access to clean power will enable the equitable growth of our technology from early R&D to large scale. Nevada's abatement program is a critical part of our decision to locate in Nevada as it enables a more capital efficient investment and growth for our projects than in other states.

5(A) Capital Equipment List

Company Name: Clairity Technology Inc

County: Clark

Section I - Capital Equipment List

Directions: Please provide an estimated list of the equipment [columns (a) through (c)] which the company intends to purchase over the two-year allowable period. For example, if the effective date of new / expanded operations begins April 1, 2015, the two-year period would be until March 31, 2017. Add an additional page if needed. For guidelines on classifying equipment, visit: tax.nv.gov/LocalGovt/PolicyPub/ArchiveFiles/Personal_Property_Manuals. Attach this form to the Incentives Application.

(a) Equipment Name/Description	(b) # of Units	(c) Price per Unit	(d) Total Cost
Direct air capture (DAC) module designed and operated by Clairity Technology			
Each DAC module will contain the following capital equipment expenses:			
- Sorbent contactors [1 per module]	5	\$100,000.00	\$500,000.00
- Air handling system & ducting [1 per module]	5	\$75,000.00	\$375,000.00
- Fan / blower system [1 per module]	5	\$20,000.00	\$100,000.00
- Heater & condenser system [1 per module]	5	\$125,000.00	\$625,000.00
The entire system will contain the following capital equipment expenses:			
- Instrumentation and electronics [1 per system]	1	\$350,000.00	\$350,000.00
- Materials management system [1 per system]	1	\$350,000.00	\$350,000.00
- Sequestration & mineralization system [1 per system]	1	\$200,000.00	\$200,000.00
TOTAL EQUIPMENT COST			\$2,500,000.00

Is any of this equipment* to be acquired under an operating lease? Yes No

*Certain lease hold equipment does not qualify for tax abatements

5(B) Employment Schedule

Company Name: Clarity Technology Inc

County: Clark

Section 1 - Full-Time Equivalent (FTE) Employees

Directions: Please provide an estimated list of full time employees [columns (a) through (d)] that will be hired and employed by the company by the end of the first eighth quarter of new / expanded operations. For example, if the effective date of new / expanded operations is April 1, 2015, the date would fall in Q2, 2015. The end of the first eighth quarter would be the last day of Q2, 2017 (i.e., June 30, 2017). Attach this form to the Incentives Application. A qualified employee must be employed at the site of a qualified project, scheduled to work an average minimum of 30 per week, if offered coverage under a plan of health insurance provided by his or her employer, is eligible for health care coverage, and whose position of a "primary job" as set forth in NAC 360.474.

Please use the Bureau of Labor Statistics Standard Occupational Classification System (SOC) link to populate section (b): https://www.bls.gov/soc/2018/major_groups.htm#11-0000

(a) New Hire Position Title/Description	(b) Position SOC Code	(c) Number of Positions	(d) Average Hourly Wage	(e) US Bureau of Labor Statistics Average Hourly Wage	(f) Average Weekly Hours	(g) Annual Wage per Position	(h) Total Annual Wages
Mechanical Engineers	17-2141	2	\$40.00	\$39.47	40	\$83,200.00	\$166,400.00
Electrical Engineers	17-2071	1	\$45.00	\$41.75	40	\$93,600.00	\$93,600.00
Engineers, All Other	17-2199	1	\$40.00	\$39.65	40	\$83,200.00	\$83,200.00
Mechanical Engineering Technicians	17-3027	5	\$30.00	\$44.72	40	\$62,400.00	\$312,000.00
Electricians	47-2111	1	\$35.00	\$28.87	40	\$72,800.00	\$72,800.00
Logisticians	13-1081	1	\$30.00	\$37.65	40	\$62,400.00	\$62,400.00
Materials Scientists	19-2032	1	\$42.00	U	40	\$87,360.00	\$87,360.00
Inspectors, Testers, Sorters, Samplers, and Weighers	51-9061	1	\$32.00	\$22.21	40	\$66,560.00	\$66,560.00
Construction Laborers	47-2061	2	\$30.00	\$21.76	40	\$62,400.00	\$124,800.00
TOTAL		15	\$34.27	\$34.41			\$1,069,120.00

Section 2 - Employment Projections

Directions: Please estimate full-time job growth in Section 2, complete columns (b) and (c). These estimates are used for state economic impact and net tax revenue analysis that this agency is required to report. The company will not be required to reach these estimated levels of employment. **Please enter the estimated new full time employees on a year by year basis (not cumulative)**

(a) Year	(b) Number of New FTE(s)	(c) Average Hourly Wage	(d) Payroll
3-Year	15	\$37.50	\$1,170,000.00
4-Year	15	\$40.00	\$1,248,000.00
5-Year	10	\$42.50	\$884,000.00

* Column (e) determines if wage is commensurate to current wage ranges in the region the company plans to locate/is located. For these purposes the median average hourly wage for the location has been used.

U = Unknown / data set for region is not currently available.

Source: Lighcast™ county wages based on the Bureau of Labor Statistics Occupational Employment and Wage Statistics program and county-level administrative wage data.

5(C) Evaluation of Health Plans Offered by Companies

Company Name: Clarity Technology Inc County: Clark

Total Number of Full-Time Employees: 15

Average Hourly Wage per Employee \$34.27
 Average Annual Wage per Employee (implied) \$71,274.67

COST OF HEALTH INSURANCE

Annual Health Insurance Premium Cost: \$6,133.82
 Percentage of Premium Covered by:
 Company 100%
 Employee 0%

HEALTH INSURANCE PLANS:

Base Health Insurance Plan*:	Anthem Silver PPO
Deductible - per employee	\$ 2,200
Coinsurance	\$50 0% / \$90 0%
Out-of-Pocket Maximum per employee	\$ 8,600

Additional Health Insurance Plan*:	Guardian 1500 with Child Ortho (UCR) <input type="checkbox"/>
Deductible - per employee	\$ 50
Coinsurance	0% / 0%
Out-of-Pocket Maximum per employee	\$ -

Additional Health Insurance Plan*:	Guardian EM Vision 9: CA
Deductible - per employee	\$ 10
Coinsurance	0% / 0%
Out-of-Pocket Maximum per employee	\$ -

*Note: *Please list only "In Network" for deductible and out of the pocket amounts .*

Generalized Criteria for Essential Health Benefits (EHB)

[following requirements outlined in the Affordable Care Act and US Code, including 42 USC Section 18022]

Covered employee's premium not to exceed 9.5% of annual wage	0%	MEC
Annual Out-of-Pocket Maximum not to exceed \$9,450 (2024)	\$8,600	MEC

Minimum essential health benefits covered (Company offers PPO):

- (A) Ambulatory patient services
- (B) Emergency services
- (C) Hospitalization
- (D) Maternity and newborn care
- (E) Mental health/substance use disorder/behavioral health treatment
- (F) Prescription drugs
- (G) Rehabilitative and habilitative services and devices
- (H) Laboratory services
- (I) Preventive and wellness services and chronic disease management
- (J) Pediatric services, including oral and vision care

No Annual Limits on Essential Health Benefits

I, the undersigned, hereby declare to the Governor's Office of Economic Development that the facts herein stated are true, and that I have attached a qualified plan with information highlighting where our plan reflects meeting the 65% minimum threshold for the employee paid portion of the plan for GOED to independently confirm the same.

Glen Meyerowitz
 Name of person authorized for signature

Glen Meyerowitz
 Signature

CEO
 Title

23-Jul-24
 Date

5(D) Paid Family and Medical Leave (PFML)

Company Name: Clairity Technology Inc

County: Clark

After October 1, 2023, if the business will have at least 50 full-time employees on the payroll of the business by the eighth calendar quarter following the calendar quarter in which the abatement becomes effective the business, by the earlier of the eighth calendar quarter following the calendar quarter in which the abatement becomes effective or the date on which the business has at least 50 full-time employees on the payroll of the business, has a policy for paid family and medical leave and agrees that all employees who have been employed by the business for at least 1 year will be eligible for at least 12 weeks of paid family and medical leave at a rate of at least 55 percent of the regular wage of the employee.

I, the undersigned, hereby declare to the Governor's Office of Economic Development that the facts herein stated are true, and that the Applicant will meet this threshold for PFML.

Glen Meyerowitz

Name of person authorized for signature

Glen Meyerowitz

Signature

CEO

Title

23-Jul-24

Date

5(E) Company Information

Company Name: Clairity Technology Inc

County: Clark

Section 1 - Company Interest List

Directions: Please provide a detailed list of owners and/or members of the company. *The Governor's Office of Economic Development strives to maintain the highest standards of integrity, and it is vital that the public be confident of our commitment. Accordingly, any conflict or appearance of a conflict must be avoided. To maintain our integrity and credibility, the applicant is required to provide a detailed list of owners, members, equity holders and Board members of the company.*

(a) Name	(b) Title
Glen Meyerowitz	CEO, Chairman of the Board

Section 2 - Company Affiliates and/or Subsidiaries

Are there any subsidiary or affiliate companies sharing tax liability with the applicant company? No Yes

If Yes, continue below:

Directions: In order to include affiliates/subsidiaries, under the exemption letter, they must to be added to the Contract. Per standard practice GOED requires a corporate schematic to understand the exact relationships between the companies. Please populate the below table to show the exact relationships between the companies and include:

1. The names as they would read on the tax exemption letter.
2. Which entity(ies) will do the hiring?
3. Which entity(ies) will be purchasing the equipment?

Name of Subsidiary or Affiliate Entity, Role and Legal Control Relationship

Please include any additional details below:



Clairity Technology

Developing affordable Direct Air Capture and Water
Harvesting in Nevada to remove 1 Million tCO₂ by 2030

Glen Meyerowitz

CEO & Founder
glen@clairitytech.com

Project Juniper Clairity's first commercial project delivering verified credits in 2025

Project Juniper will be Nevada's first commercial DAC facility

Project Juniper leverages Clairity Technology's proprietary direct air capture system; it will remove gross 2,500 tCO₂ per year and generate 1,000 liters of water per day for the Southern Nevada region.

Clairity is engaged in educational and workforce development in Southern Nevada. Project Juniper will create over a dozen high-paying jobs in Nevada in the first two years of operation.

Nameplate Capacity: 2,500 tCO₂ per year

Carbon Removal Efficiency (expected): 84%

Credit Offering: 2,000 tCO₂ / yr

Water Generation: 1,000 L water / day

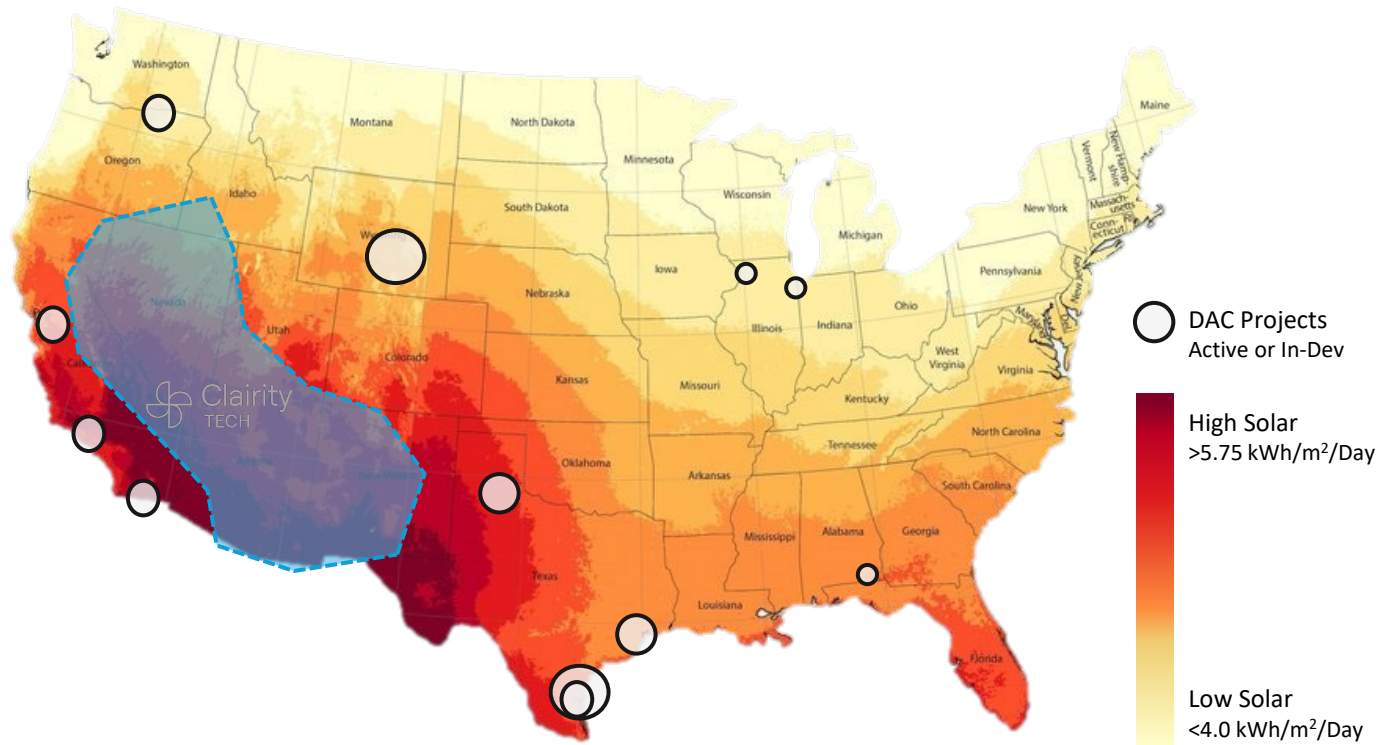


Our Beachhead

Starting in the US Solar Belt where we generate water for water-stressed communities

Energy is the greatest cost driver for DAC

Clairity is the only company developing direct air capture with atmospheric water harvesting for dry climates. These regions have high solar irradiance with energy costs 20% below national average. This enables us to reduce energy and land costs, scaling in arid, non-arable areas that make up 40% of USA and other geographies in Africa, Asia, Australia, and Middle East.



NREL Solar Irradiance Map of the United States 2018 overlaid with active or in-development Direct Air Carbon Capture sites

⚡ Clairity's design advantage

- Multi-modal system generates H₂O + CO₂
- Abundant and affordable solar energy
- Access to wind, hydroelectric, & geothermal

↗ Scalable growth to gigaton CDR

- Arid climates in Africa, Asia, Australia, Middle East
- Gigaton scale sequestration is available across regions
- Land use concerns are reduced for arid environments

🏠 Enables reduction in cost of CDR

- Use inexpensive sorbents that thrive in arid climate
- Partnering with energy and utility providers
- Sell generated water to utility or private



Clairity's Process Direct Air Capture and Carbon Storage (DACCS)

Elevating the standard for low-cost carbon dioxide removal pathways and verifiability at scale

1 Remove CO₂, Generate H₂O

Fans blow air into Clairity reactor modules to remove CO₂ with an alkali carbonate coated onto a ceramic honeycomb substrates.

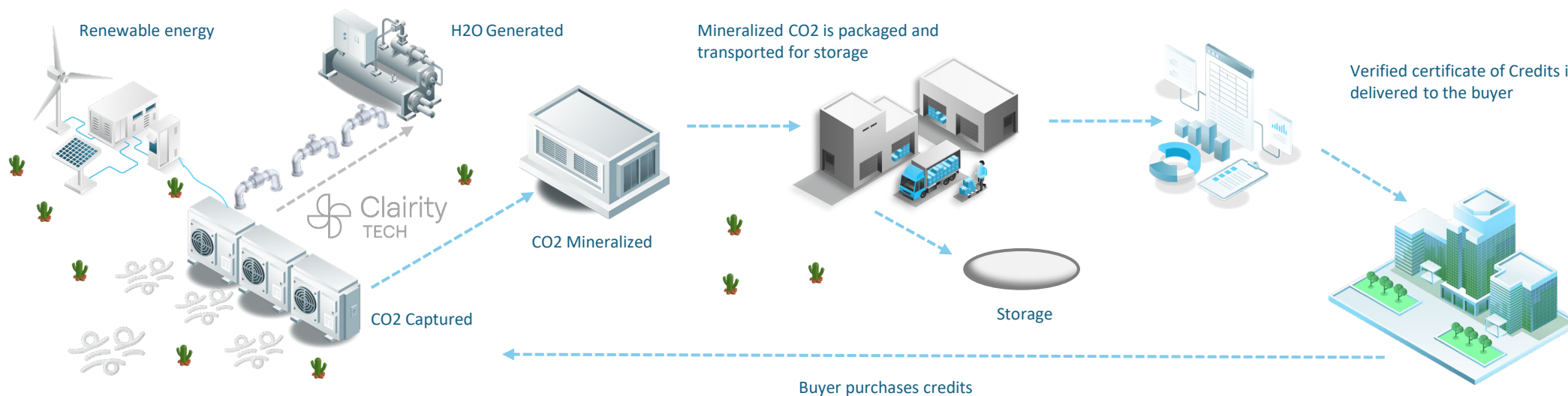
Once saturated, low-temperatures are used to regenerate the sorbent and concentrate CO₂. Water is removed from the air and extracted in the process.

2 Mineralize & Store CO₂

CO₂ is mineralized into solid form using feedstock materials that are rich in calcium and/or magnesium. It is packaged and transported to a storage site or buyer as a product.

3 Deliver Verifiable High-Quality Credits

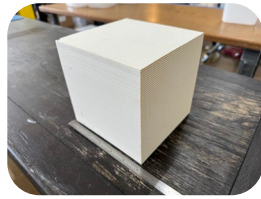
The process is verified by an independent third-party. Carbon dioxide removal (CDR) credits are generated and listed onto a registry where they can be provided to a buyer.



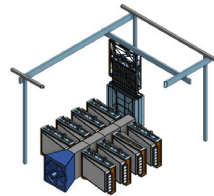
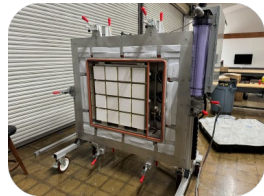
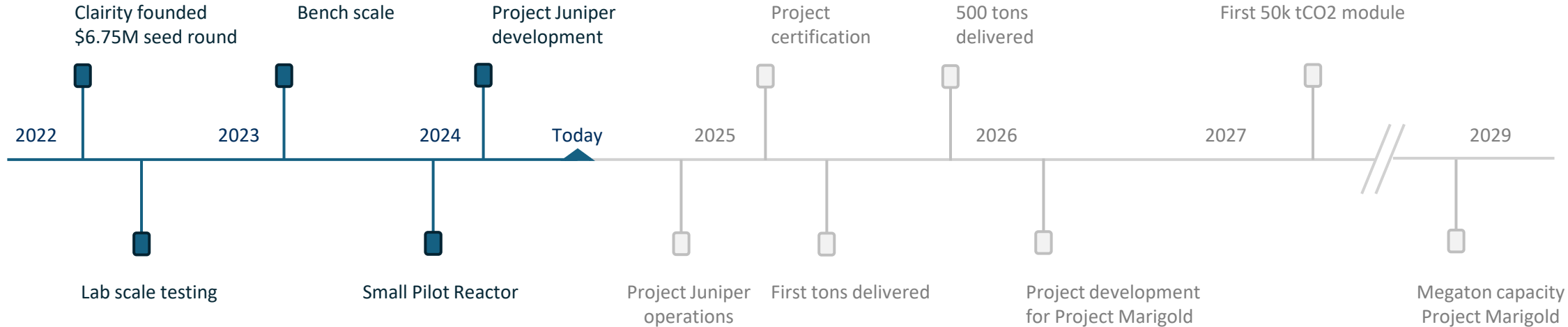


Company Timeline Clairity has a demonstrated track record of development speed & delivery

Project Juniper is on track to be the first DAC facility in the US to deliver verified CDR credits to buyers



Timeline





Simplicity by Design Alkali carbonates are the winning sorbent for low-cost megaton-scale DAC

Alkali carbonates are cheap, abundant, low-energy, environmentally safe, and generate co-benefits including water

Sorbent Technology:	Alkali Carbonates	Calcium Oxide	MOF Sorbents	Amine Sorbents
Cost of Capture	\$	\$ \$	\$ \$ \$	\$ \$ \$
Global Production	10 ⁷ tpa	10 ⁸ tpa	10 ³ tpa	10 ⁵ tpa
Total Energy	⚡	⚡ ⚡	⚡	⚡
Regeneration Temperature	< 150°C	> 800°C	< 150°C	< 150°C
Environmental Impact	NON TOXIC	NON TOXIC		
Water (consume vs generate)	+	-	+	-



Partnerships

Key strategic partnerships across multiple project areas are critical to Project Juniper's commercial success



Clean Power & Water



Sorbent Production



Mineral Feedstock



Capital



Standards & Verification



**only a single registry will be used*



Project Juniper Co-Benefits Atmospheric water harvesting & industrial waste reclamation

Our technology is carbon negative and water positive. We use industrial alkaline waste to sequester CO₂.



I. Generate and sell clean water

Project Juniper will be water positive.

Integration of sorbent desiccant systems for atmospheric water harvesting enable energy efficient generation of >1,000 liters per day of potable water.

A partnership with AirJoule LLC enables additional water generation using best-in-class atmospheric harvesting technology with minimal additional energy consumption.



II. Industrial alkaline waste reclamation

Clairity is working with Eco Material Technologies to source industrial alkaline waste.

Alkaline waste is rich in calcium and magnesium, which durably sequester CO₂.

Clairity's process works with material feedstock that otherwise would have been sent to a landfill to reclaim and valorize it while durably storing CO₂.



Our Team Led by SpaceX experts with a history of developing and deploying advanced systems

Decades of diverse scientific and engineering expertise in breakthrough technologies spans Aerospace, Energy, and MedTech



Glen Meyerowitz
Founder & CEO

SpaceX, UCLA Biodesign



Kersh Thevasundaram, PhD
Head of Science

UC Berkeley, Ansa Biotechnologies



Muneeb Hai
Head of Engineering

SpaceX, Relativity Space



Rafael Rodriguez Mosqueda, PhD
Sr. Research Scientist

University of Twente, UNAM



Will Fischer
Sr. Mechanical Engineer

Nano Precision Medical, Chicago Booth



Kyam Krieger
Sr. Mechanical Engineer

Heliogen



Jacqueline Smet
Mechanical Engineering

Loyola Marymount, Morf3D



Takeo Torrey
Mechanical Engineering

UCLA, Motive Design Group