

SECTION 5: Applicant Business Structure (continued)

2b. List the Texas Franchise Tax Reporting Entity Taxpayer Name

CG Leon County II LLC

2c. List the Reporting Entity Taxpayer Number

32072585626

- 3. Is the applicant current on all tax payments due to the State of Texas?
4. Are all applicant members of the combined group current on all tax payments due to the State of Texas?

SECTION 6: Eligibility Under Tax Code Chapter 313.024

- 1. Are you an entity subject to the tax under Tax Code, Chapter 171?
2. The property will be used for one of the following activities:
(1) manufacturing
(2) research and development
(3) a clean coal project, as defined by Section 5.001, Water Code
(4) an advanced clean energy project, as defined by Section 382.003, Health and Safety Code
(5) renewable energy electric generation
(6) electric power generation using integrated gasification combined cycle technology
(7) nuclear electric power generation
(8) a computer center that is used as an integral part or as a necessary auxiliary part for the activity conducted by applicant in one or more activities described by Subdivisions (1) through (7)
(9) a Texas Priority Project, as defined by 313.024(e)(7) and TAC 9.1051*
3. Are you requesting that any of the land be classified as qualified investment?
4. Will any of the proposed qualified investment be leased under a capitalized lease?
5. Will any of the proposed qualified investment be leased under an operating lease?
6. Are you including property that is owned by a person other than the applicant?
7. Will any property be pooled or proposed to be pooled with property owned by the applicant in determining the amount of your qualified investment?

*Note: Applicants requesting eligibility under this category should note that there are additional application and reporting data submission requirements.

SECTION 7: Project Description

- 1. In Tab 4, attach a detailed description of the scope of the proposed project, including, at a minimum, the type and planned use of real and tangible personal property, the nature of the business, a timeline for property construction or installation, and any other relevant information. If the project is an amendment or a reapplication please specify and provide details regarding the original project.
2. Check the project characteristics that apply to the proposed project:
Land has no existing improvements
Land has existing improvements (complete Section 13)
Expansion of existing operation on the land (complete Section 13)
Relocation within Texas

SECTION 12: Texas Tax Code 313.021(2) Qualified Property (continued)

2. Is the land upon which the new buildings or new improvements will be built part of the qualified property described by §313.021(2)(A)? Yes No

- 2a. If yes, attach complete documentation including:
a. legal description of the land (Tab 9);
b. each existing appraisal parcel number of the land on which the new improvements will be constructed, regardless of whether or not all of the land described in the current parcel will become qualified property (Tab 9);
c. owner (Tab 9);
d. the current taxable value of the land, attach estimate if land is part of larger parcel (Tab 9); and
e. a detailed map showing the location of the land with vicinity map (Tab 11).

3. Is the land on which you propose new construction or new improvements currently located in an area designated as a reinvestment zone under Tax Code Chapter 311 or 312 or as an enterprise zone under Government Code Chapter 2303? Yes No

- 3a. If yes, attach the applicable supporting documentation:
a. evidence that the area qualifies as a enterprise zone as defined by the Governor's Office (Tab 16);
b. legal description of reinvestment zone (Tab 16);
c. order, resolution or ordinance establishing the reinvestment zone (Tab 16);
d. guidelines and criteria for creating the zone (Tab 16); and
e. a map of the reinvestment zone or enterprise zone boundaries with vicinity map (Tab 11)

3b. If no, submit detailed description of proposed reinvestment zone or enterprise zone with a map indicating the boundaries of the zone on which you propose new construction or new improvements to the Comptroller's office within 30 days of the application date.

What is the anticipated date on which you will submit final proof of a reinvestment zone or enterprise zone? August 31, 2020

SECTION 13: Information on Property Not Eligible to Become Qualified Property

1. In Tab 10, attach a specific and detailed description of all existing property within the project boundary. This includes buildings and improvements existing as of the application review start date (the date the application is determined to be complete by the Comptroller). The description must provide sufficient detail to locate all existing property on the land that will be subject to the agreement and distinguish existing property from future proposed property.

2. In Tab 10, attach a specific and detailed description of all proposed new property within the project boundary that will not become new improvements as defined by TAC 9.1051. This includes proposed property that: functionally replaces existing or demolished/removed property; is used to maintain, refurbish, renovate, modify or upgrade existing property; or is affixed to existing property; or is otherwise ineligible to become qualified property. The description must provide sufficient detail to distinguish existing property (question 1) and all proposed new property that cannot become qualified property from proposed qualified property that will be subject to the agreement (as described in Section 12 of this application).

3. For the property not eligible to become qualified property within the project boundary in response to questions 1 and 2 of this section, provide the following supporting information in Tab 10:

- a. maps and/or detailed site plan;
b. surveys;
c. appraisal district values and parcel numbers;
d. inventory lists;
e. existing and proposed property lists;
f. model and serial numbers of existing property; or
g. other information of sufficient detail and description.

4. Total estimated market value of existing property within the project boundary (that property described in response to question 1): \$ 925,380.00

5. In Tab 10, include an appraisal value by the CAD of all the buildings and improvements existing as of a date within 15 days of the date the application is received by the school district.

6. Total estimated market value of proposed property not eligible to become qualified property (that property described in response to question 2): \$ 0.00

Note: Investment for the property listed in question 2 may count towards qualified investment in Column C of Schedules A-1 and A-2, if it meets the requirements of 313.021(1). Such property cannot become qualified property on Schedule B.



Tab 10

Description of Existing Improvements

The following is a listing of all existing improvements within the project boundary. This includes appraisal values by the Leon County Appraisal District of all the buildings and improvements existing as of August 5, 2020. No existing improvements will be subject to the Chapter 313 Value Limitation Agreement, and CG Leon County II LLC reserves the right to remove any existing improvements that may interfere with the installation and operation of the proposed project.

There is no proposed new property that will not become qualified property.

Parcel ID: 1651
Owner Name: J5D ENTERPRISES LP
Account Number: 00017-15000-00400-000100
Situs Address: PR 4320

Building Sequence	Type	Class	Year Built	Homesite Value	Condition	Percent Good	Square Feet	Replacement Value	Total Value
1	RES	WF3E	1989	YES	14	72%	2,036	159,840	126,910
2	DK	DK1	1989	YES	15	10%	1,068	10,790	1,190
3	RES	WF1E	1999	YES	14	82%	2,897	251,630	226,970
4	CO	R	1999	YES	14	82%	450	12,250	11,050
5	CO	R	1999	YES	14	82%	647	17,610	15,890
6	UPST	1	1998	YES	17	81%	2,667	165,940	147,850
7	DK	DK2	1998	YES	15	45%	661	8,060	3,990
8	BOAT	BH1	2000	NO	14	82%	1,593	40,540	36,570

Total Building Value: \$ 570,420



Parcel ID: 608460

Owner Name: J5D ENTERPRISES LP

Account Number: 00030-00450-00200-000000

Situs Address:

Building Sequence	Type	Class	Year Built	Homesite Value	Condition	Percent Good	Square Feet	Replacement Value	Total Value
1	MH	14W	1975	YES	15	5%	576	18,140	1,000
2	RES	WF4C	1968	YES	14	52%	1,040	81,930	46,860
3	OP	R	1968	YES	14	52%	196	2,160	1,240
4	MH	14W	1970	YES	15	5%	720	22,680	1,250

Total Building Value: \$ 50,350

Parcel ID: 609047

Owner Name: J5D ENTERPRISES LP

Account Number: 00017-15000-00200-000000

Situs Address:

Building Sequence	Type	Class	Year Built	Homesite Value	Condition	Percent Good	Square Feet	Replacement Value	Total Value
1	RES	WF6A	1947	YES	14	31%	1,134	84,760	28,900
2	BARN	ENCL	2001	YES		100%	1,147	12,810	12,810

Total Building Value: \$ 41,710

Parcel ID: 706950

Owner Name: J5D ENTERPRISES LP

Account Number: 90064-00010-00001-000000

Situs Address: PR 4200

Building Sequence	Type	Class	Year Built	Homesite Value	Condition	Percent Good	Square Feet	Replacement Value	Total Value
1	RES	WF4E	1970	YES	14	53%	2,782	206,620	121,080
2	CO	R	1970	YES	14	53%	600	15,490	9,030
3	UPST	1	1970	YES	17	22%	1,680	99,090	23,980
4	RES	WF4E	1970	YES	14	53%	625	46,080	26,870
5	RES	WF4E	1950	YES	14	32%	638	47,040	1,660
6	SWIM	3	0	YES		100%	1	10,000	10,000

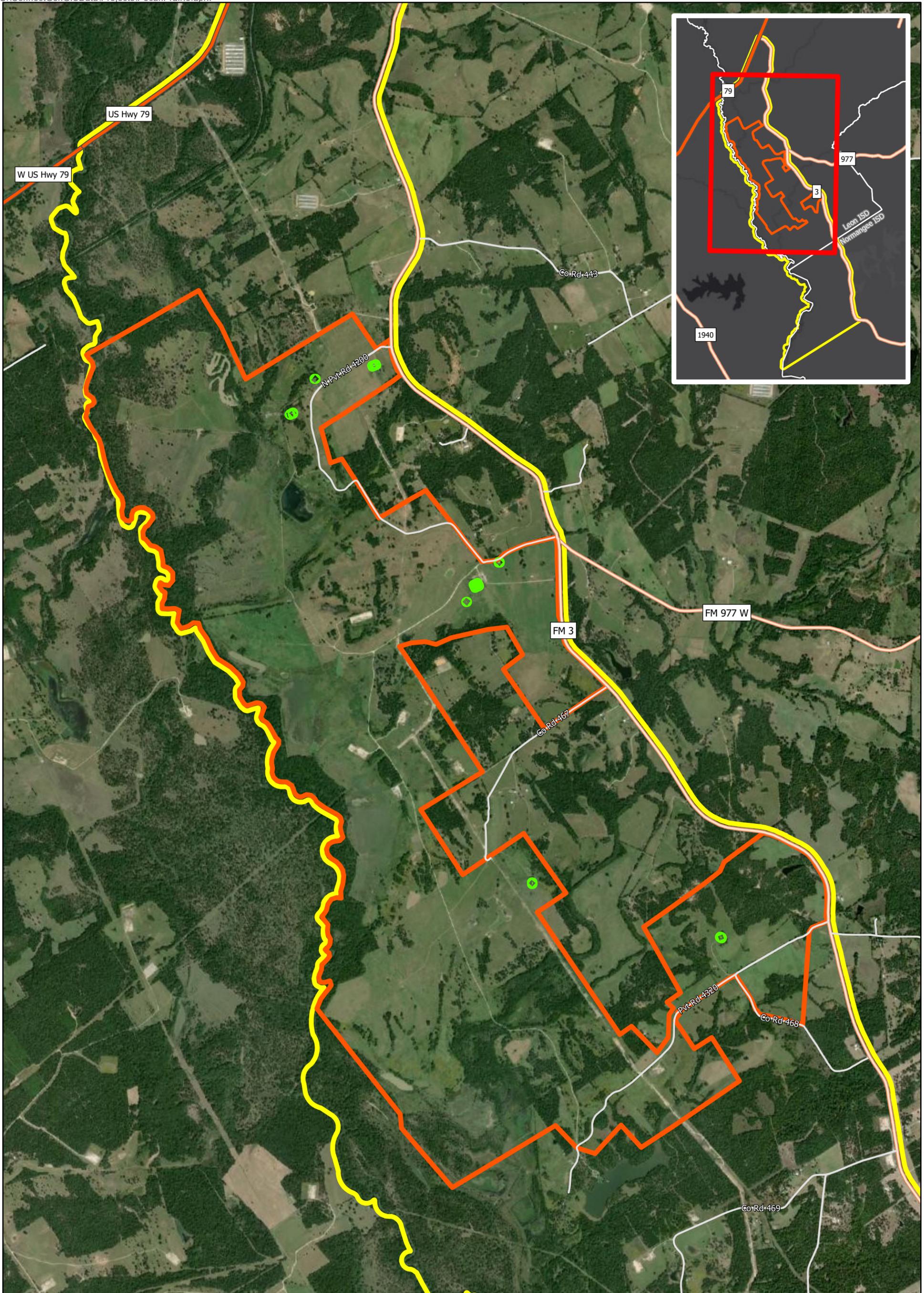
Total Building Value: \$ 192,620



Parcel ID: 706951
Owner Name: J5D ENTERPRISES LP
Account Number: 90064-00010-00002-000000
Situs Address: PR 4200

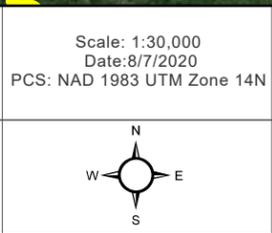
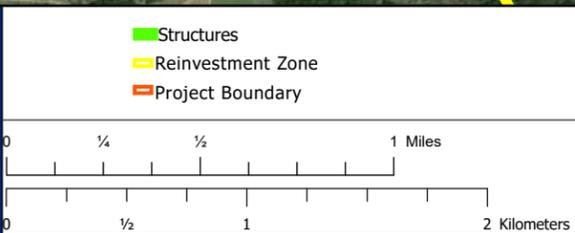
Building Sequence	Type	Class	Year Built	Homesite Value	Condition	Percent Good	Square Feet	Replacement Value	Total Value
1	MH	14W	1976	NO	15	5%	840	26,460	1,310
2	CO	R	1976	NO	14	59%	48	530	310
3	CO	R	1976	NO	14	59%	200	2,210	1,430
4	BARN	OPEN	1967	NO	16	20%	10,000	85,000	18,700
5	SHED	SHED	1967	NO	14	50%	1,200	6,180	1,700
6	SHED	SHED	1967	NO	14	50%	1,200	6,180	1,700
7	SHED	SHED	1974	NO	14	67%	1,680	8,650	6,380
8	BARN	OPEN	1974	NO	16	25%	2,880	24,480	3,370
9	SHED	SHED	1974	NO	14	67%	3,480	17,920	2,640
10	COMM	CM13	1990	NO	18	40%	6,624	278,870	30,680
11	SHED	C	1970	NO	14	53%	1,112	1,430	840
12	CO	R	1994	NO	14	77%	252	450	40
13	CO	R	1994	NO	14	77%	180	320	30
14	RES	WF6A	1950	NO	14	33%	784	58,600	1,060
15	CO	R	1957	NO	14	40%	72	1,880	40
16	CO	R	1970	NO	14	53%	60	1,570	50

Total Building Value: \$ 70,280



Existing Improvements within Project Boundary

Leon ISD

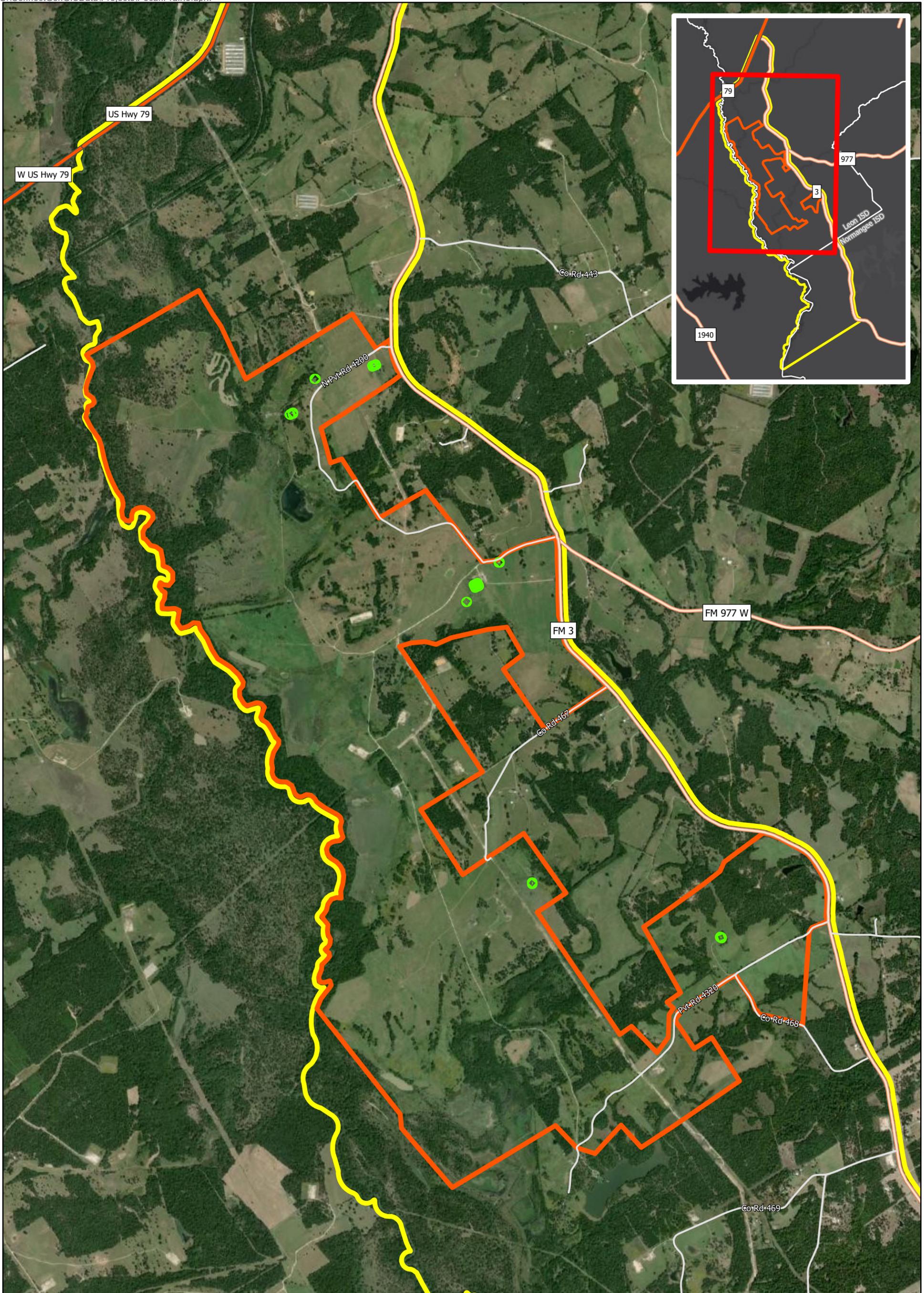



NOTE: This is not a legal survey instrument. All measurements and boundaries depicted are approximations and pend final surveys and title research.

Tab 11

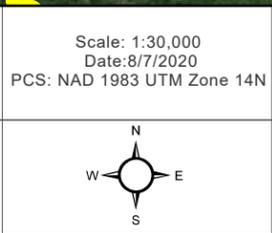
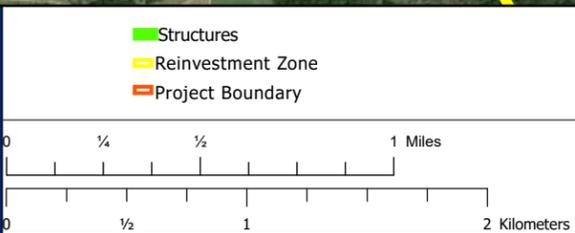
Maps

See Attached Pages



Existing Improvements within Project Boundary

Leon ISD




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