

Economic Development & Local Government Data Analysis & Transparency Division Texas Comptroller of Public Accounts 111 East 17th Street, Room 427 Austin, Texas 78774

Attention: Ms. Tabita Collazo

January 31, 2022

Page 1 of 1

Re: Amended Application #1668 to Tidehaven Independent School District from HIF USA, LLC

Dear Ms. Collazo,

On behalf of our client, *HIF USA, LLC* we would like to submit the following amendments to their Chapter 313 application (#1668) with Tidehaven Independent School District:

- Tab 1, Section 9 Q2,Q3,Q4,Q5: Updates to projected timeline
- Tab 7: Updates to Qualified Investment
- Tab 8: Updates to Qualified Property
- Tab 14 Schedules A1, A2, B, and C: Updates to timing of investment

Sincerely,

Doug Heinz

Doug Heinz

Manager, Site Selection & Incentives Advisory

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F +1 512 671 5501

Data Analysis and

	Texas Comptroller of Public Accounts	Transpare Form 50-2								
S	ECTION 8: Limitation as Determining Factor									
1.	Does the applicant currently own the land on which the proposed project will occur?	Yes	√ No							
2.	Has the applicant entered into any agreements, contracts or letters of intent related to the proposed project?	✓ Yes	No							
	Does the applicant have current business activities at the location where the proposed project will occur?	Yes	✓ No							
	e applicant made public statements in SEC filings or other documents regarding its intentions regarding the									
4.	proposed project location?	Yes	√ No							
5.	Has the applicant received any local or state permits for activities on the proposed project site?	Yes	√ No							
6.	Has the applicant received commitments for state or local incentives for activities at the proposed project site?	Yes	√ No							
7.	Is the applicant evaluating other locations not in Texas for the proposed project?	√ Yes	No							
8.	Has the applicant provided capital investment or return on investment information for the proposed project in comparison with other alternative investment opportunities?	Yes	✓ No							
9.	Has the applicant provided information related to the applicant's inputs, transportation and markets for the proposed project?	Yes	✓ No							
	Are you submitting information to assist in the determination as to whether the limitation on appraised value is a determining		V							
10	factor in the applicant's decision to invest capital and construct the project in Texas?	√ Yes	No							
Cr	napter 313.026(e) states "the applicant may submit information to the Comptroller that would provide a basis for an affirm	native detern	nination							
un	der Subsection (c)(2)." If you answered "yes" to any of the questions in Section 8, attach supporting information in Tab	5.								
S	ECTION 9: Projected Timeline									
	DTE : Only construction beginning after the application review start date (the date the Texas Comptroller of Public Accounts deems mplete) can be considered qualified property and/or qualified investment.	the applicati	on							
1.	Estimated school board ratification of final agreement	Q1 2022								
2	Estimated commencement of construction	Q2 2024								
		01/01/2025	5							
3.	Beginning of qualifying time period (MM/DD/YYYY)	2028								
4.	First year of limitation (YYYY)									
	4a. For the beginning of the limitation period, notate which one of the following will apply according to provision of 313.027(a-1)(2):								
	A. January 1 following the application date B. January 1 following the end of QTP									
	C. January 1 following the commencement of commercial operations									
		04.0007								
5.	Commencement of commercial operations	Q4 2027								
S	ECTION 10: The Property									
1	County or counties in which the proposed project will be located Matagorda									
	County or counties in which the proposed project will be located Central Appraisal District (CAD) that will be responsible for appraising the property Matagorda CAD									
		Van								
	Will this CAD be acting on behalf of another CAD to appraise this property?	Yes	√ No							
4.	List all taxing entities that have jurisdiction for the property, the portion of project within each entity and tax rates for each entity:	1 70/								
	M&O (ISD): Tidehaven ISD, 0.9564, 7% (Name, tax rate and percent of project) I&S (ISD): Tidehaven ISD, 0.215									
	County: Matagorda Co., 0.4222, 7% Other (describe): Port of Bay City, 0.0563									
	County.	(Name, tax rate and percent of project)								
	Hospital District: Matagorda Co. HD, 0.3181, 7% Water District: Coastal Plains Groundwater	Coastal Plains Groundwater, 0.0046								
	(Name, tax rate and percent of project) (Name, tax rate and percent of	(Name, tax rate and percent of project)								
	Other (describe): Drainage District #3, 0.0245, 7% Other (describe): Cons. & Recl. District,		6							
	(Name, tax rate and percent of project) (Name, tax rate and percent of	τ project)								
	For more information, visit our website: comptroller.texas.gov/economy/local/ch313/	Page 5								



Tab 7

Description of Qualified Investment

Project Helix would encompass approximately 540 acres within Matagorda County in a reinvestment zone to be established on land generally west of FM 1468 and north of FM 521. Maps in Tab 11 further define the location of the proposed investment. The Project would be located in two different school districts: Tidehaven ISD and Palacios ISD. This application concerns only the portion of the project located in Tidehaven ISD. Please refer to Tab 6 for additional information regarding the details of the proposed split between the school districts.

If constructed, the Project would be the first of its kind in the United States. At its planned maximum capacity the plant would be capable of producing up to 200 million gallons of eFuel per year. This application covers any and all qualified investment and property within Tidehaven ISD necessary for the commercial operations of the proposed Project, as described in Tab 4.

To reach its desired scale and production volumes, HIF's real and personal property improvements for the Project would include:

- Visitors Center and Office Space
- Electrolyzers
- Direct Air Capture Unit
- Methanol Synthesis Plant
- Boilers
- Steam and Electric Process Turbines
- Power Control Center
- All Ancillary and Eligible Equipment Necessary for Operations

- 345 kV Transmission Line and Substation
- Raw Water Treatment System
- CO2 Purification System
- Methanol to Gasoline Processing Plant
- Condensate Strippers
- Cooling Water Towers
- Storage tanks to temporarily hold finished product

^{*}The exact number and location of real and personal property improvements remains to-be-determined, based upon ongoing siting analysis. All Qualified Investment would be located within the project boundary.



Tab 8

Description of Qualified Property

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- CO2 Purification System
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- Storage tanks to temporarily hold finished product

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Schedule A1: Total Investment for Economic Impact (through the Qualifying Time Period)

1668-TidehavenISD-HIFUSALLC-AppAmend03-013122

Form 50-296A

Revised October 2020

PROPERTY INVESTMENT AMOUNTS

(Estimated Investment in each year. Do not put cumulative totals.)								
				Column A	Column B	Column C	Column D	Column E
	Year	School Year (YYYY-YYYY)	Tax Year (Fill in actual tax year below) YYYY	New investment (original cost) in tangible personal property placed in service during this year that will become Qualified Property	New investment made during this year in buildings or permanent nonremovable components of buildings that will become Qualified Property	Other new investment made during this year that will <u>not</u> become Qualified Property [SEE NOTE]	Other new investment made during this year that may become Qualified Property [SEE NOTE]	Total Investment (Sum of Columns A+B+C+D)
Investment made before filing complete application with district				Not eligible to becom	ne Qualified Property	\$ -	\$ -	s -
Investment made after filing complete application with district, but before final board approval of application	cation with district, but before final board 2022-2023 2022 \$		s -	\$ -	s -	- \$ -		
Investment made after final board approval of application and before Jan. 1 of first complete tax year of qualifying time period				\$ -	\$ -	\$ -	\$ -	\$ -
	Deferral	2023-2024	2023	\$ -	\$ -	\$ -	\$ -	\$ -
	Stub Year	2024-2025	2024	\$ 540,000,000	\$ 60,000,000		\$ -	\$ 600,000,000
Complete tax years of qualifying time period	QTP1	2025-2026	2025	\$ 1,350,000,000	\$ 150,000,000	\$ -	\$ -	\$ 1,500,000,000
Comprise tax years or quantying tillre period	QTP2	2026-2027	2026	\$ 2,700,000,000	\$ 300,000,000	\$ -	\$ -	\$ 3,000,000,000
Total Investment through Qualifying	Time Pe	riod [ENTER this r	ow in Schedule A2]	\$ 4,590,000,000			\$ -	\$ 5,100,000,000
					Ente	er amounts from TOTAL row above in Schedul	e A2	
					1			

For All Columns: List amount invested each year, not cumulative totals.

Date

ISD Name

Applicant Name

10/11/2021

HIF USA, LLC

Tidehaven ISD

Column A: This represents the total dollar amount of planned investment in tangible personal property. Only include estimates of investment for "replacement" property if the property is specifically described in the application.

5,100,000,000

Only tangible personal property that is specifically described in the application can become qualified property.

Total Qualified Investment (sum of green cells) \$

Column B: The total dollar amount of planned investment each year in buildings or nonremovable component of buildings.

Column C: Dollar value of other investment that may affect economic impact and total value. Examples of other investment that will not become qualified property include investment meeting the definition of 313.021(1) but not creating a new improvement as defined by TAC 9.1051. This is proposed property that functionally replaces existing property, is used to maintain, refurbish, renovate, modify or upgrade existing property, or is affixed to existing property—described in SECTION 13, question #5 of the application.

Column D: Dollar value of other investment that may affect economic impact and total value. Examples of other investment that may result in qualified property are land or professional services.

Total Investment: Add together each cell in a column and enter the sum in the blue total investment row. Enter the data from this row into the first row in Schedule A2.

Qualified Investment: For the green qualified investment cell, enter the sum of all the green-shaded cells.

Applicant Name HIF USA, LLC

Date

Form 50-296A

ISD Name IIdenaven ISD	Revised October 2020
PROPERTY INVESTMENT AMOUNTS	
(Estimated Investment in each year. Do not put cumulative totals.)	

(Estimated Investment in each year. Do not put cumulative totals.)								
				Column A	Column B	Column C	Column D	Column E
	Tax Year pe			New investment made during this year in buildings or permanent nonremovable components of	Other investment made during this year that		Total Investment	
					Enter amounts	from TOTAL row in Schedule A1 in the r	ow below	
Total Investment from Schedule A1*	2022-2026	TOTALS FROM	M SCHEDULE A1	\$ 4,590,000,000	\$ 510,000,000	-	-	\$ 5,100,000,000
Each year prior to start of value limitation period** Insert as many rows as necessary	Gap Year	2027-2028	2027	\$ 810,000,000	\$ 90,000,000	-	\$ -	\$ 900,000,000
	1	2028-2029	2028	\$ -	\$ -	\$ -	\$	\$ -
	2	2029-2030	2029	\$ -	\$ -	\$ -	\$ -	\$ -
	3	2030-2031	2030	\$ -	\$ -	\$ -	\$ -	\$ -
	4	2031-2032	2031	\$ -	\$ -	\$ -	\$ -	\$ -
VI 5 7 5 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	5	2032-2033	2032	\$ -	\$ -	\$ -	\$ -	\$ -
Value limitation period***	6	2033-2034	2033	\$ -	\$ -	\$ -	\$ -	\$ -
	7	2034-2035	2034	\$ -	\$ -	\$ -	\$ -	\$ -
	8	2035-2036	2035	\$ -	\$ -	\$ -	\$ -	\$ -
	9	2036-2037	2036	\$ -	\$ -	\$ -	\$ -	\$ -
	10	2037-2038	2037	\$ -	\$ -	\$ -	\$ -	\$ -
Total Investment made through limitation				\$ 5,400,000,000	\$ 600,000,000	\$ -	\$ -	\$ 6,000,000,000
	11	2038-2039	2038			\$ -		\$ -
	12	2039-2040	2039			\$ -		\$ -
Continue to maintain viable presence	13	2040-2041	2040			\$ -		\$ -
	14	2041-2042	2041			\$ -		\$ -
	15	2042-2043	2042			\$ -		\$ -
	16	2043-2044	2043			\$ -		\$ -
	17	2044-2045	2044			\$ -		\$ -
	18	2045-2046	2045			\$ -		\$ -
	19	2046-2047	2046			\$ -		\$ -
Additional years for 25 year economic impact as required by 313.026(c)(1)	20	2047-2048	2047			\$ -		\$ -
313.020(c)(1)	21	2048-2049	2048			-		-
	22	2049-2050	2049			\$ -		-
	23	2050-2051	2050 2051			-		\$ - \$ -
	24	2051-2052	2051			\$ - \$		s -
	20	2002-2003	2002			φ -		Ψ -

- * All investments made through the qualifying time period are captured and totaled on Schedule A1 [blue box] and incorporated into this schedule in the first row.
- ** Only investment made during deferrals of the start of the limitation (after the end of qualifying time period but before the start of the Value Limitation Period) should be included in the "year prior to start of value limitation period" row(s). If the limitation starts at the end of the qualifying time period or the qualifying time period overlaps the limitation, no investment should be included on this line.
- *** If your qualifying time period will overlap your value limitation period, do not also include investment made during the qualifying time period in years 1 and/or 2 of the value limitation period, depending on the overlap. Only include investments/years that were not captured on Schedule A1.

For All Columns: List amount invested each year, not cumulative totals. Only include investments in the remaining rows of Schedule A2 that were not captured on Schedule A1.

Column A: This represents the total dollar amount of planned investment in tangible personal property. Only include estimates of investment for "replacement" property if the property is specifically described in the application.

Only tangible personal property that is specifically described in the application can become qualified property.

- Column B: The total dollar amount of planned investment each year in buildings or nonremovable component of buildings.
- Column C: Dollar value of other investment that may affect economic impact and total value. Examples of other investment that will not become qualified property include investment meeting the definition of 313.021(1) but not creating a new improvement as defined by TAC 9.1051. This is proposed property that functionally replaces existing property; is used to maintain, refurbish, renovate, modify or upgrade existing property, or is affixed to existing property—described in SECTION 13, question #5 of the application.
- Column D: Dollar value of other investment that may affect economic impact and total value. Examples of other investment that may result in qualified property are land or professional services.

Date 10/11/2021
Applicant Name HIF USA, LLC

Tidehaven ISD

ISD Name

Form 50-296A

Revised October 2020

					Qualified Property				Estimated Taxable Value						
	Year	School Year (YYYY-YYYY)	Tax Year (Fill in actual tax year) YYYY	Estimated Ma		Est Valu	timated Total Market ue of new buildings or er new improvements	tangib	ated Total Market Value of ole personal property in the buildings or "in or on the new improvements"	exem polluti	Value less an otions (such as on control) and ore limitation	y	inal taxable value for I&S after all reductions	Fir	nal taxable value for O after all reductions
		2022-2023	2022	\$	-	\$	-	\$	-	\$	-	Ş	\$ -	\$	-
	Deferral	2023-2024	2023	\$	-	\$	-	\$	-	\$	-	Ş	\$ -	\$	-
Each year prior to start of	Stub Year	2024-2025	2024	\$	-	\$	-	\$	-	\$	-	Ç	\$ -	\$	-
Value Limitation Period Insert as many rows as necessary	QTP1	2025-2026	2025	\$	-	\$	30,000,000	\$	270,000,000	\$ 3	00,000,00	0 5	\$ 300,000,000	\$	300,000,000
	QTP2	2026-2027	2026	\$	-	\$	105,000,000	\$	945,000,000	\$ 1,0	50,000,00	0 5	\$ 1,050,000,000	\$ 1	1,050,000,000
	Gap Year	2027-2028	2027	\$	-	\$	255,000,000	\$	2,295,000,000	\$ 2,5	50,000,00	0 8	\$ 2,550,000,000	\$ 2	2,550,000,000
	1	2028-2029	2028	\$	-	\$	570,000,000	\$	5,130,000,000	\$ 5,7	00,000,00	0 8	\$ 5,700,000,000	\$	30,000,000
	2	2029-2030	2029	\$	-	\$	552,900,000	\$	4,860,000,000	\$ 5,4	12,900,00	0 5	\$ 5,412,900,000	\$	30,000,000
	3	2030-2031	2030	\$	-	\$	536,313,000	\$	4,590,000,000	\$ 5,1	26,313,00	0 5	\$ 5,126,313,000	\$	30,000,000
	4	2031-2032	2031	\$	-	\$	520,223,610	\$	4,320,000,000	\$ 4,8	40,223,61	0 5	\$ 4,840,223,610	\$	30,000,000
Value I insitetian Denied	5	2032-2033	2032	\$	-	\$	504,616,902	\$	4,050,000,000	\$ 4,5	54,616,90	2 5	\$ 4,554,616,902	\$	30,000,000
Value Limitation Period	6	2033-2034	2033	\$	-	\$	489,478,395	\$	3,780,000,000	\$ 4,2	69,478,39	5 5	\$ 4,269,478,395	\$	30,000,000
	7	2034-2035	2034	\$	-	\$	474,794,043	\$	3,510,000,000	\$ 3,9	84,794,04	3 5	\$ 3,984,794,043	\$	30,000,000
	8	2035-2036	2035	\$	-	\$	460,550,222	\$	3,240,000,000	\$ 3,7	00,550,22	2 5	\$ 3,700,550,222	\$	30,000,000
	9	2036-2037	2036	\$	-	\$	446,733,715	\$	2,970,000,000	\$ 3,4	16,733,71	5 5	\$ 3,416,733,715	\$	30,000,000
	10	2037-2038	2037	\$	-	\$	433,331,703	\$	2,700,000,000	\$ 3,1	33,331,70	3 5	\$ 3,133,331,703	\$	30,000,000
	11	2038-2039	2038	\$	-	\$	420,331,752	\$	2,430,000,000	\$ 2,8	50,331,75	2 5	\$ 2,850,331,752	\$ 2	2,850,331,752
	12	2039-2040	2039	\$	-	\$	407,721,800	\$	2,160,000,000	\$ 2,5	67,721,80	0 5	\$ 2,567,721,800	\$ 2	2,567,721,800
Continue to maintain viable presence	13	2040-2041	2040	\$	-	\$	395,490,146	\$	1,890,000,000	\$ 2,2	85,490,14	6 5	\$ 2,285,490,146	\$ 2	2,285,490,146
viable presence	14	2041-2042	2041	\$	-	\$	383,625,441	\$	1,620,000,000	\$ 2,0	03,625,44	1 5	\$ 2,003,625,441	\$ 2	2,003,625,441
	15	2042-2043	2042	\$	-	\$	372,116,678	\$	1,350,000,000	\$ 1,7	22,116,67	8 9	\$ 1,722,116,678	\$ 1	1,722,116,678
	16	2043-2044	2043	\$	-	\$	360,000,000	\$	1,080,000,000	\$ 1,4	40,000,00	0 5	\$ 1,440,000,000	\$ 1	1,440,000,000
	17	2044-2045	2044	\$	-	\$	360,000,000	\$	1,080,000,000	\$ 1,4	40,000,00	0 5	\$ 1,440,000,000	\$ 1	1,440,000,000
	18	2045-2046	2045	\$	-	\$	349,200,000	\$	1,080,000,000	\$ 1,4	29,200,00	0 5	\$ 1,429,200,000	\$ 1	1,429,200,000
	19	2046-2047	2046	\$	-	\$	338,724,000	\$	1,080,000,000	\$ 1,4	18,724,00	0 5	\$ 1,418,724,000	\$ 1	1,418,724,000
Additional years for 25 year economic impact	20	2047-2048	2047	\$	-	\$	328,562,280	\$	1,080,000,000	\$ 1,4	08,562,28	0 5	\$ 1,408,562,280	\$ 1	1,408,562,280
as required by	21	2048-2049	2048	\$	-	\$	318,705,412	\$	1,080,000,000	\$ 1,3	98,705,41	2 5	\$ 1,398,705,412	\$ 1	1,398,705,412
313.026(c)(1)	22	2049-2050	2049	\$	-	\$	309,144,249	\$	1,080,000,000		89,144,24	-	\$ 1,389,144,249	 	1,389,144,249
	23	2050-2051	2050	\$	_	\$	300,000,000	\$	1,080,000,000		80,000,00	+	\$ 1,380,000,000	H	1,380,000,000
	24	2051-2052	2051	\$	-	\$	300,000,000	\$	1,080,000,000	-	80,000,00	+	\$ 1,380,000,000	-	1,380,000,000
	25	2052-2053	2052	\$	-	\$	300,000,000	\$	1,080,000,000	\$ 1,3	80,000,00	0 5	\$ 1,380,000,000	\$ 1	1,380,000,000

Notes: Market value in future years is good faith estimate of future taxable value for the purposes of property taxation.

Only include market value for eligible property on this schedule.

Schedule C: Employment Information

Date 10/11/2021
Applicant Name HIF USA, LLC
ISD Name Tidehaven ISD

Form 50-296A

ISD Name	Tidehave	n ISD				Revised October 2020					
				Consti	ruction	Non-Qualifying Jobs	Qualifyi				
			1	Column A	Column B	Column C	Column D	Column E			
	Year	School Year (YYYY-YYYY)	Tax Year (Actual tax year) YYYY	Number of Construction FTE's	Average annual wage rates for construction workers	Number of non-qualifying jobs applicant estimates it will create (cumulative)	Number of new qualifying jobs applicant commits to create meeting all criteria of Sec. 313.021(3) (cumulative)	Annual wage of new qualifying jobs			
		2022-2023	2022	-	-	-	-	-			
	Deferral	2023-2024	2023	-	-	-	-	-			
Each year prior to start of Value Limitation Period haset as may rows as recessary	Stub Year	2024-2024	2024	1,400	\$ 64,025	-	-	-			
elseri, es ilial y luns és recessar y	QTP1	2025-2026	2025	1,400	\$ 64,025	-	-	-			
	QTP2	2026-2027	2026	1,400	\$ 64,025	-	-	-			
	Gap Year	2027-2028	2027	1,400	\$ 64,025	-	-	-			
	1	2028-2029	2028	-	-	-	10	\$ 68,255			
	2	2029-2030	2029	-	-	-	10	\$ 68,255			
	3	2030-2031	2030	-	-	-	10	\$ 68,255			
	4	2031-2032	2031	-	=	-	10	\$ 68,255			
Value Limitation Period The qualifying time period could overlap the	5	2032-2033	2032	-	-	-	10	\$ 68,255			
value limitation period.	6	2033-2034	2033	-	-	-	10	\$ 68,255			
	7	2034-2035	2034	-	-	-	10	\$ 68,255			
	8	2035-2036	2035	-	=	-	10	\$ 68,255			
	9	2036-2037	2036	-	-	-	10	\$ 68,255			
	10	2037-2038	2037	-	-	-	10	\$ 68,255			
Years Following Value Limitation Period	11 through 25	2038-2053	2038-2052	-	-	-	10	\$ 68,255			

Notes: See TAC 9.1051 for definition of non-qualifying jobs.

Only include jobs on the project site in this school district.

Texas Comptroller of Public Accounts

Data Analysis and Transparency Form 50-296-A

SECTION 16: Authorized Signatures and Applicant Certification

After the application and schedules are complete, an authorized representative from the school district and the business should review the application documents and complete this authorization page. Attach the completed authorization page in Tab 17.

NOTE: if you amend your application, you will need to obtain new signatures and resubmit this page, Section 16, with the amendment request.

1. Authorized School District Representative Signature

2.

I am the authorized representative for the school district to which this application is being submitted. I understand that this application is a government record as defined in Chapter 37 of the Texas Penal Code.

here Andrew Seignist	Superintendent
Print Name (Authorized School District Representative) align here Signature (Authorized School District Representative)	1/23/2022 Date
Authorized Company Representative (Applicant) Signature and Notarization	on .
I am the authorized representative for the business entity for the purpose of filing this apprecord as defined in Chapter 37 of the Texas Penal Code. The information contained in the purpose of the texas penal Code.	ilication. I understand that this application is a government is application and schedules is true and correct to the best o

my knowledge and belief.

I hereby certify and affirm that the business entity I represent is in good standing under the laws of the state in which the business entity was organized and that no delinquent taxes are owed to the State of Texas.

print Renato Pereira	Chief Executive Officer
Print Namo (Authorize) Company Representative (Applicanti)	Title
Signature (Authorized Company Representative (Applicant))	/- 28 - 2022_ Data
LEAH GENTLE Notary ID #132934173 My Commission Expires February 19, 2025	GIVEN under my hand and seal of office this, the 28 day of JANUAY
(Notary Seal)	My Commission expires: FCDMAN 19, 2025

If you make a false statement on this application, you could be found guilty of a Class A misdemeanor or a state jail felony under Texas Penal Code Section 37.10.