

**AMENDMENT NO. 1
TO AGREEMENT FOR LIMITATION ON APPRAISED VALUE OF PROPERTY FOR
SCHOOL DISTRICT MAINTENANCE AND OPERATIONS TAXES
BETWEEN BEAUMONT INDEPENDENT SCHOOL DISTRICT AND OCI FUELS USA
INC.**

(Comptroller Application No. 1742)

This **AMENDMENT NO. 1 TO THE AGREEMENT FOR LIMITATION ON APPRAISED VALUE OF PROPERTY FOR SCHOOL DISTRICT MAINTENANCE AND OPERATIONS TAXES** (this “**AMENDMENT NO. 1**”) is entered into by and between **BEAUMONT INDEPENDENT SCHOOL DISTRICT** (the “**District**”), a lawfully created independent school district of the State of Texas operating under and subject to the Texas Education Code, and **OCI FUELS USA INC.**, a Delaware Corporation, Texas Taxpayer Identification Number 32081158308 (“**Applicant**”). The Applicant and the District may hereafter be referred together as the “**Parties**” and individually as a “**Party**.” Undefined capitalized terms herein shall have the meaning given to them in the Agreement (as defined below).

WHEREAS, on or about August 18, 2022, pursuant to Chapter 313 of the Texas Tax Code, after conducting a public hearing on the matter, the District made factual findings (the “**Findings of Fact**”), and passed, approved, and executed that certain Agreement for Limitation on Appraised Value of Property for School District Maintenance and Operations Taxes dated August 18, 2022, by and between the District and Applicant (the “**Original Agreement**”); and

WHEREAS, on September 26, 2024, pursuant to Section 10.2 of the Agreement, the Applicant requested to defer the Tax Limitation start until 2029, update the start of commercial operations to 12/31/2028, revise schedules A1 – C, update the Authorized Company Representative; update the legal description of land and maps, and replace the Beaumont ISD 2022-003 Reinvestment Zone No. 03 with the new Jefferson County Approved Reinvestment zone; and

WHEREAS, the Parties notified the Texas Comptroller of Public Accounts (the “**Comptroller**”) of the Amended Application and the request for this **AMENDMENT NO. 1**, and the Comptroller issued its notice of completeness, issued its amended certification of the Amended Application, and approved the form of this **AMENDMENT NO. 1** on October 15, 2024; and

WHEREAS, on November 21, 2024, the Board of Trustees determined that this **AMENDMENT NO. 1** is in the best interest of the District and the State of Texas and is consistent with and authorized by Chapter 313 of the Texas Tax Code, and hereby approves this **AMENDMENT NO. 1** and authorizes the Board President and Secretary or in the event the Board President and Secretary are unavailable or have disclosed a conflict of interest, the Board of Trustees has authorized the Board Vice President, to execute and deliver such Agreement to the Applicant.

NOW, THEREFORE, in consideration of the foregoing recitals, the mutual benefits to be

derived by the Parties and other good and valuable considerations, the receipt and adequacy of which are hereby acknowledged, and in compliance with Section 10.2 of the Agreement, the undersigned Parties agree to amend the Agreement as follows:

1. **Amendments.** The Agreement is hereby amended as follows:

A. **Section 2.3. TERM OF THE AGREEMENT.**

B. **The Tax Limitation Period for this Agreement:**

- i. Starts on January 1, 2029, the first complete Tax Year that begins after the date of the commencement of Commercial Operations; and
- ii. Ends on December 31, 2038.

C. The Final Termination Date for this Agreement is December 31, 2043.

D. **Section 10.1** of the Agreement will be updated as follows:

Name: Bashir Lebada

Title: CEO

Organization: OCI Fuels USA

Mailing: 2800 Post Oak Blvd, Suite 3150
Houston, TX 77056

Phone: 713-568-7351

Email: bashir.lebada@oci-global.com

E. Exhibits 1 and 4 will be deleted and replaced in their entirety with Exhibits 1 and 4 below.

2. **Effect.** Except as modified and amended by the terms of this AMENDMENT NO. 1, all of the terms, conditions, provisions and covenants of the Findings of Fact and Agreement are ratified and shall remain in full force and effect, and the Agreement and this AMENDMENT NO. 1 shall be deemed to constitute a single instrument or document and the Findings of Fact and this AMENDMENT NO. 1 shall be deemed to constitute a single instrument or document. Should there be any inconsistency between the terms of this AMENDMENT NO. 1 and the Agreement or this AMENDMENT NO. 1 and the Findings of Fact; the terms of this AMENDMENT NO. 1 shall prevail. A copy of this AMENDMENT NO. 1 shall be delivered to the Texas Comptroller to be posted to the Texas Comptroller's internet website. A copy of this AMENDMENT NO. 1 shall be recorded with the official Minutes of the meeting at which it has been approved on November 21, 2024.

3. **Binding on Successors and Assigns.** The Agreement, as amended by this AMENDMENT NO. 1, shall be binding upon and inure to the benefit of the Parties and each other person and entity having any interest therein during their ownership thereof, and their respective successors and assigns.

4. **Counterparts.** This AMENDMENT NO. 1 may be executed in counterparts, each of which shall be deemed an original and all of which when taken together shall constitute one

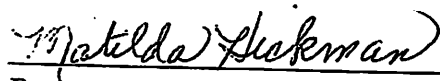
and the same document.

IN WITNESS WHEREOF, the District and Applicant have caused this AMENDMENT NO. 1 to be executed and delivered by their duly authorized representatives on this 21st day of November 2024.

OCI FUELS USA INC.

By: 
BASHIR LEBADA
CEO

BEAUMONT INDEPENDENT SCHOOL
DISTRICT

By: 
PRESIDENT, BOARD OF TRUSTEES

ATTEST:

By: 
SECRETARY, BOARD OF TRUSTEES

OR IN THE EVENT OF A CONFLICT OF INTEREST

By: _____
VICE PRESIDENT, BOARD OF TRUSTEES

EXHIBIT 1

DESCRIPTION AND LOCATION OF ENTERPRISE OR REINVESTMENT ZONE

AMENDMENT NO. 1 to Agreement for Limitation on Appraised Value
Between Beaumont ISD and OCI Fuels USA
August 18, 2022
Amended November 21, 2024

*Texas Economic Development Act Agreement
Comptroller Form 50-826 (Jan 2020)*

STATE OF TEXAS § IN THE COMMISSIONERS COURT
COUNTY OF JEFFERSON § OF JEFFERSON COUNTY, TEXAS

AN ORDER OF THE COMMISSIONERS COURT OF JEFFERSON COUNTY, TO AMEND A
REINVESTMENT ZONE PURSUANT TO SEC 312. 401 OF THE TAX CODE (THE
PROPERTY REDEVELOPMENT AND TAX ABATEMENT ACT)

BE IT REMEMBERED at a meeting of Commissioners Court of Jefferson County, Texas, held on the 26th day of September, 2023 on motion made by Vernon Pierce, Commissioner of Precinct No. 1, and seconded by Michael S. Sinegal, Commissioner of Precinct No. 3, the following Order was adopted:

WHEREAS, the Commissioners Court of Jefferson County, Texas desires to create the proper economic and social environment to induce the investment of private resources in productive business enterprises located in the county and to provide employment to residents of the area; and,

WHEREAS, the Commissioners Court did, by Order of this Court on July 19, 2022, create the OCI 2022 Reinvestment Zone; and,

WHEREAS, OCI wishes to amend the boundaries of the OCI 2022 Reinvestment Zone to include additional property in which OCI has a property interest to facilitate development of new manufacturing facilities; and,

WHEREAS, to accommodate new investment by OCI in Jefferson County, it is in the best interest of the County to amend the boundaries of the OCI 2022 Reinvestment Zone, pursuant to Sec. 312. 401, Tax Code (The Property Redevelopment and Tax Abatement Act).

IT IS THEREFORE ORDERED BY THE COMMISSIONERS COURT OF JEFFERSON
COUNTY, TEXAS

Section 1. That the Commissioners Court hereby orders that the boundaries of the OCI 2022 Reinvestment Zone at 5470 N. Twin City Highway, Nederland, Jefferson County, TX 77627 (mailing purposes only) are amended to add four parcels of land, further described in the legal description attached hereto as Exhibit "A", and made a part for all purposes, of the OCI 2022 Reinvestment Zone (the "Zone").

Section 2 That the Commissioners Court finds that the Zone area meets the qualifications of the Texas Redevelopment and Tax Abatement Act (hereinafter referred to as the "Act").

Section 3. That the Commissioners Court has heretofore adopted Guidelines and Criteria for Granting Tax Abatements in Reinvestment Zones in Jefferson County, Texas.

Section 4. The Commissioners Court finds that such improvements are feasible and will benefit the Zone after the expiration of the agreement.

Section 5. The Commissioners Court finds that the Zone is likely to contribute to the retention or expansion of primary employment in the area and/or would contribute to attract major investments that would be a benefit to the property and that would contribute to the economic development of the community.

Section 6. That this Order shall take effect from and after its passage as the law in such cases provides.

Signed this 26 day of September, 2023.



Jeff R. Branick
JEFF R. BRANICK
County Judge

Vernon Pierce
COMMISSIONER VERNON PIERCE
Precinct No. 1

Michael S. Sinegal
COMMISSIONER MICHAEL S. SINEGAL
Precinct No. 3

Cary Erickson
COMMISSIONER CARY ERICKSON
Precinct No. 2

Everette D. Alfred
COMMISSIONER EVERETTE D. ALFRED
Precinct No. 4

8001 30 00 15.9 94 02 29.0	0 POB TR 1
8002 30 00 25.3 94 02 34.0	0 PT
8003 30 00 26.7 94 02 32.6	0 PT
8004 30 00 28.5 94 02 30.9	0 PT
8005 30 00 46.1 94 02 13.0	0 PT
8006 30 00 39.4 94 02 04.1	0 PT
8007 30 00 37.9 94 02 05.6	0 PT
8008 30 00 33.2 94 02 10.5	0 PT
8009 30 00 35.5 94 02 13.5	0 PT
8010 30 00 24.2 94 02 25.0	0 PT
8011 30 00 20.6 94 02 20.0	0 PT
8012 30 00 18.9 94 02 21.6	0 PT
8013 30 00 15.9 94 02 29.0	0 BACK TO POB
8201 30 00 32.2 94 01 54.5	0 POB TR 2
8202 30 00 29.3 94 01 50.6	0 PT
8203 30 00 27.8 94 01 52.1	0 PT
8204 30 00 23.0 94 01 57.0	0 PT
8205 30 00 26.0 94 02 00.8	0 PT
8206 30 00 30.7 94 01 56.0	0 PT
8207 30 00 32.2 94 01 54.5	0 BACK TO POB TR 2
8301 30 01 20.2 94 02 12.6	0 POB TR 3
8302 30 01 29.4 94 01 54.6	0 PT
8303 30 01 28.3 94 01 53.9	0 PT
8304 30 01 26.8 94 01 50.7	0 PT
8305 30 01 22.1 94 01 47.8	0 PT
8306 30 01 21.2 94 01 46.5	0 PT
8307 30 01 21.2 94 01 46.3	0 PT
8308 30 01 20.0 94 01 44.7	0 PT
8309 30 01 20.0 94 01 44.3	0 PT
8310 30 01 19.2 94 01 43.3	0 PT
8311 30 01 18.9 94 01 43.1	0 PT
8312 30 01 17.9 94 01 41.6	0 PT
8313 30 01 16.3 94 01 39.9	0 PT
8314 30 01 14.9 94 01 38.8	0 PT
8315 30 01 07.8 94 01 46.7	0 PT
8316 30 01 10.1 94 01 57.2	0 PT
8317 30 01 10.8 94 01 56.5	0 PT
8318 30 01 11.6 94 01 56.5	0 PT
8319 30 01 11.7 94 01 56.6	0 PT
8320 30 01 12.8 94 02 00.4	0 PT
8321 30 01 13.1 94 02 00.7	0 PT
8322 30 01 13.6 94 02 01.9	0 PT
8323 30 01 14.1 94 02 02.5	0 PT
8324 30 01 14.5 94 02 04.1	0 PT
8325 30 01 14.2 94 02 05.2	0 PT
8326 30 01 14.7 94 02 06.6	0 PT
8327 30 01 16.2 94 02 08.5	0 PT

8328 30 01 17.0 94 02 09.0	0 PT
8329 30 01 20.2 94 02 12.6	0 BACK TO POB TR 3
8401 29 59 44.1 94 02 11.7	0 POB TR 4
8402 29 59 51.2 94 01 54.7	0 PT
8403 30 00 04.5 94 02 01.9	0 PT
8404 29 59 45.6 94 01 36.0	0 PT
8405 29 59 35.4 94 01 22.1	0 PT
8406 29 59 19.3 94 01 37.4	0 PT
8407 29 59 19.7 94 01 37.6	0 PT
8408 29 59 35.0 94 01 23.2	0 PT
8409 29 59 44.8 94 01 36.7	0 PT
8410 29 59 35.0 94 01 45.9	0 PT
8411 29 59 34.2 94 01 45.5	0 PT
8412 29 59 31.9 94 01 51.3	0 PT
8413 29 59 27.2 94 02 02.6	0 PT
8414 29 59 44.1 94 02 11.7	0 BACK TO POB TR 4



STATE OF TEXAS §

COUNTY OF JEFFERSON §

Boundary description of a 124.75 acre Tract 4 of the OCI Reinvestment Zone 2023 in the Pelham Humphreys Survey, Abstract 32, the Joseph S. Johnston Survey, Abstract 34 and the T.&N.O. Railroad Survey, Section 1, Abstract 257 in Jefferson County, Texas and being more particularly described by metes and bounds as follows:

All bearings, distances and acreages are grid and are referenced to the State Plane Coordinate System, NAD 83, Texas South Central Zone, U. S. Survey feet. The mapping angle is +02°25'54" and the scale factor is 1.00007 (TxDOT). All records cited are recorded in the Jefferson County Deed, Plat or Official Public Records. A plat of even date accompanies this description.

BEGINNING at the southwest corner of the remainder of a called 65.3708 acre tract described in Clerk's File 2013023101, also being the northwest corner of the remainder of a called 72.09 acre tract described in Clerk's File 2014000320, also being the west line of a called 85.096 acre tract described in Clerk's File 2022031314 and also being in the northeasterly right-of-way line of Highway 69 having a Texas State Plane coordinate value of N: 13,942,894.44' and E: 3,539,175.31';

THENCE North 62°18'25" East across the said 85.096 acre tract and across a called 114.91 acre tract described in Clerk's File 2022040290 a distance of 1660.95 feet to the an ell corner of the herein described tract;

THENCE North 27°41'08" West continuing across the said 114.91 acre tract 1491.32 feet to a 5/8" iron rod found in concrete in the southwest line of the L.N.V.A. Canal;

THENCE South 52°26'13" East with the southwest line of the said L.N.V.A. Canal, 2975.71 feet to a B-Line capped rod found at the southeast corner of the said 114.91 tract and also being the northeast corner of a called 5.59 acre tract described in Clerk's File 2022040290;

THENCE South 52°25'27" East with the east line of the said 5.59 acre tract 1592.71 feet to a 5/8 iron rod found at the northeast corner of a called 43.32 acre tract described in Clerk's File 2017031963 and also being the southeast corner of the said 5.59 acre tract;

THENCE South 36°56'57" West with the north lines of the said 43.32 acre tract, a called 2.248 acre tract described in Clerk's File 2022024088 and a called 70.74 acre tract described in Clerk's File 2022024088 a distance of 2114.40 feet to a point at an ell corner of the said 70.74 acre tract in the centerline of Rodair Gully;

THENCE North 27°42'00" West 47.23 feet to a concrete monument found at the southwest corner of a called 58.23 acre tract described in Film Code 105-21-0093;

THENCE North 36°57'01" East with the southeasterly line of the said 58.23 acre tract 1996.03 feet to a concrete monument found at the east corner of the said 58.23 acre tract and also being an ell corner of the said 5.59 acre tract;

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THENCE North 52°27'32" West with the northeast line of the said 58.23 acre tract 1550.07 feet to a point for the northeast corner of the said 58.23 acre tract, also being in the south line of the said 114.91 acre tract and also being the northwest corner of the herein described tract, from which concrete monument found for reference bears N 36°57'05" E 0.80 feet;

THENCE South 36°57'05" West 1278.19 feet to a 2" iron pipe found the west corner of the said 58.23 acre tract;

THENCE South 27°46'35" East 89.54 feet to a 2 1/2" fence post found at the northeast corner of a called 28.589 acre tract described in Clerk's File 2018035924;

THENCE South 62°20'14" West 562.06 feet to a 1/2" iron rod set with cap 'SHINE'

THENCE South 62°20'20" West with the south line of the said 85.096 acre tract 1100.00 feet to a 1/2" iron found with cap 'F&S' at the northwest corner of the said 28.559 acre tract and also being in the east right-of-way of U.S. Hwy 69 Frontage Road;

THENCE North 27°41'15" West with the said east right-of-way of U.S. Hwy 69 Frontage Road 1889.68 feet to the PLACE AND POINT OF BEGINNING, containing 124.75 acres of land, more or less.

The above description has been compiled from record deed information and limited survey data from past projects in the area.



STATE OF TEXAS §

COUNTY OF JEFFERSON §

Boundary description of 8.70 acre Tract 2 of the OCI Reinvestment Zone 2023 in the Pelham Humphreys Survey, Abstract 32, the Joseph S. Johnston Survey, Abstract 34 and the T.&N.O. Railroad Survey, Section 1, Abstract 257 in Jefferson County, Texas and being more particularly described by metes and bounds as follows:

All bearings, distances and acreages are grid and are referenced to the State Plane Coordinate System, NAD 83, Texas South Central Zone, U. S. Survey feet. The mapping angle is +02°25'54" and the scale factor is 1.00007 (TxDOT). All records cited are recorded in the Jefferson County Deed, Plat or Official Public Records. A plat of even date accompanies this description.

BEGINNING at a point in the north right-of-way line of Highway 347, also being in the south line of a called 47.265 acre Tract VIII described in Clerk's File 2022018289 having a Texas State Plane coordinate value of N: 13,947,809.56' and E: 3,540,479.77';

THENCE South 51°36'22" East with the north right-of-way of said Highway 347 a distance of 456.15 feet;

THENCE South 39°08'09" West across said Highway 347 a distance of 200.00 feet to the northeast corner of Lot 1-B of Mid City Business Park replat recorded in Clerk's File 2022002862 and also being the northwest corner of a called 4.532 acre tract described in Clerk's File 2018005732;

THENCE South 39°08'09" West with the east lines of the said Lot 1-B, Lot 2 and Lots 3 of said Mid City Business Park Replat for a total distance of 643.74 to the southeast corner of said Lot 3 and also being the northeast corner of Lot 4;

THENCE North 50°51'28" West with the south line of said Lot 3 a distance of 449.96 feet to the west corner of said Lot 3 and also being in the east right-of-way of Lone Star Drive;

THENCE North 39°08'50" East with the east line of said Lone Star Drive 637.81 feet to the south right-of-way of said Highway 347;

THENCE North 37°20'05" East across said Highway 347 a distance of 200.00 feet to the PLACE AND POINT OF BEGINNING, containing 8.70 acres of land, more or less.

The above description has been compiled from record deed information and limited survey data from past projects in the area.

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STATE OF TEXAS §

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Boundary description of a 77.61 acre Tract 3 of the OCI Reinvestment Zone 2023 in the Pelham Humphreys Survey, Abstract 32, the Joseph S. Johnston Survey, Abstract 34 and the T.&N.O. Railroad Survey, Section 1, Abstract 257 in Jefferson County, Texas and being more particularly described by metes and bounds as follows:

All bearings, distances and acreages are grid and are referenced to the State Plane Coordinate System, NAD 83, Texas South Central Zone, U. S. Survey feet. The mapping angle is +02°25'54" and the scale factor is 1.00007 (TxDOT). All records cited are recorded in the Jefferson County Deed, Plat or Official Public Records. A plat of even date accompanies this description.

BEGINNING at the north corner of a called 13.148 acre Lot 1 of the Replat of Lot 3 of Dupont Beaumont Industrial Site No. 1 recorded in Clerk's File 2007047667 and also being an ell corner of a called 461.42 acre tract described in Clerk's File 2015013909 having a Texas State Plane coordinate value of N: 13,952,586.38' and E: 3,538,685.60';

THENCE North 57°16'44" East crossing the said 461.42 acre tract and a called 503.193 acre tract 1838.97 feet to the south right-of-way of the Neches River;

THENCE with the south meander lines of the Neches River:

South 32°45'26" East 127.32 feet;
South 30°22'35" East 538.99 feet;
South 54°27'01" East 150.11 feet;
North 68°58'00" East 17.24 feet;
South 50°33'53" East 181.17 feet;
South 80°06'42" East 43.07 feet;
South 51°43'43" East 114.54 feet;
South 27°15'49" East 36.92 feet;
South 55°43'03" East 160.53 feet;
South 45°37'43" East 228.12 feet;
South 36°39'53" East 168.34 feet to a point;

THENCE South 41°39'12" West crossing the said 503.193 acre tract 106.81 feet to the northwest corner of a called 1.544 acre tract described in Clerk's File 2011021593;

THENCE South 41°39'12" West with the west line of the said 1.544 acre tract 234.56 feet to the southwest corner of the said 1.544 acre tract;

THENCE South 41°39'12" West continuing across the said 503.193 acre tract 663.01 feet to a point;

THENCE North 78°08'38" West 953.62 feet to a point in the east line of a called 12.817 acre Lot 1 of the DuPont-Beaumont Industrial Site No. 1 Replat recorded in Clerk's File 2012016235;

THENCE with the north line of said Lot 1 the following bearings and distances:

North 42°12'18" East 97.46 feet;

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North 02°58'05" West 79.82 feet;
North 47°47'42" West 20.30 feet;
North 73°59'42" West 351.07 feet;
North 47°47'42" West 40.00 feet;
North 66°13'48" West 110.68 feet;
North 47°47'42" West 75.00 feet;
North 75°12'17" West 152.07 feet to the northeast corner of a called 13.148 acre tract described in Clerk's File 2022018289;

THENCE with the northeast line of said Lot 3 the following bearings and distances:

South 66°55'16" West 96.15 feet
North 69°12'12" West 136.26 feet;
North 50°14'25" West 222.34 feet;
North 31°59'39" West 92.61 feet;
North 47°22'07" West 454.88 feet to the PLACE AND POINT OF BEGINNING, containing 77.61 acres of land, more or less.

The above description has been compiled from record deed information and limited survey data from past projects in the area.

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BEGINNING at the southwest corner of the remainder of a called 65.3708 acre tract described in Clerk's File 2013023101, also being the northwest corner of the remainder of a called 72.09 acre tract described in Clerk's File 2014000320, also being the west line of a called 85.096 acre tract described in Clerk's File 2022031314 and also being in the northeasterly right-of-way line of Highway 69 having a Texas State Plane coordinate value of N: 13,942,894.44' and E: 3,539,175.31';

THENCE North 62°18'25" East across the said 85.096 acre tract and across a called 114.91 acre tract described in Clerk's File 2022040290 a distance of 1660.95 feet to the an ell corner of the herein described tract;

THENCE North 27°41'08" West continuing across the said 114.91 acre tract 1491.32 feet to a 5/8" iron rod found in concrete in the southwest line of the L.N.V.A. Canal;

THENCE South 52°26'13" East with the southwest line of the said L.N.V.A. Canal, 2975.71 feet to a B-Line capped rod found at the southeast corner of the said 114.91 tract and also being the northeast corner of a called 5.59 acre tract described in Clerk's File 2022040290;

THENCE South 52°25'27" East with the east line of the said 5.59 acre tract 1592.71 feet to a 5/8 iron rod found at the northeast corner of a called 43.32 acre tract described in Clerk's File 2017031963 and also being the southeast corner of the said 5.59 acre tract;

THENCE South 36°56'57" West with the north lines of the said 43.32 acre tract, a called 2.248 acre tract described in Clerk's File 2022024088 and a called 70.74 acre tract described in Clerk's File 2022024088 a distance of 2114.40 feet to a point at an ell corner of the said 70.74 acre tract in the centerline of Rodair Gully;

THENCE North 27°42'00" West 47.23 feet to a concrete monument found at the southwest corner of a called 58.23 acre tract described in Film Code 105-21-0093;

THENCE North 36°57'01" East with the southeasterly line of the said 58.23 acre tract 1996.03 feet to a concrete monument found at the east corner of the said 58.23 acre tract and also being an ell corner of the said 5.59 acre tract;

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THENCE North 52°27'32" West with the northeast line of the said 58.23 acre tract 1550.07 feet to a point for the northeast corner of the said 58.23 acre tract, also being in the south line of the said 114.91 acre tract and also being the northwest corner of the herein described tract, from which concrete monument found for reference bears N 36°57'05" E 0.80 feet;

THENCE South 36°57'05" West 1278.19 feet to a 2" iron pipe found the west corner of the said 58.23 acre tract;

THENCE South 27°46'35" East 89.54 feet to a 2 1/2" fence post found at the northeast corner of a called 28.589 acre tract described in Clerk's File 2018035924;

THENCE South 62°20'14" West 562.06 feet to a 1/2" iron rod set with cap 'SHINE'

THENCE South 62°20'20" West with the south line of the said 85.096 acre tract 1100.00 feet to a 1/2" iron found with cap 'F&S' at the northwest corner of the said 28.559 acre tract and also being in the east right-of-way of U.S. Hwy 69 Frontage Road;

THENCE North 27°41'15" West with the said east right-of-way of U.S. Hwy 69 Frontage Road 1889.68 feet to the PLACE AND POINT OF BEGINNING, containing 124.75 acres of land, more or less.

The above description has been compiled from record deed information and limited survey data from past projects in the area.



STATE OF TEXAS §

COUNTY OF JEFFERSON §

Boundary description of 61.59 acre Tract 1 of the OCI Reinvestment Zone 2023 in the Pelham Humphreys Survey, Abstract 32, the Joseph S. Johnston Survey, Abstract 34 and the T.&N.O. Railroad Survey, Section 1, Abstract 257 in Jefferson County, Texas and being more particularly described by metes and bounds as follows:

All bearings, distances and acreages are grid and are referenced to the State Plane Coordinate System, NAD 83, Texas South Central Zone, U. S. Survey feet. The mapping angle is +02°25'54" and the scale factor is 1.00007 (TxDOT). All records cited are recorded in the Jefferson County Deed, Plat or Official Public Records. A plat of even date accompanies this description.

BEGINNING at the northwest corner of a called 6.413 acre tract described in Clerk's File 2022042353, also being the southwest corner of the remainder of a called 1.89 acre tract described in Clerk's File 2008014833 and also being in the northeasterly right-of-way line of Highway 69 having a Texas State Plane coordinate value of N: 13,946,034.43' and E: 3,537,525.93';

THENCE North 27°40'38" West with said right-of-way line and the west lines of the said 1.89 acre tract, the remainder of a called 0.9286 acre tract described in Clerk's File 2009034645, a called 6.119 acre tract described in Clerk's File 2022042353, a called 1.00 acre tract described in Clerk's File 2013037289, a called 1.50 acre tract described in Clerk's File 2022040202 and a 1.11 acre tract described in Clerk's File 2021018100 a total distance of 1047.18 feet to the northwest corner of the said 1.11 acre tract, also being the southwest corner of a called 0.9414 acre tract described in Clerk's File 2022025630;

THENCE North 38°46'15" East 196.18 feet to southwest line of L.N.V.A. Canal right-of-way and Entergy right-of-way;

THENCE North 36°16'53" East across said L.N.V.A. Canal and Entergy rights-of-way 235.36 feet to the west corner of a called 7.595 acre tract described in Volume 845, Page 48 and also being the south corner of a called 53.54 acre tract described in Clerk's File 2021015512;

THENCE North 39°10'04" East with the west line of the said 7.595 acre tract and also crossing Highway 347 a total distance of 2370.67 feet to a point in the northeast right-of-way line said Highway 347 and also being in the south line of a called 48.765 acre tract described in Clerk's File 2013038595;;

THENCE South 51°36'23" East with the south lines of the said 48.765 acre tract, a called 0.576 acre tract described in Volume 1320, Page 85 and continuing with the south line of the said 48.765 acre tract for a total distance of 1032.45 feet to a point;

THENCE South 38°26'05" West crossing said Highway 347 a distance of 200.00 feet to the south right-of-way of said Highway 347 to the northeast corner of a called 10.83 acre tract described in Clerk's File 2017034093 and also being the northerly northwest corner of a called 42.294 acre tract described in Clerk's File 2022009261;

THENCE South 39°09'55" West with the east line of the said 10.83 acre tract 642.41 feet to its southeast corner;

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THENCE North 50°51'56" West with the south line of the said 10.83 acre tract 357.98 feet to the northeast corner of a called 3.873 acre tract described in Clerk's File 2020002776;

THENCE South 39°09'16" West with the east lines of the said 3.873 acre tract, a called 7.54 acre Tract I and a called 5.00 acre Tract II described in Clerk's File 2015010541 and a called 2.843 acre tract described in Clerk's File 20190358007 for a total distance of 1523.41 feet to the southwest corner of the said 42.294 acre tract and also being in the north line of the said Entergy and L.N.V.A. Canal rights-of-way;

THENCE South 52°25'08" East with the south line of the said 42.294 acre tract 572.55 feet to a point;

THENCE South 37°34'52" West across the said Entergy and L.N.V.A. Canal rights-of-way 220.00 feet to the north corner of the said 6.413 acre tract and also being the easterly corner of a called 0.4979 acre tract described in Clerk's File 2023011424;

THENCE South 62°12'40" West with the northwest line of the said 6.413 acre tract 714.58 feet to the PLACE AND POINT OF BEGINNING, containing 61.59 acres of land, more or less.

The above description has been compiled from record deed information and limited survey data from past projects in the area.

STATE OF TEXAS § IN THE COMMISSIONERS COURT
COUNTY OF JEFFERSON § OF JEFFERSON COUNTY, TEXAS

AN ORDER OF THE COMMISSIONERS COURT OF JEFFERSON
COUNTY, TEXAS DESIGNATING A REINVESTMENT ZONE
PURSUANT TO SEC 312. 401 OF THE TAX CODE
(THE PROPERTY REDEVELOPMENT AND TAX ABATEMENT ACT)

BE IT REMEMBERED at a meeting of Commissioners Court of Jefferson County, Texas, held on the 19 day of July, 2022 on motion made by Everette "Bo" Alfred, Commissioner of Precinct No 4, and seconded by Vernon Pierce, Commissioner of Precinct No 1, the following Order was adopted

WHEREAS, the Commissioners Court of Jefferson County, Texas desires to create the proper economic and social environment to induce the Investment of private resources in productive business enterprises located in the county and to provide employment to residents of the area; and,

WHEREAS, it is in the best interest of the County to designate the OCI 2022 Project facility in/near Beaumont, TX as a reinvestment zone, pursuant to Sec. 312. 401, Tax Code (The Property Redevelopment and Tax Abatement Act)

IT IS THEREFORE ORDERED BY THE COMMISSIONERS COURT OF
JEFFERSON COUNTY, TEXAS

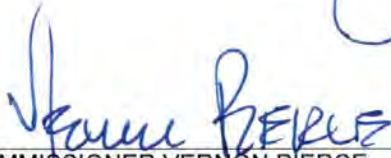
- Section 1. That the Commissioners Court hereby designates the property, 8340 Industrial Parkway, Beaumont, TX (mailing purposes only), Jefferson County, Texas 77705, further described in the legal description attached hereto as Exhibit "A", and made apart hereof for all purposes, as the OCI 2022 Reinvestment Zone (the "Zone") (Pursuant to the directives of the Comptroller's office, all surveys must contain GPS coordinates for each point.)
- Section 2. That the Commissioners Court finds that the Zone area meets the qualifications of the Texas Redevelopment and Tax Abatement Act (hereinafter referred to as the "Act").
- Section 3. That the Commissioners Court has heretofore adopted Guidelines and Criteria for Granting Tax Abatements in Reinvestment Zones in Jefferson County, Texas
- Section 4. That the Commissioners Court held a public hearing to consider this Order on the 19 day of July, 2022.

- Section 5. The Commissioners Court finds that such improvements are feasible and will benefit the Zone after the expiration of the agreement
- Section 6. The Commissioners Court finds that creation of the Zone is likely to contribute to the retention or expansion of primary employment in the area and/or would contribute to attract major investments that would be a benefit to the property and that would contribute to the economic development of the community
- Section 7. That this Order shall take effect from and after its passage as the law in such cases provides.

Signed this 19th day of July, 2022.



JEFF R. BRANICK
County Judge



COMMISSIONER VERNON PIERCE
Precinct No. 1



COMMISSIONER MICHAEL S. SINEGAL
Precinct No. 3



COMMISSIONER DARRELL BUSH
Precinct No. 2



COMMISSIONER EVERETTE D. ALFRED
Precinct No 4



STATE OF TEXAS §

COUNTY OF JEFFERSON §

Boundary description of the 430.74 acre OCI Reinvestment Zone 2022 in the Pelham Humphreys Survey, Abstract 32, the Joseph S. Johnston Survey, Abstract 34 and the T.&N.O. Railroad Survey, Section 1, Abstract 257 in Jefferson County, Texas and being more particularly described by metes and bounds as follows:

All bearings, distances and acreages are grid and are referenced to the State Plane Coordinate System, NAD 83, Texas South Central Zone, U. S. Survey feet. The mapping angle is +02°25'54" and the scale factor is 1.00007 (TxDOT). All records cited are recorded in the Jefferson County Deed, Plat or Official Public Records. A plat of even date accompanies this description.

BEGINNING at the southwest corner of the remainder of a called 65.3708 acre tract described in Clerk's File 2013023101, also being the northwest corner of the remainder of a called 72.09 acre tract described in Clerk's File 2014000320 and also being in the northeasterly right-of-way line of Highway 69 having a Texas State Plane coordinate value of N: 13,942,894.4' and E: 3,539,175.3';

THENCE North 27°31'46" West with said right-of-way line 150.24 feet to a point;

THENCE North 27°42'24" West continuing with said right-of-way 1649.54 feet to the northwest corner of said 65.3708 acre tract, also being the southwest corner of a called 12.611 acre tract described in Clerk's File 2015003484;

THENCE North 27°44'12" West continuing with said right-of-way 779.43 feet to the southwest line of a Jefferson County drainage ditch tract described in Film Code 103-72-0926;

THENCE North 27°44'12" West across said drainage ditch 76.55 feet to the northerly line of said ditch, also being the southwest corner of a called 22.929 acre tract described in Clerk's File 2013019632;

THENCE North 27°44'12" West with the southwest line of the said 22.929 acre tract 539.54 feet to the southwest corner of a called 6.41 acre tract described in Clerk's File 9505417;

THENCE North 27°43'09" West with the southwest line of the said 6.41 acre tract 351.54 feet to the northwest corner of the said 6.41 acre tract, also being the southwest corner of a called 1.89 acre tract described in Clerk's File 2008014833;

THENCE North 62°12'40" East with the northwest line of the said 6.41 acre tract 714.58 feet to the southwest line of L.N.V.A. Canal 120' right-of-way and Entergy 100' right-of-way;

THENCE North 37°34'52" East across said canal and Entergy right-of-way 220.00 feet to the southwest line of a called 42.294 acre tract described in Clerk's File 2022009261;

THENCE North 52°25'08" West with the southwest line of the said 42.294 acre tract 572.55 feet to the southwest corner of same, also being the southeast corner of a called 2.843 acre tract described in Clerk's File 2019035007;

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AMENDMENT NO. 1 TO AGREEMENT FOR LIMITATION ON APPRAISED VALUE
Between Beaumont ISD and OCI Fuels USA
August 18, 2022
Amended November 21, 2024

TEXAS ECONOMIC DEVELOPMENT ACT AGREEMENT
Comptroller Form 50-826 (Jan 2020)

THENCE North 39°09'16" East with the southeast lines of the said 2.843 acre tract, called Tracts I and II described in Clerk's File 2015010541 and a called 3.873 acre tract described in Clerk's File 2020002776 for a total distance of 1523.41 feet to the westerly northwest corner of the said 42.294 acre tract also being in the southwest line of a called 10.83 acre tract described in Clerk's File 2017034093;

THENCE South 50°51'56" East with the southwest line of the said 10.83 acre tract 357.98 feet to the southwest corner of same, also being an ell corner of the said 42.294 acre tract;

THENCE North 39°09'55" East with the southeast line of the said 10.83 acre tract 642.41 feet to the northwest corner of the said 42.294 acre tract in the southwest right-of-way line of Highway 347 (N Twin City Highway);

THENCE North 38°26'09" East across said Highway 347 a distance of 200.00 feet to the northeast right-of-way of same, also being in the southwest line of a called 48.765 acre tract described in Clerk's File 2013038595;

THENCE North 51°33'55" West with the south line of the said 48.765 acre tract 446.04 feet to the southeast corner of a called 0.576 acre tract described in Volume 1320, Page 85;

THENCE North 39°45'42" East with the southeast line of the said 0.576 acre tract 100.00 feet to the northeast corner of same;

THENCE North 51°33'18" West with the northeast line of the said 0.576 acre tract 251.61 feet to the northwest corner of same;

THENCE South 39°45'42" West with the northwest line of the said 0.576 acre tract 100.14 feet to the southeast corner of same in the northeast right-of-way line of said Highway 347;

THENCE North 51°40'35" West with the southwest line of the said 48.765 acre tract 1295.56 feet to the southeast corner of a called 19.00 acre tract described in Clerk's File 2013032080;

THENCE North 51°42'34" West with the southwest line of the said 19.00 acre tract 905.43 feet to the south corner of a called 6.749 acre tract described in Clerk's File 2014032114;

THENCE North 49°42'14" West with the southwest line of the said 6.749 acre tract 300.08 feet to the south corner of a called 2.951 acre tract described in Clerk's File 2014032114;

THENCE North 51°42'15" West with the southwest line of the said 2.951 acre tract 131.92 feet to the west corner of same, also being the south corner of a called 3.2608 acre tract described in Clerk's File 9432411;

THENCE North 44°14'40" East with the southeast line of the said 3.2608 acre tract and the southeast line of a called 9.941 acre tract described in Clerk's File 9415461 for a total distance of 985.34 feet to the southwest line of the Kansas City Southern Railroad (100' right-of-way);

THENCE North 42°12'34" East crossing said railroad right-of-way 100.00 feet to the south line of a called 46.801 acre tract described in Clerk's File 2013038595 as Lot 4 of the Replat of the DuPont Beaumont Industrial Site No. 1 in Clerk's File 2007037934;



THENCE North 47°47'19" West with the southwest line of said Lot 4 a distance of 2470.31 feet to the northern corner of same, also being in the southeast line of a called Tract D containing 21.08 acres described in Clerk's File 200506972;

THENCE with the northeasterly line said Lot 4, also being a southerly line of a called 6.40 acre tract described in Clerk's File 2001014848 the followings bearings and distances:

South 84°43'53" East 360.94 feet;

South 64°28'57" East 177.38 feet;

South 57°53'41" East 816.68 feet;

South 62°30'41" East 377.04 feet;

South 63°03'16" East 536.04 feet;

South 63°33'16" East 290.26 feet to the west corner of a called 13.148 acre Lot 3 of the Replat of Lot 3 of the du Pont Beaumont Industrial Site No. 1 recorded at Clerk's File 2007047667;

THENCE North 35°40'55" East with the westerly line of said Lot 3 for a distance of 814.30 feet to the north corner of said Lot 3;

THENCE with the northeast line of said Lot 3 the following bearings and distances:

South 47°22'07" East 454.88 feet;

South 31°59'39" East 92.61 feet;

South 50°14'25" East 222.34 feet;

South 69°12'12" East 136.26 feet;

North 66°55'16" East 96.15 feet to the east corner of said Lot 3, also being the northwest corner of Lot 1 of the du Pont Beaumont Industrial Site No. 1 Replat recorded at Clerk's File 2007037934;

THENCE South 42°12'18" West with the southeast line of said Lot 3 for a distance of 710.97 feet to the south corner of Lot 3 of the said Replat of Lot 3 of the DuPont Beaumont Industrial Site No. 1 Replat, also being in the northeast line of said Lot 4;

THENCE South 46°44'17" East with the northeast lines of said Lot 4 and a called 15.4760 acre tract described in Clerk's File 2013042294 and across Lot 3A for a distance of 737.11 feet to the southeast line of said Lot 3A, also being the northwest line of said Lot 3D of said subdivision;

THENCE South 46°01'02" East 96.21 feet to the northeast corner of the said 15.4760 acre tract;

THENCE South 41°29'33" West with the southeast line of the said 15.4760 acre tract 52.42 feet to the north corner of a called 6.34 acre tract described in Clerk's File 2013042295;

THENCE South 47°47'40" East 429.37 feet to a point;

THENCE North 42°12'20" East 90.00 feet to a point;

THENCE South 47°47'40" East 73.28 feet to a northwest line of a called 12.20 acre tract described as Tract VI in Clerk's File 2015014620;

THENCE South 42°12'33" West 167.00 feet to an ell corner of the said 12.20 acre tract;

THENCE South 47°47'43" East 345.55 feet to another ell corner of the said 12.20 acre tract;

THENCE South 42°12'20" West 274.00 feet to the south corner of the said 6.34 acre tract, also being in the north line of Lot 2 of the DuPont Beaumont Industrial Sit No. 1 Replat recorded in Clerk's File 2007037934

; THENCE North 47°47'42" West with the southwest lines of the said 6.34 acre tract and the said 15.4760 acre tract 1383.01 feet to the west corner of the said 15.4760 acre tract, also being the north corner of said Lot 2 and also being in the southeast line of said 46.801 acre tract;

THENCE South 42°12'08" West 523.49 feet to the south corner of the said 46.801 acre tract, also being in the northeast right-of-way line of the Kansas City Southern Railroad (100' R.O.W.);

THENCE South 47°48'14" East with the said railroad right-of-way 1639.91 feet to a point in the south line of the said 12.20 acre tract;

THENCE North 41°30'11" East 494.16 feet to a point;

THENCE South 48°29'49" East 885.00 feet to a point within a called 503.193 acre tract described in Clerk's File 2015014620;

THENCE South 41°30'11" West 505.05 feet to a point on the northeast right-of-way of said Kansas City Southern Railroad;

THENCE South 47°46'34" East with said railroad right-of-way 3654.57 feet to a point;

THENCE South 39°11'32" West across said railroad right-of-way 100.14 feet to a point in the southwest right-of-way of said railroad, also being east corner of a called 18.33 acre tract out of a called 47.625 acre tract described in Clerk's File 2014032114;

THENCE South 39°11'32" West with the east line of the said 18.33 acre tract 500.80 feet to the south corner of the said 18.33 acre tract, also being the northeast right-of-way line of Highway 347;

THENCE North 51°40'45" West with the south lines of the said 18.33 acre tract 1575.75 feet to the south corner of a called 20.00 acre tract described in Clerk's File 2014032114;

THENCE North 51°36'22" West with the southwest line of the said 20.00 acre tract 1336.11 feet to the westerly corner of same, also being the south corner of a 7.6938 acre tract out of a called 47.265 acre tract described in Clerk's File 2014032114;

THENCE South 37°20'06" West across said Highway 347 for a distance of 200.04 feet to the north corner of Lot 1A of the Replat of Mid City Business Park as recorded at Clerk's File 2022002862, also being the east corner of Lone Star Drive in the Mid City Business Park subdivision recorded at Clerk's File 2019009949;

THENCE South 39°08'50" West with the east line of said Lone Star Drive 637.75 feet to the west corner of Lot 3 of said subdivision;



THENCE South 50°51'28" East with the northeast line of Lot 4 of said subdivision 449.96 feet to the east corner of said Lot 4 also being in the northwest line of Lot 1 of Caldwell Commercial Industrial Subdivision recorded at Volume 15, Page 37;

THENCE South 39°08'48" West with the southeast line of Lots 4, 5, 6, 7 and 8 of Mid City Business Park Subdivision 1489.71 feet to the south corner of said Lot 8, also being the west corner of a called 60.136 acre tract described in Clerk's File 2007001740 and also being in the northeast line of the said L.N.V.A Canal and Entergy right-of-ways;

THENCE South 37°31'41" West across said right-of-ways 220.00 feet to the southwest line of said right-of-ways also being in the northeast line of the said 22.929 acre tract;

THENCE South 52°26'43" East with the northeast line of the said 22.929 acre tract 571.07 feet to the east corner of same, also being the north corner of a called 65.3708 acre tract described in Clerk's File 2013023101;

THENCE South 52°30'58" East 340.31 feet to the northeast corner of the said 65.3708 acre tract also being the north corner of a called 40.496 acre tract described in Clerk's File 2002019576;

THENCE South 27°41'08" East with a northeast line of the said 65.3708 acre tract 1491.32 feet to the east corner of same, also being the north corner of the said remainder of a called 72.09 acre tract;

THENCE South 62°18'25" West with the northwest line of the said 72.09 acre tract 90.00 feet to a point;

THENCE South 62°18'25" West continuing with the north line of the said 72.09 acre tract 1570.95 feet to the PLACE AND POINT OF BEGINNING, containing 430.74 acres of land, more or less.

The above description has been compiled from record deed information and limited survey data from past projects in the area.

OCI-POINTS-SP

7001	13942894	3539175	0 POB
7002	13943028	3539106	0 CP
7003	13944488	3538339	0 CP
7004	13945178	3537976	0 CP
7005	13945246	3537941	0 CP
7006	13945723	3537689	0 CP
7007	13946034	3537526	0 CP
7008	13946366	3538157	0 CP
7009	13946542	3538292	0 CP
7010	13946891	3537839	0 CP
7011	13948072	3538800	0 CP
7012	13947847	3539078	0 CP
7013	13948345	3539484	0 CP
7014	13948501	3539608	0 CP
7015	13948779	3539259	0 CP
7016	13948855	3539323	0 CP
7017	13949012	3539126	0 CP
7018	13948935	3539062	0 CP
7019	13949738	3538045	0 CP
7020	13950299	3537335	0 CP
7021	13950493	3537106	0 CP
7022	13950575	3537002	0 CP
7023	13951281	3537690	0 CP
7024	13951355	3537757	0 CP
7025	13953015	3535927	0 CP
7026	13952982	3536287	0 CP
7027	13952905	3536447	0 CP
7028	13952471	3537138	0 CP
7029	13952297	3537473	0 CP
7030	13952054	3537951	0 CP
7031	13951925	3538211	0 CP
7032	13952586	3538686	0 CP
7033	13952278	3539020	0 CP
7034	13952200	3539069	0 CP
7035	13952058	3539240	0 CP
7036	13952009	3539368	0 CP
7037	13952047	3539456	0 CP
7038	13951520	3538978	0 CP
7039	13951015	3539515	0 CP
7040	13950948	3539584	0 CP
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7042	13950621	3539868	0 CP
7043	13950687	3539928	0 CP
7044	13950638	3539983	0 CP
7045	13950514	3539870	0 CP
7046	13950282	3540126	0 CP
7047	13950079	3539942	0 CP

7048	13951008	3538918	0 CP
7049	13950620	3538566	0 CP
7050	13949519	3539781	0 CP
7051	13949889	3540109	0 CP
7052	13949303	3540771	0 CP
7053	13948924	3540437	0 CP
7054	13946468	3543143	0 CP
7055	13946391	3543080	0 CP
7056	13946003	3542763	0 CP
7057	13946980	3541527	0 CP
7058	13947810	3540480	0 CP
7059	13947651	3540359	0 CP
7060	13947156	3539956	0 CP
7061	13946872	3540305	0 CP
7062	13945717	3539365	0 CP
7063	13945542	3539230	0 CP
7064	13945194	3539683	0 CP
7065	13944987	3539953	0 CP
7066	13943666	3540646	0 CP
7067	13943625	3540566	0 CP
7068	13942894	3539175	0 CLOSE TO POB

OCI-POB/NTS-LL

7001 29 59 44.1!-94 02 11.7	0 POB
7002 29 59 45.5!-94 02 12.5	0 CP
7003 30 00 00.3!-94 02 20.5	0 CP
7004 30 00 07.2!-94 02 24.3	0 CP
7005 30 00 07.9!-94 02 24.6	0 CP
7006 30 00 12.7!-94 02 27.3	0 CP
7007 30 00 15.9!-94 02 29.C	0 CP
7008 30 00 18.9!-94 02 21.6	0 CP
7009 30 00 20.6!-94 02 20.C	0 CP
7010 30 00 24.2!-94 02 25.C	0 CP
7011 30 00 35.5!-94 02 13.5	0 CP
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7013 30 00 37.9!-94 02 05.6	0 CP
7014 30 00 39.4!-94 02 04.1	0 CP
7015 30 00 42.3!-94 02 08.C	0 CP
7016 30 00 43.0!-94 02 07.2	0 CP
7017 30 00 44.7!-94 02 09.4	0 CP
7018 30 00 43.9!-94 02 10.1	0 CP
7019 30 00 52.3!-94 02 21.3	0 CP
7020 30 00 58.2!-94 02 29.1	0 CP
7021 30 01 00.2!-94 02 31.6	0 CP
7022 30 01 01.0!-94 02 32.7	0 CP
7023 30 01 07.7!-94 02 24.6	0 CP
7024 30 01 08.4!-94 02 23.8	0 CP
7025 30 01 25.6!-94 02 43.8	0 CP
7026 30 01 25.1!-94 02 39.7	0 CP
7027 30 01 24.3!-94 02 37.9	0 CP
7028 30 01 19.7!-94 02 30.3	0 CP
7029 30 01 17.9!-94 02 26.6	0 CP
7030 30 01 15.2!-94 02 21.2	0 CP
7031 30 01 13.9!-94 02 18.3	0 CP
7032 30 01 20.2!-94 02 12.6	0 CP
7033 30 01 17.0!-94 02 09.C	0 CP
7034 30 01 16.2!-94 02 08.5	0 CP
7035 30 01 14.7!-94 02 06.6	0 CP
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7038 30 01 09.5!-94 02 09.8	0 CP
7039 30 01 04.3!-94 02 04.C	0 CP
7040 30 01 03.6!-94 02 03.2	0 CP
7041 30 01 03.3!-94 02 03.6	0 CP
7042 30 01 00.3!-94 02 00.1	0 CP
7043 30 01 00.9!-94 01 59.4	0 CP
7044 30 01 00.4!-94 01 58.8	0 CP
7045 30 00 59.2!-94 02 00.2	0 CP
7046 30 00 56.8!-94 01 57.4	0 CP
7047 30 00 54.9!-94 01 59.6	0 CP

7048	30	01	04.5	-94	02	10.8	0	CP
7049	30	01	00.8	-94	02	14.9	0	CP
7050	30	00	49.4	-94	02	01.7	0	CP
7051	30	00	52.9	-94	01	57.8	0	CP
7052	30	00	46.9	-94	01	50.5	0	CP
7053	30	00	43.3	-94	01	54.5	0	CP
7054	30	00	17.8	-94	01	24.9	0	CP
7055	30	00	17.1	-94	01	25.7	0	CP
7056	30	00	13.4	-94	01	29.5	0	CP
7057	30	00	23.6	-94	01	43.0	0	CP
7058	30	00	32.2	-94	01	54.5	0	CP
7059	30	00	30.7	-94	01	56.0	0	CP
7060	30	00	26.0	-94	02	00.8	0	CP
7061	30	00	23.0	-94	01	57.0	0	CP
7062	30	00	12.0	-94	02	08.2	0	CP
7063	30	00	10.3	-94	02	09.8	0	CP
7064	30	00	06.7	-94	02	04.9	0	CP
7065	30	00	04.5	-94	02	01.9	0	CP
7066	29	59	51.2	-94	01	54.7	0	CP
7067	29	59	50.8	-94	01	55.6	0	CP
7068	29	59	44.1	-94	02	11.7	0	CLOSE TO POB

EXHIBIT 4

DESCRIPTION AND LOCATION OF QUALIFIED PROPERTY

Applicant's Qualified Property shall be all tangible personal property first placed in service after August 18, 2022, that is owned by the Applicant, as more fully described in Tab #8 of the Application and located within the boundaries of the Beaumont Independent School District and the *Reinvestment Zone* depicted by the maps attached to **EXHIBIT 1 AND EXHIBIT 4**.

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TAB 8

**DESCRIPTION OF QUALIFIED
PROPERTY**

The project will be located adjacent to assets of Applicant's affiliate OCI Beaumont LLC, an integrated methanol and ammonia production facility depicted at Tab 11(e). Though the existing facilities are not owned or operated by Applicant, this project will interconnect with affiliate assets and will include a new Nitrogen Production Complex (Ammonia-Urea-Nitric Acid – UAN-DEF units), described in more detail below.

The project will include the following Qualified Property:

The Applicant is currently evaluating the construction of a Nitrogen Production Complex in one of two locations adjacent to existing assets, either its fertilizer manufacturing facility in Wever, Iowa or its methanol/ammonia facility in Beaumont, Texas.

Construction is expected to take 24 to 30 months, with commissioning and start up to follow. The facilities are expected to be fully operational in 2027.

The project will involve the construction of two (2) 3,000 MTPD ammonia units based on imported hydrogen (H₂) and nitrogen (N₂) (referred to as QP1 and QP2, respectively).

The project also envisions installing a 2,200 MTPD urea synthesis plant next to the ammonia facilities, converting part of this ammonia together with carbon dioxide (CO₂) from over-the-fence to urea (referred to as QP3). This reaction takes place at elevated pressure in a pool reactor with high pressure stripper, carbamate condenser, and various other reactor/vessels.

The end-product is a urea solution of 72% urea in water that will be converted to Diesel Exhaust Fluid (DEF) in various concentrations. Alternatively, the urea can also be converted to a urea ammonium nitrate (UAN) fertilizer solution when mixing with ammonium nitrate solution. The latter is made by reacting ammonia and nitric acid (NA). To facilitate the UAN production, an NA plant will also be built with a capacity of 1,530 MTPD. For the storage of these fertilizer products, various storage tanks will also be built. (The DEF, UAN and NA plants referred to collectively as QP4).

Immediately below is a list of qualified property that will serve the entire Nitrogen Production Complex (all four units, QP1, QP2, QP3 AND QP4), together with the land owned by Applicant, followed by lists of qualified property unique to each unit:

- Site development
 - Includes removal of existing foliage (trees, shrubs or other vegetation)
 - Grading and leveling of land
 - Remediation of any wetlands in accordance with environmental regulations
 - Installation of access roads and entry into the site
 - Installation of civil supports (pilings, concrete slabs or other infrastructure)
 - Fencing

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- o Lighting
- Utilities and offsite systems
 - o Certain equipment or systems may be fabricated off-site (e.g. not at the proposed Beaumont location) to minimize CAPEX or streamline the construction process
 - o Equipment such as skid-mounted valves, regulators, boilers, reactors, vessels, pipe-skids may be fabricated in a closed environment (such as a fabrication shop) and shipped to the site for final installation

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- Electrical equipment
 - Electrical equipment responsible for supplying electrical power, and instrumentation for monitoring and operating the various systems within the proposed facility, including the following major components:
 - 69 kV power station with transformers to 12.47 kV
 - Electrical substation with transformers to 4 kV and lower, with various electrical switch gear
 - Emergency power diesel generator
 - Steam turbine power generator
 - Electrical systems / electric control centers
 - Instrumentation I/O connections and wire runs
 - Underground Piping/conduit
- Interconnecting piping with natural gas, hydrogen, carbon dioxide and nitrogen providers
 - Connections to existing natural gas, hydrogen or nitrogen pipeline networks through subterranean pipelines
 - Connection to the river for water intake
 - Connection to municipal potable water system
- Wastewater de-oiling system
- Storage tanks and loading infrastructure for ammonia and urea products
- Process control buildings
- Warehouse buildings
- Maintenance buildings

Qualified property unique to each unit:

QP1 Ammonia Synthesis Plant 1

- | | |
|---------------------------------------|-------------------------------|
| • 3,000 MTPD ammonia synthesis loop | • Flare system |
| • Cooling and separation system | • Cooling water tower |
| • Ammonia refrigeration unit | • Package boiler |
| • Electrical substation | • Waste heat boiler |
| • Reactor | • Steam/condensate system |
| • Pumps | • Demineralized water unit |
| • Compressors (syngas, refrigeration) | • Demineralized water tank |
| • Heat exchangers | • Boiler feedwater system |
| • Water scrubbing unit | • Auxiliary boiler |
| • Analyzer shelter | • Instrument/plant air system |

QP2 Ammonia Synthesis Plant 2

- | | |
|---------------------------------------|-------------------------------|
| • 3,000 MTPD ammonia synthesis loop | • Analyzer shelter |
| • Cooling and separation system | • Flare system |
| • Ammonia refrigeration unit | • Waste heat boiler |
| • Electrical substation | • Steam/condensate system |
| • Reactor | • Demineralized water unit |
| • Pumps | • Demineralized water tank |
| • Compressors (syngas, refrigeration) | • Boiler feedwater system |
| • Heat exchangers | • Auxiliary boiler |
| • Water scrubbing unit | • Instrument/plant air system |
| • Center control room | |

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QP3 Urea Synthesis Plant

- 2,200 MTPD urea synthesis loops
- HP stripper
- Carbamate condenser
- Electrical substation
- Reactor
- Pumps
- Compressors (CO₂)
- Heat exchangers
- Urea solution tank
- Flare system
- Waste heat boiler
- Boiler feedwater system
- Auxiliary boiler
- Steam/condensate system
- Package boiler
- Cooling water tower
- Demineralized water unit
- Instrument/plant air system

QP4 DEF, UAN and NA units

- Electrical substation
- Reactor
- Pumps
- Compressors (turbo expander)
- Heat exchangers
- UAN tank
- DEF tank
- Flare system
- Waste heat boiler
- Steam/condensate system
- Cooling water tower
- Boiler feedwater system
- Auxiliary boiler

The exact number and location of real and personal property improvements remains to be determined based ongoing siting analysis. All qualified property would be located in the project boundary.

For depiction of proposed facilities within the project boundaries see Tab 11.

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Tab 11(b) Qualified investment including location of tangible personal property to be placed in service during the qualifying time period and buildings to be constructed during the qualified time period.

Applicant is evaluating the property to make determinations as to where within the project boundary the different components of the project will be situated. This determination will be made during a preliminary engineering evaluation of the properties and will be based on a number of considerations, including geotechnical analysis, as well as proximity to pipelines, utilities and interconnections. The project site currently has no improvements. Tangible personal property and buildings will be installed and constructed within the project boundaries.



11(c)(1) Qualified property within project boundaries (area shaded blue)

Applicant is evaluating the property to make determinations as to where within the project boundary the different component of the project will be situated. This determination will be made during a preliminary engineering evaluation of the properties and will be based on a number of considerations, including geotechnical analysis, as well as proximity to pipelines, utilities and interconnections.

The project site currently has no improvements. Applicant is working to determine whether a lease or purchase of the property is most advantageous. If Applicant purchases the land, it could be qualified property.

