

Attachment A

Application



The Chemical Company

June 5, 2012

Note: HAND DELIVERED

Brazosport Independent School District
Attn: Dr. Karin Holacka, Superintendent
301 W. Brazoswood Dr., Clute, TX 77531
P.O. Drawer Z
Freeport, TX 77542

Application for Appraised Value Limitation on Qualified Property (Form 50-296)

Dear Dr. Holacka and BISD Board of Trustees:

Enclosed please find a copy of the referenced application along with a check in the amount of \$75,000 for the application fee. If you should have any questions please feel free to contact me at 979-415-6243.

Respectfully yours,

A handwritten signature in cursive script, reading "Christopher P. Witte".

Christopher P. Witte
Sr. Vice President – Freeport Site
BASF Corporation

Enclosures



Application for Appraised Value Limitation on Qualified Property (Tax Code, Chapter 313, Subchapter B or C)

Form 50-296
(Revised May 2010)

INSTRUCTIONS: This application must be completed and filed with the school district. In order for an application to be processed, the governing body (school board) must elect to consider an application, but — by Comptroller rule — the school board may elect to consider the application only after the school district has received a completed application. Texas Tax Code, Section 313.025 requires that any completed application and any supplemental materials received by the school district must be forwarded within seven days to the Comptroller of Public Accounts.

If the school board elects to consider the application, the school district must:

- notify the Comptroller that the school board has elected to consider the application.

This notice must include:

- the date on which the school district received the application;
- the date the school district determined that the application was complete;
- the date the school board decided to consider the application; and
- a request that the comptroller prepare an economic impact analysis of the application;
- provide a copy of the notice to the appraisal district;
- must complete the sections of the application reserved for the school district and provide information required in the Comptroller rules located at 34 Texas Administrative Code (TAC) Section 9.1054; and
- forward the original completed application to the Comptroller in a three-ring binder with tabs separating each section of the documents, in addition to an electronic copy on CD. See 34 TAC Chapter 9, Subchapter F.

The governing body may, at its discretion, allow the applicant to supplement or amend the application after the filing date, subject to the restrictions in 34 TAC Chapter 9, Subchapter F.

When the Comptroller receives the notice and required information from the school district, the Comptroller will publish all submitted application materials on its Web site. The Comptroller is authorized to treat some application information as confidential and withhold it from publication on the Internet. To do so, however, the information must be segregated and comply with the other requirements set out in the Comptroller rules as explained in the Confidentiality Notice below.

The Comptroller will independently determine whether the application has been completed according to the Comptroller's rules (34 TAC Chapter 9, Subchapter F). If the Comptroller finds the application is not complete, the Comptroller will request additional materials from the school district. When the Comptroller determines that the application is complete, it will send the school district a notice indicating so. The Comptroller will determine the eligibility of the project, make a recommendation to the school board regarding the application and prepare an economic impact evaluation by the 90th day after the Comptroller receives a complete application—as determined by the Comptroller.

The school board must approve or disapprove the application before the 151st day after the application review start date (the date the application is finally determined to be complete), unless an extension is granted. The Comptroller and school district are authorized to request additional information from the applicant that is reasonably necessary to complete the recommendation, economic impact evaluation or consider the application at any time during the application review period.

Please visit the Comptroller's Web site to find out more about the program at <http://www.window.state.tx.us/taxinfo/proptax/hb1200/index.html>. There are links on this Web page to the Chapter 313 statute, rules and forms. Information about minimum limitation values for particular districts and wage standards may also be found at that site.

SCHOOL DISTRICT INFORMATION - CERTIFICATION OF APPLICATION

Authorized School District Representative

Date application received by district

May 29, 2012

First Name

Karin

Last Name

Holacka

Title

Superintendent

School District Name

Brazosport Independent School District

Street Address

301 W Brazoswood Dr., Clute, TX 77531

Mailing Address

P.O. Drawer Z

City

Freeport

State

Texas

ZIP

77542

Phone Number

979-730-7000

Fax Number

979-266-2486

Mobile Number (optional)

E-mail Address

kholacka@brazosportisd.net

I authorize the consultant to provide and obtain information related to this application. ☒ Yes ☐ No

Will consultant be primary contact? ☐ Yes ☒ No



Form 50-296

Application for Appraised Value Limitation on Qualified Property

SCHOOL DISTRICT INFORMATION - CERTIFICATION OF APPLICATION (CONTINUED)

Authorized School District Consultant (If Applicable)

First Name

Kevin

Last Name

O'Hanlon

Title

Attorney

Firm Name

O'Hanlon, McCollum & Demerath, PC

Street Address

808 West Avenue

Mailing Address

808 West Avenue

City

Austin

State

TX

ZIP

78701

Phone Number

512-494-9949

Fax Number

512-494-9919

Mobile Number (Optional)

E-mail Address

kohanlon@808west.com

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.

Signature (Authorized School District Representative)

Date

6/6/12

Has the district determined this application complete? ☒ Yes ☐ No

If yes, date determined complete. July 11, 2012

Have you completed the school finance documents required by TAC 9.1054(c)(3)? ☐ Yes ☒ No

SCHOOL DISTRICT CHECKLIST AND REQUESTED ATTACHMENTS

	Checklist	Page X of 16	Check Completed
1	Date application received by the ISD	1 of 16	✓
2	Certification page signed and dated by authorized school district representative	2 of 16	✓
3	Date application deemed complete by ISD	2 of 16	✓
4	Certification pages signed and dated by applicant or authorized business representative of applicant	4 of 16	✓
5	Completed company checklist	12 of 16	✓
6	School finance documents described in TAC 9.1054(c)(3) (Due within 20 days of district providing notice of completed application)	2 of 16	will supplement

APPLICANT INFORMATION - CERTIFICATION OF APPLICATION

Authorized Business Representative (Applicant)

First Name

Christopher

Last Name

Witte

Title

Sr. Vice President - Freeport Site

Organization

BASF Corporation

Street Address

602 Copper Road

Mailing Address

City

Freeport

State

Texas

ZIP

77541

Phone Number

979-415-6243

Fax Number

Mobile Number (optional)

Business e-mail Address

christopher.witte@basf.com

Will a company official other than the authorized business representative be responsible for responding to future information requests?

☐ Yes☒ No

If yes, please fill out contact information for that person.

First Name

Last Name

Title

Organization

Street Address

Mailing Address

City

State

ZIP

Phone Number

Fax Number

Mobile Number (optional)

E-mail Address

I authorize the consultant to provide and obtain information related to this application.....

☒ Yes☐ No

Will consultant be primary contact?

☐ Yes☒ No



Application for Appraised Value Limitation on Qualified Property

APPLICANT INFORMATION - CERTIFICATION OF APPLICATION (CONTINUED)

Authorized Company Consultant (If Applicable)

First Name

Trey

Last Name

Novosad

Title

Principal

Firm Name

Popp, Gray & Hutcheson, PLLC

Street Address

1301 South Mopac Expy, Ste. 430

Mailing Address

1301 South Mopac Expy, Ste. 430

City

Austin

State

TX

ZIP

78746

Phone Number

512-473-2661

Fax Number

512-479-8013

Business email Address

trey.novosad@property-tax.com

I am the authorized representative for the business entity for the purpose of filing this application. I understand that this application is a government record as defined in Chapter 37 of the Texas Penal Code. The information contained in this application is true and correct to the best of my knowledge and belief.

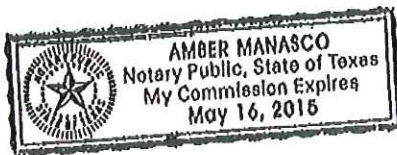
I hereby certify and affirm that the business entity I represent is in good standing under the laws of the state in which the business entity was organized and that no delinquent taxes are owed to the State of Texas.

Signature (Authorized Business Representative (Applicant))

Date

6/1/2012

GIVEN under my hand and seal of office this 1 day of June, 2012



(Notary Seal)

Amarisco
Notary Public, State of Texas

My commission expires May 16, 2015

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 § 37.10.

FEES AND PAYMENTS

☒ Enclosed is proof of application fee paid to the school district.

For the purpose of this question, "payments to the school district" include any and all payments or transfers of things of value made to the school district or to any person or persons in any form if such payment or transfer of thing of value being provided is in recognition of, anticipation of, or consideration for the agreement for limitation on appraised value.

Please answer only either A OR B:

A. Will any "payments to the school district" that you may make in order to receive a property tax value limitation agreement result in payments that are not in compliance with Tax Code, 313.027(l)? ☐ Yes ☒ No

B. If "payments to the school district" will only be determined by a formula or methodology without a specific amount being specified, could such method result in "payments to the school district" that are not in compliance with Tax Code §313.027(l)? ☐ Yes ☐ No

BUSINESS APPLICANT INFORMATION

Legal Name under which application is made

BASF Corporation

Texas Taxpayer I.D. Number of entity subject to Tax Code, Chapter 171 (11 digits)

11610908094

NAICS code

325510

Is the applicant a party to any other Chapter 313 agreements? ☒ Yes ☐ No

If yes, please list name of school district and year of agreement.

Brazosport ISD (2006), Port Neches Groves ISD (2003)

APPLICANT BUSINESS STRUCTURE

Registered to do business in Texas with the Texas Secretary of State? ☒ Yes ☐ No

Identify business organization of applicant (corporation, limited liability corporation, etc.)

Corporation

1. Is the applicant a combined group, or comprised of members of a combined group, as defined by Texas Tax Code Chapter 171.0001(7)? ☒ Yes ☐ No
If so, please attach documentation of the combined group membership and contact information.

2. Is the applicant current on all tax payments due to the State of Texas? ☒ Yes ☐ No

3. Are all applicant members of the combined group current on all tax payments due to the State of Texas? ☐ NA ☒ Yes ☐ No

If the answer to either question is no, please explain and/or disclose any history of default, delinquencies and/or any material litigation, including litigation involving the State of Texas. (Use attachment if necessary.)

ELIGIBILITY UNDER TAX CODE CHAPTER 313.024

Are you an entity to which Tax Code, Chapter 171 applies? ☒ Yes ☐ No

The property will be used as an integral part, or as a necessary auxiliary part, in one of the following activities:

- (1) manufacturing ☒ Yes ☐ No
- (2) research and development ☐ Yes ☒ No
- (3) a clean coal project, as defined by Section 5.001, Water Code ☐ Yes ☒ No
- (4) an advanced clean energy project, as defined by Section 382.003, Health and Safety Code ☐ Yes ☒ No
- (5) renewable energy electric generation ☐ Yes ☒ No
- (6) electric power generation using integrated gasification combined cycle technology ☐ Yes ☒ No
- (7) nuclear electric power generation ☐ Yes ☒ No
- (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) ☐ Yes ☒ No

Are you requesting that any of the land be classified as qualified investment? ☐ Yes ☒ No

Will any of the proposed qualified investment be leased under a capitalized lease? ☐ Yes ☒ No

Will any of the proposed qualified investment be leased under an operating lease? ☐ Yes ☒ No

Are you including property that is owned by a person other than the applicant? ☐ Yes ☒ No

Will any property be pooled or proposed to be pooled with property owned by the applicant in determining the amount of your qualified investment? ☐ Yes ☒ No

PROJECT DESCRIPTION

Provide 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. (Use attachments as necessary)

Please see Attachment #4.

Describe the ability of your company to locate or relocate in another state or another region of the state.

Please see Attachment #4.

PROJECT CHARACTERISTICS (CHECK ALL THAT APPLY)

- ☒ New Jobs ☒ Construct New Facility ☐ New Business / Start-up ☐ Expand Existing Facility
- ☐ Relocation from Out-of-State ☐ Expansion ☒ Purchase Machinery & Equipment
- ☐ Consolidation ☐ Relocation within Texas

PROJECTED TIMELINE

Begin Construction January 01, 2013 Begin Hiring New Employees November 01, 2012

Construction Complete April 01, 2014 Fully Operational April 01, 2014

Purchase Machinery & Equipment January 01, 2013 - April 01, 2014

Do you propose to construct a new building or to erect or affix a new improvement after your application review start date (date your application is finally determined to be complete)? ☒ Yes ☐ No

Note: Improvements made before that time may not be considered qualified property.

When do you anticipate the new buildings or improvements will be placed in service? April 01, 2014

Revised Jun 2012

ECONOMIC INCENTIVES

Identify state programs the project will apply for:

State Source

Amount

_____	_____
_____	_____
_____	_____
Total	_____

Will other incentives be offered by local units of government? ☒ Yes ☐ No

Please use the following box for additional details regarding incentives. (Use attachments if necessary.)

Property Tax Abatement Agreements with Brazoria County, Velasco Drainage District, Brazosport College and Port of Freeport

THE PROPERTYIdentify county or counties in which the proposed project will be located Brazoria CountyCentral Appraisal District (CAD) that will be responsible for appraising the property Brazoria County Appraisal DistrictWill this CAD be acting on behalf of another CAD to appraise this property? ☐ Yes ☒ No

List all taxing entities that have jurisdiction for the property and the portion of project within each entity

County: Brazoria County - 100%

(Name and percent of project)

City: _____

(Name and percent of project)

Hospital District: _____

(Name and percent of project)

Water District: Velasco Drainage District - 100%

(Name and percent of project)

Other (describe): Brazosport College - 100%

(Name and percent of project)

Other (describe): Port Freeport - 100%

(Name and percent of project)

Is the project located entirely within this ISD? ☒ Yes ☐ No

If not, please provide additional information on the project scope and size to assist in the economic analysis.

INVESTMENT

NOTE: The minimum amount of qualified investment required to qualify for an appraised value limitation and the minimum amount of appraised value limitation vary depending on whether the school district is classified as rural, and the taxable value of the property within the school district. For assistance in determining estimates of these minimums, access the Comptroller's Web site at www.window.state.tx.us/taxinfo/proptax/hb1200/values.html.

At the time of application, what is the estimated minimum qualified investment required for this school district? \$ 30 Million

What is the amount of appraised value limitation for which you are applying? \$ 30 Million

What is your total estimated qualified investment? \$ 80 Million

NOTE: See 313.021(1) for full definition. Generally, Qualified Investment is the sum of the investment in tangible personal property and buildings and new improvements made between beginning of the qualifying time period (date of application final approval by the school district) and the end of the second complete tax year.

What is the anticipated date of application approval? October 01, 2012

What is the anticipated date of the beginning of the qualifying time period? October 01, 2012

What is the total estimated investment for this project for the period from the time of application submission to the end of the limitation period? \$ 80 Million

Describe the qualified investment. [See 313.021(1).]

Attach the following items to this application:

- (1) a specific and detailed description of the qualified investment you propose to make on the property for which you are requesting an appraised value limitation as defined by Tax Code §313.021,
- (2) a description of any new buildings, proposed improvements or personal property which you intend to include as part of your minimum qualified investment and
- (3) a map of the qualified investment showing location of new buildings or new improvements with vicinity map.

Do you intend to make at least the minimum qualified investment required by Tax Code §313.023 (or 313.053 for rural school districts) for the relevant school district category during the qualifying time period? ☒ Yes ☐ No

Except for new equipment described in Tax Code §151.318(q) or (q-1), is the proposed tangible personal property to be placed in service for the first time:

- (1) In or on the new building or other new improvement for which you are applying? ☒ Yes ☐ No
- (2) If not in or on the new building or other new improvement for which you are applying for an appraised value limitation, is the personal property necessary and ancillary to the business conducted in the new building or other new improvement? ☐ Yes ☒ No
- (3) on the same parcel of land as the building for which you are applying for an appraised value limitation? ☐ Yes ☒ No

("First placed in service" means the first use of the property by the taxpayer.)

Will the investment in real or personal property you propose be counted toward the minimum qualified investment required by Tax Code §313.023, (or 313.053 for rural school districts) be first placed in service in this state during the applicable qualifying time period? ☒ Yes ☐ No

Does the investment in tangible personal property meet the requirements of Tax Code §313.021(1)? ☒ Yes ☐ No

If the proposed investment includes a building or a permanent, non-removable component of a building, does it house tangible personal property? ☒ Yes ☐ No

QUALIFIED PROPERTY

Describe the qualified property. [See 313.021(2)] (If qualified investment describes qualified property exactly you may skip items (1), (2) and (3) below.)

Attach the following items to this application:

- (1) a specific and detailed description of the qualified property for which you are requesting an appraised value limitation as defined by Tax Code §313.021,
- (2) a description of any new buildings, proposed improvements or personal property which you intend to include as part of your qualified property and
- (3) a map of the qualified property showing location of new buildings or new improvements - with vicinity map.

Land

Is the land on which you propose new construction or 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

If you answered "no" to the question above, what is the anticipated date on which you will submit proof of a reinvestment zone with boundaries encompassing the land on which you propose new construction or improvements? _____

Will the applicant own the land by the date of agreement execution? ☒ Yes ☐ No

Will the project be on leased land? ☐ Yes ☒ No

QUALIFIED PROPERTY (CONTINUED)

If the land upon which the new building or new improvement is to be built is part of the qualified property described by §313.021(2)(A), please attach complete documentation, including:

1. Legal description of the land
2. Each existing appraisal parcel number of the land on which the improvements will be constructed, regardless of whether or not all of the land described in the current parcel will become qualified property
3. Owner
4. The current taxable value of the land. Attach estimate if land is part of larger parcel.
5. A detailed map (with a vicinity map) showing the location of the land

Attach a map of the reinvestment zone boundaries, certified to be accurate by either the governmental entity creating the zone, the local appraisal district, or a licensed surveyor. (With vicinity map)

Attach the order, resolution or ordinance establishing the zone, and the guidelines and criteria for creating the zone, if applicable.

Miscellaneous

Is the proposed project a building or new improvement to an existing facility? ☒ Yes ☐ No

Attach a description of any existing improvements and include existing appraisal district account numbers.

List current market value of existing property at site as of most recent tax year. \$ 602,790 (Land Only) 2011
(Market Value) (Tax Year)

Is any of the existing property subject to a value limitation agreement under Tax Code 313? ☐ Yes ☒ No

Will all of the property for which you are requesting an appraised value limitation be free of a tax abatement agreement entered into by a school district for the duration of the limitation? ☒ Yes ☐ No

WAGE AND EMPLOYMENT INFORMATION

What is the estimated number of permanent jobs (more than 1,600 hours a year), with the applicant or a contractor of the applicant, on the proposed qualified property during the last complete quarter before the application review start date (date your application is finally determined to be complete)? -0-

The last complete calendar quarter before application review start date is the:

☒ First Quarter ☐ Second Quarter ☐ Third Quarter ☐ Fourth Quarter of 2012 (year)

What were the number of permanent jobs (more than 1,600 hours a year) this applicant had in Texas during the most recent quarter reported to the TWC?
1,651

Note: For job definitions see TAC §9.1051(14) and Tax Code 313.021(3). If the applicant intends to apply a definition for "new job" other than TAC §9.1051(14)(C), then please provide the definition of "new job" as used in this application. N/A

Total number of new jobs that will have been created when fully operational 20

Do you plan to create at least 25 new jobs (at least 10 new jobs for rural school districts) on the land and in connection with the new building or other improvement? ☒ Yes ☐ No

Do you intend to request that the governing body waive the minimum new job creation requirement, as provided under Tax Code §313.025(f-1)? ☐ Yes ☒ No

If you answered "yes" to the question above, attach evidence documenting that the new job creation requirement above exceeds the number of employees necessary for the operation, according to industry standards. **Note: Even if a minimum new job waiver is provided, 80% of all new jobs must be qualifying jobs pursuant to Texas Tax Code, §313.024(d).**

What is the maximum number of qualifying jobs meeting all criteria of §313.021(3) you are committing to create? 20

If this project creates more than 1,000 new jobs, the minimum required wage for this project is 110% of the average county weekly wage for all jobs as described by 313.021(3)(E)(ii).

If this project creates less than 1,000 new jobs, does this district have territory in a county that meets the demographic characteristics of 313.051(2)? (see table of information showing this district characteristics at <http://www.window.state.tx.us/taxinfo/proptax/hb1200/values.html>)

If yes, the applicant must meet wage standard described in 313.051(b) (110% of the regional average weekly wage for manufacturing)

If no, the applicant shall designate one of the wage standards set out in §§313.021(5)(A) or 313.021(5)(B).

Revised Jun 2012

WAGE AND EMPLOYMENT INFORMATION (CONTINUED)

For the following three wage calculations please include on an attachment the four most recent quarters of data for each wage calculation. Show the average and the 110% calculation. Include documentation from TWC Web site. The final actual statutory minimum annual wage requirement for the applicant for each qualifying job — which may differ slightly from this estimate — will be based on information from the four quarterly periods for which data were available at the time of the application review start date (date of a completed application). See TAC §9.1051(7).

110% of the county average weekly wage for all jobs (all industries) in the county is \$ 1,038.13 (as of 05-17-2012)

110% of the county average weekly wage for manufacturing jobs in the county is \$ 1,966.53 (as of 05-17-2012)

110% of the county average weekly wage for manufacturing jobs in the region is \$ 1,078.89 (as of 05-17-2012)

Please identify which Tax Code section you are using to estimate the wage standard required for this project:

☐ §313.021(5)(A) or ☐ §313.021(5)(B) or ☐ §313.021(3)(E)(II), or ☒ §313.051(b)?

What is the estimated minimum required annual wage for each qualifying job based on the qualified property? \$ 56,102.20

What is the estimated minimum required annual wage you are committing to pay for each of the qualifying jobs you create on the qualified property? \$ 56,125.00

Will 80% of all new jobs created by the owner be qualifying jobs as defined by 313.021(3)? ☒ Yes ☐ No

Will each qualifying job require at least 1,600 of work a year? ☒ Yes ☐ No

Will any of the qualifying jobs be jobs transferred from one area of the state to another? ☐ Yes ☒ No

Will any of the qualifying jobs be retained jobs? ☐ Yes ☒ No

Will any of the qualifying jobs be created to replace a previous employee? ☐ Yes ☒ No

Will any required qualifying jobs be filled by employees of contractors? ☒ Yes ☐ No

If yes, what percent? TBD (Will Supplement)

Does the applicant or contractor of the applicant offer to pay at least 80% of the employee's health insurance premium for each qualifying job? ☒ Yes ☐ No

Describe each type of benefits to be offered to qualifying jobholders. (Use attachments as necessary.)

Please see attachment #15.

ECONOMIC IMPACT

Is an Economic Impact Analysis attached (If supplied by other than the Comptroller's office)? ☐ Yes ☐ No

Is Schedule A completed and signed for all years and attached? ☒ Yes ☐ No

Is Schedule B completed and signed for all years and attached? ☒ Yes ☐ No

Is Schedule C (Application) completed and signed for all years and attached? ☒ Yes ☐ No

Is Schedule D completed and signed for all years and attached? ☒ Yes ☐ No

Note: Excel spreadsheet versions of schedules are available for download and printing at URL listed below.

If there are any other payments made in the state or economic information that you believe should be included in the economic analysis, please attach a separate schedule showing the amount for each year affected, including an explanation.

CONFIDENTIALITY NOTICE

**Property Tax Limitation Agreement Applications
Texas Government Code Chapter 313
Confidential Information Submitted to the Comptroller**

Generally, an application for property tax value limitation, the information provided therein, and documents submitted in support thereof, are considered public information subject to release under the Texas Public Information Act.

There is an exception, outlined below, by which information will be withheld from disclosure.

The Comptroller's office will withhold information from public release if:

- 1) It describes the specific processes or business activities to be conducted or the specific tangible personal property to be located on real property covered by the application;
- 2) the information has been segregated in the application from other information in the application; and
- 3) the party requesting confidentiality provides the Comptroller's office a list of the documents for which confidentiality is sought and for each document lists the specific reasons, including any relevant legal authority, stating why the material is believed to be confidential.

All applications and parts of applications which are not segregated and marked as confidential as outlined above will be considered public information and will be posted on the internet.

Such information properly identified as confidential will be withheld from public release unless and until the governing body of the school district acts on the application, or we are directed to do so by a ruling from the Attorney General.

Other information in the custody of a school district or the comptroller submitted in connection with the application, including information related to the economic impact of a project or the essential elements of eligibility under Texas Tax Code, Chapter 313, such as

the nature and amount of the projected investment, employment, wages, and benefits, will not be considered confidential business information and will be posted on the internet.

All documents submitted to the Comptroller, as well as all information in the application once the school district acts thereon, are subject to public release unless specific parts of the application or documents submitted with the application are identified as confidential. Any person seeking to limit disclosure of such submitted records is advised to consult with their legal counsel regarding disclosure issues and also to take the appropriate precautions to safeguard copyrighted material, trade secrets, or any other proprietary information. The Comptroller assumes no obligation or responsibility relating to the disclosure or nondisclosure of information submitted by respondents. A person seeking to limit disclosure of information must submit in writing specific detailed reasons, including any relevant legal authority, stating why that person believes the material to be confidential.

The following outlines how the Comptroller's office will handle requests for information submitted under the Texas Public Information Act for application portions and submitted records appropriately identified as confidential.

- This office shall forward the request for records and a copy of the documents at issue to the Texas Attorney General's office for an opinion on whether such information may be withheld from disclosure under the Texas Public Information Act.
- The Comptroller will notify the person who submitted the application/documents when the information is forwarded to the Attorney General's office.
- Please be aware that this Office is obligated to comply with an Attorney General's decision, including release of information ruled public even if it was marked confidential.

COMPANY CHECKLIST AND REQUESTED ATTACHMENTS

	Checklist	Page X of 16	Check Completed
1	Certi cation pages signed and dated by Authorized Business Representative (applicant)	4 of 16	✓
2	Proof of Payment of Application Fee (Attachment)	5 of 16	✓
3	For applicant members, documentation of Combined Group membership under Texas Tax Code 171.0001(7) (If Applicable) (Attachment)	5 of 16	✓
4	Detailed description of the project	6 of 16	✓
5	If project is located in more than one district, name other districts and list percentage in each district (Attachment)	7 of 16	✓
6	Description of Quali ed Investment (Attachment)	8 of 16	✓
7	Map of quali ed investment showing location of new buildings or new improvements with vicinity map.	8 of 16	✓
8	Description of Quali ed Property (Attachment)	8 of 16	✓
9	Map of quali ed property showing location of new buildings or new improvements with vicinity map	8 of 16	✓
10	Description of Land (Attachment)	9 of 16	✓
11	A detailed map showing location of the land with vicinity map.	9 of 16	✓
12	A description of all existing (if any) Improvements (Attachment)	9 of 16	✓
13	Request for Walver of Job Creation Requirement (If applicable) (Attachment)	9 of 16	✓
14	Calculation of three possible wage requirements with TWC documentation. (Attachment)	10 of 16	✓
15	Description of Bene ts	10 of 16	✓
16	Economic Impact (if applicable)	10 of 16	✓
17	Schedule A completed and signed	13 of 16	✓
18	Schedule B completed and signed	14 of 16	✓
19	Schedule C (Application) completed and signed	15 of 16	✓
20	Schedule D completed and signed	16 of 16	✓
21	Map of Reinvestment Zone (Attachment) (Showing the actual or proposed boundaries and size, Certi ed to be accurate by either the government entity creating the zone, the local appraisal district, or a licensed surveyor, with vicinity map)*	9 of 16	✓
22	Order, Resolution, or Ordinance Establishing the Zone (Attachment)*	9 of 16	✓
23	Legal Description of Reinvestment Zone (Attachment)*	9 of 16	✓
24	Guldellnes and Criteria for Reinvestment Zone(Attachment)*	9 of 16	✓

*To be submitted with application or before date of final application approval by school board.

BASF Corporation - Brazosport ISD

Attachment #1 - Certification pages signed and dated.

Please refer to page 4 of the application.

ATTACHMENT 2

Proof of payment attached.

Proof of payment of filing fee received by the
Comptroller of Public Accounts per TAC Rule
§9.1054 (b)(5)

*(Page Inserted by Office of Texas Comptroller of Public
Accounts)*

ATTACHMENT 3

Please see attached.



Comptroller of Public Accounts
FORM 05-166
(9-09/3)

Tcode 13253 Annual

TEXAS FRANCHISE TAX AFFILIATE SCHEDULE

Reporting entity taxpayer number

Report year

Reporting entity taxpayer name

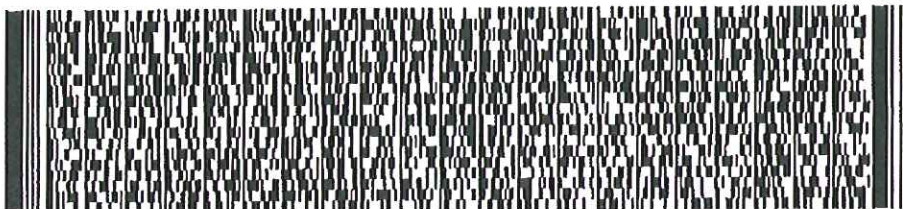
1 6 1 0 9 0 8 0 9 9 0 2 0 1 1 BASF CORPORATION

Reporting entity must be included on Affiliate Schedule.

1. Legal name of affiliate BASF CORPORATION		2. Affiliate taxpayer number (if none, use FEI number) 1 6 1 0 9 0 8 0 9 9 0		3. Affiliate NAICS code 3 2 5 1 0 0	
4. Blacken circle if entity is disregarded for franchise tax <input type="radio"/>	5. Blacken circle if this affiliate does NOT have NEXUS in Texas <input type="radio"/>	6. Affiliate reporting begin date m m d d y y 0 1 0 1 1 0		7. Affiliate reporting end date m m d d y y 1 2 3 1 1 0	
8. Gross receipts subject to throwback in other states (before eliminations) 2 4 8 5 4 8 6 7 4 6 8 0 0		9. Gross receipts everywhere (before eliminations) 2 4 9 1 6 4 5 6 9 8 0 0 0			
10. Gross receipts in Texas (before eliminations) 2 2 3 1 5 6 2 3 4 2 0 0		11. Cost of goods sold or compensation (before eliminations) 2 2 0 7 1 8 8 1 6 7 3 0 0			
Blacken circle if this is a Corporation or Limited Liability Company <input type="radio"/> Blacken circle if this is an Entity other than a Corporation or Limited Liability Company <input type="radio"/>					
1. Legal name of affiliate BASF PIPELINE HOLDINGS, LLC		2. Affiliate taxpayer number (if none, use FEI number) 5 8 1 5 4 7 7 2 4		3. Affiliate NAICS code	
4. Blacken circle if entity is disregarded for franchise tax <input checked="" type="radio"/>	5. Blacken circle if this affiliate does NOT have NEXUS in Texas <input type="radio"/>	6. Affiliate reporting begin date m m d d y y 0 1 0 1 1 0		7. Affiliate reporting end date m m d d y y 1 2 3 1 1 0	
8. Gross receipts subject to throwback in other states (before eliminations) 7 6 1 9 8 6 0 0		9. Gross receipts everywhere (before eliminations) 7 6 1 9 8 6 0 0			
10. Gross receipts in Texas (before eliminations) 7 5 9 7 3 4 0 0		11. Cost of goods sold or compensation (before eliminations) 0 0			
Blacken circle if this is a Corporation or Limited Liability Company <input checked="" type="radio"/> Blacken circle if this is an Entity other than a Corporation or Limited Liability Company <input type="radio"/>					
1. Legal name of affiliate AUTOMOTIVE REFINISH TECHNOLOGIES, LLC		2. Affiliate taxpayer number (if none, use FEI number) 3 8 3 0 9 8 9 3 3		3. Affiliate NAICS code	
4. Blacken circle if entity is disregarded for franchise tax <input checked="" type="radio"/>	5. Blacken circle if this affiliate does NOT have NEXUS in Texas <input checked="" type="radio"/>	6. Affiliate reporting begin date m m d d y y 0 1 0 1 1 0		7. Affiliate reporting end date m m d d y y 1 2 3 1 1 0	
8. Gross receipts subject to throwback in other states (before eliminations) 2 2 5 4 8 7 1 0 0		9. Gross receipts everywhere (before eliminations) 2 2 5 4 8 7 1 0 0			
10. Gross receipts in Texas (before eliminations) 2 7 0 0 0		11. Cost of goods sold or compensation (before eliminations) 0 0			
Blacken circle if this is a Corporation or Limited Liability Company <input checked="" type="radio"/> Blacken circle if this is an Entity other than a Corporation or Limited Liability Company <input type="radio"/>					

An information report (Form 05-102 or Form 05-167) must be filed for each affiliate that is organized in Texas or that has a physical presence in Texas.

Texas Comptroller Official Use Only



VE/DE ☐ FM ☐



ATTACHMENT 4

Description of Project.

Project Description

This project provides for the design and construction of a Dispersions Facility and related utility, infrastructure and logistics improvement. The project is designed to operate at an estimated capacity of 100kT with the ability to expand to a production capacity of 200kT. The plant will manufacture dispersions that are used in products such as ceramics, office chemicals, agricultural products, detergents and cleaning agents, coated paper, ink-jet prints and many more.

The project is estimated to commence construction on or about Q1 2013 with completion on or about Q2 2014.

Proposed improvements include site development, installation of pipeways, utility service lines, product and raw material pipelines, storage tanks, compressors, drums, heat exchangers, pumps, filters, piping, insulation, electrical switchgear, transformers, instrumentation equipment, equipment and structural foundations and supports, control equipment and facilities, warehouses, raw material and utility distribution improvements, shipping facility improvements, inter-plant piping, other chemical processing equipment, modifications and tie-ins to existing facilities.

Statement on Company's Ability to Relocate in another State

BASF is the world's leading chemical company with about 120,000 employees and close to 285 production sites worldwide. The Freeport site employs approximately 850 workers and is one of BASF's premier production facilities. BASF has five sites in Texas, nine sites in gulf coast states, and over 30 facilities in the greater United States.

ATTACHMENT 5

Please see attached.

BASF Corporation - Brazosport ISD

Attachment #5 - Other Districts claiming jurisdiction.

The project will be entirely located within the Brazosport ISD Jurisdiction.

ATTACHMENT 6

Description of Qualified Investment

Project Description

This project provides for the design and construction of a Dispersions Facility and related utility, infrastructure and logistics improvement. The project is designed to operate at an estimated capacity of 100kT with the ability to expand to a production capacity of 200kT. The plant will manufacture dispersions that are used in products such as ceramics, office chemicals, agricultural products, detergents and cleaning agents, coated paper, ink-jet prints and many more.

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Proposed improvements include site development, installation of pipeways, utility service lines, product and raw material pipelines, storage tanks, compressors, drums, heat exchangers, pumps, filters, piping, insulation, electrical switchgear, transformers, instrumentation equipment, equipment and structural foundations and supports, control equipment and facilities, warehouses, raw material and utility distribution improvements, shipping facility improvements, inter-plant piping, other chemical processing equipment, modifications and tie-ins to existing facilities.

ATTACHMENT 7

See attached maps.



PLAT OF

A 0.979 ACRE TRACT
AND A 0.150 ACRE TRACT

OUT OF THE

BASF CORPORATION
FREEPORT PLANT SITE
BEING A PART OF LOTS 220. 221.

237 AND 238 OF THE
BRAZOS COAST INVESTMENT
COMPANY SUBDIVISION NO. 14

AND BEING OUT OF A
CALLED 29.830 ACRE TRACT
CONVEYED TO

THE DOW BADISCHE CHEMICAL COMPANY
RECORDED IN

VOLUME 731, PAGE 379

OF THE

BRAZORIA COUNTY DEED RECORDS
SITUATED IN THE
ALEXANDER CALVIT LEAGUE, ABSTRACT 49
BRAZORIA COUNTY, TEXAS

I, CHARLES D. WACHTSTETTER, REGISTERED PROFESSIONAL LAND SURVEYOR DO HEREBY CERTIFY THAT THE ABOVE PLAT IS A TRUE REPRESENTATION OF A SURVEY MADE UNDER MY SUPERVISION, ON THE GROUND, AND THAT THERE ARE NO EXCESSES NOR INTRUSIONS ON THIS PROPERTY, EXCEPT AS SHOWN.
DATE SURVEYED: MAY 17, 2011



CHARLES D. WACHSTETTER
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NUMBER 4547

NOTES:

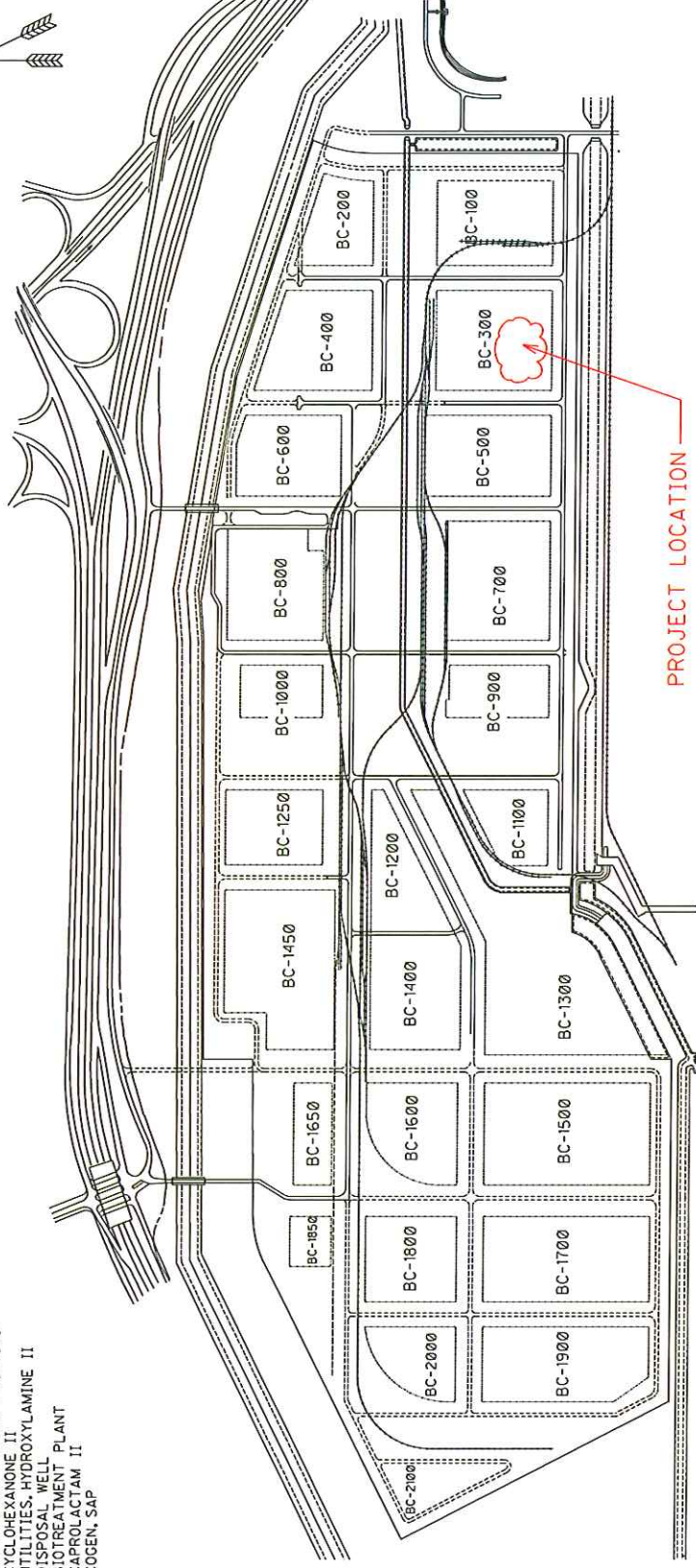
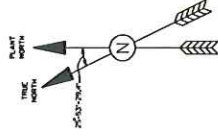
1. COORDINATES AND BEARINGS ARE RELATIVE TO THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD 27. PLANT STATIONS ARE RELATIVE TO THE BASF PLANT SITE SYSTEM.
2. NO TITLE COMMITMENT WAS PROVIDED FOR THIS SURVEY. THERE MAY BE ITEMS OF RECORD WHICH AFFECT THIS PROPERTY NOT SHOWN HEREON.
3. NO EFFORT WAS MADE TO LOCATE ANY UNDERGROUND IMPROVEMENTS.
4. ● DENOTES A SCRIBED "X" IN CONCRETE.

Doyle & Wachtstetter, Inc.
Surveying and Mapping GPS/GIS
131 COMMERCE STREET, CUSTIN, TEXAS 77331
OFFICE: 979-261-3622 FAX: 979-261-9646

NAME	DOB	ROOM	ROOM NAME	PROJ/CT NO. 1	NO.
SMITH, J. O.	05-17-11	ROOM 1			
SMITH, J. O.	05-17-11	ROOM 1			
SMITH, J. O.	05-17-11	ROOM 1			

BLOCK LEGEND

100	SHORE TANKS, STORAGE, LOADING
200	UNUSED
300	ACRYLIC MONOMERS
400	ACRYLIC MONOMERS II & III
500	OXO, NEOL, SYN GAS
600	SAFETY, RESEARCH, RECEIVING, ADMINISTRATION
700	CYCLOHEXANONE I, CAPROLACTAM I
800	POLYCAPROLACTAM
900	CYCLOHEXANE I & II STORAGE & DUMP SYSTEM
1000	CONTRACTOR YARD & PAINTING
1100	CYCLOHEXANONE II
1200	UTILITIES, HYDROXYLAMINE II
1250	DISPOSAL WELL PLANT
1300	BIOTREATMENT PLANT
1400	CAPROLACTAM II
1500	COGEN, SAP



SCALE:
0' 200' 500'

CAD

DRAWN BY C ELLIOTT DATE 3-9-11 CHECKED BY MARK DAMRON DATE 3-9-11	APPROVALS			TITLE:			PLANT REFERENCE MAP			BASF Corporation			APPR. NO. PROJ. NO. JOB NO. SCALE			DRAWING NUMBER REV. NO.			
LOCATION:										CLASSIFICATION:									
THIS DRAWING AND DESIGN INCLUDING BUT NOT LIMITED TO, ALL PATENTED AND PATENTABLE FEATURES SEPARATELY OR COLLECTIVELY SHOWN ARE THE PROPERTY OF BASF CORPORATION AND ARE NOT TO BE REPRODUCED IN WHOLE OR PART, NOR EMPLOYED FOR ANY PURPOSE OTHER THAN SPECIFICALLY PERMITTED IN WRITING BY BASF CORPORATION, THIS DRAWING IS LOANED SUBJECT TO RETURN ON DEMAND. MARK-1,SK																			



ATTACHMENT 8

Description of Qualified Investment

Project Description

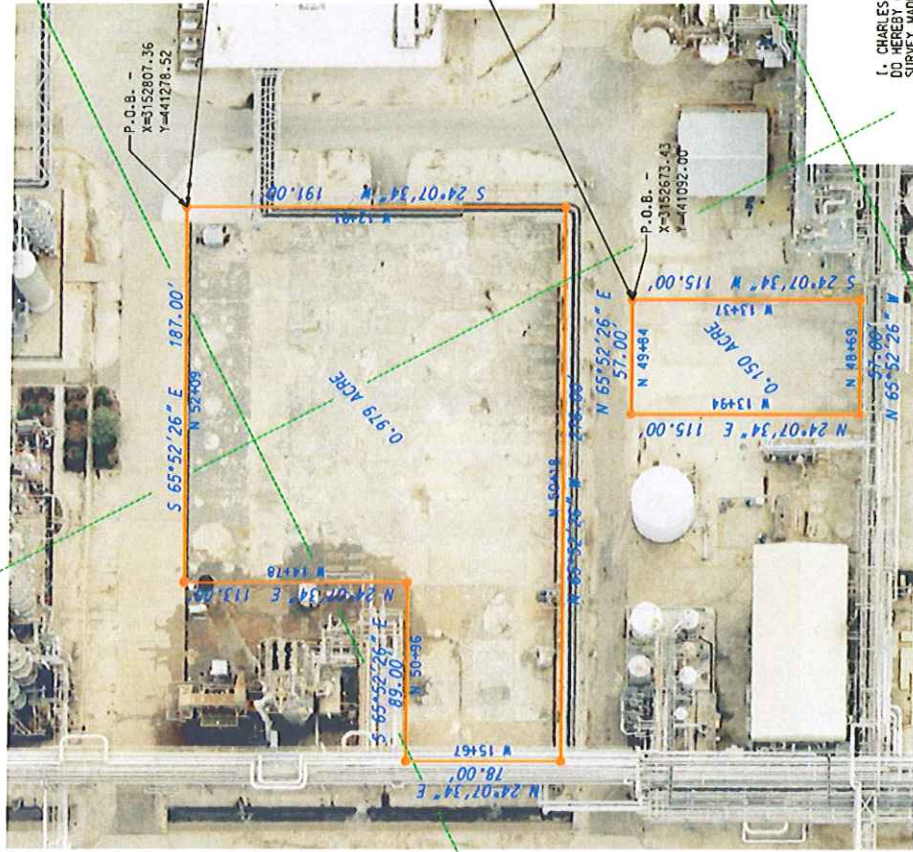
This project provides for the design and construction of a Dispersions Facility and related utility, infrastructure and logistics improvement. The project is designed to operate at an estimated capacity of 100kT with the ability to expand to a production capacity of 200kT. The plant will manufacture dispersions that are used in products such as ceramics, office chemicals, agricultural products, detergents and cleaning agents, coated paper, ink-jet prints and many more.

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ATTACHMENT 9

See attached maps.



PLAT OF

A 0.979 ACRE TRACT
AND A 0.150 ACRE TRACT

OUT OF THE

BASF CORPORATION
FREIGHT PLANT SITE
BEING A PART OF LOTS 220, 221,
237 AND 238 OF THE
BRAZOS COAST INVESTMENT
COMPANY SUBDIVISION NO. 14
AND BEING OUT OF A
CALLED 29.830 ACRE TRACT
CONVEYED TO
THE DOW BADISCHE CHEMICAL COMPANY

RECORDED IN
VOLUME 731, PAGE 379
OF THE
BRAZORIA COUNTY DEED RECORDS
SITUATED IN THE
ALEXANDER CALVIT LEAGUE, ABSTRACT 49
BRAZORIA COUNTY, TEXAS

I, CHARLES D. WACHSTETTER, REGISTERED PROFESSIONAL LAND SURVEYOR
DO HEREBY CERTIFY THAT THE ABOVE PLAT IS A TRUE REPRESENTATION OF A
SURVEY MADE UNDER MY SUPERVISION ON THE GROUND AND THAT THERE ARE
NO EXCESSES NOR INTRUSIONS ON THIS PROPERTY, EXCEPT AS SHOWN.
DATE SURVEYED: MAY 17, 2011



CHARLES D. WACHSTETTER
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NUMBER 4547

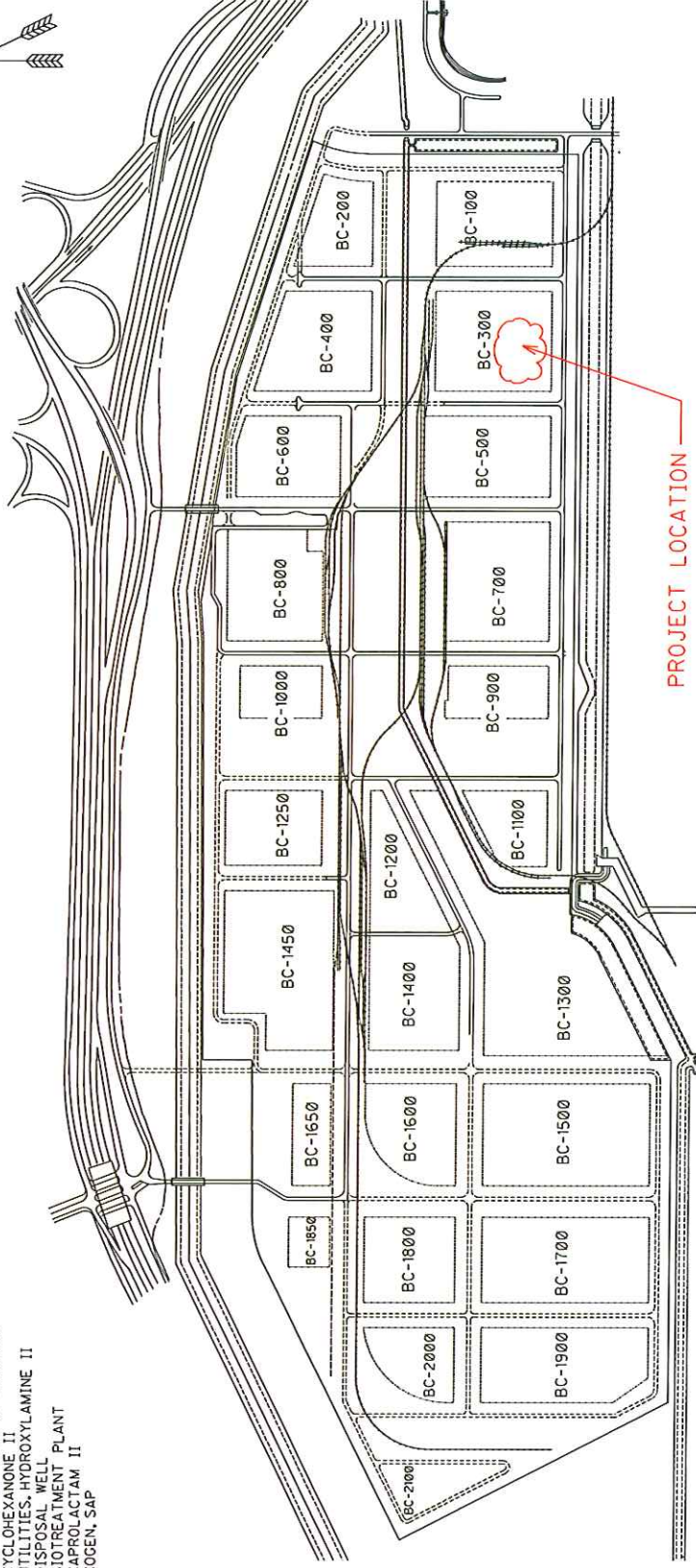
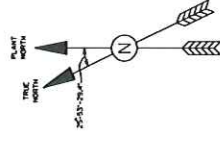
NOTES:

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4. ● DENOTES A SCRIBED "X" IN CONCRETE.

Doyle & Wachstetter, Inc.
Surveying and Mapping GPS/GIS
10000 E. FM 1960, SUITE 100, FARMERSVILLE, TEXAS 77936-5940
OFFICE: 979-365-3022 FAX: 979-365-5940
CELL: 979-365-3022
DOYLE & WACHSTETTER, INC.

BLOCK LEGEND

100	SHORE TANKS, STORAGE, LOADING
200	UNUSED
300	ACRYLIC MONOMERS
400	ACRYLIC MONOMERS II & III
500	OXO, NEOL, SYN GAS
600	SAFETY, RESEARCH, RECEIVING, ADMINISTRATION
700	CYCLOHEXANONE I, CAPROLACTAM I
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1000	CONTRACTOR YARD & PAINTING
1100	CYCLOHEXANONE II
1200	UTILITIES, HYDROXYLAMINE II
1250	DISPOSAL WELL PLANT
1300	BIOTREATMENT PLANT
1400	CAPROLACTAM II
1500	COGEN, SAP



PROJECT LOCATION

SCALE:
0' 200' 500'

CAD

DRAWN BY C ELLIOTT DATE 3-9-11 CHECKED BY MARK DAMRON DATE 3-9-11	APPROVALS		TITLE:		PLANT REFERENCE MAP		BASF Corporation		APPR. NO. PROJ. NO. JOB NO.		DRAWING NUMBER	REV. NO.
					LOCATION:		CLASSIFICATION:		THIS DRAWING AND DESIGN INCLUDING BUT NOT LIMITED TO ALL PATENTED AND PATENTABLE FEATURES SEPARATELY OR COLLECTIVELY SHOWN ARE THE PROPERTY OF BASF CORPORATION AND ARE NOT TO BE REPRODUCED IN WHOLE OR PART NOR EMPLOYED FOR ANY PURPOSE OTHER THAN SPECIFICALLY PERMITTED IN WRITING BY BASF CORPORATION. THIS DRAWING IS LOANED SUBJECT TO RETURN ON DEMAND. MARK-LSK			



ATTACHMENT 10

Description of Land

EXHIBIT "B"**CERTIFICATION OF APPRAISED VALUE OF PROPERTIES
AS OF JANUARY 1, 2010****RECEIVED****JUN 01 2011****BCAD**

TO: BRAZORIA COUNTY
FROM: BRAZORIA COUNTY APPRAISAL DISTRICT
DATE: _____

The Brazoria County Appraisal District hereby certifies that the following appraised values as of January 1, 2010, for property of BASF Corp. described in Exhibit B-1 attached hereto are listed in the records of Brazoria County Appraisal District and indicated by the following account numbers:

PERSONAL PROPERTY**APPRAISED VALUE**

N/A

LANDAccount No. 2114-0230-001 \$ 306,770Account No. 2114-0230-002 \$ 226,020**IMPROVEMENTS**

N/A

Certified this 2nd day of June, 2011.

**CHIEF APPRAISER
BRAZORIA COUNTY APPRAISAL DISTRICT**

BY: Cheryl Evans



Doyle & Wachtstetter, Inc.
Surveying and Mapping • GPS/GIS

0.979 ACRE

**ALEXANDER CALVIT LEAGUE, ABSTRACT 49
BRAZORIA COUNTY, TEXAS**

ALL THAT CERTAIN 0.979 ACRE in the BASF Freeport Plant Site out of a called 29.830 acre tract conveyed to Dow Badische Chemical Company in Volume 731, Page 379 of the Brazoria County Deed Records and being out of Lots 220, 221, 237 and 238 of the Brazos Coast Investment Company Subdivision Number 14 as recorded in Volume 2, Page 148 of the Brazoria County Plat Records and situated in the Alexander Calvit League, Abstract 49, Brazoria County, Texas and more particularly described by metes and bounds using surveying terminology which refers to the Texas State Plane Coordinate System, South Central Zone (NAD 27), in which the directions are Lambert Grid bearings and the distances are horizontal, surface level lengths as follows:

COMMENCING at a found 4" monel plate in concrete at position X=3153971.64 and Y=441037.59 marking the Northeast corner of the aforementioned 29.830 acre tract, same being the Southeast corner of a called 213.28691 acre tract conveyed to Dow Badische Chemical Company in Volume 944, Page 402 of the Brazoria County Plat Records;

THENCE North 78°18'31" West, a distance of 1189.09 feet to a scribed "X" in concrete at position X=3152807.36 and Y=441278.52 and at BASF Plant Station (N 52 + 09.00, W 12 + 91.00) for the **POINT OF BEGINNING** of the herein described tract;

THENCE South 24°07'34" West, a distance of 191.00 feet to a scribed "X" in concrete for corner at position X=3152729.30 and Y=441104.22 and at BASF Plant Station (N 50 + 18.00, W 12 + 91.00);


THENCE North 65°52'26" West, a distance of 276.00 feet to the scribed "X" in concrete for corner at position X=3152477.43 and Y=441217.02 and at BASF Plant Station (N 50 + 18.00, W 15 + 67.00);

THENCE North 24°07'34" East, a distance of 78.00 feet to a scribed "X" in concrete for corner at position X=3152509.32 and Y=441288.21 and at BASF Plant Station (N 50 + 96.00, W 15 + 67.00);

THENCE South 65°52'26" East, a distance of 89.00 feet to a scribed "X" in concrete for corner at position X=3152590.54 and Y=441251.83 and at BASF Plant Station (N 50 + 96.00, W 14 + 78.00);

THENCE North 24°07'34" East, a distance of 113.00 feet to a scribed "X" in concrete for corner at position X=3152636.71 and Y=441354.95 and at BASF Plant Station (N 52 + 09.00, W 14 + 78.00);

THENCE South 65°52'26" East, a distance of 187.00 feet to the **POINT OF BEGINNING** containing 0.979 acre of land, more or less.


Charles D. Wachtstetter
Registered Professional Land Surveyor
Texas Registration Number 4547
May 17, 2011



131 Commerce Street • Clute, Texas 77531-5601
Phone: 979-265-3622 • Fax: 979-265-9940 • Email: DW-Surveyor.com



Doyle & Wachtstetter, Inc
Surveying and Mapping • GPS/GIS

0.150 ACRE

**ALEXANDER CALVIT LEAGUE, ABSTRACT 49
BRAZORIA COUNTY, TEXAS**

ALL THAT CERTAIN 0.150 ACRE in the BASF Freeport Plant Site out of a called 29.830 acre tract conveyed to Dow Badische Chemical Company in Volume 731, Page 379 of the Brazoria County Deed Records and being out of Lots 220 and 238 of the Brazos Coast Investment Company Subdivision Number 14 as recorded in Volume 2, Page 148 of the Brazoria County Plat Records and situated in the Alexander Calvit League, Abstract 49, Brazoria County, Texas and more particularly described by metes and bounds using surveying terminology which refers to the Texas State Plane Coordinate System, South Central Zone (NAD 27), in which the directions are Lambert Grid bearings and the distances are horizontal, surface level lengths as follows:

COMMENCING at a found 4" monel plate in concrete at position X=3153971.64 and Y=441037.59 marking the Northeast corner of the aforementioned 29.830 acre tract, same being the Southeast corner of a called 213.28691 acre tract conveyed to Dow Badische Chemical Company in Volume 944, Page 402 of the Brazoria County Plat Records;

THENCE North 87°36'01" West, a distance of 1299.50 feet to a scribed "X" in concrete for the **POINT OF BEGINNING** of the herein tract at position X=3152673.43 and Y=441092.00 and at BASF Plant Station (N 49 + 84.00, W 13 + 37.00);

THENCE South 24°07'34" West, a distance of 115.00 feet to a scribed "X" in concrete for corner at position X=3152626.43 and Y=440987.05 and at BASF Plant Station (N 48 + 69.00, W 13 + 37.00);

THENCE North 65°52'26" West, a distance of 57.00 feet to a scribed "X" in concrete for corner at position X=3152574.41 and Y=441010.35 and at BASF Plant Station (N 48 + 69.00, W 13 + 94.00);

THENCE North 24°07'34" East, a distance of 115.00 feet to the scribed "X" in concrete for corner at position X=3152621.41 and Y=441115.30 and at BASF Plant Station (N 49 + 84.00, W 13 + 94.00);

THENCE South 65°52'26" East, a distance of 57.00 feet to the **POINT OF BEGINNING** containing 0.150 acre of land, more or less.

Charles D. Wachtstetter
Registered Professional Land Surveyor
Texas Registration Number 4547
May 17, 2011

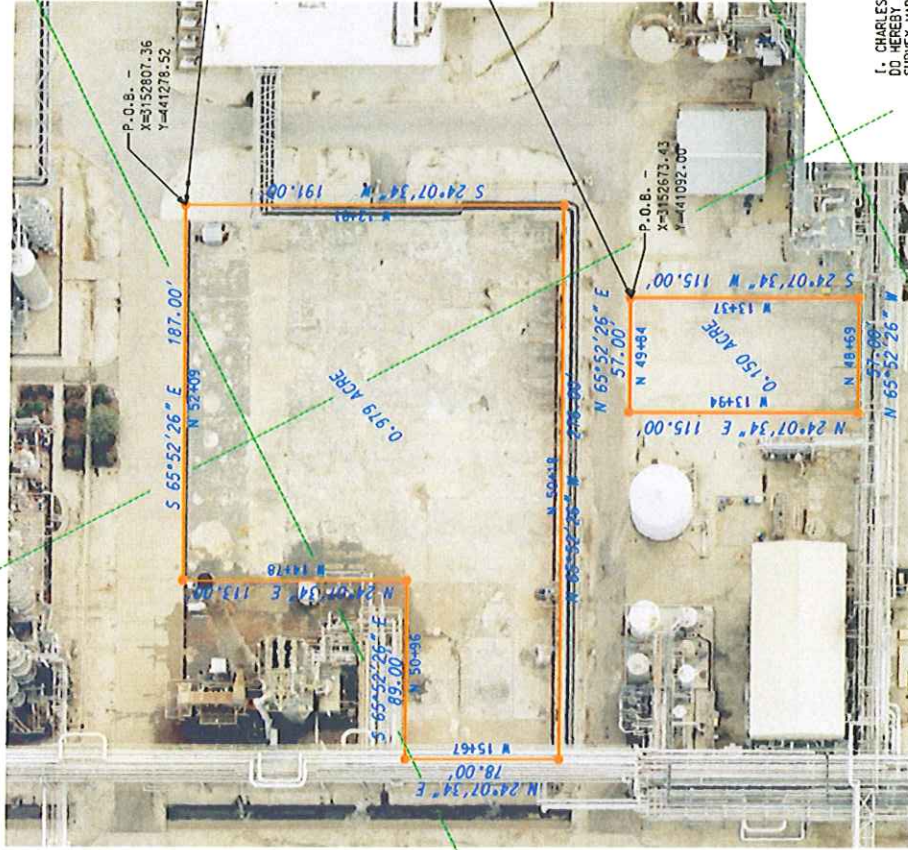


131 Commerce Street • Clute, Texas 77531-5601

Phone: 979-265-3622 • Fax: 979-265-9940 • Email: DW-Surveyor.com

ATTACHMENT 11

See attached maps.



NOTES:

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4. ● DENOTES A SCRIBED "X" IN CONCRETE.

PLAT OF

**A 0.979 ACRE TRACT
AND A 0.150 ACRE TRACT**

OUT OF THE

**BASF CORPORATION
FREIGHT PLANT SITE
BEING A PART OF LOTS 220, 221,
237 AND 238 OF THE
BRAZOS COAST INVESTMENT
COMPANY SUBDIVISION NO. 14
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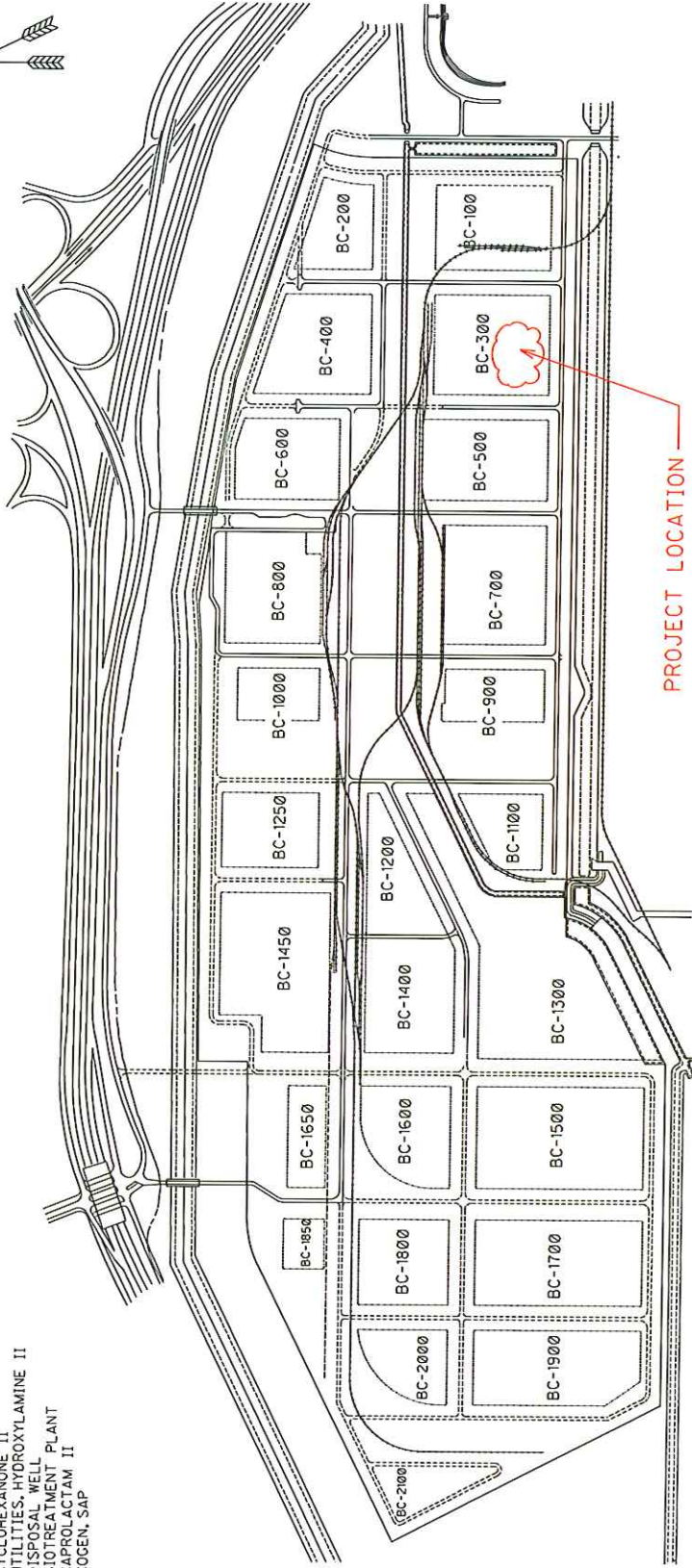
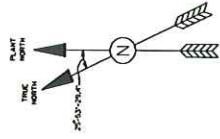


**CHARLES D. WACHTSTETTER
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NUMBER 4547**

I, CHARLES D. WACHTSTETTER, REGISTERED PROFESSIONAL LAND SURVEYOR DO HEREBY CERTIFY THAT THE ABOVE PLAT IS THE REPRESENTATION OF A SURVEY MADE UNDER MY SUPERVISION, ON THE GROUND AND THAT THERE ARE NO EXCESSES NOR INTRUSIONS ON THIS PROPERTY, EXCEPT AS SHOWN.
DATE SURVEYED: MAY 17, 2011

Doyle & Wachtstetter, Inc.
Surveying and Mapping GPS/GIS
311 COMMERCE STREET, SUITE 100, FARMERS CITY, TEXAS 77936-5940
OFFICE: 979-365-3622
FAX: 979-365-5940
CELL: 979-365-1111
EMAIL: DOYLE@DWI-SURV.COM
WWW.DW-SURV.COM

- BLOCK LEGEND**
- 100 SHORE TANKS, STORAGE, LOADING
 - 200 UNUSED
 - 300 ACRYLIC MONOMERS
 - 400 ACRYLIC MONOMERS II & III
 - 500 OXO, NEOL, SYN GAS
 - 600 SAFETY, RESEARCH, RECEIVING, ADMINISTRATION
 - 700 CYCLOHEXANONE I, CAPROLACTAM I
 - 800 POLYCAPROLACTAM
 - 900 CYCLOHEXANE I & II STORAGE & DUMP SYSTEM
 - 1000 CONTRACTOR YARD & PAINTING
 - 1100 CYCLOHEXANONE II
 - 1200 UTILITIES, HYDROXYLAMINE II
 - 1250 DISPOSAL WELL
 - 1300 BIOTREATMENT PLANT
 - 1400 CAPROLACTAM II
 - 1500 COGEN, SAP



CAD

SCALE:
0' 200' 500'

DRAWN BY C ELLIOTT	DATE 3-9-11	CHECKED BY MARK DAMRON	APPROVALS		TITLE: PLANT REFERENCE MAP	BASF Corporation			APPROV. NO. PROJ. NO. JOB NO.	DRAWING NUMBER	REV. NO.
			PROJECT ENGR.	SUPV. ENGR.		INSTR. ENGR.	ELECT. ENGR.	MAT'L ENGR.			
LOCATION:						CLASSIFICATION:			SCALE		

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ATTACHMENT 12

Description of all existing (if any) improvements.

Description of Existing Improvements

There are no existing improvements on the proposed project site.

ATTACHMENT 13

Please see attached.

Not applicable.

ATTACHMENT 14

The calculation of the three possible wage requirements with TWC documentation is attached.

Employment and Wage Calculations

Year	Quarter	Area	Ownership	Industry	Avg. Weekly Wages
2011	1st	Brazoria County	Private	All Industries	\$ 977
2011	2nd	Brazoria County	Private	All Industries	\$ 907
2011	3rd	Brazoria County	Private	All Industries	\$ 931
2011	4th	Brazoria County	Private	All Industries	\$ 980

(Mean Avg.) \$ 943.75
110%

\$ 1,038.13 110% of County Average Weekly Wage for All Jobs

Year	Quarter	Area	Ownership	Industry	Avg. Weekly Wages
2011	1st	Brazoria County	Private	Manufacturing	\$ 2,083
2011	2nd	Brazoria County	Private	Manufacturing	\$ 1,711
2011	3rd	Brazoria County	Private	Manufacturing	\$ 1,658
2011	4th	Brazoria County	Private	Manufacturing	\$ 1,699

(Mean Avg.) \$ 1,787.75
110%

\$ 1,966.53 110% of County Average Weekly Wage for Manufacturing Jobs

Houston-Gelveston Area Council Annual Wage (as of June 2011)

\$ 51,002
110%

\$ 56,102.20 110% of County Average Annual Wage for Manufacturing Jobs










\$ 1,078.89 110% of County Average Weekly Wage for Manufacturing Jobs

*Note: All data was taken from the Texas Workforce Commission TRACER database.

Quarterly Employment and Wages (QCEW)

[Back](#)










Page 1 of 1 (40 results/page)

 Year	 Period	 Area	 Ownership	 Division	 Level	 Ind Code	 Industry	 Avg Weekly Wages
2011	1st Qtr	Brazoria County	Private	00	0	10	Total, All Industries	\$977
2011	2nd Qtr	Brazoria County	Private	00	0	10	Total, All Industries	\$907
2011	3rd Qtr	Brazoria County	Private	00	0	10	Total, All Industries	\$931
2011	4th Qtr	Brazoria County	Private	00	0	10	Total, All Industries	\$960

Quarterly Employment and Wages (QCEW)

[Back](#)

Page 1 of 1 (40 results/page)

 Year	 Period	 Area	 Ownership	 Division	 Level	 Ind Code	 Industry	 Avg Weekly Wages
2011	1st Qtr	Brazoria County	Private	31	2	31-33	Manufacturing	\$2,083
2011	2nd Qtr	Brazoria County	Private	31	2	31-33	Manufacturing	\$1,711
2011	3rd Qtr	Brazoria County	Private	31	2	31-33	Manufacturing	\$1,658
2011	4th Qtr	Brazoria County	Private	31	2	31-33	Manufacturing	\$1,699

2010 Manufacturing Wages by Council of Government Region
Wages for All Occupations

COG	Wages	
	Hourly	Annual
Texas		
<u>1. Panhandle Regional Planning Commission</u>	\$18.60	\$38,683
<u>2. South Plains Association of Governments</u>	\$16.21	\$33,717
<u>3. NORTEX Regional Planning Commission</u>	\$18.34	\$38,153
<u>4. North Central Texas Council of Governments</u>	\$23.45	\$48,777
<u>5. Ark-Tex Council of Governments</u>	\$15.49	\$32,224
<u>6. East Texas Council of Governments</u>	\$17.63	\$36,672
<u>7. West Central Texas Council of Governments</u>	\$17.48	\$36,352
<u>8. Rio Grande Council of Governments</u>	\$15.71	\$32,683
<u>9. Permian Basin Regional Planning Commission</u>	\$19.90	\$41,398
<u>10. Concho Valley Council of Governments</u>	\$15.33	\$31,891
<u>11. Heart of Texas Council of Governments</u>	\$17.91	\$37,257
<u>12. Capital Area Council of Governments</u>	\$25.37	\$52,778
<u>13. Brazos Valley Council of Governments</u>	\$15.24	\$31,705
<u>14. Deep East Texas Council of Governments</u>	\$15.71	\$32,682
<u>15. South East Texas Regional Planning Commission</u>	\$27.56	\$57,333
<u>16. Houston-Galveston Area Council</u>	\$24.52	\$51,002
<u>17. Golden Crescent Regional Planning Commission</u>	\$20.07	\$41,738
<u>18. Alamo Area Council of Governments</u>	\$17.28	\$35,952
<u>19. South Texas Development Council</u>	\$13.27	\$27,601
<u>20. Coastal Bend Council of Governments</u>	\$21.55	\$44,822
<u>21. Lower Rio Grande Valley Development Council</u>	\$14.35	\$29,846
<u>22. Texoma Council of Governments</u>	\$18.10	\$37,651
<u>23. Central Texas Council of Governments</u>	\$17.21	\$35,788
<u>24. Middle Rio Grande Development Council</u>	\$13.21	\$27,471

Source: Texas Occupational Employment and Wages

Data published: June 2011

Data published annually, next update will be June 2012.

Note: Data is not supported by the Bureau of Labor Statistics (BLS).

Wage data is produced from Texas OES data, and is not to be compared to BLS estimates.

Data intended for TAC 313 purposes only.

ATTACHMENT 15

Description of Benefits

BASF Corporation offers Medical, Prescription Drug, Dental, and Vision plans. Life and Accident Insurance, 401(k) Retirement plans, Short and Long Term Disability Insurance, Adoption Assistance, Tuition Assistance, Travel Assistance and Wellness plans are also provided.

ATTACHMENT 16

The economic impact study will be performed by the Comptroller at a future date.

Not applicable.

ATTACHMENT 17

Please see attached Schedule A

Schedule A (Rev. May 2010): Investment

Applicant Name
SSD Name

BASF CORPORATION
BRAZOSPORT ISD

Form 50-296

PROPERTY INVESTMENT AMOUNTS									
(Estimated investment in each year. Do not put cumulative totals.)									
	Year	School Year (YYYY-YYYY)	Year (Fill in actual tax year below)	Column A: Tangible Personal Property The amount of new investment (original cost) placed in service during this year	Column B: Selling interest nonexpendable component of building (annual amount only)	Column C: Sum of A and B During the qualifying time period	Column D: Investment that is not qualified Investment that is not qualified economic impact and total value	Column E: Total (A+B+D)	
The year preceding the first complete tax year of the qualifying time period (assuming no deferrals)	Investment made before filing complete application with district (whether qualified property not eligible to become qualified investment)	2012-2013	2012						
	Investment made after filing complete application with district but before final board approval of application (eligible to become qualified property)								
	Investment made after final board approval of application and before Jan. 1 of first complete tax year of qualifying time period (qualified investment and eligible to become qualified property)								
	Complete tax years of qualifying time period								
	1			\$ -				\$ -	
	2			\$ 64,000,000		64,000,000		\$ 64,000,000	
	3			\$ 16,000,000		16,000,000		\$ 16,000,000	
	4								
	5								
	6								
	7								
	8								
	9								
	10								
	11								
	12								
	13								
Tax Credit Period (with 50% cap on credit)	Post-Set-Up Period	2014-2015	2014						
	Post-Set-Up Period	2015-2016	2015						
Credit Set-Up Period	Continuous to Maintain Viable Presence	2016-2017	2016						
	Continuous to Maintain Viable Presence	2017-2018	2017						
Qualifying Time Period usually begins with the final board approval of the application and extends generally for the following two complete tax years.	Continuous to Maintain Viable Presence	2018-2019	2018						
	Continuous to Maintain Viable Presence	2019-2020	2019						
Qualifying Time Period usually begins with the final board approval of the application and extends generally for the following two complete tax years.	Continuous to Maintain Viable Presence	2020-2021	2020						
	Continuous to Maintain Viable Presence	2021-2022	2021						
Qualifying Time Period usually begins with the final board approval of the application and extends generally for the following two complete tax years.	Continuous to Maintain Viable Presence	2022-2023	2022						
	Continuous to Maintain Viable Presence	2023-2024	2023						
Qualifying Time Period usually begins with the final board approval of the application and extends generally for the following two complete tax years.	Continuous to Maintain Viable Presence	2024-2025	2024						
	Continuous to Maintain Viable Presence	2025-2026	2025						
Qualifying Time Period usually begins with the final board approval of the application and extends generally for the following two complete tax years.	Continuous to Maintain Viable Presence	2026-2027	2026						
	Continuous to Maintain Viable Presence	2027-2028	2027						

Column A: This represents the total dollar amount of planned investment in tangible personal property the applicant considers qualified investment - as defined in Tax Code §913.002(1)(A)-(D). For the purposes of investment, please use amount invested each year, not cumulative totals.

Column B: The total dollar amount of planned investment each year in buildings or nonexpendable component of buildings that the applicant considers qualified investment under Tax Code §913.002(1)(E).

Column C: Dollar value of other investment that may not be qualified investment but that may affect economic impact and total value for planning, construction and operation of the facility. The most significant example for many projects would be land. Other examples may be items such as professional services, etc.

Column D: Dollar value of other investment that may not be qualified investment but that may affect economic impact and total value for planning, construction and operation of the facility. The most significant example for many projects would be land. Other examples may be items such as professional services, etc.

Column E: Dollar value of other investment that may not be qualified investment but that may affect economic impact and total value for planning, construction and operation of the facility. The most significant example for many projects would be land. Other examples may be items such as professional services, etc.

Notes: For advanced clean energy projects, nuclear projects, projects with deferred qualifying time periods, and projects with lengthy application review periods, insert additional rows as needed. This schedule must be submitted with the original application and any application for tax credit. When using this schedule for any purpose other than the original application, replace original estimates with actual appraisal district data for past years and update estimates for current and future years. If original estimates have not changed, enter those amounts for future years.

Signature of Authorized Company Representative

Date

6/1/2012

Rev Jun 2012

ATTACHMENT 18

Please see attached Schedule B

Schedule B (Rev. May 2010): Estimated Market And Taxable Value

Applicant Name
ISD Name

BASF CORPORATION
BRAZOSPORT ISD

Form 50-296

	Year	School Year (YYYY-YYYY)	Tax Year (Fill in actual tax year)	Qualified Property			Reductions from Market Value	Estimated Taxable Value	
				Estimated Market Value of Land	Estimated Total Market Value of new buildings or other new improvements	Estimated Total Market Value of tangible personal property in the new building or "in or on the new improvement"		Final taxable value for M&O - after all reductions	Final taxable value for M&O - after all reductions
	pre-year 1	2012-2013	2012	\$ 602,790				\$ 602,790	\$ 602,790
Tax Credit Period (with 50% cap on credit)	1	2013-2014	2013	\$ 602,790		\$ -		\$ 602,790	\$ 602,790
	2	2014-2015	2014	\$ 602,790		\$ 64,000,000	\$ 9,600,000	\$ 55,002,790	\$ 55,002,790
	3	2015-2016	2015	\$ 602,790		\$ 72,000,000	\$ 10,800,000	\$ 61,802,790	\$ 30,000,000
	4	2016-2017	2016	\$ 602,790		\$ 70,400,000	\$ 10,560,000	\$ 60,442,790	\$ 30,000,000
	5	2017-2018	2017	\$ 602,790		\$ 68,000,000	\$ 10,200,000	\$ 58,402,790	\$ 30,000,000
	6	2018-2019	2018	\$ 602,790		\$ 66,400,000	\$ 9,960,000	\$ 57,042,790	\$ 30,000,000
	7	2019-2020	2019	\$ 602,790		\$ 64,000,000	\$ 9,600,000	\$ 55,002,790	\$ 30,000,000
	8	2020-2021	2020	\$ 602,790		\$ 62,400,000	\$ 9,360,000	\$ 53,642,790	\$ 30,000,000
	9	2021-2022	2021	\$ 602,790		\$ 62,400,000	\$ 9,360,000	\$ 53,642,790	\$ 30,000,000
	10	2022-2023	2022	\$ 602,790		\$ 60,000,000	\$ 9,000,000	\$ 51,602,790	\$ 30,000,000
	11	2023-2024	2023	\$ 602,790		\$ 58,200,000	\$ 8,730,000	\$ 50,072,790	\$ 50,072,790
	12	2024-2025	2024	\$ 602,790		\$ 56,454,000	\$ 8,468,100	\$ 48,588,690	\$ 48,588,690
	13	2025-2026	2025	\$ 602,790		\$ 54,760,380	\$ 8,214,057	\$ 47,149,113	\$ 47,149,113
	14	2026-2027	2026	\$ 602,790		\$ 53,117,569	\$ 7,967,635	\$ 45,752,723	\$ 45,752,723
	15	2027-2028	2027	\$ 602,790		\$ 51,524,042	\$ 7,728,606	\$ 44,396,225	\$ 44,396,225

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

This schedule must be submitted with the original application and any application for tax credit. When using this schedule for any purpose other than the original application, replace original estimates with actual appraisal district data for past years and update estimates for current and future years. If original estimates have not changed, enter those amounts for future years.



SIGNATURE OF AUTHORIZED COMPANY REPRESENTATIVE



DATE

ATTACHMENT 19

Please see attached Schedule C

Schedule C-Application: Employment Information

Applicant Name	BASF CORPORATION
NSD Name	BRAZOSPORT ISD

Form 50-296

Form 50-236

					Construction		New Jobs		Qualifying Jobs	
			School Year YYYY- YYYY	Tax Year in actual tax year YYYY	Column A: Number of Construction FTE's or man-hours (specify)	Column B: Average annual wage rates for construction workers	Column C: Number of new jobs applicant to create (cumulative)	Column D: Average annual wage rate for all new jobs.	Column E: Number of qualifying jobs applicant commits to create meeting all criteria of Sec. 313.02(3) (cumulative)	Column F: Average annual wage of qualifying jobs
		Year pre-year +	2012-2013	2012			10	\$ 56,125	10	\$ 56,125
Tax Credit Period (with 50% cap on credit)	Complete tax years of qualifying time period	1	2013-2014	2013	127,500 hrs	\$25/hr	20	\$ 56,125	20	\$ 56,125
		2	2014-2015	2014	127,500 hrs	\$25/hr	20	\$ 56,125	20	\$ 56,125
		3	2015-2016	2015			20	\$ 56,125	20	\$ 56,125
		4	2016-2017	2016			20	\$ 56,125	20	\$ 56,125
		5	2017-2018	2017			20	\$ 56,125	20	\$ 56,125
		6	2018-2019	2018			20	\$ 56,125	20	\$ 56,125
	Value Limitation Period	7	2019-2020	2019			20	\$ 56,125	20	\$ 56,125
		8	2020-2021	2020			20	\$ 56,125	20	\$ 56,125
		9	2021-2022	2021			20	\$ 56,125	20	\$ 56,125
		10	2022-2023	2022			20	\$ 56,125	20	\$ 56,125
Credit Settle-Up Period	Continue to Maintain Viable Presence	11	2023-2024	2023			20	\$ 56,125	20	\$ 56,125
		12	2024-2025	2024			20	\$ 56,125	20	\$ 56,125
		13	2025-2026	2025			20	\$ 56,125	20	\$ 56,125
Post-Settle-Up Period	Post-Settle-Up Period	14	2026-2027	2026			20	\$ 56,125	20	\$ 56,125
		15	2027-2028	2027			20	\$ 56,125	20	\$ 56,125

Notes: For job definitions see TAC §9.1051(14) and Tax Code §§13.021(3).

This schedule must be submitted with the original application and any application for tax credit. When using this schedule for any purpose other than the original application, replaces original estimates with actual appraised district data for past years and update estimates for current and future years. If original estimates have not changed, enter those amounts for future years.

use amounts for future years.

William J. ...
SIGNATURE OF AUTHORIZED COMPANY REPRESENTATIVE

DATE 6/1/2012

ATTACHMENT 20

Please see attached Schedule D

Schedule D: (Rev. May 2010): Other Tax Information

Applicant Name BASF CORPORATION				ISD Name BRAZOSPORT ISD		Form 50-296 Other Property Tax Abatements Sought				
Sales Tax Information				Franchise Tax		Other				
Sales Taxable Expenditures				Franchise Tax		Other				
	Year	School Year (YYYY-YYYY)	Tax Calendar Year YYYY	Column F: Estimate of total annual expenditures* subject to state sales tax	Column G: Estimate of total annual expenditures* made in Texas NOT subject to sales tax	Column H: Estimate of Franchise tax due from (or attributable to) the applicant	Fill in percentage exemption requested or granted in each year of the Agreement	City	Hospital	Other
The year preceding the first complete tax year of the qualifying time period (assuming no deferrals)		2012-2013	2012	50,000	100,000,000	5,300,000				
Tax Credit Period (with 50% cap on credit)	1	2013-2014	2013	100,000	0	5,300,000				
	2	2014-2015	2014	100,000	0	5,300,000				
	3	2015-2016	2015	100,000	0	5,300,000				
	4	2016-2017	2016	100,000	0	5,300,000				
	5	2017-2018	2017	100,000	0	5,300,000				
	6	2018-2019	2018	100,000	0	5,300,000				
	7	2019-2020	2019	100,000	0	5,300,000				
	8	2020-2021	2020	100,000	0	5,300,000				
	9	2021-2022	2021	100,000	0	5,300,000				
	10	2022-2023	2022	100,000	0	5,300,000				
	11	2023-2024	2023	100,000	0	5,300,000				
	12	2024-2025	2024	100,000	0	5,300,000				
	13	2025-2026	2025	100,000	0	5,300,000				
	14	2026-2027	2026	100,000	0	5,300,000				
	15	2027-2028	2027	100,000	0	5,300,000				
Credit Settle-Up Period										
Post-Settle-Up Period										

6/1/2012

DATE

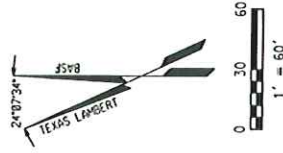
SIGNATURE OF AUTHORIZED COMPANY REPRESENTATIVE

ATTACHMENT 21

Map of Reinvestment Zone.

BRAZORIA COUNTY
TEXAS

ALEXANDER CALVIT LEAGUE
ABSTRACT 49



P.O.C. - FOUND 4" MONEL
PLATE IN CONCRETE
X=31535971.64
Y=41037.59
NE CORNER OF
29-830 ACRE TRACT

N 78°18'39" W 1189.09'
N 87°36'01" W 105.5'
N 65°52'26" E 187.00'

PLAT OF

A 0.979 ACRE TRACT
AND A 0.150 ACRE TRACT

OUT OF THE

BASF CORPORATION
FREEPORT PLANT SITE
BEING A PART OF LOTS 220, 221,
237 AND 238 OF THE
BRAZOS COAST INVESTMENT
COMPANY SUBDIVISION NO. 14
AND BEING OUT OF A
CALLED 29-830 ACRE TRACT
CONVEYED TO
THE DOW BADISCHE CHEMICAL COMPANY

RECORDED IN
VOLUME 731, PAGE 379

OF THE
BRAZORIA COUNTY DEED RECORDS
SITUATED IN THE
ALEXANDER CALVIT LEAGUE, ABSTRACT 49
BRAZORIA COUNTY, TEXAS

I, CHARLES D. WACHSTETTER, REGISTERED PROFESSIONAL LAND SURVEYOR
DO HEREBY CERTIFY THAT THE PLAT IS A TRUE REPRESENTATION OF A
SURVEY MADE UNDER MY SUPERVISION ON THE GROUNDS AND THAT THERE ARE
NO EXCESSES NOR INTRUSIONS ON THIS PROPERTY, EXCEPT AS SHOWN.
DATE SURVEYED: MAY 17, 2011



CHARLES D. WACHSTETTER
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NUMBER 4547

NOTES:

1. COORDINATES AND BEARINGS ARE RELATIVE TO THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD 27. PLANT STATIONS ARE RELATIVE TO THE BASF PLANT SITE SYSTEM.
2. NO TITLE COMMITMENT WAS PROVIDED FOR THIS SURVEY. THERE MAY BE ITEMS OF RECORD WHICH AFFECT THIS PROPERTY NOT SHOWN HEREON.
3. NO EFFORT WAS MADE TO LOCATE ANY UNDERGROUND IMPROVEMENTS.
4. ● DENOTES A SCRIBED "X" IN CONCRETE.

Doyle & Wachstetter, Inc.
Surveying and Mapping GPS/GIS
10000 Highway 100, Suite 100, Houston, Texas 77036
OFFICE: 281-261-3632 FAX: 281-261-3634
CELL: 281-261-3634 FAX: 281-261-3634
E-MAIL: DOYLE@DWI-SURV.COM
WWW.DW-SURV.COM



**Doyle & Wachtstetter, Inc.**

Surveying and Mapping • GPS/GIS

0.979 ACRE**ALEXANDER CALVIT LEAGUE, ABSTRACT 49****BRAZORIA COUNTY, TEXAS**

ALL THAT CERTAIN 0.979 ACRE in the BASF Freeport Plant Site out of a called 29.830 acre tract conveyed to Dow Badische Chemical Company in Volume 731, Page 379 of the Brazoria County Deed Records and being out of Lots 220, 221, 237 and 238 of the Brazos Coast Investment Company Subdivision Number 14 as recorded in Volume 2, Page 148 of the Brazoria County Plat Records and situated in the Alexander Calvit League, Abstract 49, Brazoria County, Texas and more particularly described by metes and bounds using surveying terminology which refers to the Texas State Plane Coordinate System, South Central Zone (NAD 27), in which the directions are Lambert Grid bearings and the distances are horizontal, surface level lengths as follows:

COMMENCING at a found 4" monel plate in concrete at position X=3153971.64 and Y=441037.59 marking the Northeast corner of the aforementioned 29.830 acre tract, same being the Southeast corner of a called 213.28691 acre tract conveyed to Dow Badische Chemical Company in Volume 944, Page 402 of the Brazoria County Plat Records;

THENCE North 78°18'31" West, a distance of 1189.09 feet to a scribed "X" in concrete at position X=3152807.36 and Y=441278.52 and at BASF Plant Station (N 52 + 09.00, W 12 + 91.00) for the **POINT OF BEGINNING** of the herein described tract;

THENCE South 24°07'34" West, a distance of 191.00 feet to a scribed "X" in concrete for corner at position X=3152729.30 and Y=441104.22 and at BASF Plant Station (N 50 + 18.00, W 12 + 91.00);

THENCE North 65°52'26" West, a distance of 276.00 feet to the scribed "X" in concrete for corner at position X=3152477.43 and Y=441217.02 and at BASF Plant Station (N 50 + 18.00, W 15 + 67.00);

THENCE North 24°07'34" East, a distance of 78.00 feet to a scribed "X" in concrete for corner at position X=3152509.32 and Y=441288.21 and at BASF Plant Station (N 50 + 96.00, W 15 + 67.00);

THENCE South 65°52'26" East, a distance of 89.00 feet to a scribed "X" in concrete for corner at position X=3152590.54 and Y=441251.83 and at BASF Plant Station (N 50 + 96.00, W 14 + 78.00);

THENCE North 24°07'34" East, a distance of 113.00 feet to a scribed "X" in concrete for corner at position X=3152636.71 and Y=441354.95 and at BASF Plant Station (N 52 + 09.00, W 14 + 78.00);

THENCE South 65°52'26" East, a distance of 187.00 feet to the **POINT OF BEGINNING** containing 0.979 acre of land, more or less.

Charles D. Wachtstetter
Registered Professional Land Surveyor
Texas Registration Number 4547
May 17, 2011



131 Commerce Street • Clute, Texas 77531-5601

Phone: 979-265-3622 • Fax: 979-265-9940 • Email: DW-Surveyor.com



Doyle & Wachtstetter, Inc.
Surveying and Mapping • GPS/GIS

0.150 ACRE

**ALEXANDER CALVIT LEAGUE, ABSTRACT 49
BRAZORIA COUNTY, TEXAS**

ALL THAT CERTAIN 0.150 ACRE in the BASF Freeport Plant Site out of a called 29.830 acre tract conveyed to Dow Badische Chemical Company in Volume 731, Page 379 of the Brazoria County Deed Records and being out of Lots 220 and 238 of the Brazos Coast Investment Company Subdivision Number 14 as recorded in Volume 2, Page 148 of the Brazoria County Plat Records and situated in the Alexander Calvit League, Abstract 49, Brazoria County, Texas and more particularly described by metes and bounds using surveying terminology which refers to the Texas State Plane Coordinate System, South Central Zone (NAD 27), in which the directions are Lambert Grid bearings and the distances are horizontal, surface level lengths as follows:

COMMENCING at a found 4" monel plate in concrete at position X=3153971.64 and Y=441037.59 marking the Northeast corner of the aforementioned 29.830 acre tract, same being the Southeast corner of a called 213.28691 acre tract conveyed to Dow Badische Chemical Company in Volume 944, Page 402 of the Brazoria County Plat Records;


THENCE North 87°36'01" West, a distance of 1299.50 feet to a scribed "X" in concrete for the **POINT OF BEGINNING** of the herein tract at position X=3152673.43 and Y=441092.00 and at BASF Plant Station (N 49 + 84.00, W 13 + 37.00);

THENCE South 24°07'34" West, a distance of 115.00 feet to a scribed "X" in concrete for corner at position X=3152626.43 and Y=440987.05 and at BASF Plant Station (N 48 + 69.00, W 13 + 37.00);

THENCE North 65°52'26" West, a distance of 57.00 feet to a scribed "X" in concrete for corner at position X=3152574.41 and Y=441010.35 and at BASF Plant Station (N 48 + 69.00, W 13 + 94.00);

THENCE North 24°07'34" East, a distance of 115.00 feet to the scribed "X" in concrete for corner at position X=3152621.41 and Y=441115.30 and at BASF Plant Station (N 49 + 84.00, W 13 + 94.00);

THENCE South 65°52'26" East, a distance of 57.00 feet to the **POINT OF BEGINNING** containing 0.150 acre of land, more or less.



Charles D. Wachtstetter
Registered Professional Land Surveyor
Texas Registration Number 4547
May 17, 2011



ATTACHMENT 22

Order, Resolution, or Ordinance Establishing the Zone

BASF Corporation - Brazosport ISD

Attachment #22 - Order Establishing the Reinvestment Zone

Tax Abatement Agreement
BASF CORPORATION
REINVESTMENT ZONE NO. 13

Page 2

organization owned, operated or directed by a political subdivision of the State of Texas, or any other property for which abatement is not allowed by State law.

- e. The phrase "actual productive life" in this Agreement means the actual period of time the improvements were in active service and operation as part of a facility operating in a producing capacity, and this definition supercedes any other definition stated elsewhere.

2.02 The Guidelines and Criteria for Granting Tax Abatement in a Reinvestment Zone created in Brazoria County, adopted by the Brazoria County Commissioners Court, are attached hereto as Exhibit B and made a part hereof. All definitions set forth therein are applicable to this Agreement.

III. SUBJECT PROPERTY

3.01 The **BASF CORPORATION REINVESTMENT ZONE NO. 13** (the "Reinvestment Zone") is an area within Brazoria County Texas generally described as 0.979 acre tract of land in the BASF Freeport Plant Site out of a called 29.830 acre tract conveyed to Dow Badische Chemical Company in Volume 731, Page 379 of the Brazoria County Deed Records and being out of Lots 220, 221, 237 and 238 of the Brazos Coast Investment Company Subdivision Number 14, in the Alexander Calvit league, Abstract 49, Brazoria County, Texas. The legal description of the Reinvestment Zone is attached hereto as Exhibit C.

3.02 The Brazoria County Appraisal District has established the following values for land, personal property and improvements of Owner in the subject property or of certain tracts of land from which the subject tract of land is derived as of January 1, 2010:

<u>Land</u>	<u>Appraised Value</u>
2114-0230-001 and	\$ 306,770.00
2114-0230-002	296,020.00

Personal Property

None

Improvements

None

BASF Corporation - Brazosport ISD

Attachment #22 - Order Establishing the Reinvestment Zone

Tax Abatement Agreement
BASF CORPORATION
REINVESTMENT ZONE NO. 13

Page 10

This Agreement has been executed by the parties in multiple originals, each having full force and effect.

BRAZORIA COUNTY

BASF CORPORATION
OWNER



By: [Signature]
COUNTY JUDGE
BRAZORIA COUNTY, TEXAS

By: [Signature]
Senior Vice President Freeport Site
602 Copper Road
Freeport, TX 77541

Date signed: 8-18-11

Date signed: Aug 8th, 2011

ATTACHMENT 23

Legal Description of Reinvestment Zone



Doyle & Wachtstetter, Inc
Surveying and Mapping • GPS/GIS

0.979 ACRE

**ALEXANDER CALVIT LEAGUE, ABSTRACT 49
BRAZORIA COUNTY, TEXAS**

ALL THAT CERTAIN 0.979 ACRE in the BASF Freeport Plant Site out of a called 29.830 acre tract conveyed to Dow Badische Chemical Company in Volume 731, Page 379 of the Brazoria County Deed Records and being out of Lots 220, 221, 237 and 238 of the Brazos Coast Investment Company Subdivision Number 14 as recorded in Volume 2, Page 148 of the Brazoria County Plat Records and situated in the Alexander Calvit League, Abstract 49, Brazoria County, Texas and more particularly described by metes and bounds using surveying terminology which refers to the Texas State Plane Coordinate System, South Central Zone (NAD 27), in which the directions are Lambert Grid bearings and the distances are horizontal, surface level lengths as follows:

COMMENCING at a found 4" monel plate in concrete at position $X=3153971.64$ and $Y=441037.59$ marking the Northeast corner of the aforementioned 29.830 acre tract, same being the Southeast corner of a called 213.28691 acre tract conveyed to Dow Badische Chemical Company in Volume 944, Page 402 of the Brazoria County Plat Records;

THENCE North $78^{\circ}18'31''$ West, a distance of 1189.09 feet to a scribed "X" in concrete at position $X=3152807.36$ and $Y=441278.52$ and at BASF Plant Station (N 52 + 09.00, W 12 + 91.00) for the **POINT OF BEGINNING** of the herein described tract;

THENCE South $24^{\circ}07'34''$ West, a distance of 191.00 feet to a scribed "X" in concrete for corner at position $X=3152729.30$ and $Y=441104.22$ and at BASF Plant Station (N 50 + 18.00, W 12 + 91.00);


THENCE North $65^{\circ}52'26''$ West, a distance of 276.00 feet to the scribed "X" in concrete for corner at position $X=3152477.43$ and $Y=441217.02$ and at BASF Plant Station (N 50 + 18.00, W 15 + 67.00);

THENCE North $24^{\circ}07'34''$ East, a distance of 78.00 feet to a scribed "X" in concrete for corner at position $X=3152509.32$ and $Y=441288.21$ and at BASF Plant Station (N 50 + 96.00, W 15 + 67.00);

THENCE South $65^{\circ}52'26''$ East, a distance of 89.00 feet to a scribed "X" in concrete for corner at position $X=3152590.54$ and $Y=441251.83$ and at BASF Plant Station (N 50 + 96.00, W 14 + 78.00);

THENCE North $24^{\circ}07'34''$ East, a distance of 113.00 feet to a scribed "X" in concrete for corner at position $X=3152636.71$ and $Y=441354.95$ and at BASF Plant Station (N 52 + 09.00, W 14 + 78.00);

THENCE South $65^{\circ}52'26''$ East, a distance of 187.00 feet to the **POINT OF BEGINNING** containing 0.979 acre of land, more or less.


Charles D. Wachtstetter
Registered Professional Land Surveyor
Texas Registration Number 4547
May 17, 2011



131 Commerce Street • Clute, Texas 77531-5601
Phone: 979-265-3622 • Fax: 979-265-9940 • Email: DW-Surveyor.com



Doyle & Wachtstetter, Inc.
Surveying and Mapping • GPS/GIS

**0.150 ACRE
ALEXANDER CALVIT LEAGUE, ABSTRACT 49
BRAZORIA COUNTY, TEXAS**

ALL THAT CERTAIN 0.150 ACRE in the BASF Freeport Plant Site out of a called 29.830 acre tract conveyed to Dow Badische Chemical Company in Volume 731, Page 379 of the Brazoria County Deed Records and being out of Lots 220 and 238 of the Brazos Coast Investment Company Subdivision Number 14 as recorded in Volume 2, Page 148 of the Brazoria County Plat Records and situated in the Alexander Calvit League, Abstract 49, Brazoria County, Texas and more particularly described by metes and bounds using surveying terminology which refers to the Texas State Plane Coordinate System, South Central Zone (NAD 27), in which the directions are Lambert Grid bearings and the distances are horizontal, surface level lengths as follows:

COMMENCING at a found 4" monel plate in concrete at position X=3153971.64 and Y=441037.59 marking the Northeast corner of the aforementioned 29.830 acre tract, same being the Southeast corner of a called 213.28691 acre tract conveyed to Dow Badische Chemical Company in Volume 944, Page 402 of the Brazoria County Plat Records;

THENCE North 87°36'01" West, a distance of 1299.50 feet to a scribed "X" in concrete for the POINT OF BEGINNING of the herein tract at position X=3152673.43 and Y=441092.00 and at BASF Plant Station (N 49 + 84.00, W 13 + 37.00);

THENCE South 24°07'34" West, a distance of 115.00 feet to a scribed "X" in concrete for corner at position X=3152626.43 and Y=440987.05 and at BASF Plant Station (N 48 + 69.00, W 13 + 37.00);

THENCE North 65°52'26" West, a distance of 57.00 feet to a scribed "X" in concrete for corner at position X=3152574.41 and Y=441010.35 and at BASF Plant Station (N 48 + 69.00, W 13 + 94.00);

THENCE North 24°07'34" East, a distance of 115.00 feet to the scribed "X" in concrete for corner at position X=3152621.41 and Y=441115.30 and at BASF Plant Station (N 49 + 84.00, W 13 + 94.00);

THENCE South 65°52'26" East, a distance of 57.00 feet to the POINT OF BEGINNING containing 0.150 acre of land, more or less.

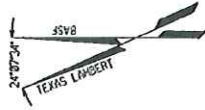
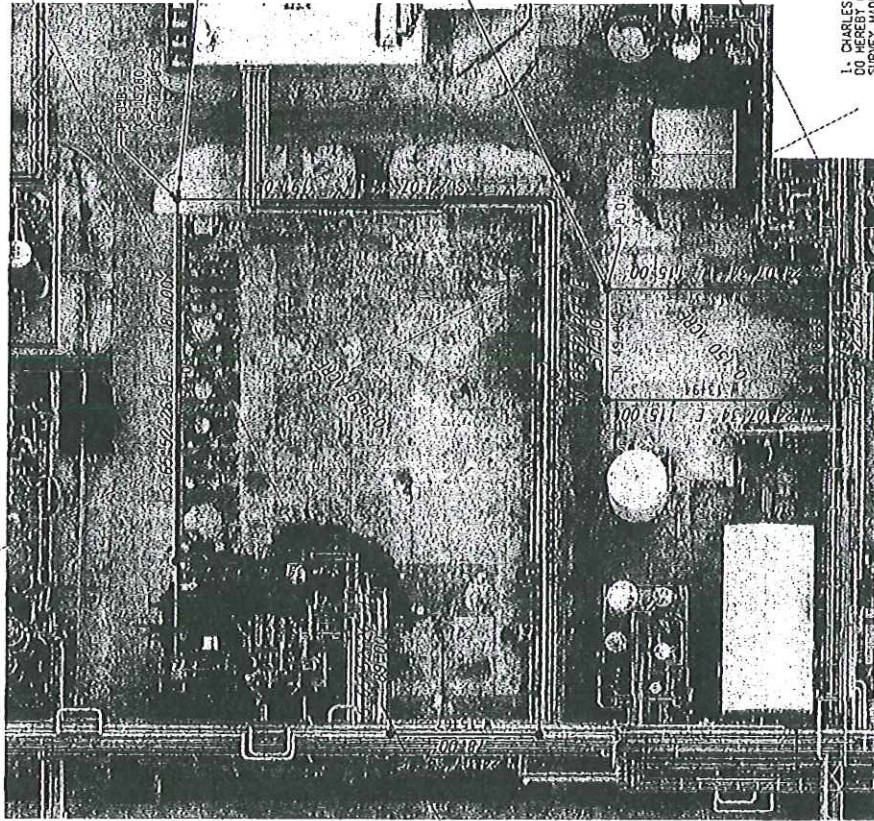


Charles D. Wachtstetter
Registered Professional Land Surveyor
Texas Registration Number 4547
May 17, 2011



BRAZORIA COUNTY
TEXAS

ALEXANDER CALVIT LEAGUE
ABSTRACT 49



P.O.C. - FOUND 4\"
PLATE IN CONCRETE
X=7153871.64
Y=4410371.59
NE CORNER OF
29.830 ACRE TRACT

PLAT OF

A 0.979 ACRE TRACT
AND A 0.150 ACRE TRACT

OUT OF THE

BASF CORPORATION

FREEPORT PLANT SITE

BEING A PART OF LOTS 220, 221,

237 AND 238 OF THE

BRAZOS COAST INVESTMENT

COMPANY SUBDIVISION NO. 14

AND BEING OUT OF A

CALLED 29.830 ACRE TRACT

CONVEYED TO

THE DOW BADISCHE CHEMICAL COMPANY

RECORDED IN

VOLUME 731, PAGE 379

OF THE

BRAZORIA COUNTY DEED RECORDS

SITUATED IN THE

ALEXANDER CALVIT LEAGUE, ABSTRACT 49

BRAZORIA COUNTY, TEXAS

I, CHARLES D. WACHTSTETTER, REGISTERED PROFESSIONAL LAND SURVEYOR
DO HEREBY CERTIFY THAT THE ABOVE PLAT IS A TRUE REPRESENTATION OF A
SURVEY MADE UNDER MY SUPERVISION, ON THE GROUND, AND THAT THERE ARE
NO EXCESSES NOR INTRUSIONS ON THIS PROPERTY, EXCEPT AS SHOWN.
DATE SURVEYED: MAY 17, 2011



CHARLES D. WACHSTETTER
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NUMBER 4547

NOTES:

1. COORDINATES AND BEARINGS ARE RELATIVE TO THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE. NAD 27. PLANT STATIONS ARE RELATIVE TO THE BASF PLANT SITE SYSTEM.
2. NO TITLE COMMITMENT WAS PROVIDED FOR THIS SURVEY. THERE MAY BE ITEMS OF RECORD WHICH AFFECT THIS PROPERTY NOT SHOWN HEREON.
3. NO EFFORT WAS MADE TO LOCATE ANY UNDERGROUND IMPROVEMENTS.
4. ● DENOTES A SCRIBED "X" IN CONCRETE.

Doyle & Wachstetter, Inc.
Surveying and Mapping GPS/GIS

OFFICE: 11111 DOW BLVD., SUITE 100, FREEPORT, TEXAS 77541
PHONE: 281-225-1111 FAX: 281-225-1111
CELL: 281-225-1111 EMAIL: info@dwachstetter.com

ATTACHMENT 24

Guidelines and Criteria for Reinvestment Zone

**GUIDELINES AND CRITERIA FOR GRANTING TAX ABATEMENT
IN A REINVESTMENT ZONE CREATED IN BRAZORIA COUNTY**

WHEREAS, the creation, retention and diversification of job opportunities that bring new wealth are the highest civic priority; and

WHEREAS, the purpose of tax abatement is to provide an incentive offered by the tax-payers, i.e. citizens of Brazoria County, to attract investments in manufacturing enterprises, with high paying jobs, that lead to better quality of life and better services. The wealth created by these enterprises leads to more service and retail businesses, which in addition to improving quality of life, increases the tax base. In summary, by giving incentive in terms of tax abatement, the citizens agree to give up short term tax benefits, for long term benefits; and

WHEREAS, new jobs, investment and industrial diversification will benefit the area economy, provide needed opportunities, strengthen the real estate market and generate tax revenue to support local services; and

WHEREAS, the communities within Brazoria County must compete with other localities across the nation currently offering tax inducements to attract new plant and modernization projects; and

WHEREAS, any tax incentives offered in Brazoria County would reduce needed tax revenue unless strictly limited in application to those new and existing industries that bring new wealth to the community; and

WHEREAS, the abatement of property taxes, when offered to attract capital investment and primary jobs in industries which bring in money from outside a community instead of merely recirculating dollars within a community, has been shown to be an effective method of enhancing and diversifying an area of economy; and

WHEREAS, Texas law requires any eligible taxing jurisdiction to establish Guidelines and Criteria as to eligibility for tax abatement agreements prior to granting of any future tax abatement, and said Guidelines and Criteria to be unchanged for a two year period unless amended by a three-quarters vote;

Now, therefore, be it resolved that Brazoria County does hereby propose for consideration and adoption these Guidelines and Criteria for granting tax abatement in reinvestment zones in Brazoria County.

DEFINITIONS Section 1

- (a) "Abatement" means the full or partial exemption from ad valorem taxes on certain real property in a reinvestment zone designated by Brazoria County for economic development purposes.
- (b) "Abatement Period" means the period during which all or a portion of the value of real property or tangible personal property that is the subject of a tax abatement agreement is exempt from taxation.
- (c) "Abated Facility Site" (or "proposed abated facility site") means the tract(s) or area of land underlying the proposed improvements to be abated.
- (d) "Agreement" means a contractual agreement between a property owner and/or lessee and Brazoria County for the purpose of tax abatement.

- (e) "Base year value" means the assessed value of eligible property January 1 preceding the execution of the agreement plus the agreed upon value of eligible property improvements made after January 1 but before the execution of the agreement.
- (f) "Brazoria County Vendor and Services" means a company that employs Brazoria County residents and pays Brazoria County taxes.
- (g) "Deferred maintenance" means the improvements necessary for continued operations which do not improve productivity or alter the process technology.
- (h) "Distribution Center Facility" means buildings and structures, including machinery and equipment, used or to be used primarily to receive, store, service, or distribute goods or materials owned by the facility operator where seventy percent (70%) of the goods or services are distributed to points at least 50 miles from its location in Brazoria County.
- (i) "Economic Development" means participation in or support of an organized program or entity which for the purpose of its' mission, engages in activities designed to encourage employment opportunities development/commercial and manufacturing business/industry to locate and/or expand in Brazoria County, thus expanding and diversifying the tax base as well as increasing the economic strength and stability of Brazoria County.
- (j) "Eligible jurisdiction" means Brazoria County and any municipality or school district or other local taxing jurisdictions eligible to abate taxes according to Texas law, the majority of which is located in Brazoria County that levies ad valorem taxes upon and provides services to reinvestment zone designated by Brazoria County.
- (k) "Employee" for the purposes of the economic qualifications of Section 2(h)(2) of these Guidelines and Criteria shall include all persons directly employed by the owner of the planned improvement at the abated facility site/reinvestment zone together with any independent contractor or employee of independent contractors employed on a full-time (40 hours per week equivalent) basis at the facility site/reinvestment zone continuously for the duration of the abatement agreement.
- (l) "Existing facility" is the facility described in Section 2 (a) that will be expanded or modernized and which contains the proposed improvements to be abated. A manufacturing or processing unit or units of a larger plant complex that separately comprise a manufacturing or production sub-unit of the larger plant shall be considered the existing facility for purposes of the Section 2 (h) (2) employment retention requirement (that the planned improvements cause the retention or prevention of loss of employment of 10 employees or 50% of the employees of the existing facility, whichever is greater). For example, if an existing facility has 100 employees, an expansion or modernization of all or part of that facility must result in the retention of at least 50 employees employed at or in connection with the expanded or modernized "existing facility" in order for the facility improvements to qualify for abatement.
- (m) "Expansion" means the addition of buildings, structures, machinery or equipment for purposes of increasing production capacity.
- (n) "Facility" means property improvements completed or in the process of construction which together comprise an integral whole.

- (o) "Manufacturing Facility" means buildings and structures, including machinery and equipment, the primary purpose of which is or will be the manufacture of tangible goods or materials or the processing of such goods or materials by physical or chemical change.
- (p) "Modernization" means the replacement and upgrading of existing facilities which increases the productive input or output, updates the technology or substantially lowers the unit cost of the operation. Modernization may result from the construction, alteration or installation of buildings, structures, fixed machinery or equipment. It shall not be for the purpose of reconditioning, refurbishing, or repairing.
- (q) "New Facility" means a property previously undeveloped which is placed into service by means other than or in conjunction with expansion or modernization.
- (r) "Other Basic Industry" means buildings and structures including fixed machinery and equipment not elsewhere described, used or to be used for the production of products or services which serve a market primarily outside Brazoria County.
- (s) "Productive Life" means the number of years a property improvement is expected to be in service. After a cessation of production, the productive life of property improvements may be deemed to end, at County's election, on the date of cessation of production either upon (1) a determination by the County that it is unlikely the improvement(s) will be reactivated as an integral part of a producing facility, and/or (2) the expiration of eighteen (18) continuous or non-consecutive months of non-production in any twenty-four (24) month period following the date the property improvement(s) cease to be in active service as part of a facility operating in a producing capacity. Upon cessation of production and for calculation of the recapture amount of taxes, the "productive life" will be determined to begin on the effective date of the tax abatement as set forth in the Agreement.
- (t) "Qualified Vendors and Services" means those vendors and services that meet the company's individual stated requirements, which can include but are not limited to: safety, financial condition, environmental record, quality or ability to perform.
- (u) "Regional Entertainment Facility" means buildings and structures, including machinery and equipment, used or to be used to provide entertainment through the admission of the general public where seventy percent (70%) of users reside at least 50 miles from its location in Brazoria County.
- (v) "Research Facility" means buildings and structures, including machinery and equipment, used or to be used primarily for research or experimentation to improve or develop new tangible goods or materials or to improve or develop the production processes thereto.
- (w) "Regional Service Facility" means buildings and structures, including machinery and equipment, used or to be used to service goods where seventy percent (70%) of the goods being serviced originate at least 50 miles from the facility's location in Brazoria County.
- (x) "Tangible personal property" means tangible personal property classified as such under state law, but excludes inventory and/or supplies, ineligible property as defined herein, and tangible personal property that was located in the investment zone at any time before the period covered by the agreement with the County.

ABATEMENT AUTHORIZED Section 2

- (a) **Authorized Facility.** A facility may be eligible for abatement if it is a: Manufacturing Facility, Research Facility, Distribution Center or Regional Service Facility, Regional Entertainment Facility, or Other Basic Industry.
- (b) **Creation of New Value.** Abatement may only be granted for the additional value of eligible property improvements made subsequent to and specified in an abatement agreement between Brazoria County and the real property owner, tangible property owner, leasehold interest, and/or lessee, subject to such limitations as Brazoria County may require.
- (c) **New and Existing Facilities.** Abatement may be granted for new facilities and improvements to existing facilities for purposes of modernization or expansion.
- (d) **Eligible Property.** Abatement may be extended to the value of buildings, structures, tangible personal property as defined in the Tax Code including fixed machinery and equipment, site improvements and related fixed improvements necessary to the operation and administration of the facility.

Tangible Personal Property: Abatement may be granted with the owner of tangible personal property located on real property in a reinvestment zone to exempt from taxation (1) all or a portion of the value of the real property, (2) all or a portion of the value of the tangible personal property located on the real property, or (3) all or a portion of the value of both.

An abatement may be granted with the owner of tangible personal property or an improvement located on tax-exempt real property that is located in a designated reinvestment zone to exempt all or a portion of the value of the tangible personal property or improvement located on the real property.

- (e) **Ineligible Property.** The following type of property shall be fully taxable and ineligible for tax abatement: land, existing improvements, tangible personal property that the Brazoria County Appraisal District classifies as inventory or supplies, tools, furnishings, and other forms of movable personal property; vehicles, vessels, aircraft, housing, hotel accommodations, retail facilities, deferred maintenance investments, property to be rented or leased except as provided in Section 2(f), tangible personal property located in the reinvestment zone prior to the effective date of the tax abatement agreement, real property with a productive life of less than 10 years, property owned or used by the State of Texas or its political subdivisions or by any organizations owned, operated or directed by a political subdivision of the State of Texas, or any other property for which abatement is not allowed by state law.
- (f) **Leased Facilities. Leasehold Interest:** Abatement may be granted with the owner of a leasehold interest in tax-exempt real property located in a reinvestment zone designated to exempt all or a portion of the value of the leasehold interest in the real property.

Lessee Interest: Abatement may be granted with a lessee of taxable real property located in a reinvestment zone to exempt from taxation (1) all or a portion of the value of the fixtures, improvements, or other real property owned by the lessee and located on the property that is subject to the lease, (2) all or a portion of the value of tangible personal property owned by the lessee and located on the real property that is the subject of the lease, or (3) all or a portion of the value of both the fixtures, improvements, or other real property and the tangible personal property defined herein.

Leasehold Interest/Lessee shall be required to submit with its application a copy of the executed lease agreement between lessor/lessee demonstrating a minimum lease term double the abatement term granted.

- (g) **Value and Term of Abatement.** Abatement shall be granted effective with the January 1 valuation date immediately following the date of the Commissioners Court Order granting the abatement and approving the abatement application. One hundred percent of the value (or such percentage of value that shall be set by Commissioners' Court order) of new eligible properties shall be abated for up to seven years or one-half (1/2) the productive life of the improvement whichever is less. The "productive life" will be calculated from the effective date of the tax abatement and the date the equipment ceased to be in service. The abatement may be extended through an initial agreement and a subsequent agreement may be required to comply with state law regarding the term of the reinvestment zone.

If it is determined that the abatement period would better benefit the County and the Applicant by deferring the commencement date beyond the January 1st following the Commissioners Court Order granting the abatement and approving the abatement application, the County may defer the commencement date of the abatement period to a future date certain. The deferral of the commencement date will not allow the duration of the abatement period to extend beyond seven (7) years.

If a modernization project includes facility replacement, the abated value shall be the value of the new unit(s) less the value of the old unit(s).

New eligible properties must be in active service and operation as part of a facility operating in a producing capacity for a period equal to double the abatement period (*i.e.* seven year abatement, then in producing capacity for 14 years) in order to receive the full term of the abatement granted and not be subject to the term reduction and recapture/payment obligation provisions.

- (h) **Economic Qualification.** In order to be eligible for designation as a reinvestment zone and to qualify for tax abatement the planned improvement:

- (1) must be reasonably expected to increase and must actually increase the value of the property in the amount of \$1 million or more;
- (2) must create employment for at least 10 people on a full-time (40 hours per week equivalent) basis in Brazoria County for the duration of the abatement period at the abated facility site described in the tax abatement application; or alternatively, must retain and prevent the loss of employment of 10 employees or fifty percent (50%) of the existing number of employees, at the time of application, employed at or in connection with the existing facility containing the abated facility site described in the tax abatement application, whichever is greater, for the duration of the abatement period. The following is applicable to the employment retention/preventing loss of employment requirement:

a. "Existing facility" is the facility described in Section 2 (a) that will be expanded or modernized and which contains the proposed improvements to be abated. A manufacturing or processing unit or units of a larger plant complex that separately comprise a manufacturing or production sub-unit of the larger plant shall be considered the existing facility for purposes of the Section 2(h)(2) employment retention requirement (that the planned improvements cause the retention or

prevention of loss of employment of 10 employees or 50% of the employees of the existing facility, whichever is greater). For example, if a large plant complex has a sub-unit that produces chlorine and 100 employees are employed at or in connection with that unit, an expansion or modernization of all or part of that facility must result in the retention of at least 50 employees employed at or in connection with the expanded or modernized "existing facility" in order for the facility improvements to qualify for abatement.

b. Employees of a larger plant unit transferred or assigned to and employed at or in connection with a new sub-unit containing the planned improvements, constructed on undeveloped land constituting the proposed abated facility site/reinvestment zone shall be considered "created" employment for purposes of this sub-section.

The proposed number of employees to be employed at the abated facility as stated in the abatement application for the property that is the subject of the tax abatement agreement (including the projected creation or retention of employment) must be maintained for the duration of the abatement period at the abated facility site. For purposes of this sub-section, in order for a planned improvement to be considered as preventing the loss of employment or retaining employment, the abated facility/project must be necessary in order to retain or keep employment at levels as indicated in the application and in order to retain the proposed number of employees at the abated facility as indicated in the application. The owner/Applicant seeking to qualify on the basis of retention or preventing loss of employment must provide a detailed statement as an attachment to its application affirmatively representing compliance with this sub-section and explaining the necessity of this project to prevent loss of employment. Any variance from the requirements of this sub-section is subject to approval of Commissioners Court in accordance with the variance section of these Guidelines & Criteria.

- (3) must be not expected to solely or primarily have the effect of transferring employment from one part of the county to another part of the county. A variance may be requested relative to this provision which approval shall be at the sole discretion of the County.
- (4) must be necessary because capacity cannot be provided efficiently utilizing existing improved property;

Additionally, the owner of the project:

- (5) must provide for and pay, at the time of filing an application for tax abatement, a non-refundable application fee of \$1,000. A part of the application fee will be dedicated by Brazoria County to economic development programs authorized by Local Government Code, Section 381.004.
- (6) must file a plan statement with application demonstrating willingness and planned efforts to use qualified Brazoria County vendors and services where applicable in the construction and operations of the facility. Brazoria County vendors and services must be competitive with non-county vendors and services regarding price, quality, safety, availability and ability perform.
- (7) will annually, for the term of the abatement, contribute .000165 of the value reported in "Part IV Section F" of the abatement application (estimated value of abated improvements at the conclusion of the abatement period). Air carriers receiving abatement will contribute an amount equal to .000165 of the estimated value of the personal property of the air carrier indicated in its

Application. Each project will contribute no more than \$15,000 nor less than \$1,000 annually to be used specifically to fund economic development in Brazoria County as authorized by Local Government Code, Section 381.004. The annual contribution shall be paid to Brazoria County through the County Auditor's Office on or before January 1 of each year of the tax abatement contract term.

- (8) must not file with the Brazoria County Appraisal District a valuation or taxpayer protest or notice of protest pursuant to the Texas Property Tax Code during the abatement period legally protesting or challenging the valuation of the abated improvements of a manufacturing facility pursuant to an appraisal method that produces a valuation of improvements based on each improvement's value as a separate item of personal property rather than the improvements' value as integral fixtures of a producing manufacturing facility. An owner's legal protest or challenge to the improvements' value pursuant to the Texas Property Tax Code must be based on and use historically approved or accepted appraisal methods and techniques allowed by law (Texas Property Tax Code) and acceptable to the Chief Appraiser of the Brazoria County Appraisal District. The filing of a valuation protest or challenge or notice of protest based on or using the unacceptable appraisal method mentioned in this sub-section or based on or using appraisal methods or techniques that are unacceptable to the Chief Appraiser (including the one mentioned in this subsection) shall cause the tax abatement agreement to be subject to termination and recapture of all previously abated taxes.
- (9) must not be a defendant in any litigation by the County seeking recovery or recapture of previously abated taxes.
- (i) Taxability. From the execution of the abatement contract to the end of the agreement period, taxes shall be payable as follows:
 - (1) The value of ineligible property as provided in Section 2(e) shall be fully taxable;
 - (2) the base year value of existing eligible property as determined each year shall be fully taxable; and
 - (3) the additional value of new eligible property shall be taxable in the manner described in Section 2(g).

APPLICATION Section 3

- (a) The Application for tax abatement may be obtained from the County Judge's Office. Applicant may contact the Judge's Office at (979) 864-1200 or (281) 756-1200.
- (b) Any present or potential owner of taxable property in Brazoria County may request the creation of a reinvestment zone and tax abatement by filing a written request with Brazoria County. The application shall be filed with the administrative head of the governing body by providing twelve (12) copies or an electronic version and five (5) copies. The additional copies provided will be furnished to each member of the governing body and the Tax Abatement Review Committee (TARC). After filing the application, the Applicant shall provide an economic impact analysis report, in a format comparable to the Texas Governor's economic impact analysis report, to the County Judge's Office prior to the TARC meeting on the Applicant's tax abatement application.

- (c) The application shall consist of a completed application form accompanied by: a general description of the proposed use and the general nature and extent of the modernization, expansion or new improvements which will be a part of the facility; a map and property description; a time schedule for undertaking and completing the planned improvements. In the case of modernizing, a statement of the assessed value of the facility, separately stated for real and personal property, shall be given for the tax year immediately preceding the application. The application form shall require such financial and other information as Brazoria County deems appropriate for evaluating the financial capacity and other factors of the Applicant.
- (d) Upon receipt of a completed application, the County Judge shall notify in writing the presiding officer of the legislative body of each eligible jurisdiction. Before acting upon the application, Brazoria County Commissioners' Court shall hold a public hearing at which interested parties shall be entitled to speak and present written materials for or against the approval of the tax abatement. The public hearing shall also afford the Applicant and the designated representative of any eligible jurisdiction opportunity to show cause why the abatement should or should not be granted. Notice of the public hearing shall be clearly identified on a Brazoria County notice to be posted at least 30 days prior to the hearing.
- (e) After receipt of an application for creation of a reinvestment zone and application for abatement, the Tax Abatement Review Committee (TARC) shall prepare a feasibility study setting out the impact of the proposed reinvestment zone and tax abatement. The feasibility study shall include, but not be limited to, an estimate of the economic effect of the creation of the zone and the abatement of taxes and the benefit to the eligible jurisdiction and the property to be included in the zone. The economic impact analysis report provided by the Applicant shall be attached to the feasibility study and included as part of the feasibility study report.
- (f) If upon written request for a legal opinion or interpretation from the Commissioners' Court or its members, the legal counsel for Brazoria County determines that the application does not appear to comply with the written language of the Guidelines and Criteria, a public hearing on said application if already set, shall be postponed for a period of at least thirty days from the scheduled date of public hearing to allow time for further review by the Commissioners' Court or any duly appointed review committee, or if an initial setting has not been made, the hearing on such application shall be set on the Commissioners' Court agenda no sooner than sixty (60) days from the time the Court enters an order to set the public hearing date.

The Applicant shall file a supplement or addendum to its application to show cause why the application should be approved and shall present reasons at the public hearing on the same.

Provided that any final decision or interpretation as to the intent and meaning or policy of any provision or its written language; any final decision as to whether or not an application complies or does not comply with the guidelines and criteria; and any final decision as to whether to grant or deny tax abatement shall be made by the Commissioners' Court at its sole discretion.

- (g) Brazoria County shall not establish a reinvestment zone for the purpose of abatement if it finds that the request for the abatement was filed after the commencement of construction, alteration, or installation of improvements related to a proposed modernization, expansion or new facility.
- (h) Variance. Requests for variance from the provisions of Subsections (a) (b) (e) (g), (h) (1), (h) (2) and/or (h) (3) of Section 2 may be made in written form to the County Judge with a copy forwarded to the

TARC. Such requests shall include a complete description of the circumstances explaining why the Applicant should be granted a variance. Approval of a request requires a four-fifths (4/5) vote of the Commissioners Court.

- (i) **Special Variance: Air Carriers.** A special variance from all applicable provisions of these guidelines and criteria, with the exception of Section 2 (h) (5) and (h) (7) may be granted allowing abatement or partial abatement of ad valorem taxes on the personal property of a certificated or non-certificated air carrier that owns or leases taxable real property in Brazoria County provided that the personal property has a value of at least \$10,000,000. Approval of a request for this variance requires a three-fourth (3/4) vote of the Commissioners Court.

PUBLIC HEARING Section 4

- (a) Neither a reinvestment zone nor abatement agreement shall be authorized if it is determined that:
 - (1) there would be a substantial adverse affect on the provision of government service or tax base;
 - (2) the Applicant has insufficient financial capacity;
 - (3) planned or potential use of the property would constitute hazard to public safety, health or morals; or,
 - (4) violation of other codes or laws.

AGREEMENT Section 5

- (a) After approval, Brazoria County Commissioners' Court shall formally pass a resolution and execute an agreement with the Applicant as required which shall include:
 - (1) estimated value to be abated and the base year value;
 - (2) percent of value to be abated each year as provided in Section 2(g);
 - (3) the commencement date and the termination date of abatement;
 - (4) the proposed use of the facility; nature of construction, time schedule, map, property description and improvement list as provided in Application, Sections II and III;
 - (5) contractual obligations in the event of default, violation of terms or conditions, delinquent taxes, recapture, administration and assignment as provided in Sections 2(a), 2(f), 2(g), 2(h) 6, 7, and 8;
 - (6) size of investment and average number of jobs involved for the period of abatement; and
 - (7) provision that Applicant shall annually furnish information necessary for Brazoria County's evaluation of Applicant's compliance with the terms and conditions of the tax abatement agreement and these guidelines and criteria (in the form of an annual report/statement of compliance), together with an additional provision that Brazoria County may, at its election, request and obtain information from Applicant as is necessary for the County's evaluation of Applicant's compliance with the terms and conditions of the tax abatement agreement and these

guidelines and criteria. See Attachment A.

- (8) provision that, upon expiration of the tax abatement agreement, Applicant shall begin annually reporting the status of the abated improvements regarding active service and operation as part of a facility operating in a producing capacity. Reporting will be for the same amount of years as the tax abatement period (i.e. seven year abatement, then follow-up reporting for seven more years). See Attachment B.
- (b) Such agreement shall be executed within sixty (60) days after the Applicant has forwarded all necessary information and documentation to Brazoria County.

RECAPTURE Section 6

- (a) In the event the facility contemplated herein is completed and begins producing product or service, but the company fails to maintain the level of employment (including the projected creation or retention of employment) stated in the abatement application for the property that is the subject of the abatement agreement, the county may elect to: (1) Declare a default and terminate the abatement agreement without recapturing prior years' abated taxes; (2) Declare a default, terminate the agreement and order a recapture of all or part of the previous years' abated taxes; or (3) Set specific terms and conditions for the continuation of the abatement exemption for the duration of the term of the agreement under its present terms or alter the amount of the abatement for the remaining term of the agreement.
- (b) Should Brazoria County determine that the company or individual is in default according to the terms and conditions of its agreement, Brazoria County shall notify the company or individual in writing at the address stated in the agreement and if such is not cured within sixty (60) days from the date of such notice ("Cure Period"), then the agreement may be terminated.
- (c) In the event that the company or individual (1) allows its ad valorem taxes owed the County to become delinquent and fails to timely and properly follow the legal procedures for their protest and/or contest, or (2) violates any of the terms and conditions of the abatement agreement and fails to cure during the Cure Period, the agreement then may be terminated and all taxes previously abated by virtue of the agreement will be recaptured and paid within sixty (60) days of the termination.
- (d) Failure to provide any requested statement or information pursuant to the provisions described in Section 5(a)(7) without just cause within sixty (60) days of the request for the information or the presentation of any false or misleading statement may, at the County's option, be construed as a default by the company or individual and cause for immediate termination of the tax abatement agreement and recapture of all previously abated taxes, if after written notice of default, the company or individual has not cured such default prior to the expiration of thirty (30) days from such written notice. The Cure Period provisions of sub-sections (b) and (c) above are not applicable to a default and termination under this paragraph.

ADMINISTRATION Section 7

- (a) The Chief Appraiser of the County shall annually determine an assessment of the real and personal property comprising the reinvestment zone. Each year, the company or individual receiving abatement shall furnish the assessor with such information as may be necessary for the abatement. Once value has been established, the Chief Appraiser shall notify the eligible jurisdictions which levies taxes on the amount of the assessment.

- (b) The agreement shall stipulate that TARC of Brazoria County will have access to the reinvestment zone during the term of the abatement to inspect the facility to determine if the terms and conditions of the agreement are being met. All inspections will be made only after the giving of twenty-four (24) hours prior notice and will only be conducted in such a manner as to not unreasonably interfere with the construction and/or operation of the facility. All inspections will be made with one or more representatives of the company or individual and in accordance with their safety standards.

(c) Tax Abatement Review Committee:

The Commissioners' Court shall appoint a standing Tax Abatement Review Committee (TARC) for purposes of (i) reviewing the tax abatement application and preparing the feasibility study report required by Section 3(d) of these guidelines; (ii) conducting annual inspections and/or evaluations of the abated facilities to insure compliance with the terms/conditions of the tax abatement agreement.

- (d) The Tax Abatement Review Committee shall be comprised of, but not limited to, a representative appointed by each Commissioners' Court member. The County Auditor, County Treasurer, District Attorney representative, and County Tax Assessor Collector shall serve as ex-officio members of the Committee to advise on abatement qualifications and procedures. The County Judge and the Commissioner of the Precinct in which a proposed abated facility will be located will serve on the Committee during the period when the Committee is preparing the feasibility study report and conducting the annual inspection and/or evaluation of the facility.

- (e) Upon completion of construction, the owner of an abated facility must submit a written report/statement of compliance annually during the life of the abatement to the Brazoria County Commissioners' Court and the Tax Abatement Review Committee clearly detailing the status of the facility and how it is complying with the abatement guidelines. The Committee shall annually evaluate each abated facility and report possible violations to the contract and agreement to the Brazoria County Commissioners' Court. A form of annual report that may be used by the owner is attached as Attachment A to these Guidelines & Criteria, and the owner's annual report shall, at a minimum, contain the information shown in the Attachment A form.

- (f) Upon expiration of the Tax Abatement term, the owner of the abated improvements must submit a written report/statement of compliance annually, beginning January 1 after the expiration of the tax abatement term, documenting that the abated improvements remain in active service and operation as part of a facility operating in a producing capacity for an additional period equal to the abatement period granted and completed (*i.e.* seven year abatement, then in producing capacity for an additional 7 years after expiration of the tax abatement agreement) in order to receive the full term of the abatement granted and not be subject to the term reduction and recapture/payment obligation provisions. The Report shall be delivered to the County Judge. The Committee shall annually evaluate each abated facility and report possible violations to the contract and agreement to the Brazoria County Commissioners' Court. A form of annual report that may be used by the owner is attached as Attachment B to these Guidelines & Criteria, and the owner's annual report shall, at a minimum, contain the information shown in the Attachment B form.

- (g) The County shall timely file with the Texas Department of Commerce and the Property Tax Division of the State Comptroller's office all information required by the Tax Code.

ASSIGNMENT Section 8

Abatement may be transferred and assigned by the holder to a new owner or lessee of the same facility upon the approval by resolution of Brazoria County subject to the financial capacity of the assignee and provided that all conditions and obligations in the abatement agreement are guaranteed by the execution of a new contractual agreement with Brazoria County. No assignment or transfer shall be approved if the new parties to the existing agreement, the new owner or new lessee are liable to Brazoria County or any eligible jurisdiction for delinquent taxes or other obligations. Approval shall not be unreasonably withheld.

PROVISIONS REGARDING CITY-INITIATED ABATEMENTS Section 9

- (a) This section is applicable to tax abatement applications for property located in a reinvestment zone designated by a city and applications by Applicants who have previously entered into a tax abatement agreement with a city regarding that property.
- (b) All provisions of these Guidelines & Criteria are applicable to city-initiated reinvestment zones and abated areas within a city's territorial limits unless otherwise stated herein or provided by law.
- (c) An Applicant shall file a tax abatement application on the County's application form together with all attachments and statements described in the application instructions and in subsection (d) herein below.
- (d) Upon receipt of a tax abatement application applicable to property within a city-designated reinvestment zone subject to a city's tax abatement agreement, the application shall be reviewed for approval as to (a) correct application form, (b) represented compliance with economic value estimates and employment criteria of Section 2(h) of the Guidelines & Criteria, (c) legal description requirements, (d) attachment of a correct copy of the city's ordinance designating the area as a reinvestment zone and granting abatement and (e) attachment of a correct copy of the fully executed tax abatement agreement between the city and the Applicant.
- (e) After review (and subject to approval of the matters in (d) above), the public hearing on the tax abatement shall be scheduled at the Commissioners Court meeting that next follows the one at which the Order Setting Hearing Date is entered, unless otherwise ordered by Commissioners Court. If there are any compliance problems with the application (including any problems to be resolved or amendments to the application to be made prior to the public hearing), the County Judge and Precinct Commissioners shall be advised of these compliance problems/matters to be resolved in a memo from the Civil Division-District Attorney's Office transmitting the Order Setting Hearing Date. No hearing shall be set on any application that fails to attach both the ordinance designating reinvestment zone and the copy of the fully executed tax abatement agreement between the city and the Applicant, or which is deficient as to application form or legal description. In such case the Applicant shall be informed of the necessity of attaching those documents or making necessary corrections, and there will be no further processing of the application until the same are received.
- (f) The notice provisions of Section 3 (c) are not applicable to an application under this section.
- (g) The percentage of property value abated and the term of abatement shall be the same as that stated in the city's tax abatement agreement unless otherwise specifically ordered in the Commissioners Court order granting abatement.

SUNSET PROVISION Section 10

- (a) These Guidelines and Criteria are effective upon the date of their adoption and will remain in force for two years, at which time all reinvestment zones and tax abatement contracts created pursuant to its provisions will be reviewed by Brazoria County to determine whether the goals have been achieved. Based on that review, the Guidelines and Criteria will be modified, renewed or eliminated, provided that such actions shall not affect existing contracts or applications for tax abatement filed prior to the expiration of said Guidelines and Criteria. Applications for abatement filed prior to the expiration of the Guidelines and Criteria shall be governed by the provisions of these Guidelines and Criteria regardless of any subsequent modification or amendment.
- (b) This policy is mutually exclusive of existing Industrial District Contracts and owners of real property in areas deserving of special attention as agreed by the eligible jurisdictions.
- (c) These guidelines and policies for Tax Abatement shall be effective May 11, 2010, and shall remain in force until May 11, 2012, unless amended or superseded, modified, renewed, or eliminated by Commissioners' Court prior to that date.