MOAK, CASEY & ASSOCIATES
SCHOOL FINANCE & ACCOUNTABILITY EXPERTS

LYNN M. MOAK, PARTNER DANIEL T. CASEY, PARTNER

July 31, 2012

Local Government Assistance & Economic Analysis
Texas Comptroller of Public Accounts
P.O. Box 13528
Austin, Texas 78711-3528

RE: Application to the La Porte Independent School District from Oxiteno USA LLC Chemical Company LP

To the Local Government Assistance & Economic Analysis Division:

By copy of this letter transmitting the application for review to the Comptroller's Office, the La Porte Independent School District is notifying the Applicant Oxiteno USA, LLC of its intent to consider the application for appraised value limitation on qualified property. The Applicant submitted the Application to the school district on July 24, 2012. The Board voted to accept the application on July 24, 2012. The application has been determined complete as of July 31, 2012.

As shown in the project description in Attachment 4, the project is an expansion of an existing facility. The applicant has specifically noted that the existing property is not to be considered to be part of its application to the La Porte ISD. At Attachment 12, the applicant has provided the appraisal account numbers of the existing property and the taxable values as of the most recent tax year so that the existing property can be distinguished from qualified property subject to a value limitation agreement should one be approved by the school district.

We have confirmed with the Applicant that the signature on the notarized page is the signature of the authorized business representative.

As you are aware, regional wage information is published annually and based upon the Texas Workforce Commission (TWC) OES data. According to the TWC, the new OES survey information will not be available until the end of June or July. A new publication will only be created if the information is available and at the request of your office. Therefore, the school district has determined that the wage information included in the application represents the most recent wage data available at the time of the application. The wage the Applicant has committed to paying on this project is well above the required statutory minimums.

A paper copy of the application will be hand delivered to your office today. In accordance with 34 Tex. Admin Code §9.1054, a copy of the application will be submitted to the Harris Appraisal District.

Please feel free to contact me with questions.

Sincerely,

Daniel T. Casey

Cc: Chief Appraiser
Harris County Appraisal District

Lloyd Graham, La Porte ISD

Phone 512-485-7878 400 W. 15th Street★Suite 1410★Austin, TX 78701-1648 Fax 512-485-7888

APPLICATION FOR APPRAISED VALUE LIMITATION ON QUALIFIED PROPERTY

SUBMITTED TO

LA PORTE ISD

OXITENO USA LLC

ATTACHMENT 1

See application

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: 7/24/12

First Name	Last Name
Kathy	Green

Title: President, Board of Trustees

School District Name: La Porte ISD

Street Address: 1002 San Jacinto St

Mailing Address: 1002 San Jacinto St

City	State	ZIP
La Porte	TX	77571-6496

Phone Number	Fax Number
281-604-7050	281-604-7047

Mobile Number (optional)	E-mail Address
	supt-secretary@lpisd.org

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

Will consultant be primary contact? . . . . . ☑ Yes ☐ No

SCHOOL DISTRICT INFORMATION - CERTIFICATION OF APPLICATION (CONTINUED)

Authorized School District Consultant (If Applicable)

First Name	Last Name
Daniel T.	Casey

Title: Partner

Firm Name: Moak, Casey & Associates LLP

Street Address: 400 W. 15th Street, Suite 1410

Mailing Address: 400 W. 15th Street, Suite 1410

City	State	ZIP
Austin	TX	78701-1648

Phone Number	Fax Number
512-485-7878	512-485-7888

Mobile Number (Optional)	E-mail Address
	dcasey@moakcasey.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
Kathy Brum	7/24/2012

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

If yes, date determined complete. July 31, 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	X
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	Last Name
Marilia	Matheus

Title
Financial Manager

Organization
Oxiteno USA LLC

Street Address
9801 Bay Area Boulevard

Mailing Address
9801 Bay Area Boulevard

City	State	ZIP
Pasadena	TX	77507

Phone Number	Fax Number
281-909-7689	
Mobile Number (optional)	Business e-mail Address
	marilia.matheus@ultra.com.br

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

APPLICANT INFORMATION - CERTIFICATION OF APPLICATION (CONTINUED)

Authorized Company Consultant (If Applicable)

First Name: Wes
Last Name: Jackson
Title: Partner
Firm Name: Cummings Westlake LLC
Street Address: 12837 Louetta Rd, Suite 201
Mailing Address: 12837 Louetta Rd, Suite 201
City: Cypress
State: TX
ZIP: 77429
Phone Number: 713-266-4456 x1
Fax Number: 713-266-2333
Business email Address: wjackson@cwlp.net

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))*: Marilia Jordeth Matteus
Date: 07/23/2012

GIVEN under my hand and seal of office this 23 day of July, 2012

NOTARY PUBLIC STATE OF TEXAS
DIANA E MASSEY
My Commission Expires
January 4, 2014

(Notary Seal)

Diana E Massey
Notary Public, State of Texas

My commission expires 1/4/14

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(i)? ☐ 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(i)? ☐ Yes ☑ No

BUSINESS APPLICANT INFORMATION

Legal Name under which application is made

Oxiteno USA LLC

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

32040032776

NAICS code

325199

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.

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.)*

Limited Liability 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.)

ELIGIBILTY 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)

See Attachment # 4

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

See Attachment # 4A

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 Q3 2012 Begin Hiring New Employees Q2-Q3 2012

Construction Complete Q1 2014 Fully Operational Q1 2014

Purchase Machinery & Equipment Q3 2012 - Q4 2013

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? Q1 2014

ECONOMIC INCENTIVES

Identify state programs the project will apply for:

State Source	Amount
To be determined	
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.)

THE PROPERTY

Identify county or counties in which the proposed project will be located: Harris

Central Appraisal District (CAD) that will be responsible for appraising the property: Harris

Will 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: Harris (100%) (Name and percent of project)

City: n/a (Name and percent of project)

Hospital District: Harris County (100%) (Name and percent of project)

Water District: n/a (Name and percent of project)

Other (describe): See Attachment 5 (Name and percent of project)

Other (describe): n/a (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? $30,000,000

What is the amount of appraised value limitation for which you are applying? $30,000,000

What is your total estimated *qualified* investment? $ 65,275,000

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? November 30, 2012

What is the anticipated date of the beginning of the qualifying time period? November 30, 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? $95,500,000

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? November 30, 2012

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. See Attachment 12 (Market Value) 2012 (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)? 8

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?

8

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. Not applicable

Total number of new jobs that will have been created when fully operational 65

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? 52

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 characteristic 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).

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 $1,312

110% of the county average weekly wage for manufacturing jobs in the county is $1,640

110% of the county average weekly wage for manufacturing jobs in the region is $1,079

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? $65,000

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? $65,000

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? 2%

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.)

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	Certification 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 Qualified Investment (Attachment)	8 of 16	✓
7	Map of qualified investment showing location of new buildings or new improvements with vicinity map.	8 of 16	✓
8	Description of Qualified Property (Attachment)	8 of 16	✓
9	Map of qualified 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 Waiver 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 Benefits	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, Certified 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	Guidelines and Criteria for Reinvestment Zone(Attachment)*	9 of 16	✓

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

Schedule A (Rev. May 2010): Investment

Applicant Name OXITENO USA LLC

ISD Name La Porte ISD

Form 50-296

PROPERTY INVESTMENT AMOUNTS

(Estimated Investment in each year. Do not put cumulative totals.)

		Year	School Year (YYYY-YYYY)	Tax Year (Fill in actual tax year below) YYYY	Column A: Tangible Personal Property The amount of new investment (original cost) placed in service during this year	Column B: Building or permanent nonremovable component of building (annual amount only)	Column C: Sum of A and B Qualifying Investment (during the qualifying time period)	Column D: Other investment that is not qualified investment but investment affecting economic impact and total value	Column E: Total Investment (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 (neither qualified property nor eligible to become qualified investment)		2012-2013	2012	*See Attachment 12	$ -		$ -	$ -
	Investment made after filing complete application with district, but before final board approval of application (eligible to become qualified property)				$ 29,767,100	$ 465,400		$ -	$ 30,232,500.00
	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	2013-2014	2013	$ 46,455,000	$ 920,000	$ 47,375,000	$ -	$ 47,375,000.00
		2	2014-2015	2014	$ 17,435,000	$ 465,000	$ 17,900,000	$ -	$ 17,900,000.00
Tax Credit Period (with 50% cap on credit)	Value Limitation Period	3	2015-2016	2015				$ -	$ -
		4	2016-2017	2016				$ -	$ -
		5	2017-2018	2017				$ -	$ -
		6	2018-2019	2018				$ -	$ -
		7	2019-2020	2019				$ -	$ -
		8	2020-2021	2020				$ -	$ -
		9	2021-2022	2021				$ -	$ -
		10	2022-2023	2022				$ -	$ -
Credit Settle-Up Period	Continue to Maintain Viable Presence	11	2023-2024	2023				$ -	$ -
		12	2024-2025	2024				$ -	$ -
		13	2025-2026	2025				$ -	$ -
Post- Settle-Up Period		14	2026-2027	2026				$ -	$ -
Post- Settle-Up Period		15	2027-2028	2027				$ -	$ -

Qualifying Time Period usually begins with the final board approval of the application and extends generally for the following two complete tax years.

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 §313.021(1)(A)-(D).
For the purposes of investment, please list amount invested each year, not cumulative totals.
[For the years outside the qualifying time period, this number should simply represent the planned investment in tangible personal property].
Include estimates of investment for "replacement" property-property that is part of original agreement but scheduled for probable replacement during limitation period.

Column B: The total dollar amount of planned investment each year in buildings or nonremovable component of buildings that the applicant considers qualified investment under Tax Code §313.021(1)(E).
For the years outside the qualifying time period, this number should simply represent the planned investment in new buildings or nonremovable components of buildings.

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.
Note: Land can be listed as part of investment during the "pre-year 1" time period. It cannot be part of qualifying investment.

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.

Marilia Zorchitti Matheus

SIGNATURE OF AUTHORIZED COMPANY REPRESENTATIVE

07/27/2012

DATE

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

Applicant Name **OXITENO USA LLC**

ISD Name La Porte ISD

Form 50-296

					Qualified Property			Reductions from Market Value	Estimated Taxable Value	
		Year	School Year (YYYY-YYYY)	Tax Year (Fill in actual tax year) YYYY	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"	Exempted Value	Final taxable value for I&S - after all reductions	Final taxable value for M&O--after all reductions
		pre- year 1	2012-2013	2012	$ 3,165,287	$ -	$ -	$ -	$ 3,165,287	$ 3,165,287
	Complete tax years of qualifying time period	1	2013-2014	2013	$ 3,165,287	$ 309,890	$ 15,184,135	$ 852,200	$ 17,807,112	$ 17,807,112
		2	2014-2015	2014	$ 3,165,287	$ 1,195,100	$ 58,559,900	$ 3,286,500	$ 59,633,787	$ 59,633,787
	Value Limitation Period	3	2015-2016	2015	$ 3,165,287	$ 1,814,500	$ 88,910,500	$ 4,989,900	$ 88,900,387	$ 30,000,000
Tax Credit Period (with 50% cap on credit)		4	2016-2017	2016	$ 3,165,287	$ 1,751,000	$ 86,243,200	$ 4,839,700	$ 86,319,787	$ 30,000,000
		5	2017-2018	2017	$ 3,165,287	$ 1,689,700	$ 83,655,900	$ 4,694,000	$ 83,816,887	$ 30,000,000
		6	2018-2019	2018	$ 3,165,287	$ 1,630,600	$ 81,146,200	$ 4,552,700	$ 81,389,387	$ 30,000,000
		7	2019-2020	2019	$ 3,165,287	$ 1,573,500	$ 76,277,400	$ 4,281,800	$ 76,734,387	$ 30,000,000
		8	2020-2021	2020	$ 3,165,287	$ 1,518,400	$ 71,700,800	$ 4,027,100	$ 72,357,387	$ 30,000,000
		9	2021-2022	2021	$ 3,165,287	$ 1,465,300	$ 67,398,800	$ 3,787,500	$ 68,241,887	$ 30,000,000
		10	2022-2023	2022	$ 3,165,287	$ 1,414,000	$ 63,354,900	$ 3,562,300	$ 64,371,887	$ 30,000,000
Credit Settle-Up Period	Continue to Maintain Viable Presence	11	2023-2024	2023	$ 3,165,287	$ 1,364,500	$ 59,553,600	$ 3,350,500	$ 60,732,887	$ 60,732,887
		12	2024-2025	2024	$ 3,165,287	$ 1,316,700	$ 55,980,400	$ 3,151,300	$ 57,311,087	$ 57,311,087
		13	2025-2026	2025	$ 3,165,287	$ 1,270,600	$ 52,621,600	$ 2,964,100	$ 54,093,387	$ 54,093,387
Post- Settle-Up Period		14	2026-2027	2026	$ 3,165,287	$ 1,226,100	$ 49,464,300	$ 2,788,000	$ 51,067,687	$ 51,067,687
Post- Settle-Up Period		15	2027-2028	2027	$ 3,165,287	$ 1,183,200	$ 46,496,400	$ 2,622,400	$ 48,222,487	$ 48,222,487

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.

Marilia Forchetti Mathews

SIGNATURE OF AUTHORIZED COMPANY REPRESENTATIVE

07/23/2012

DATE

Schedule C- Application: Employment Information

Applicant Name OXITENO USA LLC
ISD Name La Porte ISD

Form 50-296

					Construction		New Jobs		Qualifying Jobs	
		Year	**School Year** (YYYY-YYYY)	**Tax Year** (Fill in actual tax year) YYYY	**Column A:** Number of Construction FTE's or man-hours (specify) **[FTE]**	**Column B: Average** annual wage rates for construction workers	**Column C:** Number of new jobs applicant commits 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. 313.021(3) (cumulative)	**Column F: Average** annual wage of qualifying jobs
		pre- year 1	2012-2013	2012	70 FTE's	$62,400	25	$ 65,000	20	$ 65,000
	Complete tax years of qualifying time period	1	2013-2014	2013	70 FTE's	$62,400	45	$ 65,000	36	$ 65,000
		2	2014-2015	2014	70 FTE's	$62,400	65	$ 65,000	52	$ 65,000
	Value Limitation Period	3	2015-2016	2015			65	$ 65,000	52	$ 65,000
Tax Credit Period (with 50% cap on credit)		4	2016-2017	2016			65	$ 65,000	52	$ 65,000
		5	2017-2018	2017			65	$ 65,000	52	$ 65,000
		6	2018-2019	2018			65	$ 65,000	52	$ 65,000
		7	2019-2020	2019			65	$ 65,000	52	$ 65,000
		8	2020-2021	2020			65	$ 65,000	52	$ 65,000
		9	2021-2022	2021			65	$ 65,000	52	$ 65,000
		10	2022-2023	2022			65	$ 65,000	52	$ 65,000
Credit Settle-Up Period	Continue to Maintain Viable Presence	11	2023-2024	2023			65	$ 65,000	52	$ 65,000
		12	2024-2025	2024			65	$ 65,000	52	$ 65,000
		13	2025-2026	2025			65	$ 65,000	52	$ 65,000
Post- Settle-Up Period		14	2026-2027	2026			65	$ 65,000	52	$ 65,000
Post- Settle-Up Period		15	2027-2029	2027			65	$ 65,000	52	$ 65,000

Notes: For job definitions see TAC §9.1051(14) and Tax Code §313.021(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, 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.

Marcia Sorbello Mathews
SIGNATURE OF AUTHORIZED COMPANY REPRESENTATIVE

07/23/2012
DATE

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

Applicant Name OXITENO USA LLC **ISD Name** La Porte ISD **Form 50-296**

					Sales Tax Information		Franchise Tax	Other Property Tax Abatements Sought			
					Sales Taxable Expenditures		Franchise Tax	County	City	Hospital	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	Fill in percentage exemption requested or granted in each year of the Agreement	Fill in percentage exemption requested or granted in each year of the Agreement	Fill in percentage exemption requested or granted in each year of the Agreement
The year preceding the first complete tax year of the qualifying time period (assuming no deferrals)			2012-2013	2012				N/A	N/A	N/A	N/A
	Complete tax years of qualifying time period	1	2013-2014	2013	$ 62,000	$ 26,742,000		N/A	N/A	N/A	N/A
		2	2014-2015	2014	$ 62,000	$ 26,742,000		N/A	N/A	N/A	N/A
	Value Limitation Period	3	2015-2016	2015	$ 62,000	$ 26,742,000	$ 50,773	N/A	N/A	N/A	N/A
Tax Credit Period (with 50% cap on credit)		4	2016-2017	2016	$ 62,000	$ 26,742,000	$ 50,773	N/A	N/A	N/A	N/A
		5	2017-2018	2017	$ 62,000	$ 26,742,000	$ 50,773	N/A	N/A	N/A	N/A
		6	2018-2019	2018	$ 62,000	$ 26,742,000	$ 50,773	N/A	N/A	N/A	N/A
		7	2019-2020	2019	$ 62,000	$ 26,742,000	$ 50,773	N/A	N/A	N/A	N/A
		8	2020-2021	2020	$ 62,000	$ 26,742,000	$ 50,773	N/A	N/A	N/A	N/A
		9	2021-2022	2021	$ 62,000	$ 26,742,000	$ 50,773	N/A	N/A	N/A	N/A
		10	2022-2023	2022	$ 62,000	$ 26,742,000	$ 50,773	N/A	N/A	N/A	N/A
Credit Settle-Up Period	Continue to Maintain Viable Presence	11	2023-2024	2023	$ 62,000	$ 26,742,000	$ 50,773	N/A	N/A	N/A	N/A
		12	2024-2025	2024	$ 62,000	$ 26,742,000	$ 50,773	N/A	N/A	N/A	N/A
		13	2025-2026	2025	$ 62,000	$ 26,742,000	$ 50,773	N/A	N/A	N/A	N/A
Post- Settle-Up Period		14	2026-2027	2026	$ 62,000	$ 26,742,000	$ 50,773	N/A	N/A	N/A	N/A
Post- Settle-Up Period		15	2027-2028	2027	$ 62,000	$ 26,742,000	$ 50,773	N/A	N/A	N/A	N/A

*For planning, construction and operation of the facility.

Marilia Forchetti Matthews

SIGNATURE OF AUTHORIZED COMPANY REPRESENTATIVE

07/23/2012

DATE

ATTACHMENT 2

Copy of check 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

Oxiteno USA LLC is not part of a combined group.

ATTACHMENT 4

Oxiteno USA LLC acquired a chemical plant located at 9801 Bay Area Boulevard in Pasadena, Texas that has been shut down since 2002. Oxiteno plans to convert the plant to manufacture products other than what the original plant was designed to manufacture. Oxiteno also intends to expand the plant to produce additional specialty chemical products.

Phase 1

The Specialty Chemicals Unit will involve new construction as well as the conversion of existing assets to manufacture different specialty chemical products than what they were originally designed to manufacture. The existing reactors will be converted to produce new products and will have a capacity of 291 tons for the production of surfactants and esters. An additional reactor will be added in Phase 1 to expand production by 166 tons. The Specialty Chemicals Unit expansion will be within or immediately adjacent to the footprint of the existing assets.

Phase 1 - Existing Equipment to be converted and/or retrofitted

- Boilers
- Tanks & Vessels
- Pumps
- Chillers
- Cooling Tower
- Condensers & Compressors
- Filtration Equipment
- Blending & Mixing Equipment
- Transfer Equipment
- Feed systems
- Water Treatment
- Meters & Valves
- Reactors
- Agitators
- Blowers & Dryers
- Elevator
- Piping

Phase 1 - New Equipment to Be Installed

- Condensers
- Blending & Mixing Equipment
- Scales
- Condensers & Compressors
- Scrubbers
- Coolers
- Filtration Equipment
- Pumps
- Reactors
- Agitators

- Tanks & Vessels
- Meters & Valves
- Piping
- Pollution Control Equipment

Phase 2

Oxiteno will construct two Ethoxylate Units to manufacture ethoxylate surfactants. Additionally a Fat Alcohol/Acid Unit will be constructed to manufacture nineteen product types including Fatty Alcohol Ethoxylates , Tallow Amine Ethoxylates, Fatty Acids / Castor Oil Ethoxylates , Liquid and Solid PEGs / AlkylPEGs, Polysorbates, EO/PO derivatives, Glycerin Ethoxylates and Glycerin Ethoxylates.

The Phase 2 expansion of the plant will be construction of new improvements on vacant, undeveloped land at the site.

New property necessary for the manufacture of specialty chemicals, ethoxylate surfactants, and fat alcohols/acids includes, but is not limited to, the following:

Phase 2 - New Equipment To Be Installed

- Condensers
- Blending & Mixing Equipment
- Scales
- Condensers & Compressors
- Scrubbers
- Coolers
- Filtration Equipment
- Pumps
- Reactors
- Agitators
- Tanks & Vessels
- Meters & Valves
- Exchangers & Heaters
- Separators
- Piping
- Vacuum System
- Boilers
- Pollution Control Equipment

ATTACHMENT 4A

Oxiteno, the parent company of Oxiteno USA LLC is a Brazilian chemical company that operates worldwide and is a leading manufacturer of surfactants and specialty chemicals. Present in eight countries in the Americas and Europe, Oxiteno has ten industrial units located in Brazil, Mexico and Venezuela and sales offices in Argentina, Belgium, Brazil, Colombia, United States, Mexico and Venezuela.

Oxiteno has the ability to locate a new facility in many countries around the world as well as numerous potential locations in the United States.

ATTACHMENT 5

The project is located in the following taxing jurisdictions:

- Harris County (100%)
- La Porte ISD (100%)
- Harris County Flood Control District (100%)
- Port of Houston Authority (100%)
- Harris County Hospital District (100%)
- Harris County Education Department (100%)
- San Jacinto College District (100%)

ATTACHMENT 6

Oxiteno USA LLC acquired a chemical plant located at 9801 Bay Area Boulevard in Pasadena, Texas that has been shut down since 2002. Oxiteno plans to convert the plant to manufacture products other than what the original plant was designed to manufacture. Oxiteno also intends to expand the plant to produce additional specialty chemical products.

Phase 1

The Specialty Chemicals Unit will involve new construction as well as the conversion of existing assets to manufacture different specialty chemical products than what they were originally designed to manufacture. The existing reactors will be converted to produce new products and will have a capacity of 291 tons for the production of surfactants and esters. An additional reactor will be added in Phase 1 to expand production by 166 tons. The Specialty Chemicals Unit expansion will be within or immediately adjacent to the footprint of the existing assets. It is understood that these pre-existing improvements are not eligible to become qualified property and will remain fully taxable throughout the term of this agreement.

Phase 1 - Existing Equipment to be converted and/or retrofitted

- Boilers
- Tanks & Vessels
- Pumps
- Chillers
- Cooling Tower
- Condensers & Compressors
- Filtration Equipment
- Blending & Mixing Equipment
- Transfer Equipment
- Feed systems
- Water Treatment
- Meters & Valves
- Reactors
- Agitators
- Blowers & Dryers
- Elevator
- Piping

Phase 1 - New Equipment to Be Installed

- Condensers
- Blending & Mixing Equipment
- Scales
- Condensers & Compressors
- Scrubbers
- Coolers
- Filtration Equipment
- Pumps

- Reactors
- Agitators
- Tanks & Vessels
- Meters & Valves
- Piping
- Pollution Control Equipment

Phase 2

Oxiteno will construct two Ethoxylate Units to manufacture ethoxylate surfactants. Additionally a Fat Alcohol/Acid Unit will be constructed to manufacture nineteen product types including Fatty Alcohol Ethoxylates , Tallow Amine Ethoxylates, Fatty Acids / Castor Oil Ethoxylates , Liquid and Solid PEGs / AlkylPEGs, Polysorbates, EO/PO derivatives, Glycerin Ethoxylates and Glycerin Ethoxylates.

The Phase 2 expansion of the plant will be construction of new improvements on vacant, undeveloped land at the site.

New property necessary for the manufacture of specialty chemicals, ethoxylate surfactants, and fat alcohols/acids includes, but is not limited to, the following:

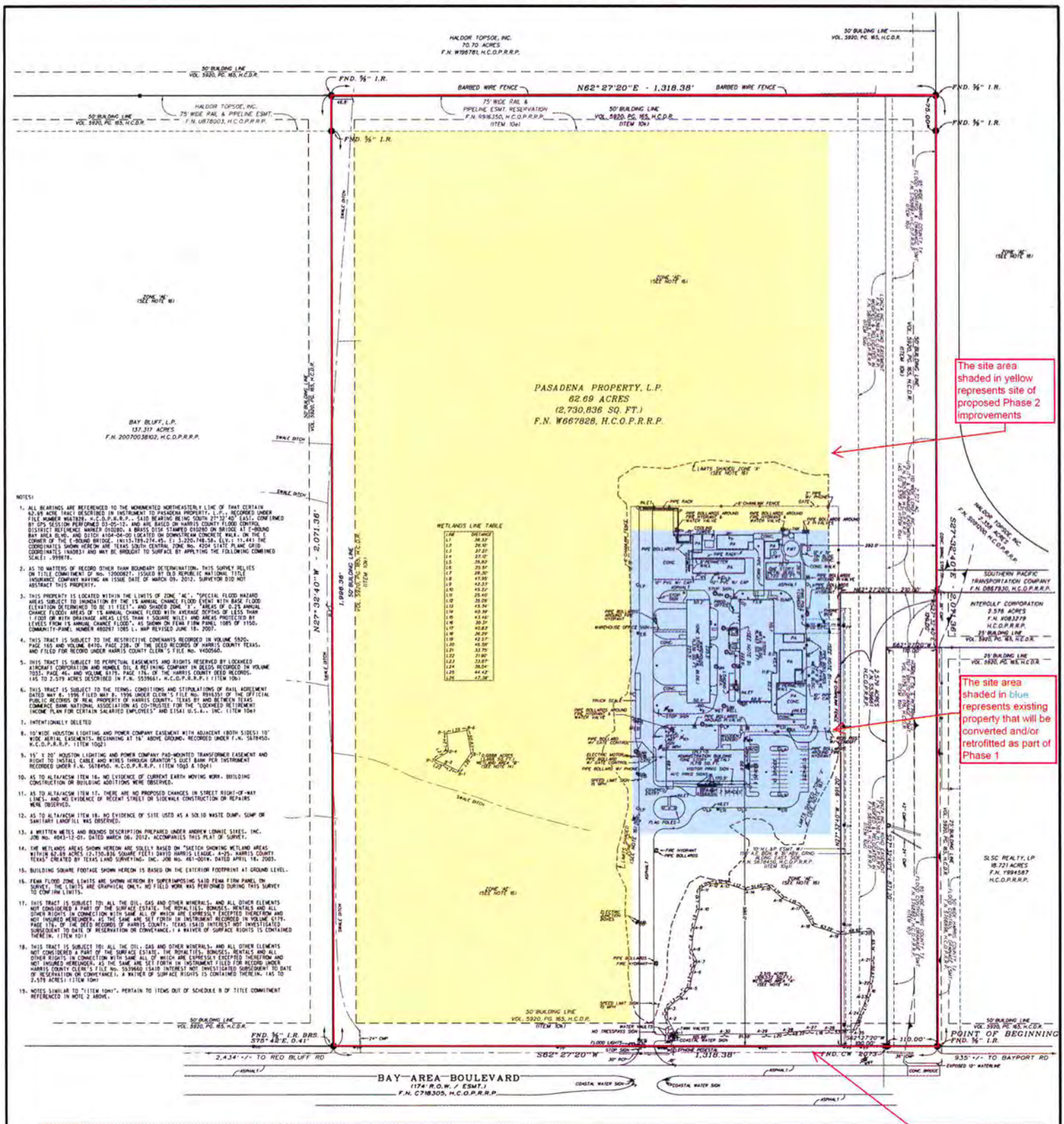
<u>Phase 2 - New Equipment To Be Installed</u>

- Condensers
- Blending & Mixing Equipment
- Scales
- Condensers & Compressors
- Scrubbers
- Coolers
- Filtration Equipment
- Pumps
- Reactors
- Agitators
- Tanks & Vessels
- Meters & Valves
- Exchangers & Heaters
- Separators
- Piping
- Vacuum System
- Boilers
- Pollution Control Equipment

ATTACHMENT 7

See attached maps

Oxiteno USA LLC Proposed Reinvestment Zone



NOTES:

1. ALL BEARINGS ARE REFERENCED TO THE MONUMENTED NORTHEASTERLY LINE OF THAT CERTAIN 62.69 ACRE TRACT DESCRIBED IN INSTRUMENT TO PASADENA PROPERTY, L.P., RECORDED UNDER FILE NUMBER W667828, H.C.O.P.R.R.P., SAID BEARING BEING SOUTH 27°32'40" EAST, CONFIRMED BY GPS SESSION PERFORMED 03-05-12, AND ARE BASED ON HARRIS COUNTY FLOOD CONTROL DISTRICT REFERENCE MARKER DISCBID, A BRASS DISK STAMPED DISCBID ON BRIDGE AT 7-ROUND BAY AREA BLVD. AND DITCH A104-04-00 LOCATED ON DOWNSTREAM CONCRETE WALK, ON THE E CORNER OF THE 7-ROUND BRIDGE. (N:13,789,274.45, E: 3,220,748.58, ELV.: 11.44) THE COORDINATES SHOWN HEREON ARE TEXAS SOUTH CENTRAL ZONE No. 4204 STATE PLANE GRID COORDINATES (NAD83) AND MAY BE BROUGHT TO SURFACE BY APPLYING THE FOLLOWING COMBINED SCALE: .999878.
2. AS TO MATTERS OF RECORD OTHER THAN BOUNDARY DETERMINATION, THIS SURVEY RELIES ON TITLE COMMITMENT OF No. 12000827, ISSUED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY HAVING AN ISSUE DATE OF MARCH 09, 2012. SURVEYOR DID NOT ABSTRACT THIS PROPERTY.
3. THIS PROPERTY IS LOCATED WITHIN THE LIMITS OF ZONE "AE", "SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD EVENT WITH BASE FLOOD ELEVATION DETERMINED TO BE 11 FEET", AND SHADED ZONE "X", "AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD", AS SHOWN ON ITEM FIRM PANEL 1085 OF 1150, COMMUNITY-PANEL NUMBER 480287 1085 L, MAP REVISED JUNE 18, 2007.
4. THIS TRACT IS SUBJECT TO THE RESTRICTIVE COVENANTS RECORDED IN VOLUME 5920, PAGE 165 AND VOLUME 8693, PAGE 238, OF THE DEED RECORDS OF HARRIS COUNTY TEXAS, AND FILED FOR RECORD UNDER HARRIS COUNTY CLERK'S FILE No. V400560.
5. THIS TRACT IS SUBJECT TO PERPETUAL EASEMENTS AND RIGHTS RESERVED BY LOCKHEED AIRCRAFT CORPORATION AND HUMBLE OIL & REFINING COMPANY IN DEEDS RECORDED IN VOLUME 7033, PAGE 46, AND VOLUME 6379, PAGE 126, OF THE HARRIS COUNTY DEED RECORDS. (AS TO 2.579 ACRES DESCRIBED IN F.N. 5539661, H.C.O.P.R.R.P.) (ITEM 10h)
6. THIS TRACT IS SUBJECT TO THE TERMS, CONDITIONS AND STIPULATIONS OF RAIL AGREEMENT DATED MAY 6, 1996 FILED MAY 8, 1996 UNDER CLERK'S FILE No. 9916951 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF HARRIS COUNTY, TEXAS BY AND BETWEEN TEXAS COMMERCE BANK NATIONAL ASSOCIATION AS CO-TRUSTEE FOR THE "LOCKHEED RETIREMENT INCOME PLAN FOR CERTAIN SALARIED EMPLOYEES" AND EISAI U.S.A., INC. ITEM 10m)
7. INTENTIONALLY DELETED
8. 10' WIDE HOUSTON LIGHTING AND POWER COMPANY EASEMENTS WITH ADJACENT (BOTH SIDES) 10' WIDE AERIAL EASEMENTS, BEGINNING AT 16' ABOVE GROUND. RECORDED UNDER F.N. 5678450, H.C.O.P.R.R.P. (ITEM 10q2)
9. 15' X 20' HOUSTON LIGHTING AND POWER COMPANY PAD-MOUNTED TRANSFORMER EASEMENT AND RIGHT TO INSTALL CABLE AND WIRES THROUGH GRANTOR'S DUCT BANK PER INSTRUMENT RECORDED UNDER F.N. 5678450, H.C.O.P.R.R.P. (ITEM 10q3 & 10q4)
10. AS TO ALTA/ACSM ITEM 16: NO EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WERE OBSERVED.
11. AS TO ALTA/ACSM ITEM 17, THERE ARE NO PROPOSED CHANGES IN STREET RIGHT-OF-WAY LINES, AND NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS WERE OBSERVED.
12. AS TO ALTA/ACSM ITEM 18, NO EVIDENCE OF SITE USED AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL WAS OBSERVED.
13. A WRITTEN METES AND BOUNDS DESCRIPTION PREPARED UNDER ANDREW LONNIE SIKES, INC. JOB No. 4043-12-01, DATED MARCH 06, 2012, ACCOMPANIES THIS PLAT OF SURVEY.
14. THE WETLANDS AREAS SHOWN HEREON ARE SOLELY BASED ON "SKETCH SHOWING WETLAND AREAS WITHIN 62.69 ACRES (2,730,836 SQUARE FEET) DAVID HARRIS LEAGUE, A-25, HARRIS COUNTY, TEXAS" CREATED BY TEXAS LAND SURVEYING, INC. JOB NO. 481-001W, DATED APRIL 18, 2003.
15. BUILDING SQUARE FOOTAGE SHOWN HEREON IS BASED ON THE EXTERIOR FOOTPRINT AT GROUND LEVEL.
16. FEMA FLOOD ZONE LIMITS ARE SHOWN HEREON BY SUPERIMPOSING SAID FEMA FIRM PANEL ON SURVEY. THE LIMITS ARE GRAPHICAL ONLY, NO FIELD WORK WAS PERFORMED DURING THIS SURVEY TO CONFIRM LIMITS.
17. THIS TRACT IS SUBJECT TO: ALL THE OIL, GAS AND OTHER MINERALS, AND ALL OTHER ELEMENTS NOT CONSIDERED A PART OF THE SURFACE ESTATE, THE ROYALTIES, BONUSES, RENTALS AND ALL OTHER RIGHTS IN CONNECTION WITH SAME ALL OF WHICH ARE EXPRESSLY EXCEPTED THEREFROM AND NOT INSURED HEREUNDER, AS THE SAME ARE SET FORTH IN INSTRUMENT RECORDED IN VOLUME 6179, PAGE 576, OF THE DEED RECORDS OF HARRIS COUNTY, TEXAS (SAID INTEREST NOT INVESTIGATED SUBSEQUENT TO DATE OF RESERVATION OR CONVEYANCE) + WAIVER OF SURFACE RIGHTS IS CONTAINED THEREIN. (ITEM 10i)
18. THIS TRACT IS SUBJECT TO: ALL THE OIL, GAS AND OTHER MINERALS, AND ALL OTHER ELEMENTS NOT CONSIDERED A PART OF THE SURFACE ESTATE, THE ROYALTIES, BONUSES, RENTALS AND ALL OTHER RIGHTS IN CONNECTION WITH SAME ALL OF WHICH ARE EXPRESSLY EXCEPTED THEREFROM AND NOT INSURED HEREUNDER, AS THE SAME ARE SET FORTH IN INSTRUMENT FILED FOR RECORD UNDER HARRIS COUNTY CLERK'S FILE No. 5539660 (SAID INTEREST NOT INVESTIGATED SUBSEQUENT TO DATE OF RESERVATION OR CONVEYANCE). A WAIVER OF SURFACE RIGHTS IS CONTAINED THEREIN. (AS TO 2.579 ACRES) (ITEM 10h)
19. NOTES SIMILAR TO "(ITEM 10m)". PERTAIN TO ITEMS OUT OF SCHEDULE B OF TITLE COMMITMENT REFERENCED IN NOTE 2 ABOVE.

LEGEND

○CO	CLEAN OUT
□EB	ELECTRIC JUNCTION BOX
-x-	FENCE - BARBED WIRE
-+-	FENCE - CHAIN LINK
◊	FIRE HYDRANT
•	INLET - 36" SQUARE
•	INLET - 24" DIAMETER
⋈IV	IRRIGATION CONTROL VALVE
○LP	LIGHT POLE
○MH	MAN HOLE
○MH	MAN HOLE - SANITARY
●PP	POWER POLE
⊸	SIGN
⋈WV	WATER VALVE

ABBREVIATIONS

ABV.	ABOVE
A.E.	AERIAL EASEMENT
A/C	AIR CONDITIONER
BCM.	BEGIN
BLDG.	BUILDING
BMS.	BEAMS
CMP.	CURROGATED METAL PIPE
CONC.	CONCRETE
C.W.	COPPER WELD
CWT	CHILLED WATER TANK
DRNG.	DRAINAGE
ESMT.	EASEMENT
F.N.	FILE NUMBER
FND.	FOUND
FWT	FIRE WATER TANK
GRND	GROUND
H/C	HANDICAP
H.C.D.R.	HARRIS COUNTY DEED RECORDS
H.C.O.P.R.P.	HARRIS COUNTY OFFICIAL PUBLIC RECORDS OF REAL PROPERTY
H.L.&P.	HOUSTON LIGHTING & POWER
I.R.	IRON ROD
PA	PROCESS AREA
PIC	PAGE
PRKG	PARKING
R.O.W.	RIGHT-OF-WAY
SQ. FT.	SQUARE FEET
STRCTR.	STRUCTURE
TNK	TANK
VOL.	VOLUME
W/	WITH

100 50 0 100 200
FEET
1" = 100'

I hereby certify to Oxiteno USA, LLC, its successors and assigns and Old Republic National Title Insurance Company, that:

(a) This survey was made on the ground on the 6th day of March, 2012 as per the field notes shown on this survey and correctly shows (i) the boundaries and areas of the subject property and the size, location and types of buildings and improvements situated on such land, and the distance therefrom to the nearest facing exterior property lines of the subject property; (ii) the location of all evidence of appurtenant easements, of easements which I have been notified of by owner via the supplied title commitment, rights-of-way, setback lines, and similar and any other matters, visible or of record (or of which I have knowledge or have been advised, whether or not of record) affecting the subject property; (iii) the location of the parking areas, driveways, and roads on the subject property showing the number of parking spaces provided thereby; (iv) all abutting dedicated public streets providing access to the subject property, together with the width and name thereof; (v) all fences (both perimeter and cross) and all visible and other improvements along the property lines with dimensions; (vi) all party walls of buildings or other structures on the property line indicating the thickness of the portions thereon on each side of the property line and the nature of the use of said walls on each side; (vii) the location of all railroad tracks and boundaries of railway rights-of-way affecting the subject property; (viii) (a) the scale of the survey plat, the north direction, the beginning point, the distance and course calls to the nearest intersecting street and point of reference from which the subject property is measured; (xi) all parcels, lots, or plots of which the subject property is comprised; (xii) the total acreage or square foot area of the subject property; and (xiii) all other significant items on the subject property;

(b) except as shown on the survey, there are not (i) visible evidence of encroachments upon the subject property by improvements on adjacent properties, (ii) visible evidence of encroachments on adjacent property, streets, or alleys by any improvements on the subject property, (iii) party walls, (iv) conflicts or protrusions, or (v) overlapping adjoining boundary lines or visible evidence of or notice of claims.

(c) Apparent ingress to and egress from the subject property is provided by Bay Area Blvd., the same being paved, dedicated public right-of-way maintained by Harris County, Texas.

(d) all required building setback lines on the subject property are located as shown hereon.

(e) the subject property is located within a flood plain or mud slide area as designated by the Federal Emergency Management Agency Maps produced by the United States Department of Housing and Urban Development; the flood zone classification of the property being "AE", "special flood hazard areas subject to inundation by the 1% annual chance flood event with base flood elevation determined to be 11 feet", and shaded "X", "areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from the 1% annual chance flood";

(f) this survey materially conforms to the current 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys and includes items 1-4, 6, 7(a), 7(b)1, 7(c), 8-10, 11(a), 13-14, & 16-18 of Table A thereof.

ANDREW LONNIE SIKES 2914

Dated: March 08, 2012
Revised: March 13, 2012

Andrew Lonnie Sikes

Name: Andrew Lonnie Sikes
Registered Professional Land Surveyor
Registration No.: Texas Registration No. 2914
Email: andy.sikes@sikessurveying.com
Address: 11416 Bedford St., Houston TX, 77031
Telephone No.: (281) 516-8118
Job Number: 4043-12-01

ALTA/ACSM SURVEY
OF
62.69 ACRES
(2,730,836 SQ. FT.)
RECORDED UNDER
FILE No. W667828, H.C.O.P.R.R.P.
IN THE
DAVID HARRIS LEAGUE, ABSTRACT 25
LOCATED IN
HARRIS COUNTY, TEXAS
FOR

OXITENO USA, LLC

(ADDRESS: 9801 BAY AREA BLVD., PASADENA, TX, 77507) PROJECT NO. 4043-12-01
SHEET 1 OF 1

ANDREW LONNIE SIKES, INC.
CONVENTIONAL SURVEYING, GPS & AERIAL MAPPING
11416 BEDFORD ST. - HOUSTON, TX 77031 - OFFICE 281.661.8118
WWW.SikesSurveying.com ~ Andy.Sikes@SikesSurveying.com

SURVEYED:	JR / 11-30-11	BOOK No.:	4043-12-01	IMAGE:	NONE
DRAWN BY:	ZRS / 12-06-11	CHECKED:	ALS / 12-07-11	REVISED:	ZRS # 03-13-12

DATE: 3/13/2012 TIME: 3:52:21 PM
USER: Landmark Surveying
P:\2011\4043-12-01\DWG\4043-12-01BASE.dwg

Oxiteno USA LLC Vicinity Map

La Porte ISD Map

Project Site

ATTACHMENT 8

Oxiteno USA LLC acquired a chemical plant located at 9801 Bay Area Boulevard in Pasadena, Texas that has been shut down since 2002. Oxiteno plans to convert the plant to manufacture products other than what the original plant was designed to manufacture. Oxiteno also intends to expand the plant to produce additional specialty chemical products.

Phase 1

The Specialty Chemicals Unit will involve new construction as well as the conversion of existing assets to manufacture different specialty chemical products than what they were originally designed to manufacture. The existing reactors will be converted to produce new products and will have a capacity of 291 tons for the production of surfactants and esters. An additional reactor will be added in Phase 1 to expand production by 166 tons. The Specialty Chemicals Unit expansion will be within or immediately adjacent to the footprint of the existing assets. It is understood that these pre-existing improvements are not eligible to become qualified property and will remain fully taxable throughout the term of this agreement.

Phase 1 - Existing Equipment to be converted and/or retrofitted

- Boilers
- Tanks & Vessels
- Pumps
- Chillers
- Cooling Tower
- Condensers & Compressors
- Filtration Equipment
- Blending & Mixing Equipment
- Transfer Equipment
- Feed systems
- Water Treatment
- Meters & Valves
- Reactors
- Agitators
- Blowers & Dryers
- Elevator
- Piping

Phase 1 - New Equipment to Be Installed

- Condensers
- Blending & Mixing Equipment
- Scales
- Condensers & Compressors
- Scrubbers
- Coolers
- Filtration Equipment
- Pumps

- Reactors
- Agitators
- Tanks & Vessels
- Meters & Valves
- Piping
- Pollution Control Equipment

Phase 2

Oxiteno will construct two Ethoxylate Units to manufacture ethoxylate surfactants. Additionally a Fat Alcohol/Acid Unit will be constructed to manufacture nineteen product types including Fatty Alcohol Ethoxylates , Tallow Amine Ethoxylates, Fatty Acids / Castor Oil Ethoxylates , Liquid and Solid PEGs / AlkylPEGs, Polysorbates, EO/PO derivatives, Glycerin Ethoxylates and Glycerin Ethoxylates.

The Phase 2 expansion of the plant will be construction of new improvements on vacant, undeveloped land at the site.

New property necessary for the manufacture of specialty chemicals, ethoxylate surfactants, and fat alcohols/acids includes, but is not limited to, the following:

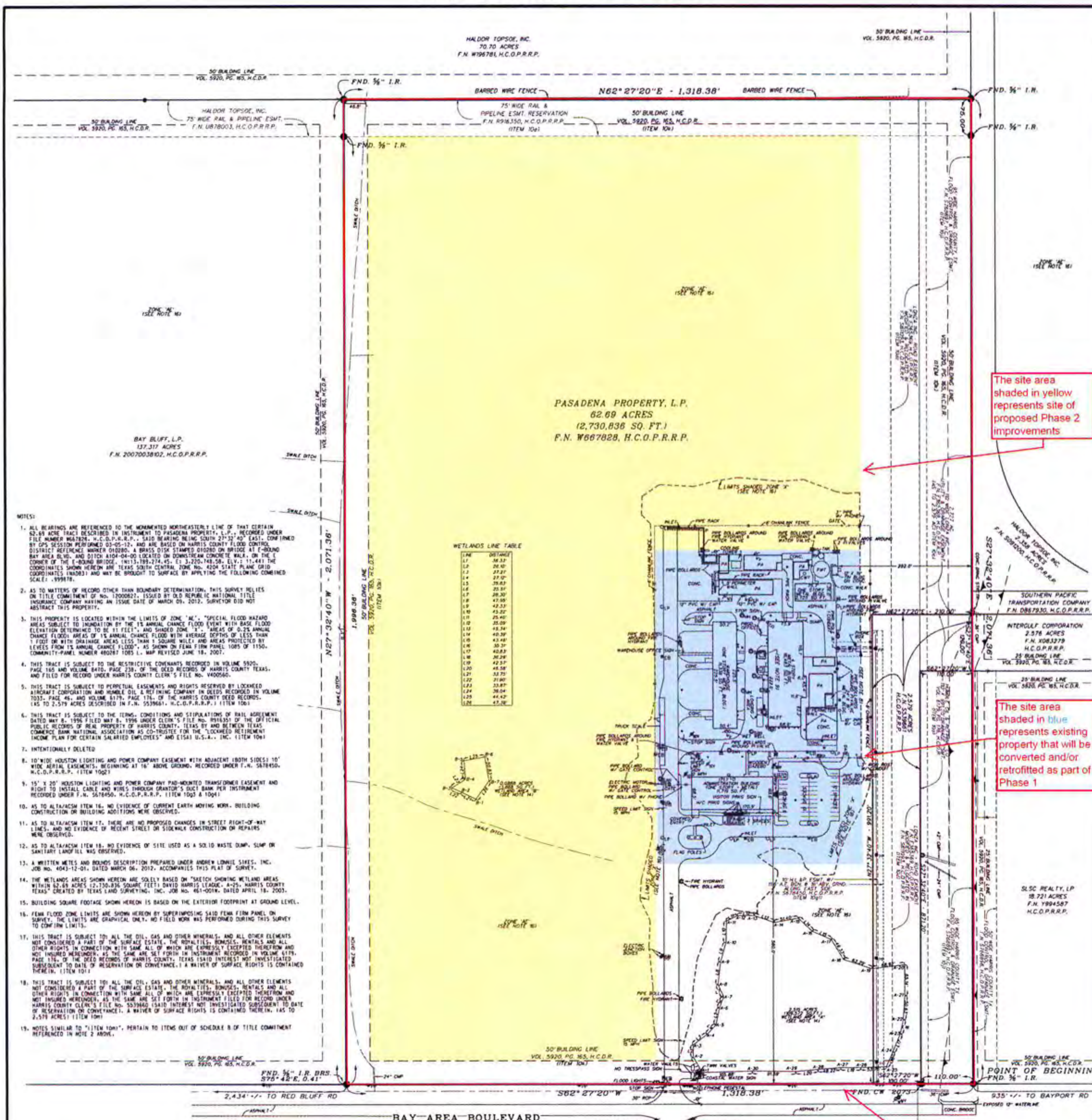
<u>Phase 2 - New Equipment To Be Installed</u>

- Condensers
- Blending & Mixing Equipment
- Scales
- Condensers & Compressors
- Scrubbers
- Coolers
- Filtration Equipment
- Pumps
- Reactors
- Agitators
- Tanks & Vessels
- Meters & Valves
- Exchangers & Heaters
- Separators
- Piping
- Vacuum System
- Boilers
- Pollution Control Equipment

ATTACHMENT 9

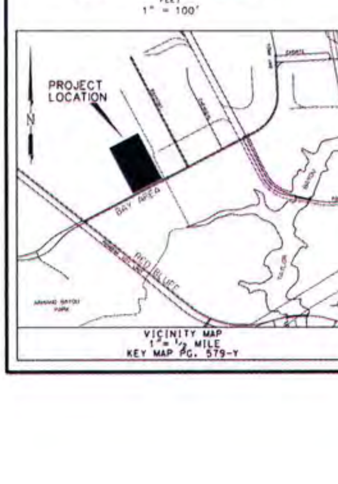
See attached maps

Oxiteno USA LLC Proposed Reinvestment Zone



NOTES:

1. ALL BEARINGS ARE REFERENCED TO THE MONUMENTED NORTHEASTERLY LINE OF THAT CERTAIN 62.69 ACRE TRACT DESCRIBED IN INSTRUMENT TO PASADENA PROPERTY, L.P., RECORDED UNDER FILE NUMBER W667828, H.C.O.P.R.R.P., SAID BEARING BEING SOUTH 27°32'40" EAST. CONFIRMED BY GPS SESSION PERFORMED 03-05-12, AND ARE BASED ON HARRIS COUNTY FLOOD CONTROL DISTRICT REFERENCE MARKER 010280. A BRASS DISK STAMPED 010280 ON BRIDGE AT E-BOUND BAY AREA BLVD. AND DITCH A104-04-00 LOCATED ON DOWNSTREAM CONCRETE WALK, ON THE E CORNER OF THE E-BOUND BRIDGE. (N:13,789,274.45, E: 3,220,748.58, ELV.: 11.44) THE COORDINATES SHOWN HEREON ARE TEXAS SOUTH CENTRAL ZONE No. 4204 STATE PLANE GRID COORDINATES (NAD83) AND MAY BE BROUGHT TO SURFACE BY APPLYING THE FOLLOWING COMBINED SCALE: .999878.
2. AS TO MATTERS OF RECORD OTHER THAN BOUNDARY DETERMINATION, THIS SURVEY RELIES ON TITLE COMMITMENT OF No. 12000827, ISSUED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY HAVING AN ISSUE DATE OF MARCH 09, 2012. SURVEYOR DID NOT ABSTRACT THIS PROPERTY.
3. THIS PROPERTY IS LOCATED WITHIN THE LIMITS OF ZONE "AE", "SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD EVENT WITH BASE FLOOD ELEVATION DETERMINED TO BE 11 FEET", AND SHADED ZONE "X", "AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD", AS SHOWN ON FEMA FIRM PANEL 1085 OF 1150, COMMUNITY-PANEL NUMBER 480287 1085 L, MAP REVISED JUNE 18, 2007.
4. THIS TRACT IS SUBJECT TO THE RESTRICTIVE COVENANTS RECORDED IN VOLUME 5920, PAGE 165 AND VOLUME 8470, PAGE 238, OF THE DEED RECORDS OF HARRIS COUNTY TEXAS, AND FILED FOR RECORD UNDER HARRIS COUNTY CLERK'S FILE No. V400560.
5. THIS TRACT IS SUBJECT TO PERPETUAL EASEMENTS AND RIGHTS RESERVED BY LOCKHEED AIRCRAFT CORPORATION AND HUMBLE OIL & REFINING COMPANY IN DEEDS RECORDED IN VOLUME 7033, PAGE 46, AND VOLUME 6179, PAGE 176, OF THE HARRIS COUNTY DEED RECORDS. (AS TO 2.579 ACRES DESCRIBED IN F.N. 5539661, H.C.O.P.R.R.P.) (ITEM 10b)
6. THIS TRACT IS SUBJECT TO THE TERMS, CONDITIONS AND STIPULATIONS OF RAIL AGREEMENT DATED MAY 8, 1996 FILED MAY 8, 1996 UNDER CLERK'S FILE No. R916351 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF HARRIS COUNTY, TEXAS BY AND BETWEEN TEXAS COMMERCE BANK NATIONAL ASSOCIATION AS CO-TRUSTEE FOR THE "LOCKHEED RETIREMENT INCOME PLAN FOR CERTAIN SALARIED EMPLOYEES" AND EISAI U.S.A., INC. (ITEM 10e)
7. INTENTIONALLY DELETED
8. 10' WIDE HOUSTON LIGHTING AND POWER COMPANY EASEMENT WITH ADJACENT (BOTH SIDES) 10' WIDE AERIAL EASEMENTS, BEGINNING AT 16' ABOVE GROUND, RECORDED UNDER F.N. S678450, H.C.O.P.R.R.P. (ITEM 10g2)
9. 15' X 20' HOUSTON LIGHTING AND POWER COMPANY PAD-MOUNTED TRANSFORMER EASEMENT AND RIGHT TO INSTALL CABLE AND WIRES THROUGH GRANTOR'S DUCT BANK PER INSTRUMENT RECORDED UNDER F.N. S678450, H.C.O.P.R.R.P. (ITEM 10g3 & 10g4)
10. AS TO ALTA/ACSM ITEM 16, NO EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WERE OBSERVED.
11. AS TO ALTA/ACSM ITEM 17, THERE ARE NO PROPOSED CHANGES IN STREET RIGHT-OF-WAY LINES, AND NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS WERE OBSERVED.
12. AS TO ALTA/ACSM ITEM 18, NO EVIDENCE OF SITE USED AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL WAS OBSERVED.
13. A WRITTEN METES AND BOUNDS DESCRIPTION PREPARED UNDER ANDREW LONNIE SIKES, INC. JOB No. 4043-12-01, DATED MARCH 06, 2012, ACCOMPANIES THIS PLAT OF SURVEY.
14. THE WETLANDS AREAS SHOWN HEREON ARE SOLELY BASED ON "SKETCH SHOWING WETLAND AREAS WITHIN 62.69 ACRES (2,730,836 SQUARE FEET) DAVID HARRIS LEAGUE, A-25, HARRIS COUNTY TEXAS" CREATED BY TEXAS LAND SURVEYING, INC. JOB No. 461-001K, DATED APRIL 18, 2003.
15. BUILDING SQUARE FOOTAGE SHOWN HEREON IS BASED ON THE EXTERIOR FOOTPRINT AT GROUND LEVEL.
16. FEMA FLOOD ZONE LIMITS ARE SHOWN HEREON BY SUPERIMPOSING SAID FEMA FIRM PANEL ON SURVEY. THE LIMITS ARE GRAPHICAL ONLY. NO FIELD WORK WAS PERFORMED DURING THIS SURVEY TO CONFIRM LIMITS.
17. THIS TRACT IS SUBJECT TO: ALL THE OIL, GAS AND OTHER MINERALS, AND ALL OTHER ELEMENTS NOT CONSIDERED A PART OF THE SURFACE ESTATE, THE ROYALTIES, BONUSES, RENTALS AND ALL OTHER RIGHTS IN CONNECTION WITH SAME ALL OF WHICH ARE EXPRESSLY EXCEPTED THEREFROM AND NOT INSURED HEREUNDER, AS THE SAME ARE SET FORTH IN INSTRUMENT RECORDED IN VOLUME 6179, PAGE 176, OF THE DEED RECORDS OF HARRIS COUNTY, TEXAS (SAID INTEREST NOT INVESTIGATED SUBSEQUENT TO DATE OF RESERVATION OR CONVEYANCE.) A WAIVER OF SURFACE RIGHTS IS CONTAINED THEREIN. (ITEM 10l)
18. THIS TRACT IS SUBJECT TO: ALL THE OIL, GAS AND OTHER MINERALS, AND ALL OTHER ELEMENTS NOT CONSIDERED A PART OF THE SURFACE ESTATE, THE ROYALTIES, BONUSES, RENTALS AND ALL OTHER RIGHTS IN CONNECTION WITH SAME ALL OF WHICH ARE EXPRESSLY EXCEPTED THEREFROM AND NOT INSURED HEREUNDER, AS THE SAME ARE SET FORTH IN INSTRUMENT FILED FOR RECORD UNDER HARRIS COUNTY CLERK'S FILE No. 5539660 (SAID INTEREST NOT INVESTIGATED SUBSEQUENT TO DATE OF RESERVATION OR CONVEYANCE). A WAIVER OF SURFACE RIGHTS IS CONTAINED THEREIN. (AS TO 2.579 ACRES) (ITEM 10m)
19. NOTES SIMILAR TO "(ITEM 10m)", PERTAIN TO ITEMS OUT OF SCHEDULE B OF TITLE COMMITMENT REFERENCED IN NOTE 2 ABOVE.



LEGEND

CO	CLEAN OUT
EB	ELECTRIC JUNCTION BOX
	FENCE - BARBED WIRE
	FENCE - CHAINLINK
	FIRE HYDRANT
	INLET - 36" SQUARE
	INLET - 24" DIAMETER
ICV	IRRIGATION CONTROL VALVE
LP	LIGHT POLE
MH	MAN HOLE
SMH	MAN HOLE - SANITARY
PP	POWER POLE
	SIGN
WV	WATER VALVE

ABBREVIATIONS

ABV.	ABOVE
A.E.	AERIAL EASEMENT
A/C	AIR CONDITIONER
BCN.	BEGIN
BLDG.	BUILDING
BRS.	BEARS
CMP.	CORRUGATED METAL PIPE
CONC.	CONCRETE
C.W.	COPPER WELD
CWT.	CHILLED WATER TANK
DRNG.	DRAINAGE
ESMT.	EASEMENT
F.N.	FILE NUMBER
FND.	FOUND
FWT	FIRE WATER TANK
GRND.	GROUND
H/C	HANDICAP
H.C.D.R.	HARRIS COUNTY DEED RECORDS
H.C.O.P.R.R.P.	HARRIS COUNTY OFFICIAL PUBLIC RECORDS OF REAL PROPERTY
HL&P.	HOUSTON LIGHTING & POWER
I.R.	IRON ROD
PA	PROCESS AREA
PG.	PAGE
PRKG	PARKING
R.O.W.	RIGHT-OF-WAY
SQ. FT.	SQUARE FEET
STRCTR.	STRUCTURE
TNK	TANK
VOL.	VOLUME
W/	WITH

I hereby certify to Oxiteno USA, LLC, its successors and assigns and Old Republic National Title Insurance Company, that:

(a) This survey was made on the ground on the 6th day of March, 2012 as per the field notes shown on this survey and correctly shows: (i) the boundaries and areas of the subject property and the size, location and types of buildings and improvements situated on such land, and the distance therefrom to the nearest facing exterior property lines of the subject property; (ii) the location of all evidence of appurtenant easements, all easements which I have been notified of by owner via the supplied title commitment, rights-of-way, setback lines, and similar and any other matters, visible or of record (or of which I have knowledge or have been advised, whether or not of record) affecting the subject property; (iii) the location of the parking areas, driveways, and roads on the subject property showing the number of parking spaces provided thereby; (iv) all abutting dedicated public streets providing access to the subject property, together with the width and name thereof; (v) all fences (both perimeter and cross) and all walls and other improvements along the property lines with dimensions; (vi) all party walls of buildings or other structures on the property line indicating the thickness of the portions thereon on each side of the property line and the nature of the use of said walls on each side; (vii) the location of all railroad tracks and boundaries of railway rights-of-way affecting the subject property; (viii) (ix) the scale of the survey plat, the north direction, the beginning point, the distance and course calls to the nearest intersecting street and point of reference from which the subject property is measured; (x) all parcels, lots, or plats of which the subject property is composed, (xi) the total acreage or square foot area of the subject property; and (xii) all other significant items on the subject property;

(b) except as shown on the survey, there are not (i) visible evidence of encroachments upon the subject property by improvements on adjacent properties, (ii) visible evidence of encroachments on adjacent property, streets, or alleys by any improvements on the subject property, (iii) party walls, (iv) conflicts or protrusions, or (v) overlapping adjoining boundary lines or visible evidence of or notice of claims.

(c) Apparent ingress to and egress from the subject property is provided by Bay Area Blvd., the same being paved, dedicated public right-of-way maintained by Harris County, Texas.

(d) all required building setback lines on the subject property are located as shown hereon;

(e) the subject property is located within a flood plain or mud slide area as designated by the Federal Emergency Management Agency Maps produced by the United States Department of Housing and Urban Development; the flood zone classification of the property being "AE", "special flood hazard areas subject to inundation by the 1% annual chance flood event with base flood elevation determined to be 11 feet", and shaded (X), "areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from the 1% annual chance flood".

(f) this survey materially conforms to the current 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys and includes items 1-4, 6, 7(a), 7(b1), 7(c), 8-10, 11(a), 13-14, & 16-18 of Table A thereof.

ANDREW LONNIE SIKES 2914

Dated: March 09, 2012
Revised: March 15, 2012

Name: Andrew Lonnie Sikes
Registered Professional Land Surveyor
Registration No.: Texas Registration No. 2914
Email: andy.sikes@sikessurveying.com
Address: 11415 Bedford St., Houston TX, 77031
Telephone No.: (281) 516-8118
Job Number: 4043-12-01

ALTA/ACSM SURVEY
OF
62.69 ACRES
(2,730,836 SQ. FT.)
RECORDED UNDER
FILE No. W667828, H.C.O.P.R.R.P.
IN THE
DAVID HARRIS LEAGUE, ABSTRACT 25
LOCATED IN
HARRIS COUNTY, TEXAS
FOR

OXITENO USA, LLC

(ADDRESS: 9801 BAY AREA BLVD., PASADENA, TX, 77507) PROJECT NO. 4043-12-01
SHEET 1 OF 1

ANDREW LONNIE SIKES, INC.
CONVENTIONAL SURVEYING, GPS & AERIAL MAPPING
11415 BEDFORD ST. - HOUSTON, TX 77031 - OFFICE 281.561.8118
WWW.SikesSurveying.com - Andy.Sikes@SikesSurveying.com

SURVEYED:	JW / 11-30-11	BOOK No.:	4043-12-01	IMAGE:	NONE
DRAWN BY:	ZRS / 12-06-11	CHECKED:	ALS / 12-07-11	REVISED:	ZRS # 03-13-12

Oxiteno USA LLC Vicinity Map

La Porte ISD Map

Project Site

ATTACHMENT 10

The legal description of the proposed reinvestment zone is attached.

EXHIBIT A

Legal Description of the Land

ALL of that certain 62.69 acres (2,730,836 square feet) of land situated in the David Harris League, Abstract 25, Harris County, Texas, and being that same 62.69 acre tract described in instrument to Pasadena Property, L.P., recorded under File Number W667828, of the Harris County Official Public Records of Real Property, (H.C.O.P.R.R.P.); said 62.69 acres (2,730,836 square feet) of land being more particularly described by metes and bounds as follows (bearings are referenced to the monumented northeasterly line of said 62.69 acre tract, said bearing being South 27°32'40"East, confirmed by GPS session performed 03-05-12, and are based on Harris County Flood Control District Reference Marker 010280):

BEGINNING at a 5/8 inch iron rod found for the southeasterly corner of said 62.69 acre tract, said point being in the northwesterly right-of-way of Bay Area Boulevard, (174 feet wide), described in File Number C718305, H.C.O.P.R.R.P.;

THENCE South 62°27'20" West, with the southeasterly line of said 62.69 acre tract, the northwesterly right-of-way of said Bay Area Boulevard, at 110.00 feet pass Copper Weld No. 2073, in all a distance of 1,318.38 feet, to a point for the southwesterly corner of said 62.69 acre tract, from which a 5/8 inch iron rod found bears S75°42'E, 0.41';

THENCE North 27°32'40" West, 2,071.36 feet, with the southwesterly line of said 62.69 acre tract, to a 5/8 inch iron rod found for the northwesterly corner of said 62.69 acre tract;

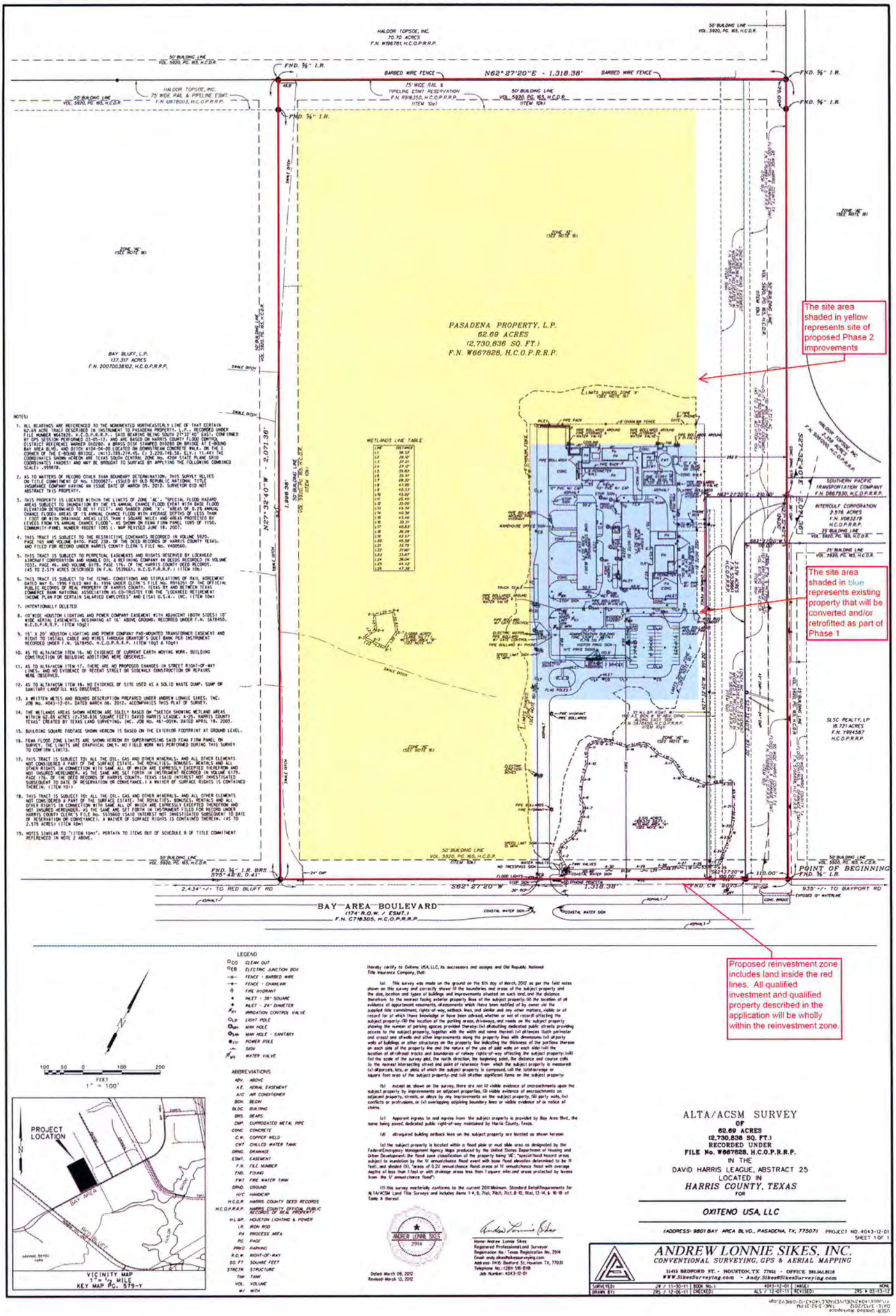
THENCE North 62°27'20" East, 1,318.38 feet, with the northwesterly line of said 62.69 acre tract, to a 5/8 inch iron rod found for the northeasterly corner of said 62.69 acre tract, said point being in the southwesterly line of that certain 2.358 acre tract described in instrument to Haldor Topsoe, Inc., recorded under File Number S091200, H.C.O.P.R.R.P.;

THENCE South 27°32'40" East, 2,071.36 feet, with a northeasterly line of said 62.69 acre tract, to the POINT OF BEGINNING, and containing 62.69 acres (2,730,836 square feet) of land.

ATTACHMENT 11

Please see attached maps

Oxiteno USA LLC Proposed Reinvestment Zone



NOTES:

1. ALL BEARINGS ARE REFERENCED TO THE MONUMENTED NORTHEASTERLY LINE OF THAT CERTAIN 62.69 ACRE TRACT DESCRIBED IN INSTRUMENT TO PASADENA PROPERTY, L.P., RECORDED UNDER FILE NUMBER W667828, H.C.O.P.R.R.P., SAID BEARING BEING SOUTH 27°32' 40" EAST, CONFIRMED BY GPS SESSION PERFORMED 03-05-12, AND ARE BASED ON HARRIS COUNTY FLOOD CONTROL DISTRICT REFERENCE MARKER DISCORD. A BRASS DISK STAMPED DISCORD ON BRIDGE AT E-BOUND BAY AREA BLVD. AND DITCH A104-04-00 LOCATED ON DOWNSTREAM CONCRETE WALK. ON THE E CORNER OF THE E-BOUND BRIDGE. (N=13,789,274.45, E= 3,220,148.58, ELEV.= 11.44) THE COORDINATES SHOWN HEREON ARE TEXAS SOUTH CENTRAL ZONE No. 4204 STATE PLANE GRID COORDINATES (NAD83) AND MAY BE BROUGHT TO SURFACE BY APPLYING THE FOLLOWING COMBINED SCALE: .999878.
2. AS TO MATTERS OF RECORD OTHER THAN BOUNDARY DETERMINATION, THIS SURVEY RELIES ON TITLE COMMITMENT GF No. 12000827, ISSUED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY HAVING AN ISSUE DATE OF MARCH 09, 2012. SURVEYOR DID NOT ABSTRACT THIS PROPERTY.
3. THIS PROPERTY IS LOCATED WITHIN THE LIMITS OF ZONE 'AE', "SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD EVENT WITH BASE FLOOD ELEVATION DETERMINED TO BE 11 FEET", AND SHADED ZONE 'X', "AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD", AS SHOWN ON FEMA FIRM PANEL 1085 OF 1150, COMMUNITY-PANEL NUMBER 480287 1085 L. MAP REVISED JUNE 18, 2007.
4. THIS TRACT IS SUBJECT TO THE RESTRICTIVE COVENANTS RECORDED IN VOLUME 5920, PAGE 165 AND VOLUME 6410, PAGE 238, OF THE DEED RECORDS OF HARRIS COUNTY, TEXAS, AND FILED FOR RECORD UNDER HARRIS COUNTY CLERK'S FILE No. Y400560.
5. THIS TRACT IS SUBJECT TO PERPETUAL EASEMENTS AND RIGHTS RESERVED BY LOCKHEED AIRCRAFT CORPORATION AND HUMBLE OIL & REFINING COMPANY IN DEEDS RECORDED IN VOLUME 7033, PAGE 46, AND VOLUME 6179, PAGE 376, OF THE HARRIS COUNTY DEED RECORDS. (AS TO 2.579 ACRES DESCRIBED IN F.N. 553960). H.C.O.P.R.R.P.) ITEM 10b1
6. THIS TRACT IS SUBJECT TO THE TERMS, CONDITIONS AND STIPULATIONS OF RAIL AGREEMENT DATED MAY 8, 1996 FILED MAY 8, 1996 UNDER CLERK'S FILE No. R916351 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF HARRIS COUNTY, TEXAS BY AND BETWEEN TEXAS COMMERCE BANK NATIONAL ASSOCIATION AS CO-TRUSTEE FOR THE "LOCKHEED RETIREMENT INCOME PLAN FOR CERTAIN SALARIED EMPLOYEES" AND (1)(a) U.S.A., INC. ITEM 10b1
7. INTENTIONALLY DELETED
8. 10' WIDE HOUSTON LIGHTING AND POWER COMPANY EASEMENT WITH ADJACENT (BOTH SIDES) 10' WIDE AERIAL EASEMENTS, BEGINNING AT 16' ABOVE GROUND. RECORDED UNDER F.N. S678450, H.C.O.P.R.R.P. ITEM 10g2
9. 15' X 20' HOUSTON LIGHTING AND POWER COMPANY PAD-MOUNTED TRANSFORMER EASEMENT AND RIGHT TO INSTALL CABLE AND WIRES THROUGH GRANTOR'S DUCT BANK PER INSTRUMENT RECORDED UNDER F.N. S678450, H.C.O.P.R.R.P. ITEM 10g3 & 10g4
10. AS TO ALTA/ACSM ITEM 16, NO EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WERE OBSERVED.
11. AS TO ALTA/ACSM ITEM 17, THERE ARE NO PROPOSED CHANGES IN STREET RIGHT-OF-WAY LINES, AND NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS WERE OBSERVED.
12. AS TO ALTA/ACSM ITEM 18, NO EVIDENCE OF SITE USED AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL WAS OBSERVED.
13. A WRITTEN METES AND BOUNDS DESCRIPTION PREPARED UNDER ANDREW LONNIE SIKES, INC. JOB No. 4043-12-01, DATED MARCH 06, 2012, ACCOMPANIES THIS PLAT OF SURVEY.
14. THE WETLANDS AREAS SHOWN HEREON ARE SOLELY BASED ON "SKETCH SHOWING WETLAND AREAS WITHIN 62.69 ACRES (2,730,836 SQUARE FEET) DAVID HARRIS LEAGUE, A-25, HARRIS COUNTY TEXAS" CREATED BY TEXAS LAND SURVEYING, INC. JOB No. 461-0019, DATED APRIL 18, 2005.
15. BUILDING SQUARE FOOTAGE SHOWN HEREON IS BASED ON THE EXTERIOR FOOTPRINT AT GROUND LEVEL.
16. FEMA FLOOD ZONE LIMITS ARE SHOWN HEREON BY SUPERIMPOSING SAID FEMA FIRM PANEL ON SURVEY, THE LIMITS ARE GRAPHICAL ONLY. NO FIELD WORK WAS PERFORMED DURING THIS SURVEY TO CONFIRM LIMITS.
17. THIS TRACT IS SUBJECT TO: ALL THE OIL, GAS AND OTHER MINERALS, AND ALL OTHER ELEMENTS NOT CONSIDERED A PART OF THE SURFACE ESTATE, THE ROYALTIES, BONUSES, RENTALS AND ALL OTHER RIGHTS IN CONNECTION WITH SAME ALL OF WHICH ARE EXPRESSLY EXCEPTED THEREFROM AND NOT INSURED HEREUNDER, AS THE SAME ARE SET FORTH IN INSTRUMENT RECORDED IN VOLUME 6179, PAGE 376, OF THE DEED RECORDS OF HARRIS COUNTY, TEXAS (SAID INTEREST NOT INVESTIGATED SUBSEQUENT TO DATE OF RESERVATION OR CONVEYANCE.) A WAIVER OF SURFACE RIGHTS IS CONTAINED THEREIN.) ITEM 10)1
18. THIS TRACT IS SUBJECT TO: ALL THE OIL, GAS AND OTHER MINERALS, AND ALL OTHER ELEMENTS NOT CONSIDERED A PART OF THE SURFACE ESTATE, THE ROYALTIES, BONUSES, RENTALS AND ALL OTHER RIGHTS IN CONNECTION WITH SAME ALL OF WHICH ARE EXPRESSLY EXCEPTED THEREFROM AND NOT INSURED HEREUNDER, AS THE SAME ARE SET FORTH IN INSTRUMENT FILED FOR RECORD UNDER HARRIS COUNTY CLERK'S FILE No. S539660 (SAID INTEREST NOT INVESTIGATED SUBSEQUENT TO DATE OF RESERVATION OR CONVEYANCE.) A WAIVER OF SURFACE RIGHTS IS CONTAINED THEREIN. (AS TO 2.579 ACRES) ITEM 10h1
19. NOTES SIMILAR TO "ITEM 10h1", PERTAIN TO ITEMS OUT OF SCHEDULE B OF TITLE COMMITMENT REFERENCED IN NOTE 2 ABOVE.

WETLANDS LINE TABLE

LINE	DISTANCE
L1	58.32'
L2	28.10'
L3	27.27'
L4	23.12'
L5	25.82'
L6	25.51'
L7	28.20'
L8	41.99'
L9	42.51'
L10	43.25'
L11	25.40'
L12	25.05'
L13	35.09'
L14	30.54'
L15	40.38'
L16	43.40'
L17	30.11'
L18	40.83'
L19	28.20'
L20	42.51'
L21	45.58'
L22	32.75'
L23	21.80'
L24	33.87'
L25	28.04'
L26	44.42'
L27	47.58'

LEGEND

CO	CLEAN OUT
EB	ELECTRIC JUNCTION BOX
-x-	FENCE - BARBED WIRE
-+-	FENCE - CHAIN-LINK
	FIRE HYDRANT
	INLET - 36" SQUARE
	INLET - 24" DIAMETER
ICV	IRRIGATION CONTROL VALVE
LP	LIGHT POLE
MH	MAN HOLE
MH SN	MAN HOLE - SANITARY
PP	POWER POLE
	SIGN
WV	WATER VALVE

ABBREVIATIONS

ABV.	ABOVE
A.E.	AERIAL EASEMENT
A/C	AIR CONDITIONER
BCH.	BEGIN
BLDG.	BUILDING
BMS.	BEAMS
CMP.	CURROGATED METAL PIPE
CONC.	CONCRETE
C.W.	COPPER WELD
CWT	CHILLED WATER TANK
DRNG.	DRAINAGE
ESMT.	EASEMENT
F.N.	FILE NUMBER
FND.	FOUND
FWT	FIRE WATER TANK
GRND	GROUND
H/C	HANDICAP
H.C.D.R.	HARRIS COUNTY DEED RECORDS
H.C.O.P.R.R.P.	HARRIS COUNTY OFFICIAL PUBLIC RECORDS OF REAL PROPERTY
H.L.&P.	HOUSTON LIGHTING & POWER
I.R.	IRON ROD
PA	PROCESS AREA
PG.	PAGE
PRKG	PARKING
R.O.W.	RIGHT-OF-WAY
SQ.FT.	SQUARE FEET
STRCTR.	STRUCTURE
TNK	TANK
VOL.	VOLUME
W/	WITH

100 50 0 100 200
FEET
1" = 100'

VICINITY MAP
1" = ½ MILE
KEY MAP PG. 579-Y

I hereby certify to Oxiteno USA, LLC, its successors and assigns and Old Republic National Title Insurance Company, that:

(a) This survey was made on the ground on the 6th day of March, 2012 as per the field notes shown on this survey and correctly shows (i) the boundaries and areas of the subject property and the size, location and types of buildings and improvements situated on such land, and the distance therefrom to the nearest facing exterior property lines of the subject property; (ii) the location of all evidence of apparent easements, all easements which I have been notified of by owner via the supplied title commitment, rights-of-way, setback lines, and similar and any other matters, visible or of record (or of which I have knowledge or have been advised, whether or not of record) affecting the subject property; (iii) the location of the parking areas, driveways, and roads on the subject property showing the number of parking spaces provided thereby; (iv) all abutting dedicated public streets providing access to the subject property, together with the width and name thereof; (v) all fences (both perimeter and cross) and all walls and other improvements along the property lines with dimensions; (vi) all party walls of buildings or other structures on the property line indicating the thickness of the portions thereof on each side of the property line and the nature of the use of said walls on each side; (vii) the location of all railroad tracks and boundaries of railway rights-of-way affecting the subject property; (viii) for the scale of the survey plat, the north direction, the beginning point, the distance and course calls to the nearest intersecting street and point of reference from which the subject property is measured; (ix) all parcels, lots, or plots of which the subject property is composed; (x) the total acreage or square foot area of the subject property; and (xi) all other significant items on the subject property;

(b) except as shown on the survey, there are not (i) visible evidence of encroachments upon the subject property by improvements on adjacent properties, (ii) visible evidence of encroachments on adjacent property, streets, or alleys by any improvements on the subject property, (iii) party walls, (iv) conflicts or protrusions, or (v) overlapping adjoining boundary lines or visible evidence of or notice of claims.

(c) Apparent ingress to and egress from the subject property is provided by Bay Area Blvd., the same being paved, dedicated public right-of-way maintained by Harris County, Texas.

(d) all required building setback lines on the subject property are located as shown hereon.

(e) the subject property is located within a flood plain or mud slide area as designated by the Federal Emergency Management Agency Maps produced by the United States Department of Housing and Urban Development; the flood zone classification of the property being "AE", "special flood hazard areas subject to inundation by the 1% annual chance flood event with base flood elevation determined to be 11 feet", and shaded (X), "areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from the 1% annual chance flood";

(f) this survey materially conforms to the current 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys and includes Items 1-4, 6, 7(a), 7(b)(1), 7(c), 8-10, 11(a), 13-14, & 16-18 of Table A thereof.

ANDREW LONNIE SIKES 2914

Dated: March 08, 2012
Revised: March 13, 2012

Andrew Lonnie Sikes
Registered Professional Land Surveyor
Registration No. Texas Registration No. 2914
Email: andy.sikes@sikessurveying.com
Address: 11415 Bedford St., Houston TX, 77031
Telephone No.: (281) 516-8118
Job Number: 4043-12-01

ALTA/ACSM SURVEY
OF
62.69 ACRES
(2,730,836 SQ. FT.)
RECORDED UNDER
FILE No. W667828, H.C.O.P.R.R.P.
IN THE
DAVID HARRIS LEAGUE, ABSTRACT 25
LOCATED IN
HARRIS COUNTY, TEXAS
FOR

OXITENO USA, LLC

(ADDRESS: 9801 BAY AREA BLVD., PASADENA, TX, 77507) PROJECT NO. 4043-12-01
SHEET 1 OF 1

ANDREW LONNIE SIKES, INC.
CONVENTIONAL SURVEYING, GPS & AERIAL MAPPING
11415 BEDFORD ST. - HOUSTON, TX 77031 - OFFICE 281.561.8118
WWW.SikesSurveying.com ~ Andy.Sikes@SikesSurveying.com

SURVEYED:	JR / 11-30-11	BOOK No.:	4043-12-01	IMAGE:	NONE
DRAWN BY:	ZRS / 12-06-11	CHECKED:	ALS / 12-07-11	REVISED:	ZRS # 03-13-12

DATE: 3/13/2012 2:56:21 PM
USER: Zachary Sikes
P:\...\4043-12-01 OXITENO USA LLC\SURVEY\4043-12-01 BASE.dwg

Oxiteno USA LLC Vicinity Map

La Porte ISD Map

Project Site

ATTACHMENT 12

Oxiteno USA LLC plans to expand and rebuild an existing production facility that has been shut down since 2002. The existing improvements at this facility consist of the following:

Pre-Existing Equipment

- Boilers
- Tanks & Vessels
- Pumps
- Chillers
- Cooling Tower
- Condensers & Compressors
- Filtration Equipment
- Blending & Mixing Equipment
- Transfer Equipment
- Feed systems
- Water Treatment
- Meters & Valves
- Reactors
- Agitators
- Blowers & Dryers
- Elevator
- Piping
- Administration Building
- Warehouse and Maintenance Buildings
- Pollution Control Equipment

Oxiteno USA LLC owns pre-existing improvements that are assessed on the Harris County Appraisal District accounts listed below. It is understood that these pre-existing improvements are not eligible to become qualified property and will remain fully taxable throughout the term of this agreement.
To ensure segregation of pre-existing improvements with qualified new investments, Oxiteno will request from Harris County Appraisal District that all qualified investment improvements related to this project be added to a separate new account number created for appraisal of qualified property.

The most recent 2012 Harris County Appraisal District property values are attached.

A detailed breakdown of the pre-existing improvements is outlined below.

HCAD Property Account #	Description		Improvement Value
1005150000567	Process Units		$693,520
1005150000567	Utilities		$250,340
1005150000567	Receiving, Shipping & Storage		$163,800
1005150000567	Service Facilities		$122,090
1005150000567	General Buildings		$405,640
1005150000610	TNRCC Pollution Control Equipment		$141,340
TOTAL PRE-EXISTING IMPROVEMENT VALUE			$1,766,730

HARRIS COUNTY APPRAISAL DISTRICT
REAL PROPERTY ACCOUNT INFORMATION
1005150000567

Tax Year: 2012

Owner and Property Information			
Owner Name & Mailing Address:	**OXITENO USA LLC AV BRIGADEIRO LUIS ANTONIO 1343 8 ANDAR C/O ULTAPAR PARTICIPACOES S A SAO PAULO 01317-910 BRAZIL**	Legal Description:	**TR 2B-2 (IMP*1005150000582 & 0583) (PC IMPS*1005150000610) BAYPORT SEC U/R**
		Property Address:	**9801 BAY AREA BLVD PASADENA TX 77507**

State Class Code	Land Use Code	Building Class	Total Units	Land Area	Building Area	Net Rentable Area	Neighborhood	Map Facet	Key Map®
F2 -- Real, Industrial	4416 -- Chemical and Allied Products	--	0	2,522,646 SF	0	0	5980.24	6151B	579Y

Value Status Information

Capped Account	Value Status	Notice Date	Shared CAD
No	Noticed	04/13/2012	No

Exemptions and Jurisdictions

Exemption Type	Districts	Jurisdictions	ARB Status	2011 Rate	2012 Rate
None	020	LA PORTE ISD	Not Certified	1.355000	
	040	HARRIS COUNTY	Not Certified	0.391170	
	041	HARRIS CO FLOOD CNTRL	Not Certified	0.028090	
	042	PORT OF HOUSTON AUTHY	Not Certified	0.018560	
	043	HARRIS CO HOSP DIST	Not Certified	0.192160	
	044	HARRIS CO EDUC DEPT	Not Certified	0.006581	
	047	SAN JACINTO COM COL D	Not Certified	0.185602	

Valuations

Value as of January 1, 2011			Value as of January 1, 2012		
	Market	Appraised		Market	Appraised
Land	3,153,308		Land	3,153,308	
Improvement	1,679,440		Improvement	1,635,390	
Total	4,832,748	4,832,748	Total	4,788,698	4,788,698

Land

Market Value Land

Line	Description	Site Code	Unit Type	Units	Size Factor	Site Factor	Appr O/R Factor	Appr O/R Reason	Total Adj	Unit Price	Adj Unit Price	Value
1	4416 -- Chemical and Allied Products	AC6	AC	10.0000	1.00	1.00	1.00	--	1.00	54,450.00	54,450.00	544,500
2	4416 -- Chemical and Allied Products	AC7	AC	47.9120	1.00	1.00	1.00	--	1.00	54,450.00	54,450.00	2,608,808

Building

Vacant (No Building Data)

HARRIS COUNTY APPRAISAL DISTRICT
REAL PROPERTY ACCOUNT INFORMATION
1005150000610

Tax Year: 2012

Owner and Property Information			
Owner Name & Mailing Address:	**PASADENA PROPERTY LP % OLD WORLD INDUSTRIES INC 4062 COMMERCIAL AVE NORTHBROOK IL 60062**	Legal Description:	**TRS 2B-1 & 2B-2 (IMPS ONLY) (LAND*1005150000481 & 567) (POLLUTION CONTROL) BAYPORT SEC 1 U/R**
		Property Address:	**10000 BAY AREA BLVD PASADENA TX 77507**

State Class Code	Land Use Code	Building Class	Total Units	Land Area	Total Living Area	Net Rentable Area	Neighborhood	Map Facet	Key Map®
F2 -- Real, Industrial	3300 -- Industrial Imps Only Land	--	0	0 SF	0	0	5980.24	6151B	579Y

Value Status Information

Capped Account	Value Status	Notice Date	Hearing Status	Shared CAD
No	Noticed	4/27/2012	Scheduled : 7/31/2012 1:45:00 PM	No

Exemptions and Jurisdictions

Exemption Type	Districts	Jurisdictions	ARB Status	2011 Rate	2012 Rate
Pollution Control	040	HARRIS COUNTY	Not Certified	0.391170	
	041	HARRIS CO FLOOD CNTRL	Not Certified	0.028090	
	042	PORT OF HOUSTON AUTHY	Not Certified	0.018560	
	043	HARRIS CO HOSP DIST	Not Certified	0.192160	
	044	HARRIS CO EDUC DEPT	Not Certified	0.006581	

Valuations

Value as of January 1, 2011			Value as of January 1, 2012		
	Market	Appraised		Market	Appraised
Land	0		Land	0	
Improvement	144,460		Improvement	141,340	
Total	144,460	144,460	Total	141,340	141,340

Land

Market Value Land

Line	Description	Site Code	Unit Type	Units	Size Factor	Site Factor	Appr O/R Factor	Appr O/R Reason	Total Adj	Unit Price	Adj Unit Price	Value
1	3300 -- Industrial Imps Only Land	--	GR	0	1.00	1.00	1.00	--	1.00	0.00	0.00	0

Building

Vacant (No Building Data)

ATTACHMENT 13

Not Applicable

ATTACHMENT 14

The calculation of the three possible wage requirements with TWC documentation is attached. Oxiteno USA LLC has chosen to use $65,000 as the wage rate for permanent jobs. This amount exceeds 110% of the current regional wage rate of $51,002.

OXITENO USA, LLC
ATTACHMENT TO CHAPTER 313 APPLICATION

CHAPTER 313 WAGE CALCULATION - ALL JOBS - ALL INDUSTRIES

QUARTER	YEAR	AVG WEEKLY WAGES*	ANNUALIZED
FOURTH	2011	$ 1,239	$ 64,428
THIRD	2011	$ 1,158	$ 60,216
SECOND	2011	$ 1,118	$ 58,136
FIRST	2011	$ 1,255	$ 65,260
	AVERAGE	$ 1,193	$ 62,010
	X	110%	110%
		$ 1,312	$ 68,211

CHAPTER 313 WAGE CALCULATION - MANUFACTURING JOBS

QUARTER	YEAR	AVG WEEKLY WAGES*	ANNUALIZED
FOURTH	2011	$ 1,555	$ 80,860
THIRD	2011	$ 1,426	$ 74,152
SECOND	2011	$ 1,380	$ 71,760
FIRST	2011	$ 1,604	$ 83,408
	AVERAGE	$ 1,491	$ 77,545
	X	110%	110%
		$ 1,640	$ 85,300

CHAPTER 313 WAGE CALCULATION - REGIONAL WAGE RATE

QUARTER	YEAR	AVG WEEKLY WAGES*	ANNUALIZED
	2010	$ 981	$ 51,002
	X	110%	110%
		$ 1,079	$ 56,102

** SEE ATTACHED TWC DOCUMENTATION*

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	Harris County	Total All	00	0	10	Total, All Industries	$1,255
2011	2nd Qtr	Harris County	Total All	00	0	10	Total, All Industries	$1,118
2011	3rd Qtr	Harris County	Total All	00	0	10	Total, All Industries	$1,158
2011	4th Qtr	Harris County	Total All	00	0	10	Total, All Industries	$1,239

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	Harris County	Total All	31	2	31-33	Manufacturing	$1,604
2011	2nd Qtr	Harris County	Total All	31	2	31-33	Manufacturing	$1,380
2011	3rd Qtr	Harris County	Total All	31	2	31-33	Manufacturing	$1,426
2011	4th Qtr	Harris County	Total All	31	2	31-33	Manufacturing	$1,555

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

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

110% x $51,002 = $56,102

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

Oxiteno USA LLC provides its employees with benefits including but not limited to the following:

- Medical Coverage (company pays 80% of employee health insurance premiums)
- Dental Plan
- Group Life Insurance
- Paid Holidays
- Paid Vacation
- 401(k) Retirement Savings Plan

ATTACHMENT 16

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

ATTACHMENT 17

Please see attached Schedule A

Schedule A (Rev. May 2010): Investment

Applicant Name OXITENO USA LLC

ISD Name La Porte ISD

Form 50-296

PROPERTY INVESTMENT AMOUNTS

(Estimated Investment in each year. Do not put cumulative totals.)

		Year	School Year (YYYY-YYYY)	Tax Year (Fill in actual tax year below) YYYY	**Column A: Tangible Personal Property** The amount of new investment (original cost) placed in service during this year	**Column B:** Building or permanent nonremovable component of building (annual amount only)	**Column C: Sum of A and B** Qualifying Investment (during the qualifying time period)	**Column D:** Other investment that is not qualified investment but investment affecting economic impact and total value	**Column E: Total Investment** (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 (neither qualified property nor eligible to become qualified investment)		2012-2013	2012	*See Attachment 12	$ -		$ -	$ -
	Investment made after filing complete application with district, but before final board approval of application (eligible to become qualified property)				$ 29,767,100	$ 465,400		$ -	$ 30,232,500.00
	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	2013-2014	2013	$ 46,455,000	$ 920,000	$ 47,375,000	$ -	$ 47,375,000.00
		2	2014-2015	2014	$ 17,435,000	$ 465,000	$ 17,900,000	$ -	$ 17,900,000.00
	Value Limitation Period	3	2015-2016	2015				$ -	$ -
Tax Credit Period (with 50% cap on credit)		4	2016-2017	2016				$ -	$ -
		5	2017-2018	2017				$ -	$ -
		6	2018-2019	2018				$ -	$ -
		7	2019-2020	2019				$ -	$ -
		8	2020-2021	2020				$ -	$ -
		9	2021-2022	2021				$ -	$ -
		10	2022-2023	2022				$ -	$ -
Credit Settle-Up Period	Continue to Maintain Viable Presence	11	2023-2024	2023				$ -	$ -
		12	2024-2025	2024				$ -	$ -
		13	2025-2026	2025				$ -	$ -
Post- Settle-Up Period		14	2026-2027	2026				$ -	$ -
Post- Settle-Up Period		15	2027-2028	2027				$ -	$ -

Qualifying Time Period usually begins with the final board approval of the application and extends generally for the following two complete tax years.

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 §313.021(1)(A)-(D).
For the purposes of investment, please list amount invested each year, not cumulative totals.
[For the years outside the qualifying time period, this number should simply represent the planned investment in tangible personal property].
Include estimates of investment for "replacement" property-property that is part of original agreement but scheduled for probable replacement during limitation period.

Column B: The total dollar amount of planned investment each year in buildings or nonremovable component of buildings that the applicant considers qualified investment under Tax Code §313.021(1)(E).
For the years outside the qualifying time period, this number should simply represent the planned investment in new buildings or nonremovable components of buildings.

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.
Note: Land can be listed as part of investment during the "pre-year 1" time period. It cannot be part of qualifying investment.

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.

Mariela Zendrutti Matarus

SIGNATURE OF AUTHORIZED COMPANY REPRESENTATIVE

07/27/2012

DATE

ATTACHMENT 18

Please see attached Schedule B

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

Applicant Name OXITENO USA LLC

ISD Name La Porte ISD

Form 50-296

					Qualified Property			Reductions from Market Value	Estimated Taxable Value	
		Year	School Year (YYYY-YYYY)	Tax Year (Fill in actual tax year) YYYY	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"	Exempted Value	Final taxable value for I&S - after all reductions	Final taxable value for M&O--after all reductions
		pre- year 1	2012-2013	2012	$ 3,165,287	$ -	$ -	$ -	$ 3,165,287	$ 3,165,287
	Complete tax years of qualifying time period	1	2013-2014	2013	$ 3,165,287	$ 309,890	$ 15,184,135	$ 852,200	$ 17,807,112	$ 17,807,112
		2	2014-2015	2014	$ 3,165,287	$ 1,195,100	$ 58,559,900	$ 3,286,500	$ 59,633,787	$ 59,633,787
	Value Limitation Period	3	2015-2016	2015	$ 3,165,287	$ 1,814,500	$ 88,910,500	$ 4,989,900	$ 88,900,387	$ 30,000,000
Tax Credit Period (with 50% cap on credit)		4	2016-2017	2016	$ 3,165,287	$ 1,751,000	$ 86,243,200	$ 4,839,700	$ 86,319,787	$ 30,000,000
		5	2017-2018	2017	$ 3,165,287	$ 1,689,700	$ 83,655,900	$ 4,694,000	$ 83,816,887	$ 30,000,000
		6	2018-2019	2018	$ 3,165,287	$ 1,630,600	$ 81,146,200	$ 4,552,700	$ 81,389,387	$ 30,000,000
		7	2019-2020	2019	$ 3,165,287	$ 1,573,500	$ 76,277,400	$ 4,281,800	$ 76,734,387	$ 30,000,000
		8	2020-2021	2020	$ 3,165,287	$ 1,518,400	$ 71,700,800	$ 4,027,100	$ 72,357,387	$ 30,000,000
		9	2021-2022	2021	$ 3,165,287	$ 1,465,300	$ 67,398,800	$ 3,787,500	$ 68,241,887	$ 30,000,000
		10	2022-2023	2022	$ 3,165,287	$ 1,414,000	$ 63,354,900	$ 3,562,300	$ 64,371,887	$ 30,000,000
Credit Settle-Up Period	Continue to Maintain Viable Presence	11	2023-2024	2023	$ 3,165,287	$ 1,364,500	$ 59,553,600	$ 3,350,500	$ 60,732,887	$ 60,732,887
		12	2024-2025	2024	$ 3,165,287	$ 1,316,700	$ 55,980,400	$ 3,151,300	$ 57,311,087	$ 57,311,087
		13	2025-2026	2025	$ 3,165,287	$ 1,270,600	$ 52,621,600	$ 2,964,100	$ 54,093,387	$ 54,093,387
Post- Settle-Up Period		14	2026-2027	2026	$ 3,165,287	$ 1,226,100	$ 49,464,300	$ 2,788,000	$ 51,067,687	$ 51,067,687
Post- Settle-Up Period		15	2027-2028	2027	$ 3,165,287	$ 1,183,200	$ 46,496,400	$ 2,622,400	$ 48,222,487	$ 48,222,487

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.

Marcio Sorchetti Matteus

SIGNATURE OF AUTHORIZED COMPANY REPRESENTATIVE

07/23/2012

DATE

ATTACHMENT 19

Please see attached Schedule C

Schedule C- Application: Employment Information

Applicant Name OXITENO USA LLC
ISD Name La Porte ISD

Form 50-296

					Construction		New Jobs		Qualifying Jobs	
		Year	**School Year** (YYYY-YYYY)	**Tax Year** (Fill in actual tax year) YYYY	**Column A:** Number of Construction FTE's or man-hours (specify) **[FTE]**	**Column B: Average** annual wage rates for construction workers	**Column C:** Number of new jobs applicant commits 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. 313.021(3) (cumulative)	**Column F: Average** annual wage of qualifying jobs
		pre- year 1	2012-2013	2012	70 FTE's	$62,400	25	$ 65,000	20	$ 65,000
	Complete tax years of qualifying time period	1	2013-2014	2013	70 FTE's	$62,400	45	$ 65,000	36	$ 65,000
		2	2014-2015	2014	70 FTE's	$62,400	65	$ 65,000	52	$ 65,000
	Value Limitation Period	3	2015-2016	2015			65	$ 65,000	52	$ 65,000
Tax Credit Period (with 50% cap on credit)		4	2016-2017	2016			65	$ 65,000	52	$ 65,000
		5	2017-2018	2017			65	$ 65,000	52	$ 65,000
		6	2018-2019	2018			65	$ 65,000	52	$ 65,000
		7	2019-2020	2019			65	$ 65,000	52	$ 65,000
		8	2020-2021	2020			65	$ 65,000	52	$ 65,000
		9	2021-2022	2021			65	$ 65,000	52	$ 65,000
		10	2022-2023	2022			65	$ 65,000	52	$ 65,000
Credit Settle-Up Period	Continue to Maintain Viable Presence	11	2023-2024	2023			65	$ 65,000	52	$ 65,000
		12	2024-2025	2024			65	$ 65,000	52	$ 65,000
		13	2025-2026	2025			65	$ 65,000	52	$ 65,000
Post- Settle-Up Period		14	2026-2027	2026			65	$ 65,000	52	$ 65,000
Post- Settle-Up Period		15	2027-2029	2027			65	$ 65,000	52	$ 65,000

Notes: For job definitions see TAC §9.1051(14) and Tax Code §313.021(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, 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.

Marcia Sorbello Mathews
SIGNATURE OF AUTHORIZED COMPANY REPRESENTATIVE

07/23/2012
DATE

ATTACHMENT 20

Please see attached Schedule D

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

Applicant Name OXITENO USA LLC **ISD Name** La Porte ISD **Form 50-296**

					Sales Tax Information		Franchise Tax	Other Property Tax Abatements Sought			
					Sales Taxable Expenditures		Franchise Tax	County	City	Hospital	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	Fill in percentage exemption requested or granted in each year of the Agreement	Fill in percentage exemption requested or granted in each year of the Agreement	Fill in percentage exemption requested or granted in each year of the Agreement
The year preceding the first complete tax year of the qualifying time period (assuming no deferrals)			2012-2013	2012				N/A	N/A	N/A	N/A
	Complete tax years of qualifying time period	1	2013-2014	2013	$ 62,000	$ 26,742,000		N/A	N/A	N/A	N/A
		2	2014-2015	2014	$ 62,000	$ 26,742,000		N/A	N/A	N/A	N/A
	Value Limitation Period	3	2015-2016	2015	$ 62,000	$ 26,742,000	$ 50,773	N/A	N/A	N/A	N/A
Tax Credit Period (with 50% cap on credit)		4	2016-2017	2016	$ 62,000	$ 26,742,000	$ 50,773	N/A	N/A	N/A	N/A
		5	2017-2018	2017	$ 62,000	$ 26,742,000	$ 50,773	N/A	N/A	N/A	N/A
		6	2018-2019	2018	$ 62,000	$ 26,742,000	$ 50,773	N/A	N/A	N/A	N/A
		7	2019-2020	2019	$ 62,000	$ 26,742,000	$ 50,773	N/A	N/A	N/A	N/A
		8	2020-2021	2020	$ 62,000	$ 26,742,000	$ 50,773	N/A	N/A	N/A	N/A
		9	2021-2022	2021	$ 62,000	$ 26,742,000	$ 50,773	N/A	N/A	N/A	N/A
		10	2022-2023	2022	$ 62,000	$ 26,742,000	$ 50,773	N/A	N/A	N/A	N/A
Credit Settle-Up Period	Continue to Maintain Viable Presence	11	2023-2024	2023	$ 62,000	$ 26,742,000	$ 50,773	N/A	N/A	N/A	N/A
		12	2024-2025	2024	$ 62,000	$ 26,742,000	$ 50,773	N/A	N/A	N/A	N/A
		13	2025-2026	2025	$ 62,000	$ 26,742,000	$ 50,773	N/A	N/A	N/A	N/A
Post- Settle-Up Period		14	2026-2027	2026	$ 62,000	$ 26,742,000	$ 50,773	N/A	N/A	N/A	N/A
Post- Settle-Up Period		15	2027-2028	2027	$ 62,000	$ 26,742,000	$ 50,773	N/A	N/A	N/A	N/A

*For planning, construction and operation of the facility.

Marilia Forchetti Matthews

SIGNATURE OF AUTHORIZED COMPANY REPRESENTATIVE

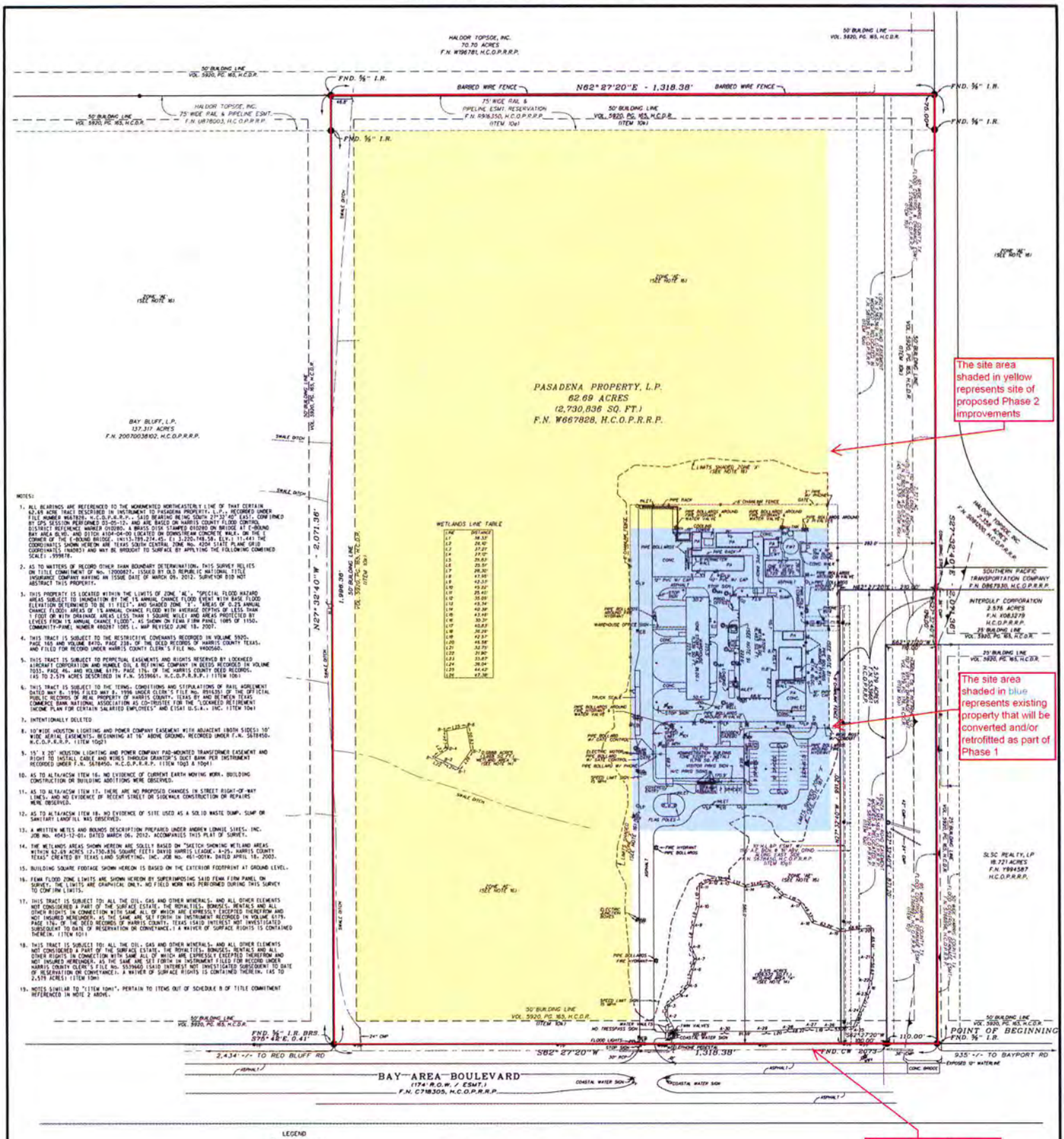
07/23/2012

DATE

ATTACHMENT 21

A map of the proposed reinvestment zone is attached as is a vicinity map. The reinvestment zone will be established by the Board of Trustees of La Porte ISD at a later date and will be certified by the district.

Oxiteno USA LLC Proposed Reinvestment Zone



NOTES:

1. ALL BEARINGS ARE REFERENCED TO THE NONMENTED NORTHEASTERLY LINE OF THAT CERTAIN 62.69 ACRE TRACT DESCRIBED IN INSTRUMENT TO PASADENA PROPERTY, L.P., RECORDED UNDER FILE NUMBER W667828, H.C.O.P.R.R.P.; SAID BEARING BEING SOUTH 27°32'40" EAST. CONFIRMED BY GPS SESSION PERFORMED 03-05-12. AND ARE BASED ON HARRIS COUNTY FLOOD CONTROL DISTRICT REFERENCE MARKER DISCRIPTION: A BRASS DISK STAMPED DISCRIPTION ON BRIDGE AT E-BOUND BAY AREA BLVD. AND DITCH A104-04-00 LOCATED ON DOWNSTREAM CONCRETE WALK, SW THE CORNER OF THE E-BOUND BRIDGE. (N:13,789,274.45, E: 3,220,748.58, ELV.: 11.44) THE COORDINATES SHOWN HEREON ARE TEXAS SOUTH CENTRAL ZONE No. 4204 STATE PLANE GRID COORDINATES (NAD83) AND MAY BE BROUGHT TO SURFACE BY APPLYING THE FOLLOWING COMBINED SCALE: .999878.
2. AS TO MATTERS OF RECORD OTHER THAN BOUNDARY DETERMINATION, THIS SURVEY RELIES ON TITLE COMMITMENT OF No. 12000837, ISSUED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY HAVING AN ISSUE DATE OF MARCH 09, 2012. SURVEYOR DID NOT ABSTRACT THIS PROPERTY.
3. THIS PROPERTY IS LOCATED WITHIN THE LIMITS OF ZONE "AE", "SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD EVENT WITH BASE FLOOD ELEVATION DETERMINED TO BE 11 FEET", AND SHADED ZONE "X", "AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD", AS SHOWN ON FEMA FIRM PANEL 1085 OF 1150, COMMUNITY-PANEL NUMBER 480287 1085 L, MAP REVISED JUNE 18, 2007.
4. THIS TRACT IS SUBJECT TO THE RESTRICTIVE COVENANTS RECORDED IN VOLUME 5920, PAGE 165 AND VOLUME 6179, PAGE 238, OF THE DEED RECORDS OF HARRIS COUNTY TEXAS, AND FILED FOR RECORD UNDER HARRIS COUNTY CLERK'S FILE No. Y400560.
5. THIS TRACT IS SUBJECT TO PERPETUAL EASEMENTS AND RIGHTS RESERVED BY LOCKHEED AIRCRAFT CORPORATION AND HUMBLE OIL & REFINING COMPANY IN DEEDS RECORDED IN VOLUME 7033, PAGE 46, AND VOLUME 6179, PAGE 154, OF THE HARRIS COUNTY DEED RECORDS. (AS TO 2.579 ACRES DESCRIBED IN F.N. 5539661, H.C.O.P.R.R.P.) (ITEM 10h)
6. THIS TRACT IS SUBJECT TO THE TERMS, CONDITIONS AND STIPULATIONS OF RAIL AGREEMENT DATED MAY 8, 1996 FILED MAY 8, 1996 UNDER CLERK'S FILE No. R916350 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF HARRIS COUNTY, TEXAS BY AND BETWEEN TEXAS COMMERCE BANK NATIONAL ASSOCIATION AS CO-TRUSTEE FOR THE "LOCKHEED RETIREMENT INCOME PLAN FOR CERTAIN SALARIED EMPLOYEES" AND EISAI U.S.A., INC. ITEM 10e)
7. INTENTIONALLY DELETED
8. 10' WIDE HOUSTON LIGHTING AND POWER COMPANY EASEMENT WITH ADJACENT (BOTH SIDES) 10' WIDE AERIAL EASEMENTS, BEGINNING AT 16' ABOVE GROUND, RECORDED UNDER F.N. 5678450, H.C.O.P.R.R.P. ITEM 10g)
9. 15' X 20' HOUSTON LIGHTING AND POWER COMPANY PAD-MOUNTED TRANSFORMER EASEMENT AND RIGHT TO INSTALL CABLE AND WIRES THROUGH GRANTOR'S DUCT BANK PER INSTRUMENT RECORDED UNDER F.N. 5678450, H.C.O.P.R.R.P. ITEM 10g3 & 10p)
10. AS TO ALTA/ACSM ITEM 16, NO EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WERE OBSERVED.
11. AS TO ALTA/ACSM ITEM 17, THERE ARE NO PROPOSED CHANGES IN STREET RIGHT-OF-WAY LINES, AND NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS WERE OBSERVED.
12. AS TO ALTA/ACSM ITEM 18, NO EVIDENCE OF SITE USED AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL WAS OBSERVED.
13. A WRITTEN METES AND BOUNDS DESCRIPTION PREPARED UNDER ANDREW LONNIE SIKES, INC. JOB No. 4043-12-01, DATED MARCH 06, 2012, ACCOMPANIES THIS PLAT OF SURVEY.
14. THE WETLANDS AREAS SHOWN HEREON ARE SOLELY BASED ON "SKETCH SHOWING WETLAND AREAS WITHIN 62.69 ACRES (2,730,836 SQUARE FEET) DAVID HARRIS LEAGUE, A-25, HARRIS COUNTY TEXAS" CREATED BY TEXAS LAND SURVEYING, INC., JOB No. 461-0019, DATED APRIL 18, 2003.
15. BUILDING SQUARE FOOTAGE SHOWN HEREON IS BASED ON THE EXTERIOR FOOTPRINT AT GROUND LEVEL.
16. FEMA FLOOD ZONE LIMITS ARE SHOWN HEREON BY SUPERIMPOSING SAID FEMA FIRM PANEL ON SURVEY. THE LIMITS ARE GRAPHICAL ONLY. NO FIELD WORK WAS PERFORMED DURING THIS SURVEY TO CONFIRM LIMITS.
17. THIS TRACT IS SUBJECT TO: ALL THE OIL, GAS AND OTHER MINERALS, AND ALL OTHER ELEMENTS NOT CONSIDERED A PART OF THE SURFACE ESTATE, THE ROYALTIES, BONUSES, RENTALS AND ALL OTHER RIGHTS IN CONNECTION WITH SAME ALL OF WHICH ARE EXPRESSLY EXCEPTED THEREFROM AND NOT INSURED HEREUNDER, AS THE SAME ARE SET FORTH IN INSTRUMENT RECORDED IN VOLUME 6179, PAGE 176, OF THE DEED RECORDS OF HARRIS COUNTY, TEXAS (SAID INTEREST NOT INVESTIGATED SUBSEQUENT TO DATE OF RESERVATION OR CONVEYANCE.) A WAIVER OF SURFACE RIGHTS IS CONTAINED THEREIN. (ITEM 10i)
18. THIS TRACT IS SUBJECT TO: ALL THE OIL, GAS AND OTHER MINERALS, AND ALL OTHER ELEMENTS NOT CONSIDERED A PART OF THE SURFACE ESTATE, THE ROYALTIES, BONUSES, RENTALS AND ALL OTHER RIGHTS IN CONNECTION WITH SAME ALL OF WHICH ARE EXPRESSLY EXCEPTED THEREFROM AND NOT INSURED HEREUNDER, AS THE SAME ARE SET FORTH IN INSTRUMENT FILED FOR RECORD UNDER HARRIS COUNTY CLERK'S FILE No. S539660 (SAID INTEREST NOT INVESTIGATED SUBSEQUENT TO DATE OF RESERVATION OR CONVEYANCE.) A WAIVER OF SURFACE RIGHTS IS CONTAINED THEREIN. (AS TO 2.579 ACRES) (ITEM 10m)
19. NOTES SIMILAR TO "(ITEM 10m)", PERTAIN TO ITEMS OUT OF SCHEDULE B OF TITLE COMMITMENT REFERENCED IN NOTE 2 ABOVE.

LEGEND

CO	CLEAN OUT
EB	ELECTRIC JUNCTION BOX
-x-	FENCE - BARBED WIRE
-+-	FENCE - CHAIN-LINK
	FIRE HYDRANT
	INLET - 36" SQUARE
	INLET - 24" DIAMETER
FCV	IRRIGATION CONTROL VALVE
LP	LIGHT POLE
MH	MAN HOLE
MH SN	MAN HOLE - SANITARY
PP	POWER POLE
	SIGN
WV	WATER VALVE

ABBREVIATIONS

ABV.	ABOVE
A.E.	AERIAL EASEMENT
A/C	AIR CONDITIONER
BCH.	BEGIN
BLDG.	BUILDING
BRS.	BEARS
CMP.	CURROGATED METAL PIPE
CONC.	CONCRETE
C.W.	COPPER WELD
CWT	CHILLED WATER TANK
DRNG.	DRAINAGE
ESMT.	EASEMENT
F.N.	FILE NUMBER
FND.	FOUND
FWT	FIRE WATER TANK
GRND.	GROUND
H/C	HANDICAP
H.C.D.R.	HARRIS COUNTY DEED RECORDS
H.C.O.P.R.R.P.	HARRIS COUNTY OFFICIAL PUBLIC RECORDS OF REAL PROPERTY
H.L.&P.	HOUSTON LIGHTING & POWER
I.R.	IRON ROD
PA	PROCESS AREA
PG.	PAGE
PRKG.	PARKING
R.O.W.	RIGHT-OF-WAY
SQ. FT.	SQUARE FEET
STR/STR.	STRUCTURE
TNK	TANK
VOL.	VOLUME
W/	WITH

100 50 0 100 200
FEET
1" = 100'

I hereby certify to Oxiteno USA, LLC, its successors and assigns and Old Republic National Title Insurance Company, that:

(a) This survey was made on the ground on the 6th day of March, 2012 as per the field notes shown on this survey and correctly shows: (i) the boundaries and areas of the subject property and the size, location and types of buildings and improvements situated on such land, and the distance therefrom to the nearest facing exterior property lines of the subject property; (ii) the location of all evidence of appurtenant easements, or easements which I have been notified of by owner via the supplied title commitment, rights-of-way, setback lines, and similar and any other matters, visible or of record (or of which I have knowledge or have been advised, whether or not of record) affecting the subject property; (iii) the location of the parking areas, driveways, and roads on the subject property showing the number of parking spaces provided thereby; (iv) all abutting dedicated public streets providing access to the subject property, together with the width and name thereof; (v) all fences (both perimeter and cross) and all walls and other improvements along the property lines with dimensions; (vi) all party walls of buildings or other structures on the property line indicating the thickness of the portions thereon on each side of the property line and the nature of the use of said walls on each side; (vii) the location of all railroad tracks and boundaries of railway rights-of-way affecting the subject property; (viii) (a) the scale of the survey plat, the north direction, the beginning point, the distance and course calls to the nearest intersecting street and point of reference from which the subject property is measured; (xi) all parcels, lots, or plats of which the subject property is comprised; (xii) the total acreage or square foot area of the subject property; and (xiii) all other significant items on the subject property;

(b) except as shown on the survey, there are not (i) visible evidence of encroachments upon the subject property by improvements on adjacent properties, (ii) visible evidence of encroachments on adjacent property, streets, or alleys by any improvements on the subject property, (iii) party walls, (iv) conflicts or protrusions, or (v) overlapping adjoining boundary lines or visible evidence of or notice of claims.

(c) Apparent ingress to and egress from the subject property is provided by Bay Area Blvd., the same being paved, dedicated public right-of-way maintained by Harris County, Texas.

(d) all required building setback lines on the subject property are located as shown hereon.

(e) the subject property is located within a flood plain or mud slide area as designated by the Federal Emergency Management Agency Maps produced by the United States Department of Housing and Urban Development, the flood zone classification of the property being "AE", "special flood hazard areas subject to inundation by the 1% annual chance flood event with base flood elevation determined to be 11 feet", and shaded (X), "areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from the 1% annual chance flood";

(f) this survey materially conforms to the current 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys and includes items 1-4, 6, 7(a), 7(b)(1), 7(c), 8-10, 11(a), 13-14, & 16-18 of Table A thereof.

ANDREW LONNIE SIKES 2914

Dated: March 09, 2012
Revised: March 13, 2012

Name: Andrew Lonnie Sikes
Registered Professional Land Surveyor
Registration No.: Texas Registration No. 2914
Email: andy.sikes@sikessurveying.com
Address: 5415 Bedford St, Houston TX, 77081
Telephone No.: (281) 596-5118
Job Number: 4043-12-01

ALTA/ACSM SURVEY
OF
62.69 ACRES
(2,730,836 SQ. FT.)
RECORDED UNDER
FILE No. W667828, H.C.O.P.R.R.P.
IN THE
DAVID HARRIS LEAGUE, ABSTRACT 25
LOCATED IN
HARRIS COUNTY, TEXAS
FOR

OXITENO USA, LLC

(ADDRESS: 9801 BAY AREA BLVD., PASADENA, TX, 77507) PROJECT NO. 4043-12-01
SHEET 1 OF 1

ANDREW LONNIE SIKES, INC.
CONVENTIONAL SURVEYING, GPS & AERIAL MAPPING
11415 BEDFORD ST. - HOUSTON, TX 77081 - OFFICE 281.561.8118
WWW.SikesSurveying.com - Andy.Sikes@SikesSurveying.com

SURVEYED:	JR / 11-30-11	BOOK No.:	4043-12-01	IMAGE:	NONE
DRAWN BY:	ZRS / 12-06-11	CHECKED:	ALS / 12-09-11	REVISED:	ZRS • 03-13-12

DATE: 3/13/2012 TIME: 3:52:31 PM
USER: Andrew Sikes
I:\Data\4043\DWG\ALTA\4043-12-01ALTA.dwg

Oxiteno USA LLC Vicinity Map

La Porte ISD Map

Project Site

ATTACHMENT 22

The resolution of the Board of Trustees of La Porte ISD establishing the reinvestment zone will be provided at a later date.

ATTACHMENT 23

The legal description of the proposed reinvestment zone is attached.

EXHIBIT A

Legal Description of the Land

ALL of that certain 62.69 acres (2,730,836 square feet) of land situated in the David Harris League, Abstract 25, Harris County, Texas, and being that same 62.69 acre tract described in instrument to Pasadena Property, L.P., recorded under File Number W667828, of the Harris County Official Public Records of Real Property, (H.C.O.P.R.R.P.); said 62.69 acres (2,730,836 square feet) of land being more particularly described by metes and bounds as follows (bearings are referenced to the monumented northeasterly line of said 62.69 acre tract, said bearing being South 27°32'40"East, confirmed by GPS session performed 03-05-12, and are based on Harris County Flood Control District Reference Marker 010280):

BEGINNING at a 5/8 inch iron rod found for the southeasterly corner of said 62.69 acre tract, said point being in the northwesterly right-of-way of Bay Area Boulevard, (174 feet wide), described in File Number C718305, H.C.O.P.R.R.P.;

THENCE South 62°27'20" West, with the southeasterly line of said 62.69 acre tract, the northwesterly right-of-way of said Bay Area Boulevard, at 110.00 feet pass Copper Weld No. 2073, in all a distance of 1,318.38 feet, to a point for the southwesterly corner of said 62.69 acre tract, from which a 5/8 inch iron rod found bears S75°42'E, 0.41';

THENCE North 27°32'40" West, 2,071.36 feet, with the southwesterly line of said 62.69 acre tract, to a 5/8 inch iron rod found for the northwesterly corner of said 62.69 acre tract;

THENCE North 62°27'20" East, 1,318.38 feet, with the northwesterly line of said 62.69 acre tract, to a 5/8 inch iron rod found for the northeasterly corner of said 62.69 acre tract, said point being in the southwesterly line of that certain 2.358 acre tract described in instrument to Haldor Topsoe, Inc., recorded under File Number S091200, H.C.O.P.R.R.P.;

THENCE South 27°32'40" East, 2,071.36 feet, with a northeasterly line of said 62.69 acre tract, to the POINT OF BEGINNING, and containing 62.69 acres (2,730,836 square feet) of land.

ATTACHMENT 24

Not applicable. The proposed reinvestment zone will be created by the Board of Trustees of La Porte ISD. Creation of the reinvestment zone by a school board does not require guidelines and criteria.