AMENDED AGREEMENT FOR LIMITATION ON APPRAISED VALUE OF PROPERTY FOR SCHOOL DISTRICT MAINTENANCE AND OPERATIONS TAXES

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by and between

GOOSE CREEK CONSOLIDATED INDEPENDENT SCHOOL DISTRICT

and

BORUSAN MANNESMANN PIPE U.S., INC.

Texas Taxpayer No. 32044953654

Dated

December 26, 2013

AMENDED AGREEMENT FOR LIMITATION ON APPRAISED VALUE OF PROPERTY FOR SCHOOL DISTRICT MAINTENANCE AND OPERATIONS TAXES

STATE OF TEXAS §

COUNTY OF CHAMBERS §

THIS AMENDED AGREEMENT FOR LIMITATION ON APPRAISED VALUE OF PROPERTY FOR SCHOOL DISTRICT MAINTENANCE AND OPERATIONS TAXES is executed and delivered by and between the **GOOSE CREEK CONSOLIDATED INDEPENDENT SCHOOL DISTRICT**, hereinafter referred to as the "District." a lawfully created independent school district within the State of Texas operating under and subject to the Texas Education Code, and **BORUSAN MANNESMANN PIPE U.S., INC.**, Texas Taxpayer Identification Number 32044953654, and its successors and assigns, hereinafter referred to as the "Applicant." The Applicant and the District are each hereinafter sometimes referred to individually as a "Party" and collectively as the "Parties." Certain capitalized and other terms used in this Agreement shall have the meanings ascribed to them in Section 1.3.

RECITALS

WHEREAS, on or about December 10, 2012 the Superintendent of Schools of the District, acting as agent of the Board of Trustees of the District (the "Board of Trustees"), received from Applicant an Application for Appraised Value Limitation on Qualified Property, pursuant to Chapter 313 of the Texas Tax Code; and,

WHEREAS, on December 10, 2012, the Board of Trustees authorized the Superintendent to accept, on behalf of the District, the Application from Applicant, and on December 13, 2012, the Superintendent acknowledged receipt of a completed Application and the requisite application fee as established by the District pursuant to Texas Tax Code § 313.025(a)(1) and Local District Policy CCG (Local), and on December 14, 2012, determined the Application to be complete; and,

WHEREAS, the Application was delivered to the office of the Texas Comptroller of Public Accounts (hereinafter referred to as the "Comptroller") for review pursuant to Texas Tax Code § 313.025(d); and,

WHEREAS, pursuant to 34 Texas Administrative Code § 9.1054, the Application was delivered for review to the Chambers County Appraisal District (the "Appraisal District"); and,

WHEREAS, the Comptroller reviewed the Application pursuant to Texas Tax Code § 313.025(d), and on March 18, 2013, the Comptroller's Office, via letter, recommended that the Application be approved; and,

WHEREAS, the Comptroller conducted an economic impact evaluation pursuant to Chapter 313 of the Texas Tax Code, which was presented to the Board of Trustees at the May 13, 2013 public hearing held in connection with the Board's consideration of the Application; and,

WHEREAS, the Board of Trustees has carefully reviewed the economic impact evaluation pursuant to Texas Tax Code § 313.026 and has carefully considered the Comptroller's positive recommendation for the project; and,

WHEREAS, on May 13, 2013, the Board of Trustees conducted a public hearing on the Application at which it solicited input into its deliberations on the Application from all interested parties within the District; and,

WHEREAS, on May 13, 2013, the Board of' Trustees made factual findings pursuant to Texas Tax Code § 313.025(f), including, but not limited to findings that: (i) the information in the Application is true and correct; (ii) this Agreement is in the best interest of the District and the State of Texas; (iii) the Applicant is eligible for the limitation on appraised value of the Applicant's Qualified Property; and, (iv) each criterion referenced in Texas Tax Code § 313.025(e) has been met; and,

WHEREAS, on May 13, 2013, the Board of Trustees determined that the Limitation on Appraised Value requested by Applicant, as defined in Section 2.6, below, is consistent with the minimum values set out by Texas Tax Code, §§ 313.022(b) and 313.052, as such Limitation on Appraised Value was computed as of the date of this Agreement; and,

WHEREAS, on May 10, 2013, the District received written notification pursuant to 34 Texas Administrative Code § 9.1055(e)(2)(A) that the Comptroller reviewed this Agreement, and reaffirmed the recommendation previously made on March 18, 2013 that the Application be approved; and,

WHEREAS, on May 13, 2013, the Board of Trustees approved the form of this Agreement for a limitation on Appraised Value of Property for School District Maintenance and Operations Taxes, and authorized the Board President and Secretary of the Board of Trustees to execute and deliver such Agreement to the Applicant;

NOW, THEREFORE, for and in consideration of the premises and the mutual covenants and agreements herein contained, the Parties agree as follows:

ARTICLE I

AUTHORITY, TERM, DEFINITIONS, AND GENERAL PROVISIONS

Section 1.1 Authority

This Agreement is executed by the District as its written agreement with the Applicant pursuant to the provisions and authority granted to the District in Texas Tax Code §§ 313.027 and 313.051.

Section 1.2 Term of the Agreement

This Agreement shall commence and first become effective on the Commencement Date, as defined in Section 1.3, below.

The period beginning with the Commencement Date and ending on December 31, 2015 is referred to herein as the "Qualifying Time Period." For the avoidance of doubt, the Limitation on Appraised Value described in Section 2.6 shall not begin until January 1, 2016 and shall not apply during the Qualifying Time Period.

Unless sooner terminated as provided herein, the Limitation on Appraised Value shall terminate on December 31, 2023. Except as otherwise provided herein, this Agreement will terminate in full on the Final Termination Date. The termination of this Agreement shall not (i) release any obligations, liabilities, rights and remedies arising out of any breach of, or failure to comply with, this Agreement occurring prior to such termination, or (ii) affect the right of a Party to enforce the payment of any amount, including any Tax Credit, to which such Party was entitled before such termination or to which such Party became entitled as a result of an event that occurred before such termination.

Except as otherwise provided herein, the Tax Years for which this Agreement is effective are as set forth below, and set forth opposite each such Tax Year are the corresponding year in the term of this Agreement, the date of the Appraised Value determination for such Tax Year, and a summary description of certain provisions of this Agreement corresponding to such Tax Year (it being understood and agreed that such summary descriptions are for reference purposes only, and shall not affect in any way the meaning or interpretation of this Agreement):

Full Tax Year of Agreement	**Date of Appraised Value Determination**	**School Year**	**Tax Year**	**Summary Description of Provisions**
Partial Year (Commencement Date through December 31, 2013)	January 1, 2013	2013–14	2013	Start of Qualifying Time Period beginning with Commencement Date. No limitation on value. First year for computation of Annual Limit.
1	January 1, 2014	2014–15	2014	Qualifying Time Period. No limitation on value. Possible tax credit in future years.
2	January 1, 2015	2015–16	2015	Qualifying Time Period. No limitation on value. Possible tax credit in future years.
3	January 1, 2016	2016–17	2016	$ 30 million property value limitation.
4	January 1, 2017	2017–18	2017	$ 30 million property value limitation. Possible tax credit due to Applicant.
5	January 1, 2018	2018–19	2018	$ 30 million property value limitation.

Full Tax Year of Agreement	Date of Appraised Value Determination	School Year	Tax Year	Summary Description of Provisions
				Possible tax credit due to Applicant.
6	January 1, 2019	2019–20	2019	$ 30 million property value limitation. Possible tax credit due to Applicant.
7	January 1, 2020	2020–21	2020	$ 30 million property value limitation. Possible tax credit due to Applicant.
8	January 1, 2021	2021–22	2021	$ 30 million property value limitation. Possible tax credit due to Applicant.
9	January 1, 2022	2022–23	2022	$ 30 million property value limitation. Possible tax credit due to Applicant.
10	January 1, 2023	2023–24	2023	$ 30 million property value limitation. Possible tax credit due to Applicant.
11	January 1, 2024	2024–25	2024	No tax limitation. Possible tax credit due to Applicant. Applicant obligated to Maintain Viable Presence if no early termination.
12	January 1, 2025	2025–26	2025	No tax limitation. Possible tax credit due to Applicant. Applicant obligated to Maintain Viable Presence if no early termination.
13	January 1, 2026	2026–27	2026	No tax limitation. Possible tax credit due to Applicant. Applicant obligated to Maintain Viable Presence if no early termination.

Section 1.3 Definitions

Wherever used herein, the following terms shall have the following meanings, unless the context in which used clearly indicates another meaning, to wit:

"*Act*" means the Texas Economic Development Act set forth in Chapter 313 of the Texas Tax Code, as amended, as it existed on the date of this Agreement.

"*Affiliate*" of any specified person or entity means any other person or entity which, directly or indirectly, through one or more intermediaries, controls, or is controlled by, or is under direct or indirect common control with such specified person or entity. For purposes of this

definition "control" when used with respect to any person or entity means (i) the ownership, directly or indirectly, or fifty percent (50%) or more of the voting securities of such person or entity, or (ii) the right to direct the management or operations of such person or entity, directly or indirectly, whether through the ownership (directly or indirectly) of securities, by contract or otherwise.

"*Affiliated Group*" means a group of one or more entities in which a controlling interest is owned by a common owner or owners, either corporate or non-corporate, or by one or more of the member entities.

"*Aggregate Limit*" means, for any Tax Year during the term of this Agreement, the cumulative total of the Annual Limit amount for such Tax Year and for all previous Tax Years during the course of this Agreement, less any amounts paid by the Applicant to or on behalf of the District under Article IV.

"*Agreement*" means this Agreement, as the same may be modified, amended, restated, amended and restated, or supplemented from time to time in accordance with Section 8.3.

"*Annual Limit*" means the maximum annual benefit which can be paid directly to the District as a Supplemental Payment under the provisions of Texas Tax Code § 313.027(i). For purposes of this Agreement, the amount of the Annual Limit shall be calculated, pursuant to Texas Education Code § 42.005, by multiplying the District's 2013–2014 average daily attendance times $100, or any larger amount allowed by Texas Tax Code § 313.027(i), if such limit amount is increased for any future year of this Agreement. The Annual Limit shall first be computed for Tax Year 2013, which, by virtue of the Commencement Date is the first year of the Qualifying Time Period under this Agreement.

"*Applicable School Finance Law*" means Chapters 41 and 42 of the Texas Education Code, the Texas Economic Development Act (Chapter 313 of the Texas Tax Code), Chapter 403, Subchapter M, of the Texas Government Code applicable to the District, and the Constitution and general laws of the State applicable to the independent school districts of the State, including specifically, the applicable rules and regulations of the agencies of the State having jurisdiction over any matters relating to the public school systems and school districts of the State, and judicial decisions construing or interpreting any of the above. The term also includes any amendments or successor statutes that may be adopted in the future that could impact or alter the calculation of the Applicant's ad valorem tax obligation to the District, either with or without the limitation of property values made pursuant to this Agreement.

"*Application*" means the Application for Appraised Value Limitation on Qualified Property (Chapter 313, Subchapter B or C, of the Texas Tax Code) as amended and supplemented by Applicant. The term includes all forms required by the Comptroller, the schedules attached thereto, and all other documentation submitted by Applicant for the purpose of obtaining this Agreement with the District. The Application was originally filed with the District by the Applicant on or about December 10, 2012, and was certified by the Comptroller's office to constitute a complete final Application as of December 14, 2012. The term also includes all amendments and supplements thereto submitted by Applicant.

"Application Date" means December 10, 2012, the date on which the Application was filed with the District.

"*Appraised Value*" shall have the meaning assigned to such term in Section 1.04(8) of the Texas Tax Code.

"*Commencement Date*" means May 13, 2013, the date upon which this Agreement was approved by the District's Board of Trustees.

"*Comptroller's Rules*" means the applicable rules and regulations of the Comptroller set forth in Title 34 of the Texas Administrative Code, Chapter 9, Subchapter D, together with any court or administrative decisions interpreting same.

"*County*" means Chambers County, Texas.

"*District*" or "*School District*" means the Goose Creek Consolidated Independent School District, being a duly authorized and operating independent school district in the State, having the power to levy, assess, and collect ad valorem taxes within its boundaries and to which Subchapter C of the Act applies. The term also includes any successor independent school district or other successor governmental authority having the power to levy and collect ad valorem taxes for school purposes on the Applicant's Qualified Property or the Applicant's Qualified Investment.

"*Final Termination Date*" means December 31, 2026, except for any final payment obligations hereunder.

"*Force Majeure*" means a failure caused by (a) provisions of law, or the operation or effect of rules, regulations or orders promulgated by any governmental authority having jurisdiction over the Applicant, the Applicant's Qualified Property, or the Applicant's Qualified Investment or any upstream, intermediate or downstream equipment or support facilities as are necessary to the operation of the Applicant's Qualified Property or the Applicant's Qualified Investment; (b) any demand or requisition, arrest, order, request, directive, restraint or requirement of any government or governmental agency whether federal, state, military, local or otherwise; (c) the action, judgment, or decree of any court; (d) floods, storms, hurricanes, evacuation due to threats of hurricanes, lightning, earthquakes, washouts, high water, fires, acts of God or public enemies, wars (declared or undeclared), blockades, epidemics, riots or civil disturbances, insurrections, strikes, labor disputes (it being understood that nothing contained this Agreement shall require the Applicant to settle any such strike or labor dispute), explosions, breakdown or failure of plant, machinery, equipment, lines of pipe or electric power lines (or unplanned or forced outages or shutdowns of the foregoing for inspections, repairs or maintenance), inability to obtain, renew or extend franchises, licenses or permits, loss, interruption, curtailment or failure to obtain electricity, gas, steam, water, wastewater disposal, waste disposal or other utilities or utility services, inability to obtain or failure of suppliers to deliver equipment, parts or material, or inability of the Applicant to ship or failure of carriers to transport electricity from the Applicant's facilities; or (e) any other cause (including broad-based extraordinary economic events, but excluding other financial causes, except as otherwise

provided above), whether similar or dissimilar, over which the Applicant has no reasonable control and which forbids or prevents performance.

"*Land*" shall have the meaning assigned to such term in Section 2.2.

"*Maintain Viable Presence*" means after the development and construction of the project described in the Application and in the description of the Applicant's Qualified Investment/Qualified Property as set forth in Section 2.3, below, (i) the operation over the term of this Agreement of the facility or facilities for which the tax limitation is granted, as the same may from time to time be expanded, upgraded, improved, modified, changed, remodeled, repaired, restored, reconstructed, reconfigured, and/or reengineered; (ii) the maintenance of at least the number of New Jobs required by Chapter 313 of the Texas Tax Code from the time they are created until the Final Termination Date; and (iii) the maintenance of at least the number of Qualifying Jobs set forth in the Application from the time they are created until the Final Termination Date.

"*Maintenance and Operations Revenue*" or "*M&O Revenue*" means (i) those revenues which the District receives from the levy of its annual ad valorem maintenance and operations tax pursuant to Texas Education Code § 45.002 and Article VII, Section 3 of the Texas Constitution, plus (ii) all State revenues to which the District is or may be entitled under Chapter 42 of the Texas Education Code or any other statutory provision as well as any amendment or successor statute to these provisions, plus (iii) any indemnity payments received by the District under other agreements similar to this Agreement to the extent that such payments are designed to replace District M&O Revenue lost as a result of such similar agreements, less (iv) any amounts necessary to reimburse the State of Texas or another school district for the education of additional students pursuant to Chapter 41 of the Texas Education Code.

"*Market Value*" shall have the meaning assigned to such term in Section 1.04(7) of the Texas Tax Code.

"New Tax Benefit" means an amount (but not less than zero) equal to (i) the amount of the maintenance and operations ad valorem taxes which the Applicant would have paid to the District for all Tax Years during the term of this Agreement if this Agreement had not been entered into by the Parties, (ii) adding to the amount determined under clause (i) all Tax Credits received by the Applicant under Chapter 313, Tax Code, and (iii) subtracting from the sum of the amounts determined under clauses (i) and (ii) the sum of (A) all maintenance and operations ad valorem school taxes actually due to the District or any other governmental entity, including the State of Teas, for all Tax Years of this Agreement, plus (B) any payments due to the District under Article III of this Agreement.

"*New Jobs*" means "new jobs" as defined by 34 Texas Administrative Code § 9.1051(14)(C), which the Applicant will create in connection with the project described in the Application. In accordance with the requirements of Texas Tax Code § 313.024(d), eighty percent (80%) of all New Jobs created by Applicant on the project shall also be Qualifying Jobs, as defined below.

"*Qualified Investment*" has the meaning set forth in Chapter 313 of the Texas Tax Code, as interpreted by the Comptroller's Rules, as these provisions existed on the date of this Agreement, and applying any specific requirements for rural school districts imposed by Subchapter C of Chapter 313 of the Texas Tax Code and by the Comptroller's Rules.

"*Qualifying Jobs*" means New Jobs created by Applicant which meet the requirements of Texas Tax Code §§ 313.021(3) and 313.051(b).

"*Qualified Property*" has the meaning set forth in Chapter 313 of the Texas Tax Code, as interpreted by the Comptroller's Rules and the Texas Attorney General, as these provisions existed on the date of this Agreement, and applying any specific requirements for rural school districts imposed by Subchapter C of Chapter 313 of the Texas Tax Code and by the Comptroller's Rules.

"Revenue Protection Amount" means the amount calculated pursuant to Section 3.2 of this Agreement.

"*State*" means the State of Texas.

"*Tax Credit*" means the tax credit, either to be paid by the District to the Applicant, or to be applied against any taxes that the District imposes on the Applicant's Qualified Property, as computed under the provisions of Subchapter D of the Act, and rules adopted by the Comptroller and/or the Texas Education Agency, provided that the Applicant complies with the requirements under such provisions, including the timely filing of a completed application under Texas Tax Code § 313.103 and the duly adopted administrative rules relating thereto.

"*Tax Year*" shall have the meaning assigned to such term in Section 1.04(13) of the Texas Tax Code (i.e., the calendar year).

"*Taxable Value*" shall have the meaning assigned to such term in Section 1.04(10) of the Texas Tax Code.

"*Texas Education Agency Rules*" means the applicable rules and regulations adopted by the Texas Commissioner of Education in relation to the administration of Chapter 313, Texas Tax Code, which are set forth in Title 19, Texas Administrative Code, together with any court or administrative decisions interpreting same.

ARTICLE II

PROPERTY DESCRIPTION

Section 2.1 Location Within a Qualified Reinvestment or Enterprise Zone

The Applicant's Qualified Property and Qualified Investment will be located within an area designated by the County as a reinvestment zone under Chapter 312 of the Texas Tax Code on February 12, 2013. The legal description of the reinvestment zone is attached to this Agreement as Exhibit 1 and is incorporated herein by reference for all purposes.

Section 2.2 Location of Qualified Property and Qualified Investment

Applicant's Qualified Property will include and be located on, and Applicant's Qualified Investment will be located on, Land described in the legal description that is attached to this Agreement as Exhibit 2 and is incorporated herein by reference for all purposes. The Parties agree that the boundaries of the Land may not be materially changed from the configuration described in Exhibit 2 without each Party's express authorization.

Section 2.3 Description of Qualified Investment and Qualified Property

The Qualified Investment and/or Qualified Property that is subject to the Limitation on Appraised Value is described in Exhibit 3, which is attached hereto and incorporated herein by reference for all purposes. The Applicant's Qualified Investment shall be that property described in Exhibit 3 that is placed in service under the terms of the Application during the Qualifying Time Period. The Applicant's Qualified Property shall be all property described in Exhibit 3, including, but not limited to, the Applicant's Qualified Investment, which: (1) is owned by the Applicant; (2) is first placed in service after the Application Date; and (3) is used in connection with the activities described in the Application. Property which is not specifically described in Exhibit 3 shall not be considered by the District or the Appraisal District to be part of the Applicant's Qualified Investment or the Applicant's Qualified Property for purposes of this Agreement, unless pursuant to Texas Tax Code § 313.027(e) and Section 8.3 of this Agreement, the Board of Trustees, by official action, provides that such other property is a part of the Applicant's Qualified Properly for purposes of this Agreement.

Property owned by the Applicant which is not described on Exhibit 3 may not be considered to be Qualified Property unless the Applicant:

(i) submits to the District and the Comptroller a written request to add such property to this Agreement, which request shall include a specific description of the additional property to which the Applicant requests that the Limitation on Appraised Value apply;

(ii) notifies the District and the Comptroller of any other changes to the information that was provided in the Application approved by the District; and,

(iii) provides any additional information reasonably requested by the District or the Comptroller that is necessary to re-evaluate the economic impact analysis for the new or changed conditions.

Section 2.4 Applicant's Obligations to Provide Current Inventory of Qualified Property

At the end of the Qualifying Time Period, or at any other time when there is a material change in the Applicant's Qualified Property located on the Land, or upon a reasonable request by the District, the Comptroller, or the Appraisal District, the Applicant shall provide to the District, the Comptroller, and the Appraisal District a specific and detailed description of the tangible personal property, buildings, or permanent, nonremovable building components

(including any affixed to or incorporated into real property) comprising the Applicant's Qualified Property to which the Limitation on Appraised Value applies, including maps or surveys of sufficient detail and description to locate all such described property within the boundaries of the real property which is subject to this Agreement.

Section 2.5 Qualifying Use

Applicant will use the Applicant's Qualified Investment and Applicant's Qualified Property described above in Section 2.3 as a manufacturing facility. As such, such property will qualify for a Limitation on Appraised Value under Texas Tax Code § 313.024(b)(1).

Section 2.6 Limitation on Appraised Value

So long as the Applicant makes a Qualified Investment in the amount of Thirty Million Dollars ($30,000,000.00), or greater, during the Qualifying Time Period, and unless this Agreement has been terminated as provided herein before such Tax Year, for each of the following eight (8) Tax Years—2016, 2017, 2018, 2019, 2020, 2021, 2022, and 2023—the Appraised Value of the Applicant's Qualified Property for the District's maintenance and operations ad valorem tax purposes shall not exceed the lesser of:

(i) the Market Value of the Applicant's Qualified Property; or

(ii) Thirty Million Dollars ($30,000,000.00).

This "Limitation on Appraised Value" is based on the limitation amount for the category that applies to the District on the effective date of this Agreement, as set out by Texas Tax Code § 313.052.

ARTICLE III

PROTECTION AGAINST LOSS OF FUTURE DISTRICT REVENUES

Section 3.1 Intent of the Parties

Subject to the limitations contained in this Agreement (including Section 5.1), it is the intent of the Parties that the District shall, in accordance with the provisions of Texas Tax Code § 313.027(f)(1), be compensated by the Applicant for any loss that the District incurs in its Maintenance and Operations Revenue as a result of entering into this Agreement, after taking into account any payments to be made under this Agreement. Such payments shall be independent of, and in addition to, all such other payments as are set forth in Article IV. Subject only to the limitations contained in this Agreement (including Section 5.1), it is the intent of the Parties that the risk of any negative financial consequence to the District, including making the decision to enter into this Agreement will be borne by the Applicant and not by the District, and paid by the Applicant to the District in addition to any and all payments due under Article IV.

Section 3.2 Calculating the Amount of Loss of Revenues by the District

Subject to the provisions of Sections 5.1 and 5.2, the amount to be paid by the Applicant to compensate the District for loss of Maintenance and Operations Revenue resulting from, or on account of, this Agreement for each year during the term of this Agreement (the "Revenue Protection Amount") shall be determined in compliance with the Applicable School Finance Law in effect for such year and according to the following formula:

The Revenue Protection Amount owed by the Applicant to the District means the Original M&O Revenue minus the New M&O Revenue;

Where:

(i) "Original M&O Revenue" means the total State and local Maintenance & Operations Revenue that the District would have received for the school year under the Applicable School Finance Law had this Agreement not been entered into by the Parties and the Applicant's Qualified Property and/or the Applicant's Qualified Investment been subject to the ad valorem maintenance and operations tax actually levied for the applicable year.

(ii) "New M&O Revenue" means the total State and local Maintenance & Operations Revenue that the District actually received for such school year, after all adjustments have been made to such Maintenance and Operations Revenue because of any portion of this Agreement.

In making the calculations required by this Section 3.2:

(i) The Taxable Value of property for each school year will be determined under the Applicable School Finance Law.

(ii) For purposes of this calculation, the tax collection rate on the Applicant's Qualified Property and/or the Applicant's Qualified Investment will be presumed to be one hundred percent (100%).

(iii) If, for any year of this Agreement, the difference between the Original M&O Revenue and the New M&O Revenue as calculated under this Section 3.2 results in a negative number, the negative number will be considered to be zero.

(iv) All calculations made for years three (3) through ten (10) of this Agreement under Subsection ii of this Section 3.2 of this Agreement will reflect the Limitation on Appraised Value for such year.

(v) All calculations made under this Section 3.2 shall be made by a methodology which isolates the full M&O Revenue impact caused by this Agreement. The Applicant shall not be responsible to reimburse the

District for other revenue losses created by other agreements, or any other factors not contained in this Agreement.

Section 3.3 Compensation for Loss of Other Revenues

In addition to the amounts determined pursuant to Section 3.2 above, the Applicant, on an annual basis, shall also indemnify and reimburse the District for the following:

(i) all non-reimbursed costs incurred by the District in paying or otherwise crediting to the account of the Applicant, any applicable tax credit to which the Applicant may be entitled pursuant to Chapter 313, Subchapter D of the Texas Tax Code, and for which the District does not receive reimbursement from the State pursuant to Texas Education Code § 42.2515, or other similar or successor statute;

(ii) all non-reimbursed costs, certified by the District's external auditor to have been incurred by the District for extraordinary education-related expenses related to the Applicant's Qualified Investment that are not directly funded in state aid formulas, including expenses for the purchase of portable classrooms and the hiring of additional personnel to accommodate a temporary increase in student enrollment attributable to the Applicant's Qualified Investment; and

(iii) any other loss of District revenues which are, or may be, attributable to the payment by the Applicant to or on behalf of any other third party beneficiary.

Section 3.4 Calculations to Be Made by Third Party

All calculations under this Agreement shall be made annually by an independent third party (the "Third Party") jointly approved each year by the District and the Applicant. If the Parties cannot agree on the Third Party, then the Third Party shall be selected by the mediator provided in Section 7.9 of this Agreement.

Section 3.5 Data Used for Calculations

The calculations for payments under this Agreement shall be initially based upon the valuations placed upon the Applicant's Qualified Investment and/or the Applicant's Qualified Property by the Appraisal District in its annual certified tax rolls submitted to the District pursuant to Texas Tax Code § 26.01 on or about July 25 of each year of this Agreement. Immediately upon receipt of the valuation information by the District, the District shall submit the valuation information to the Third Party selected under Section 3.4. The certified tax roll data shall form the basis of the calculation of any and all amounts due under this Agreement. All other data utilized by the Third Party to make the calculations contemplated by this Agreement shall be based upon the best available current estimates. The data utilized by the Third Party shall be adjusted from time to time by the Third Party to reflect actual amounts, subsequent adjustments by the Appraisal District to the District's certified tax rolls or any other changes in student counts, tax collections, or other data.

Section 3.6 Delivery of Calculations

On or before November 1 of each year for which this Agreement is effective, the Third Party appointed pursuant to Section 3.4 of this Agreement shall forward to the Parties a certification containing the calculations required under Sections 3.2, 3.3, Article IV, and/or Section 5.1 of this Agreement in sufficient detail to allow the Parties to understand the manner in which the calculations were made. The Third Party shall simultaneously submit his, her or its invoice for fees for services rendered to the Parties, if any fees are being claimed. Upon reasonable prior notice, the employees and agents of the Applicant shall have access, at all reasonable times, to the Third Party's offices, personnel, books, records, and correspondence pertaining to the calculation and fee for the purpose of verification. The Third Party shall maintain supporting data consistent with generally accepted accounting practices, and the employees and agents of the Applicant shall have the right to reproduce and retain for purpose of audit, any of these documents. The Third Party shall preserve all documents pertaining to the calculation and fee for a period of five (5) years after payment. The Applicant shall not be liable for any of the Third Party's costs resulting from an audit of the Third Party's books, records, correspondence, or work papers pertaining to the calculations contemplated by this Agreement or the fee paid by the Applicant to the Third Party pursuant to Section 3.7, if such fee is timely paid.

Section 3.7 Payment by Applicant

The Applicant shall pay any amount determined to be due and owing to the District under this Agreement on or before the January 31 next following the tax levy for each year for which this Agreement is effective. By such date, the Applicant shall also pay any amount billed by the Third Party for all calculations under this Agreement under Section 3.6, above, plus any reasonable and necessary legal expenses paid by the District to its attorneys, auditors, or financial consultants for the preparation and filing of any financial reports, disclosures, or tax credit or other reimbursement applications filed with or sent to the State of Texas which are, or may be required under the terms or because of the execution of this Agreement. For no Tax Year during the term of this Agreement shall the Applicant be responsible for the payment of any expenses under this Section 3.7 and Section 3.6, above, in excess of Ten Thousand Dollars ($10,000.00).

Section 3.8 Resolution of Disputes

Should the Applicant disagree with the certification prepared pursuant to Section 3.6, the Applicant may appeal the findings, in writing, to the Third Party within thirty (30) days of receipt of the certification. Within thirty (30) days of receipt of the Applicant's appeal, the Third Party will issue, in writing, a final determination of the certification containing the calculations. Thereafter, the Applicant may appeal the final determination of certification containing the calculations to the District's Board of Trustees, in writing, within thirty (30) days of the final determination of certification containing the calculations.

Section 3.9 Effect of Property Value Appeal or Other Adjustment

If at the time the Third Party selected under Section 3.4 makes its calculations under this Agreement, the Applicant has appealed any matter relating to the valuations placed by the

Appraisal District on the Applicant's Qualified Property, and such appeal remains unresolved, the Third Party shall base its calculations upon the values placed upon the Applicant's Qualified Property by the Appraisal District.

If as a result of an appraisal appeal or for any other reason, the Taxable Value of the Applicant's Qualified Investment and/or the Applicant's Qualified Property is changed, once the determination of the new Taxable Value becomes final, the Parties shall immediately notify the Third Party who shall immediately issue new calculations for the applicable year or years using the new Taxable Value. In the event the new calculations result in a change in any amount paid or payable by the Applicant under this Agreement, the Party from whom the adjustment is payable shall remit such amounts to the other Party within thirty (30) days of the receipt of the new calculations from the Third Party.

Section 3.10 Effect of Statutory Changes

Notwithstanding any other provision in this Agreement, but subject to the limitations contained in Section 5.1, in the event that, by virtue of statutory changes to the Applicable School Finance Law, administrative interpretations by the Comptroller, Commissioner of Education, or the Texas Education Agency, or for any other reason attributable to statutory change, the District will receive less Maintenance and Operations Revenue, or, if applicable, will be required to increase its payment of funds to the State, because of its participation in this Agreement, the Applicant shall make payments to the District, up to the Revenue Protection Amount limit set forth in Section 5.1, that are necessary to offset any negative impact on the District as a result of its participation in this Agreement. Such calculation shall take into account any adjustments to the Revenue Protection Amount calculated for the current fiscal year that should be made in order to reflect the actual impact on the District.

ARTICLE IV

SUPPLEMENTAL PAYMENTS

Section 4.1 Supplemental Payments

In addition to undertaking the responsibility for the payment of all of the amounts set forth under Article III, and as further consideration for the execution of this Agreement by the District, the Applicant shall also be responsible for the "Supplemental Payments" set forth in this Article IV.

(i) Amounts Exclusive of Indemnity Amounts

It is the express intent of the Parties that the Applicant's obligation to make Supplemental Payments under this Article IV is separate and independent of the obligation of the Applicant to pay the amounts described in Article III; provided, however, that all payments under Articles III and IV are subject to the limitations contained in Section 5.1.

(ii) Adherence to Statutory Limits on Supplemental Payments

It is the express intent of the Parties that any Supplemental Payments made to or on behalf of the District by the Applicant, under this Article IV, shall not exceed the limit imposed by the provisions of Texas Tax Code § 313.027(i), as such limit is allowed or required to be increased by the Legislature in a future year of this Agreement.

(iii) Explicit Identification of Payments to District

The Applicant shall not be responsible to the District or to any other person or persons in any form for the payment or transfer of money or any other thing of value in recognition of, anticipation of, or consideration for this Agreement made pursuant to Chapter 313, Texas Tax Code, unless it is explicitly set forth in this Agreement.

Section 4.2 Stipulated Supplemental Payment Amount - Subject to Aggregate Limit

During the term of this Agreement, the District shall not be entitled to receive Supplemental Payments that exceed the lesser of:

(i) the Applicant's "Stipulated Supplemental Payment Amount," which is defined as Forty Percent (40%) of the Net Tax Benefit; or,

(ii) the Aggregate Limit.

Section 4.3 Annual Calculation of Stipulated Supplemental Payment Amount

The Parties agree that for each Tax Year during the term of this Agreement, beginning with the third full year (Tax Year 2016), the Stipulated Supplemental Payment Amount described in Section 4.2 will annually be calculated based upon the then most current estimate of tax savings to the Applicant, which will be made, based upon assumptions of student counts, tax collections, and other applicable data, in accordance with the following formula:

Taxable Value of the Applicant's Qualified Property for such Tax Year had this Agreement not been entered into by the Parties (i.e., the Taxable Value of the Applicant's Qualified Property used for the District's interest and sinking fund tax purposes for such Tax Year, or school taxes due to any other governmental entity, including the State of Texas, for such Tax Year);

Minus,

The Taxable Value of the Applicant's Qualified Property for such Tax Year after giving effect to this Agreement (i.e., the Taxable Value of the Applicant's Qualified Property used for the District's maintenance and operations tax purposes for such Tax Year, or school taxes due to any other governmental entity, including the State of Texas, for such Tax Year);

Multiplied by,

The District's maintenance and operations tax rate for such Tax Year, or the school tax rate of any other governmental entity, including the State of Texas, for such Tax Year;

Plus,

Any Tax Credit received by the Applicant with respect to such Tax Year;

Minus,

Any amounts previously paid to the District under Article III;

Multiplied by,

The number 0.4;

Minus,

Any amounts previously paid to the District under Sections 4.2 and 4.3 with respect to such Tax Year.

In the event that there are changes in the data upon which the calculations set forth herein are made, the Third Party described in Section 3.4, above, shall adjust the Applicant's Stipulated Supplemental Payment Amount calculation to reflect such changes in the data.

Section 4.4 Calculation of Annual Supplemental Payments to the District and Application of Aggregate Limit

For each Tax Year during the term of this Agreement, beginning with Tax Year Three (Tax Year 2016) and continuing thereafter through Tax Year Thirteen (Tax Year 2026), the District, or its successor beneficiary, should one be designated under Section 4.6, shall not be entitled to receive Supplemental Payments, computed under Sections 4.2 and 4.3, above, that exceed the Aggregate Limit.

If, for any Tax Year during the term of this Agreement the payment of the Applicant's Stipulated Supplemental Payment Amount, calculated under Sections 4.2 and 4.3, above, for such Tax Year, exceeds the Aggregate Limit for that Tax Year, the difference between the Applicant's Stipulated Supplemental Payment Amount so calculated and the Aggregate Limit for such Tax Year, shall be carried forward from year-to-year into subsequent Tax Years during the term of this Agreement, and to the extent not limited by the Aggregate Limit in any subsequent Tax Year during the term of this Agreement, shall be paid to the District.

Any of the Applicant's Stipulated Supplemental Payment Amount, which cannot be paid to the District prior to the end of Tax Year Thirteen (Tax Year 2026), because such payment would exceed the Aggregate Limit, will be deemed to have been cancelled by operation of law, and the Applicant shall have no further obligation with respect thereto.

Section 4.5 Procedures for Supplemental Payment Calculations

(i) All calculations required by this Article IV shall be made by the Third Party selected pursuant to Section 3.4.

(ii) The calculations made by the Third Party shall be made at the same time and on the same schedule as the calculations made pursuant to Section 3.6.

(iii) The payment of all amounts due under this Article shall be made at the time set forth in Section 3.7.

Section 4.6 District's Option to Designate Successor Beneficiary

At any time during this Agreement, the Board of Trustees may, in its sole discretion, so long as such decision does not result in additional costs to the Applicant under this Agreement, direct that the Applicant's payments under this Article IV be made to the District's educational foundation or to a similar entity. Such foundation or entity may only use such funds received under this Article IV to support the educational mission of the District and its students. Any designation of such a foundation or entity must be made by recorded vote of the Board of Trustees at a properly posted public meeting of the board of Trustees. Any such designation will become effective after such public vote and the delivery of notice of said vote to the Applicant in conformance with the provisions of Section 8.1, below. Such designation may be rescinded by the Board of Trustees, by Board action, at any time, and any such rescission will become effective after delivery of notice of such action to the Applicant in conformance with the provisions of Section 8.1.

Any designation of a successor beneficiary under this Section 4.6 shall not alter the Aggregate Limit on Supplemental Payments.

ARTICLE V

ANNUAL LIMITATION OF PAYMENTS BY APPLICANT

Section 5.1 Annual Limitation After First Three Years

Notwithstanding anything contained in this Agreement to the contrary, and with respect to each Tax Year during the term of this Agreement after the 2016 Tax Year, in no event shall (i) the sum of the maintenance and operations ad valorem taxes paid by the Applicant to the District for such Tax Year, plus the sum of all payments otherwise due from the Applicant to the District under Articles III and IV with respect to such Tax Year, exceed (ii) the amount of the maintenance and operations ad valorem taxes that the Applicant would have paid to the District for such Tax Year (determined by using the District's actual maintenance and operations tax rate for such Tax Year) if the Parties had not entered into this Agreement. The calculation and comparison of the amounts described in clauses (i) and (ii) of the preceding sentence shall be included in all calculations made pursuant to Sections 3.4 and 3.6, and in the event the sum of the amounts described in said clause (i) exceeds the amount described in said clause (ii), then the payments otherwise due from the Applicant to the District under Articles III and IV shall be reduced until such excess is eliminated.

Section 5.2 Option to Cancel Agreement

In the event that any payment otherwise due from the Applicant to the District under Article III and/or Article IV with respect to a Tax Year is subject to reduction in accordance with

the provisions of Section 5.1 above, then the Applicant shall have the option to terminate this Agreement. The Applicant may exercise such option to cancel this Agreement by notifying the District of its election in writing not later than the July 31 of the year next following the Tax Year with respect to which a reduction under Section 5.1 is applicable. Any cancellation of this Agreement under the foregoing provisions of this Section 5.2 shall be effective immediately prior to the second Tax Year next following the Tax Year in which the reduction giving rise to the option occurred. In addition to the foregoing, in the event the Applicant determines that it will not commence or complete construction of the Applicant's Qualified Investment, the Applicant shall have the option, during the Qualifying Time Period, to terminate this Agreement by notifying the District in writing of its exercise of such option. Any termination of this Agreement under the immediately preceding sentence shall be effective immediately prior to the beginning of the Tax Year immediately following the Tax Year during which such notification is delivered to the District. Upon any termination this Agreement under this Section 5.2, this Agreement shall terminate and be of no further force or effect; provided, however, that the Parties' respective rights and obligations under this Agreement with respect to the Tax Year or Tax Years (as the case may be) through and including the Tax Year during which such notification is delivered to the District, shall not be impaired or modified as a result of such termination and shall survive such termination unless and until satisfied and discharged.

ARTICLE VI

TAX CREDITS

Section 6.1 Applicant's Entitlement to Tax Credits

The Applicant shall be entitled to Tax Credits from the District under and in accordance with the provisions of Subchapter D of the Act and the Comptroller's Rules, provided that the Applicant complies with the requirements under such provisions, including the filing of a completed application under Section 313.103 of the Texas Tax Code and the Comptroller's Rules.

Section 6.2 District's Obligations with Respect to Tax Credits

The District shall timely comply and shall cause the District's collector of taxes to timely comply with their obligations under Subchapter D of the Act and the Comptroller's Rules, including, but not limited to, such obligations set forth in Section 313.104 of the Texas Tax Code, and the Comptroller's Rules and/or the Texas Education Agency's rules.

Section 6.3 Compensation for Loss of Tax Credit Protection Revenues

If after the Applicant has actually received the benefit of a Tax Credit under Section 6.1, the District does not receive aid from the State pursuant to Texas Education Code § 42.2515 or other similar or successor statute with respect to all or any portion of such Tax Credit for reasons other than the District's failure to comply with the requirements for obtaining such aid, then the District shall notify the Applicant in writing thereof and the circumstances surrounding the State's failure to provide such aid to the District. The Applicant shall pay to the District the amount of such Tax Credit for which the District did not receive such aid within thirty (30)

calendar days after receipt of such notice, and such payment shall be subject to the same provisions for late payment as are set forth in Section 7.4 and 7.5. If the District receives aid from the State for all or any portion of a Tax Credit with respect to which the Applicant has made a payment to the District under this Section 6.3, then the District shall pay to the Applicant the amount of such aid within thirty (30) calendar days after the District's receipt thereof.

ARTICLE VII

ADDITIONAL OBLIGATIONS OF APPLICANT

Section 7.1 Data Requests

During the term of this Agreement, and upon the written request of one Party or by the Comptroller (the "Requesting Party"), the other Party shall provide the Requesting Party with all information reasonably necessary for the Requesting Party to determine whether the other Party is in compliance with its obligations, including any employment obligations which may arise under this Agreement. The Applicant shall allow authorized employees of the District, the Comptroller, and/or the Appraisal District to have access to the Applicant's Qualified Property and/or business records, in accordance with Texas Tax Code § 22.07, during the term of this Agreement, in order to inspect the project to determine compliance with the terms hereof. All inspections will be made at a mutually agreeable time after the giving of not less than forty-eight (48) hours prior written notice, and will be conducted in such a manner so as not to unreasonably interfere with either the construction or operation of the Applicant's Qualified Property. All inspections may be accompanied by one or more representatives of the Applicant, and shall be conducted in accordance with the Applicant's safety, security, and operational standards. Notwithstanding the foregoing, nothing contained in this Agreement shall require the Applicant to provide the District, the Comptroller, or the respective Appraisal District with any technical or business information that is private personnel data, proprietary, a trade secret or confidential in nature, or subject to a confidentiality agreement with any third party.

Section 7.2 Reports to Other Governmental Agencies

The Applicant shall timely make any and all reports that are or may be required under the provisions of law or administrative regulation, including but not limited to the annual report or certifications that may be required to be submitted by the Applicant to the Comptroller under the provisions or Texas Tax Code § 313.032. The Applicant shall forward a copy of all such required reports or certifications to the District contemporaneously with the filing thereof. The obligation to make all such required filings shall be a material obligation under this Agreement.

Section 7.3 Applicant's Obligation to Maintain Viable Presence

By entering into this Agreement, the Applicant warrants that:

(i) it will abide by all of the terms of this Agreement;

(ii) it will Maintain Viable Presence in the District through the Final Termination Date; provided, however, that notwithstanding anything contained in this Agreement to the contrary, the Applicant shall not be in

breach of this Agreement, and shall not be subject to any liability for failure to Maintain Viable Presence, to the extent such failure is caused by Force Majeure, provided the Applicant makes commercially reasonable efforts to remedy the cause of such Force Majeure; and,

(iii) it will meet minimum eligibility requirements under Tax Code, Chapter 313 throughout the value limitation and tax-credit settle-up periods.

Section 7.4 Consequences of Early Termination or Material Breach by Applicant

(a) In the event that the Applicant terminates this Agreement without the consent of the District, except as provided in Section 5.2, or in the event that the Applicant commits a Material Breach, after the notice and cure period provided by Section 7.8 and any dispute resolution conducted pursuant to Section 7.9, then the District shall be entitled to the recapture of all ad valorem tax revenue lost as a result of this Agreement together with the payment of penalty and interest, as calculated in accordance with Section 7.5, on that recaptured ad valorem tax revenue. For purposes of this recapture calculation, Applicant shall be entitled to a credit for all payments made to the District pursuant to Article III. The applicant shall also be entitled to a credit for any amounts paid to the District pursuant to Article IV.

(b) Notwithstanding Section 7.4(a), above, in the event the District determines that the Applicant has failed to Maintain Viable Presence and provides written notice of termination of this Agreement, then the Applicant shall pay to the District liquidated damages for such failure within thirty (30) days after receipt of such termination notice. The sum of liquidated damages due and payable shall be the sum total of the District ad valorem taxes for all of the Tax Years for which the Tax Limitation was allowed pursuant to this Agreement prior to the year in which the default occurs that otherwise would have been due and payable by Applicant to the District without the benefit of this Agreement, including penalty and interest, as calculated in accordance with Section 7.5, below. For purposes of liquidated damages calculation, Applicant shall be entitled to a credit for all payments made to the District pursuant to Article III. Applicant shall also be entitled to a credit for any amounts paid to the District pursuant to Article IV. Upon payment of such liquidated damages, Applicant's obligations under this Agreement shall be deemed fully satisfied, and such payment shall constitute the District's sole remedy.

Section 7.5 Calculation of Penalty and Interest

In determining the amount of penalty or interest, or both, due in the event of a Material Breach of this Agreement, the District shall first determine the base amount of recaptured taxes owed less all credits under Section 7.4 for each Tax Year during the term of this Agreement since the Commencement Date. The District shall calculate penalty or interest for a Tax Year in accordance with the methodology set forth in Chapter 33 of the Texas Tax Code, as if the amount calculated for such Tax Year had become due and payable on February 1 of the calendar year following such Tax Year. Penalties on said amounts shall be calculated in accordance with the methodology set forth in Texas Tax Code § 33.01(a), or its successor statute. Interest on said amounts shall be calculated in accordance with the methodology set forth in Texas Tax Code § 33.01(c), or its successor statute.

Section 7.6 Material Breach of Agreement

The Applicant shall be in "Material Breach" of this Agreement if it commits one or more of the following acts or omissions:

(i) Applicant is determined to have failed to meets its obligations to have made accurate material representations of fact in the submission of its Application.

(ii) Applicant fails to Maintain Viable Presence in the District, as required by Section 7.3 of this Agreement, through the Final Termination Date.

(iii) Applicant fails to make any payment required under Articles III or IV of this Agreement on or before its due date.

(iv) Applicant fails to create and maintain at least the number of New Jobs and Qualifying Jobs required by Texas Tax Code, Chapter 313.

(v) Applicant fails to create and maintain at least Eighty Percent (80%) of all New Jobs it committed to create and maintain as set forth in this Agreement as Qualifying Jobs no later than the last day of the tax year specified in the Application.

(vi) Applicant makes any payments to the District or to any other person or persons in any form for the payment or transfer of money or any other thing of value in recognition of, anticipation of, or consideration for this Agreement, in excess of the amounts set forth in Articles III and IV, above. Voluntary donations made by the Applicant to the District after the date of execution of this Agreement, and not mandated by this Agreement or made in recognition of consideration for this Agreement are not barred by this provision.

(vii) Applicant fails to comply in any material respect with any other term of this Agreement, or Applicant fails to meet its obligations under the applicable Comptroller's Rules, and under the Act.

Section 7.7 Limited Statutory Cure of Material Breach

In accordance with the provisions of Texas Tax Code § 313.0275, for any full Tax Year with respect to which Applicant received a Limitation on Appraised Value, the Applicant may cure a Material Breach of this Agreement described in Sections 7.6 (iv) or (v), above, without the termination of the remaining term of this Agreement. In order to cure any such non-compliance with Sections 7.6 (iv) or (v) for such Tax Year, the Applicant may make the liquidated damages payment required by Texas Tax Code § 313.0275(b), in accordance with the provisions of Texas Tax Code § 313.0275(c).

Section 7.8 Determination of Material Breach and Termination of Agreement

Prior to making a determination under Section 7.4 or Section 7.6 that the Applicant is in Material Breach of this Agreement, the District shall provide the Applicant with a written notice of the facts which it believes have caused the Material Breach of this Agreement, and if cure is possible, the cure proposed by the District. After receipt of the notice, the Applicant shall be given ninety (90) days to present any facts or arguments to the Board of Trustees showing that a Material Breach of this Agreement has not occurred and/or that it has cured or undertaken to cure any such Material Breach.

If the Board of Trustees is not satisfied with such response and/or that such Material Breach has been cured, then the Board of Trustees shall, after reasonable notice to the Applicant, conduct a hearing called and held for the purpose of determining whether such Material Breach has occurred and, if so, whether such Material Breach has been cured. At any such hearing, the Applicant shall have the opportunity, together with their counsel, to be heard before the Board of Trustees. At the hearing, the Board of Trustees shall make findings as to whether or not a Material Breach of this Agreement has occurred, the date such Material Breach occurred, if any, and whether or not any such Material Breach has been cured. In the event that the Board of Trustees determines that such a Material Breach has occurred and has not been cured, it shall also terminate the Agreement and determine the amount of recaptured taxes under Section 7.4 (net of all credits under Section 7.4) and the amount of any penalty and/or interest under Section 7.5 that are owed to the District.

After making its determination regarding any alleged breach, the Board of Trustees shall cause the Applicant to be notified in writing of its determination (a "Determination of Breach and Notice of Contract Termination").

Section 7.9 Dispute Resolution

After receipt of notice of the Board of Trustee's Determination of Breach and Notice of Contract Termination under Section 7.8, the Applicant shall have ninety (90) days in which either to tender payment or evidence of its efforts to cure, or to initiate mediation of the dispute by written notice to the District, in which case the District and the Applicant shall be required to make a good faith effort to resolve, without resort to litigation and within ninety (90) days after the Applicant's receipt of notice of the Board of Trustee's Determination of Breach and Notice of Contract Termination under Section 7.8, such dispute through mediation with a mutually agreeable mediator and at a mutually convenient time and place for the mediation. If the Parties are unable to agree on a mediator, a mediator shall be selected by the senior state district court judge then presiding in Chambers County, Texas. The Parties agree to sign a document that designates the mediator and the mediation will be governed by the provisions of Chapter 154 of the Texas Civil Practice and Remedies Code and such other rules as the mediator shall prescribe. With respect to such mediation, (i) the District shall bear one-half of such mediator's fees and expenses and the Applicant shall bear one-half of such mediator's fees and expenses, and (ii) otherwise each Party shall bear all of its costs and expenses (including attorneys' fees) incurred in connection with such mediation.

In the event that any mediation is not successful in resolving the dispute or that payment is not received before the expiration of such ninety (90) day period, the District shall have the remedies for the collection of the amounts determined under Section 7.8 as are set forth in Texas Tax Code Chapter 33, Subchapters B and C, for the collection of delinquent taxes. In the event that the District successfully prosecutes legal proceedings under this section, the Applicant shall also be responsible for the payment of attorney's fees to the attorneys representing the District pursuant to Texas Tax Code § 6.30, and a tax lien shall attach to the Applicant's Qualified Property and the Applicant's Qualified Investment pursuant to Texas Tax Code § 33.07 to secure payment of such fees.

In any event where a dispute between the District and the Applicant under this Agreement cannot be resolved by the Parties, after completing the procedures required above in this Section 7.9, either the District or the Applicant may seek a judicial declaration of their respective rights and duties under this Agreement or otherwise, in any judicial proceedings, assert any rights or defenses, or seek any remedy in law or in equity, against the other Party with respect to any claim relating to any breach, default, or nonperformance of any covenant, agreement, or undertaking made by a Party pursuant to this Agreement.

Section 7.10 Limitation of Other Damages

Notwithstanding anything contained in this Agreement to the contrary, in the event of default or breach of this Agreement by the Applicant, the District's damages for such a default shall under no circumstances exceed the greater of either any amounts calculated under Sections 7.4 and 7.5 above, or the monetary sum of the difference between the payments and credits due and owing to the Applicant at the time of such default and the District taxes that would have been lawfully payable to the District had this Agreement not been executed. In addition, the District's sole right of equitable relief under this Agreement shall be its right to terminate this Agreement.

The Parties further agree that the limitation of damages and remedies set forth in this Section 7.10 shall be the sole and exclusive remedies available to the District, whether at law or under principles of equity.

Section 7.11 Binding on Successors

In the event of a merger or consolidation of the District with another school district or other governmental authority, this Agreement shall be binding on the successor school district or other governmental authority.

ARTICLE VIII

MISCELLANEOUS PROVISIONS

Section 8.1 Information and Notices

Unless otherwise expressly provided in this Agreement, all notices required or permitted hereunder shall be in writing and deemed sufficiently given for all purposes hereof if (i) delivered in person, by courier (e.g., by Federal Express) or by registered or certified United

States Mail to the Party to be notified, with receipt obtained, or (ii) sent by facsimile transmission, with "answer back" or other "advice of receipt" obtained, in each case to the appropriate address or number as set forth below. Each notice shall be deemed effective on receipt by the addressee as aforesaid; provided that, notice received by facsimile transmission after 5:00 p.m. at the location of the addressee of such notice shall be deemed received on the first business day following the date of such electronic receipt.

Notices to the District shall be addressed to the District's Authorized Representative as follows:

Dr. Salvador Cavazos, Superintendent
Goose Creek Consolidated Independent School District
P.O. Box 30
Baytown, Texas 77522
Fax: (281) 420-4842
E-mail: salvador.cavazos@gccisd.net

with a copy to:

Ann Greenberg
Walsh, Anderson, Gallegos, Green and Treviño, P.C.
P.O. Box 2156
Austin, Texas 78768-2156
Fax: (512) 467-9318

or at such other address or to such other facsimile transmission number and to the attention of such other person as the District may designate by written notice to the Applicant.

Notices to the Applicant shall be addressed to:

Borusan Mannesmann Pipe U.S., Inc.
363 North Sam Houston Parkway, Suite 1700
Houston, Texas 77060
Attention: Buddy W. Brewer

with an additional copy (which shall not constitute notice) to:

Baker Botts L.L.P.
910 Louisiana Street
Houston, Texas 77002
Attention: Renn Neilson

or at such other address or to such other facsimile transmission number and to the attention of such other person as the Applicant may designate by written notice to the District.

Section 8.2 Effective Date; Termination of Agreement

(a) This Agreement shall be and become effective on the date of final approval of this Agreement by the District's Board of Trustees.

(b) The obligation to Maintain Viable Presence under this Agreement shall remain in full force and effect through the Final Termination Date.

(c) In the event that the Applicant fails to make a Qualified Investment in the amount of Thirty Million Dollars ($30,000,000.00), or greater, during the Qualifying Time Period, this Agreement shall become null and void on the last day of the Qualifying Time Period.

Section 8.3 Amendments to Agreement; Waivers

This Agreement may not be modified or amended except by an instrument or instruments in writing signed by all of the Parties. Waiver of any term, condition, or provision of this Agreement by any Party shall only be effective if in writing and shall not be construed as a waiver of any subsequent breach of, or failure to comply with, the same term, condition, or provision, or a waiver of any other term, condition, or provision of this Agreement. By official action of the Board of Trustees, this Agreement may be amended to include, in the Applicant's Qualified Investment and/or Applicant's Qualified Property, additional or replacement Qualified Property not specified in Exhibit 3, provided that the Applicant reports to the District, the Comptroller, and the Appraisal District, in the same format, style, and presentation as the Application, all relevant investment, value, and employment information that is related to the additional or replacement property. Any amendment of this Agreement adding additional or replacement Qualified Property pursuant to this Section 8.3 shall (1) require that all property added by amendment be eligible property as defined by Tax Code, § 313.024; (2) clearly identify the property, investment, and employment information added by amendment from the property, investment, and employment information in the original Agreement; and (3) define minimum eligibility requirements for the recipient of limited value. This Agreement may not be amended to extend the value limitation time period beyond its eight-year statutory term.

Section 8.4 Assignment

The Applicant may assign this Agreement, or a portion of this Agreement, to an Affiliate or a new owner or lessee of all or a portion of the Applicant's Qualified Property and/or the Applicant's Qualified Investment or collaterally assign the Agreement or any portion of this Agreement to any party or entity providing financing to the Applicant or its Affiliate, provided that the Applicant shall provide written notice of such assignment to the District. Upon such assignment, the Applicant's assignee will be liable to the District for outstanding taxes or other obligations arising under this Agreement. A recipient of limited value under Tax Code, Chapter 313 shall notify immediately the District, the Comptroller, and the Appraisal District in writing of any change in address or other contact information for the owner of the property subject to the limitation agreement for the purposes of Tax Code § 313.032. The assignee's or its reporting entity's Texas Taxpayer Identification Number shall be included in the notification.

Section 8.5 Merger

This Agreement contains all of the terms and conditions of the understanding of the Parties relating to the subject matter hereof. All prior negotiations, discussions, correspondence, and preliminary understandings between the Parties and others relating hereto are superseded by this Agreement.

Section 8.6 Maintenance of County Appraisal District Records

When appraising the Applicant's Qualified Property and the Applicant's Qualified investment subject to a limitation on Appraised Value under this Agreement, the Chief Appraiser of the Appraisal District shall determine the Market Value thereof and include both such Market Value and the appropriate value thereof under this Agreement in its appraisal records.

Section 8.7 Governing Law

This Agreement and the transactions contemplated hereby shall be governed by and interpreted in accordance with the laws of the State of Texas without giving effect to principles thereof relating to conflicts of law or rules that would direct the application of the laws of another jurisdiction. Venue in any legal proceeding shall be in Chambers County, Texas.

Section 8.8 Authority to Execute Agreement

Each of the Parties represents and warrants that its undersigned representative has been expressly authorized to execute this Agreement for and on behalf of such Party.

Section 8.9 Severability

If any term, provision, or condition of this Agreement, or any application thereof, is held invalid, illegal, or unenforceable in any respect under any Law (as hereinafter defined), this Agreement shall be reformed to the extent necessary to conform, in each case consistent with the intention of the Parties, to such Law, and to the extent such term, provision, or condition cannot be so reformed, then such term, provision, or condition (or such invalid, illegal, or unenforceable application thereof) shall be deemed deleted from (or prohibited under) this Agreement, as the case may be, and the validity, legality, and enforceability of the remaining terms, provisions, and conditions contained herein (and any other application such term, provision, or condition) shall not in any way be affected or impaired thereby. Upon such determination that any term or other provision is invalid, illegal, or incapable of being enforced, the Parties hereto shall negotiate in good faith to modify this Agreement in a mutually acceptable manner so as to effect the original intent of the Parties as closely as possible to the end that the transactions contemplated hereby are fulfilled to the extent possible. As used in this Section 8.9, the term "Law" shall mean any applicable statute, law (including common law), ordinance, regulation, rule, ruling, order, writ, injunction, decree, or other official act of or by any federal, state, or local government, governmental department, commission, board, bureau, agency, regulatory authority, instrumentality, or judicial or administrative body having jurisdiction over the matter or matters in question.

Section 8.10 Payment of Expenses

Except as otherwise expressly provided in this Agreement, or as covered by the application fee, (i) each of the Parties shall pay its own costs and expenses relating to this Agreement, including, but not limited to, its costs and expenses of the negotiations leading up to this Agreement, and of its performance and compliance with this Agreement, and (ii) in the event of a dispute between the Parties in connection with this Agreement, the prevailing Party in the resolution of any such dispute, whether by litigation or otherwise, shall be entitled to full recovery of all attorneys' fees (including a reasonable hourly fee for in-house legal counsel), costs, and expenses incurred in connection therewith, including costs of court, from the non-prevailing Party.

Section 8.11 Interpretation

When a reference is made in this Agreement to a Section, Article, or Exhibit, such reference shall be to a Section or Article of, or Exhibit to, this Agreement unless otherwise indicated. The headings contained in this Agreement are for reference purposes only and shall not affect in any way the meaning or interpretation of this Agreement. The words "include", "includes", and "including" when used in this Agreement shall be deemed in such case to be followed by the phrase "but not limited to". Words used in this Agreement, regardless of the number or gender specifically used, shall be deemed and construed to include any other number, singular or plural, and any other gender, masculine, feminine, or neuter, as the context shall require. This Agreement is the joint product of the Parties and each provision of this Agreement has been subject to the mutual consultation, negotiation, and agreement of each Party and shall not be construed for or against any Party.

Section 8.12 Execution of Counterparts

This Agreement may be executed in multiple counterparts, each of which shall be deemed an original, and all of which, taken together, shall constitute but one and the same instrument, which may be sufficiently evidenced by one counterpart.

Section 8.13 Accuracy of Representations Contained in Application

The Parties acknowledge that this Agreement has been negotiated, and is being executed, in reliance upon the information contained in the Application. The Applicant warrants that all material representation, information, and facts contained in the Application are true and correct. The parties further agree that the Application and all the attachments thereto are included by reference into this Agreement as if set forth herein in full.

In the event that the Board of Trustees makes a written determination that the Application was either incomplete or inaccurate as to any material representation, information, or fact, then subject to the procedures required by Sections 7.8 and 7.9, this Agreement shall be invalid and void except for the enforcement of the provisions required by Comptroller's Rule § 9.1053(f)(2)(K).

Section 8.14 Publication of Documents

The Parties acknowledge that the District is required to publish the Application and its required schedules, or any amendment thereto; all economic analyses of the proposed project submitted to the District; the approved and executed copy of this Agreement or any amendment thereto; and each application requesting tax credits under Texas Tax Code § 313.103, as follows:

(i) Within seven days of such document, the District shall submit a copy to the Comptroller for publication on the Comptroller's Internet website.

(ii) The District shall provide on its website a link to the location of those documents posted on the Comptroller's website.

(iii) This Section 8.14 does not require the publication of information that is confidential under Texas Tax Code § 313.028.

Section 8.15 Option to Amend Agreement to Enact New Jobs Standards

This Agreement is entered into after January 1, 2013, pursuant to an application filed under Chapter 313, Tax Code, before January 1, 2014. The parties agree that they may amend this Agreement after January 1, 2014, to amend the contractual commitments in this agreement related to new jobs as authorized by Section 23 of House Bill 3390 (83rd Regular).

IN WITNESS WHEREOF, this Agreement has been executed by the Parties in multiple originals on this 26 day of December, 2013.

BORUSAN MANNESMANN PIPE U.S., INC.

By: _____
Name: Buddy W. Brewer
Title: Chief Executive Officer

GOOSE CREEK CONSOLIDATED INDEPENDENT SCHOOL DISTRICT

By: _____
Daniel Blackford
Board of Trustees

ATTEST:

By: _____
Name: Agustin Loredo III
Title: Board Secretary

Exhibit 1
Description of Qualified Reinvestment Zone

The Borusan Mannesmann Pipe U.S., Inc. Reinvestment Zone was originally created on February 12, 2013 by action of the Commissioners Court of Chambers County, Texas. A map of the Borusan Mannesmann Pipe U.S., Inc. Reinvestment Zone is attached as the last page of this Exhibit 1.

More specifically, the Borusan Mannesmann Pipe U.S., Inc. Reinvestment Zone contains the following property and tracts:

[EXHIBIT CONTINUED ON NEXT PAGE]

133.67 ACRE TRACT 1

Being a tract or parcel of land containing 133.67 acres of land located in the John Ijams Survey, Abstract No. 15, Chambers County, Texas, being part of a called 1,028.275 acre tract (Part Seven) described in the deed to Cedar Crossing, L.P. as recorded under Volume 456, Page 155, of the Official Public Records Chambers County, Texas; said 133.67 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a found five-eighths inch iron rod with a "Halff and Associates" plastic cap on the east right-of-way line of Powers Road, a 100 foot wide street dedicated by the plat recorded in Clerk's File Number 35939, Chambers County Map Records, said iron rod with "Halff and Associates" plastic cap being the southwest corner of a called 70.259 acre tract described in the deed to Sumner Baytown Buildings, LLC as recorded under Volume 1012, Page 282, of the Official Public Records Chambers County, Texas said corner being the northwest corner hereof;

THENCE, East, with the south line of said called 70.259 acre tract, 1,135.47 feet to a found five-eighths inch iron rod with a "Halff and Associates" plastic cap for an angle point in the south line of said called 70.259 acre tract;

THENCE, North 65° 17' 32" East, continuing with the south line of said called 70.259 acre tract, 3,515.35 feet to a set five-eighths inch iron rod with "Baseline Corp" plastic cap for the northeast corner hereof, from which said set corner a found five-eighths inch iron rod with a "Halff and Associates" plastic cap marking the southeast corner of said called 70.259 acre tract bears North 65° 17' 32" East, 132.01 feet;

THENCE, South 00° 00' 25" East, 1,943.11 feet to a set five-eighths inch iron rod with "Baseline Corp" plastic cap for the southeast corner;

THENCE, South 80° 17' 20" West, 3,002.41 feet to a set five-eighths inch iron rod with "Baseline Corp" plastic cap for an angle point in the south line hereof;

THENCE, West, 1,069.83 feet to a set five-eighths inch iron rod with "Baseline Corp" plastic cap on the east line of a called 2.066 acre tract described in deed to Chambers County Improvement District Number 1 recorded under Volume 978, Page 668, of the Official Public Records Chambers County, Texas;

THENCE, North, with the east line of said called 2.066 acre tract, 60.00 feet to a set five-eighths inch iron rod with "Baseline Corp" plastic cap for the northeast corner of said called 2.066 acre tract;

THENCE, West, with the north line of said called 2.066 acre tract, 300.00 feet to a found five-eighths inch iron rod with a "Bury Partners" plastic cap for the northwest corner of said called 2.066 acre tract on the east right-of-way line of said Powers Road and being for the southwest corner hereof;

133.67 ACRE TRACT 1

THENCE, North, with the east right-of-way line of Powers Road, 920.19 feet to the **POINT OF BEGINNING** and containing 133.67 acres of Land.

A separate survey map was prepared in conjunction with this metes & bounds description and is on file with Baseline Corporation job number 12.058.01.

The Bearings shown hereon were derived from redundant RTK GPS observations and are based on the Texas Coordinate System, South Central Zone (4204) NAD 83 CORS adjustment. The distances shown hereon are Surface Datum. To convert to grid multiply by a combined project adjustment factor of 0.99988245.

Baseline Corporation
1702 Seamist Drive, Suite 320
Houston, Texas 77008
713-869-0155

Michael F. Carrington, RPLS
Texas Registration No. 5366

February 1, 2013

33.79 ACRE TRACT 2

Being a tract or parcel of land containing 33.79 acres of land located in the John Ijams Survey, Abstract No. 15, Chambers County, Texas, being part of a called 1,028.275 acre tract (Part Seven) described in the deed to Cedar Crossing, L.P. as recorded under Volume 456, Page 155, of the Official Public Records Chambers County, Texas; said 33.79 acre tract being more particularly described by metes and bounds as follows:

COMMENCING at a found five-eighths inch iron rod on the east right-of-way line of F.M. 1405, 300 feet wide as described in a deed to the State of Texas recorded under Volume 351, Page 200, of the Chambers County Deed Records, said corner being the southwest corner of said called 1,028.275 acre tract and being the northwest corner of Main Mill subdivision recorded under Volume B, Page 136, Chambers County Map Records;

THENCE, North 16° 09' 18" West, with the west line of said called 1,028.275 acre tract and with the east right-of-way line of F.M. 1405, 261.81 feet to a point for the beginning of a tangent curve to the right having a radius of 5,579.57 feet from which a found five-eighths inch iron rod with a "Survcon" plastic cap bears North 12° 25' West, 29.64 feet;

THENCE, in a northeasterly direction along said curve to the right through a central angle of 02° 46' 39", a chord of North 14° 45' 59" West, 270.45 feet, a distance along the arc of 270.47 feet to a set five-eighths inch iron rod with a "Baseline Corp." cap for the southwest corner and **POINT OF BEGINNING** of the herein described tract;

THENCE, in a northerly direction continuing with the west line of said called 1,028.275 acre tract and the east right-of-way line of said F.M. 1405 along a curve to the right having a radius of 5,579.57 feet, through a central angle of 10° 13' 33", a chord of North 08° 15' 53" West, 994.49 feet, a distance along the arc of 995.82 feet to a set five-eighths inch iron rod with "Baseline Corp." plastic cap for the point of tangency;

THENCE, North 03° 09' 06" West, continuing with the west line of said called 1,028.275 acre tract and with east right-of-way line of said F.M. 1405, 236.54 to a found five-eighths inch iron rod with a "Baseline Corp" plastic cap, said corner being the northwest corner hereof;

THENCE, North 82° 53' 32" East, 1,200.10 feet to a found five-eighths inch iron rod with a "Baseline Corp." plastic cap on the west line of a 60 foot wide Houston Lighting & Power Company easement recorded in Volume 377, Page 50 of the Chambers County Deed Records, said corner being the northeast corner hereof;

THENCE, South, with the west line of said 60 foot wide Houston Lighting & Power Company easement, 1,368.84 feet to a set five-eighths inch iron rod with "Baseline Corp." plastic cap for the southeast corner hereof;

33.79 ACRE TRACT 2

THENCE, West, 1,034.92 feet to the **POINT OF BEGINNING** and containing 33.79 acres of Land.

A separate survey map was prepared in conjunction with this metes & bounds description and is on file with Baseline Corporation job number 12.058.01.

The Bearings shown hereon were derived from redundant RTK GPS observations and are based on the Texas Coordinate System, South Central Zone (4204) NAD 83 CORS adjustment. The distances shown hereon are Surface Datum. To Convert to grid multiply by a combined project adjustment factor of 0.99988245.

Baseline Corporation
1702 Seamist Drive, Suite 320
Houston, Texas 77008
713-869-0155

Michael F. Carrington, RPLS
Texas Registration No. 5366

February 1, 2013

60' Wide Access Tract 1

Being a 60 foot wide tract or parcel of land containing 5.61 acres of land located in the John Ijams Survey, Abstract No. 15, Chambers County, Texas, being part of a called 1,028.275 acre tract (Part Seven) described in the deed to Cedar Crossing, L.P. as recorded under Volume 456, Page 155, of the Official Public Records Chambers County, Texas; said 5.61 acre tract being more particularly described by metes and bounds as follows:

COMMENCING at a found five-eighths inch iron rod with a "Halff and Associates" plastic cap on the east right-of-way line of Powers Road, a 100 foot wide street dedicated by the plat recorded in Clerk's File Number 35939, Chambers County Map Records, said iron rod with "Halff and Associates" plastic cap being the southwest corner of a called 70.259 acre tract described in the deed to Sumner Baytown Buildings, LLC as recorded under Volume 1012, Page 282, of the Official Public Records Chambers County;

THENCE, South, with the east right-of-way line of said Powers Road, 920.19 feet to a found five-eighths inch iron rod with "Bury Partners" plastic cap for the northwest corner of a called 2.066 acre tract described in deed to Chambers County Improvement District Number 1 recorded under Volume 978, Page 668, of the Official Public Records Chambers County, Texas;

THENCE, East, with the north line of said 2.066 acre tract, 300.00 feet to a set five-eighths inch iron rod with a "Baseline Corp." plastic cap for the northwest corner and **POINT OF BEGINNING** of the herein described 60 foot wide Access Tract 1;

THENCE, East, 1,064.74 feet to a point for an angle point in the north line hereof;

THENCE, North 80° 17' 20" East, 3,007.57 feet to a point for the northeast corner hereof;

THENCE, South 00° 00' 25" East, 60.87 feet to a set five-eighths inch iron rod with a "Baseline Corp." plastic cap for the southeast corner hereof;

THENCE, South 80° 17' 20" West, 3,032.41 feet to a set five-eighths inch iron rod with a "Baseline Corp." plastic cap for an angle point in the south line hereof;

THENCE, West, 1,069.83 feet to a set five-eighths inch iron rod with "Baseline Corp" plastic cap on the east line of said called 2.066 acre tract;

THENCE, North, with the east line of said called 2.066 acre tract, 60.00 feet to the **POINT OF BEGINNING** and containing 5.61 acres of Land.

60' Wide Access Tract 1

A separate survey map was prepared in conjunction with this metes & bounds description and is on file with Baseline Corporation job number 12.058.01.

The Bearings shown hereon were derived from redundant RTK GPS observations and are based on the Texas Coordinate System, South Central Zone (4204) NAD 83 CORS adjustment. The distances shown hereon are Surface Datum. To convert to grid multiply by a combined project adjustment factor of 0.99988245.

Baseline Corporation
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713-869-0155

Michael F. Carrington, RPLS
Texas Registration No. 5366

February 1, 2013

60' Wide Access Tract 2

Being a 60 foot wide tract or parcel of land containing 5.61 acres of land located in the John Ijams Survey, Abstract No. 15, Chambers County, Texas, being part of a called 1,028.275 acre tract (Part Seven) described in the deed to Cedar Crossing, L.P. as recorded under Volume 456, Page 155, of the Official Public Records Chambers County, Texas; said 5.61 acre tract being more particularly described by metes and bounds as follows:

COMMENCING at a found five-eighths inch iron rod with a "Halff and Associates" plastic cap on the east right-of-way line of Powers Road, a 100 foot wide street dedicated by the plat recorded in Clerk's File Number 35939, Chambers County Map Records, said iron rod with "Halff and Associates" plastic cap being the southwest corner of a called 70.259 acre tract described in the deed to Sumner Baytown Buildings, LLC as recorded under Volume 1012, Page 282, of the Official Public Records Chambers County;

THENCE, South, with the east right-of-way line of said Powers Road, 920.19 feet to a found five-eighths inch iron rod with "Bury Partners" plastic cap for the northwest corner of a called 2.066 acre tract described in deed to Chambers County Improvement District Number 1 recorded under Volume 978, Page 668, of the Official Public Records Chambers County, Texas;

THENCE, East, with the north line of said 2.066 acre tract, 300.00 feet to a set five-eighths inch iron rod with a "Baseline Corp." plastic cap for the northeast corner of said called 2.066 acre tract;

THENCE, South, with the east line of said called 2.066 acre tract, 60.00 feet to a set five-eighths inch iron rod with a "Baseline Corp." plastic cap for the northwest corner and **POINT OF BEGINNING** of the herein described 60 foot wide Access Tract 2;

THENCE, East, 1,069.83 feet to a set five-eighths inch iron rod with a "Baseline Corp." plastic cap for an angle point in the north line hereof;

THENCE, North 80° 17' 20" East, 3,002.41 feet to a set five-eighths inch iron rod with a "Baseline Corp." plastic cap for the northeast corner hereof;

THENCE, South 00° 00' 25" East, 60.87 feet to a point for the southeast corner hereof;

THENCE, South 80° 17' 20" West, 2,997.25 feet to a point an angle point in the south line hereof;

THENCE, West, 1,074.93 feet to a point for corner on the east line of said called 2.066 acre tract;

60' Wide Access Tract 2

THENCE, North, with the east line of said called 2.066 acre tract, 60.00 feet to the **POINT OF BEGINNING** and containing 5.61 acres of Land.

A separate survey map was prepared in conjunction with this metes & bounds description and is on file with Baseline Corporation job number 12.058.01.

The Bearings shown hereon were derived from redundant RTK GPS observations and are based on the Texas Coordinate System, South Central Zone (4204) NAD 83 CORS adjustment. The distances shown hereon are Surface Datum. To convert to grid multiply by a combined project adjustment factor of 0.99988245.

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Michael F. Carrington, RPLS
Texas Registration No. 5366

February 1, 2013

60' Wide Access Tract 3

Being a 60 foot wide tract or parcel of land containing 1.44 acres of land located in the John Ijams Survey, Abstract No. 15, Chambers County, Texas, being part of a called 1,028.275 acre tract (Part Seven) described in the deed to Cedar Crossing, L.P. as recorded under Volume 456, Page 155, of the Official Public Records Chambers County, Texas; said 1.44 acre tract being more particularly described by metes and bounds as follows:

COMMENCING at a found five-eighths inch iron rod on the east right-of-way line of F.M. 1405, 300 feet wide as described in a deed to the State of Texas recorded under Volume 351, Page 200, of the Chambers County Deed Records, said corner being the southwest corner of said called 1,028.275 acre tract and being the northwest corner of Main Mill subdivision recorded under Volume B, Page 136, Chambers County Map Records;

THENCE, North 16° 09' 18" West, with the west line of said called 1,028.275 acre tract and with the east right-of-way line of F.M. 1405, 261.81 feet to a point for the beginning of a tangent curve to the right having a radius of 5,579.57 feet from which a found five-eighths inch iron rod with a "Survcon" plastic cap bears North 12° 25' West, 29.64 feet;

THENCE, in a northeasterly direction along said curve to the right through a central angle of 02° 46' 39", a chord of North 14° 45' 59" West, 270.45 feet, a distance along the arc of 270.47 feet to a set five-eighths inch iron rod with a "Baseline Corp." cap for the southwest corner and **POINT OF BEGINNING** of the herein described 60 foot wide Access Tract 3;

THENCE, in a northerly direction continuing with the west line of said called 1,028.275 acre tract and the east right-of-way line of said F.M. 1405 along a curve to the right having a radius of 5,579.57 feet, through a central angle of 00° 37' 57", a chord of North 13° 03' 41" West, 61.59 feet, a distance along the arc of 61.59 feet to a point for the northwest corner hereof;

THENCE, East, 1,048.84 feet to a point for corner on the west line of a 60 foot wide Houston Lighting & Power Company easement recorded in Volume 377, Page 50 of the Chambers County Deed Records, said corner being the northeast corner hereof;

THENCE, South, with the west line of said 60 foot wide Houston Lighting & Power Company easement, 60.00 feet to a set five-eighths inch iron rod with a "Baseline Corp." plastic cap for the southeast corner hereof;

THENCE, West, 1,034.92 feet to the **POINT OF BEGINNING** and containing 1.44 acres of Land.

60' WIDE Access Tract 3

A separate survey map was prepared in conjunction with this metes & bounds description and is on file with Baseline Corporation job number 12.058.01.

The Bearings shown hereon were derived from redundant RTK GPS observations and are based on the Texas Coordinate System, South Central Zone (4204) NAD 83 CORS adjustment. The distances shown hereon are Surface Datum. To Convert to grid multiply by a combined project adjustment factor of 0.99988245.

Baseline Corporation
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Michael F. Carrington, RPLS
Texas Registration No. 5366

February 1, 2013

60' Wide Access Tract 4

Being a 60 foot wide tract or parcel of land containing 2.13 acres of land located in the John Ijams Survey, Abstract No. 15, Chambers County, Texas, being part of a called 1,028.275 acre tract (Part Seven) described in the deed to Cedar Crossing, L.P. as recorded under Volume 456, Page 155, of the Official Public Records Chambers County, Texas; said 2.13 acre tract being more particularly described by metes and bounds as follows:

COMMENCING at a found five-eighths inch iron rod on the east right-of-way line of F.M. 1405, 300 feet wide as described in a deed to the State of Texas recorded under Volume 351, Page 200, of the Chambers County Deed Records, said corner being the southwest corner of said called 1,028.275 acre tract and being the northwest corner of Main Mill subdivision recorded under Volume B, Page 136, Chambers County Map Records;

THENCE, North 16° 09' 18" West, with the west line of said called 1,028.275 acre tract and with the east right-of-way line of F.M. 1405, 261.81 feet to a point for the beginning of a tangent curve to the right having a radius of 5,579.57 feet from which a found five-eighths inch iron rod with a "Survcon" plastic cap bears North 12° 25' West, 29.64 feet;

THENCE, in a northeasterly direction along said curve to the right through a central angle of 02° 46' 39", a chord of North 14° 45' 59" West, 270.45 feet, a distance along the arc of 270.47 feet to a set five-eighths inch iron rod with a "Baseline Corp." cap for the northwest corner and **POINT OF BEGINNING** of the herein described 60 foot wide Access Tract 4;

THENCE, East, 1,034.92 feet to a point for corner on the west line of a 60 foot wide Houston Lighting & Power Company easement recorded in Volume 377, Page 50 of the Chambers County Deed Records said corner being a re-entrant corner hereof;

THENCE, North, with the west line of said 60 foot wide Houston Lighting & Power Company easement, 60.00 feet to a point for corner;

THENCE, East, 260.00 feet to a point for corner on the west right-of-way line of Powers Road, a 100 foot wide street dedicated by the plat recorded in Clerk's File Number 35939, Chambers County Map Records, said point for corner being the northeast corner hereof;

THENCE, South, with the west right-of-way line of said Powers Road, 120.00 feet to a point for the southeast corner hereof;

60' Wide Access Tract 4

THENCE, West, 1,280.30 feet to a point for corner on the east right-of-way line of said F.M. 1405, same being the west line of said called 1,028.275 acre tract, said corner on a non-tangent curve to the right and being the southwest corner hereof;

THENCE, in a northerly direction with the west line of said called 1,028.275 acre tract and with the east right-of-way line of said F.M. 1405 along said non-tangent curve to the right having a radius of 5,579.57 feet, through a central angle of 00° 38' 03", a chord of North 13° 41' 41" West, 61.76 feet, a distance along the arc of 61.76 feet to the **POINT OF BEGINNING** and containing 2.13 acres of Land.

A separate survey map was prepared in conjunction with this metes & bounds description and is on file with Baseline Corporation job number 12.058.01.

The Bearings shown hereon were derived from redundant RTK GPS observations and are based on the Texas Coordinate System, South Central Zone (4204) NAD 83 CORS adjustment. The distances shown hereon are Surface Datum. To convert to grid multiply by a combined project adjustment factor of 0.99988245.

Baseline Corporation
1702 Seamist Drive, Suite 320
Houston, Texas 77008
713-869-0155

Michael F. Carrington, RPLS
Texas Registration No. 5366

February 1, 2013

NOTES

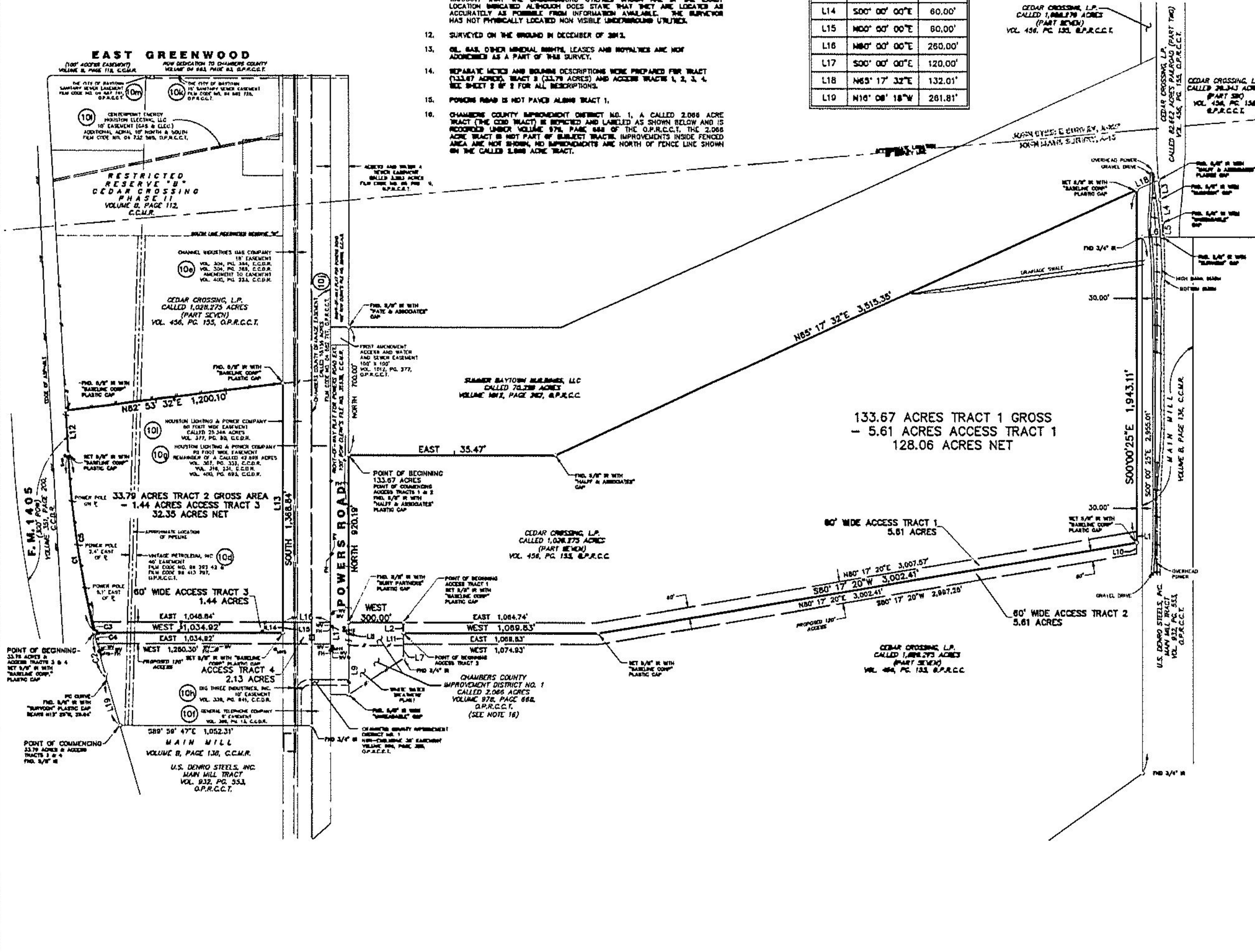
1. C.C.D.R. = CHAMBERS COUNTY DEED RECORDS
2. C.C.M.R. = CHAMBERS COUNTY MAP RECORDS
3. O.P.R.C.C.T. = OFFICIAL PUBLIC RECORDS OF CHAMBERS COUNTY TEXAS
4. TEXAS EXCAVATION SAFETY SYSTEM TICKET No. 1231036074.
5. THE SURVEYOR DID NOT ABSTRACT THE PROPERTY. EASEMENTS AND OTHER MATTERS OF RECORD SHOWN OR NOTED HEREON ARE STRICTLY BASED ON THE COMMITMENT FOR TITLE INSURANCE PREPARED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, ISSUED MARCH 12, 2013 (EFFECTIVE DATE: FEBRUARY 6, 2013) GF. No. 1017000014.
6. THIS TRACT OF LAND LIES WITHIN ZONE C (UNSHADED), AREAS DETERMINED TO BE OF "MINIMAL FLOODING", ACCORDING TO FEMA FLOOD INSURANCE RATE MAP No. 48071C0000B, DATED JUNE 15, 1983.
7. THE BEARINGS HEREON WERE DERIVED FROM REDUNDANT RTK GPS OBSERVATIONS AND ARE BASED ON THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE (4204) NAD 83 CORS ADJUSTMENT. THE DISTANCES SHOWN ARE SURFACE DATUM. TO CONVERT TO GRID MULTIPLY BY A COMBINED PROJECT ADJUSTMENT FACTOR OF 0.99986846.
8. THIS TRACT OF LAND IS LOCATED WITHIN THE CITY OF BAYTOWN EXTRA TERRITORIAL JURISDICTION AND IS SUBJECT TO THE TERMS, CONDITIONS, PROVISIONS AND STIPULATIONS OF CITY OF BAYTOWN CODE OF ORDINANCES.
9. PORTIONS OF THIS TRACT OF LAND ARE HEAVILY WOODED AND COVERED IN DENSE VEGETATION.
10. THIS SURVEY DOES NOT PROVIDE ANY DETERMINATIONS OR LOCATIONS OF WETLANDS, FAULT LINES, TOXIC WASTE, OR OTHER ENVIRONMENTAL ISSUES.
11. THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH DOES STATE THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED NON VISIBLE UNDERGROUND UTILITIES.
12. SURVEYED ON THE GROUND IN DECEMBER OF 2012.
13. OIL, GAS, OTHER MINERAL RIGHTS, LEASES AND ROYALTIES ARE NOT ADDRESSED AS A PART OF THIS SURVEY.
14. SEPARATE METES AND BOUNDS DESCRIPTIONS WERE PREPARED FOR TRACT 1 (133.67 ACRES), TRACT 2 (33.79 ACRES) AND ACCESS TRACTS 1, 2, 3, 4. SEE SHEET 2 OF 2 FOR ALL DESCRIPTIONS.
15. POWERS ROAD IS NOT PAVED ALONG TRACT 1.
16. CHAMBERS COUNTY IMPROVEMENT DISTRICT NO. 1, A CALLED 2.066 ACRE TRACT (THE CCID TRACT) IS DEPICTED AND LABELED AS SHOWN BELOW AND IS RECORDED UNDER VOLUME 978, PAGE 668 OF THE O.P.R.C.C.T. THE 2.066 ACRE TRACT IS NOT PART OF SUBJECT TRACTS. IMPROVEMENTS INSIDE FENCED AREA ARE NOT SHOWN, NO IMPROVEMENTS ARE NORTH OF FENCE LINE SHOWN ON THE CALLED 2.066 ACRE TRACT.

Line Table

Line #	BEARING	DISTANCE
L1	S00° 00' 25"E	60.67'
L2	N00° 00' 00"E	60.00'
L3	N04° 26' 33"W	110.52'
L4	N05° 33' 01"W	128.60'
L5	N00° 00' 44"W	78.43'
L6	N90° 00' 00"E	110.87'
L7	N00° 00' 00"E	79.43'
L8	N00° 00' 00"E	120.00'
L9	S00° 00' 00"E	280.00'
L10	S00° 00' 25"E	60.67'
L11	N00° 00' 00"E	60.00'
L12	N03° 06' 08"W	236.54'
L13	S00° 00' 00"E	1308.84'
L14	S00° 00' 00"E	60.00'
L15	N00° 00' 00"E	60.00'
L16	N90° 00' 00"E	260.00'
L17	S00° 00' 00"E	120.00'
L18	N65° 17' 32"E	132.01'
L19	N16° 08' 18"W	261.81'

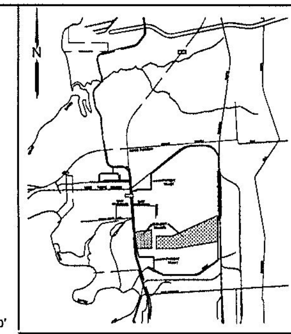
Curve Table

Curve #	Length	Radius	Delta	Chord Bearing	Chord
C1	995.82'	5,579.57'	10°13'33"	N08° 15' 53"W	994.49'
C2	270.47'	5,579.57'	02°46'38"	N14° 45' 58"W	270.45'
C3	61.59'	5,579.57'	00°37'57"	N13° 03' 41"W	61.59'
C4	61.76'	5,579.57'	00°38'03"	N13° 41' 41"W	61.76'
C5	934.22'	5,579.57'	09°35'36"	N07° 58' 54"W	933.13'



0 150' 300' 600'

N



VICINITY MAP
NOT TO SCALE

LEGEND

- FIRE HYDRANT
- PIPELINE MARKER
- POWER POLE
- SANITARY SEWER MANHOLE
- WATER VALVE
- GUY ANCHOR
- ELECTRICAL TRANSMISSION TOWER
- OVERHEAD POWER LINE
- FENCE LINE
- TELEPHONE PEDESTAL

SCHEDULE "B" ITEMS

THE NUMBERS INSIDE THE CIRCLES (10g) CORRESPOND WITH THE NUMBERS WITHIN SCHEDULE "B" OF THE TITLE COMMITMENT – GF. No. 1017000014, ISSUED MARCH 12, 2013 (EFFECTIVE DATE: FEBRUARY 6, 2013) BY FIDELITY NATIONAL TITLE INSURANCE COMPANY.

(10c) EASEMENT CORRIDORS SHOWN ON EXHIBIT C OF THE AGREEMENT TO GRANT EASEMENTS RECORDED IN FILM CODE NUMBER 08 456 508 DO NOT APPEAR TO AFFECT SUBJECT TRACTS.

(10d) 40 FOOT WIDE EASEMENT TO VINTAGE PETROLEUM, INC. (ALSO KNOWN AS RED FISH REEF PIPELINE EASEMENT) RECORDED IN FILM CODE NO. 98 282 42 OF THE O.P.R.C.C.T. AND AMENDED BY FILM CODE NO. 99 413 787 OF THE O.P.R.C.C.T. (LOCATED AS SHOWN) AFFECTS TRACT 2, ACCESS TRACTS 3 & 4.

(10e) 15 FOOT WIDE EASEMENT TO CHANNEL INDUSTRIES GAS COMPANY RECORDED IN VOLUME 304, PAGE 384, C.C.D.R. AND VOLUME 304, PAGE 388, C.C.D.R. AMENDED BY INSTRUMENT RECORDED IN VOLUME 400, PAGE 223, C.C.D.R. (LOCATED AS SHOWN) DOES NOT AFFECT SUBJECT TRACTS. AFFECTS ACCESS TRACT 4.

(10f) 5 FOOT WIDE EASEMENT TO GENERAL TELEPHONE COMPANY OF THE SOUTHWEST RECORDED IN VOLUME 306, PAGE 16, C.C.D.R. (LOCATED AS SHOWN) DOES NOT AFFECT SUBJECT TRACTS. AFFECTS ACCESS TRACT 4.

(10g) 80 FOOT WIDE HOUSTON LIGHTING & POWER COMPANY EASEMENT RECORDED IN VOLUME 307, PAGE 338, C.C.D.R. AND AMENDED BY INSTRUMENTS RECORDED IN VOLUME 314, PAGE 231 AND VOLUME 400, PAGE 683, C.C.D.R. (LOCATED AS SHOWN) DOES NOT AFFECT THESE TRACT OF LAND. AFFECTS ACCESS TRACT 4.

(10h) 10 FOOT WIDE EASEMENT TO BIG THREE INDUSTRIES, INC., RECORDED IN VOLUME 338, PAGE 641 C.C.D.R. (LOCATED AS SHOWN) DOES NOT AFFECT SUBJECT TRACTS OF LAND. AFFECTS ACCESS TRACT 4.

(10i) 60 FOOT WIDE EASEMENT TO HOUSTON LIGHTING & POWER COMPANY RECORDED IN VOLUME 377, PAGE 98, C.C.D.R. (LOCATED AS SHOWN) DOES NOT AFFECT SUBJECT TRACTS OF LAND. AFFECTS ACCESS TRACT 4. DOES NOT AFFECT TRACT 2.

(10j) A 10.156 ACRE TRACT DEDICATED AS A PUBLIC DRAINAGE EASEMENT RECORDED IN FILM CODE NO. 04 662 717, O.P.R.C.C.T. (LOCATED AS SHOWN) DOES NOT AFFECT SUBJECT TRACTS OF LAND. AFFECTS ACCESS TRACT 4.

(10m/n) THESE TRACTS ARE SUBJECT TO TERMS, CONDITIONS AND STIPULATIONS DESCRIBED IN FILM CODE NO. 80 486 186 O.P.R.C.C.T. (NOT PLOTTABLE).

To The Urban Group, LLC, Cedar Crossing, L.P., Salzgitter Mannesmann Pipe U.S., Inc. and Fidelity National Title Insurance Company:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 6(a), 7(a), 8, 9, 11(a), 14, 16, 17, 18, 21 of Table A thereof. The field work was completed on December 20 2012.

Date of Plat or Map: January 25, 2013
Revised March 15, 2013

Michael F. Carrington
Texas Registration No. 5366

STATE OF TEXAS — REGISTERED — MICHAEL F. CARRINGTON — 5366 — PROFESSIONAL LAND SURVEYOR

NO.	REVISION	DATE
1	UPDATE SURVEY FOR REVISED TITLE COMMITMENT, PURCHASER'S OBJECTION LETTER AND SHEET 2 ADDED FOR ALL DESCRIPTIONS	MARCH 15, 2013

BASELINE
PROFESSIONAL SURVEYORS
1782 SEAMIST DRIVE, SUITE #320, HOUSTON, TEXAS 77008
PHONE (713) 869-0155 FAX (713) 869-1541

CEDAR CROSSING, LP
TWO ALLEN CENTER
1200 SMITH STREET, SUITE 1260
HOUSTON, TEXAS 77002

ALTA/ACSM LAND TITLE SURVEY
OF A 133.67 ACRE TRACT OF LAND
AND A 33.79 ACRE TRACT OF LAND
IN THE JOHN IJAMS SURVEY, A-15
CHAMBERS COUNTY, TEXAS

DATE: JANUARY 25, 2013
DRAWN BY: MFC
APPROVED BY: SEW
JOB No.: 12.058.01
FIELD BOOK: X-552

SHEET: 1 OF 2

Exhibit 2
Location of Qualified Investment/Qualified Property

All Qualified Property owned by the Applicant and located within the boundaries of both the Goose Creek Consolidated Independent School District and the Borusan Mannesmann Pipe U.S., Inc. Reinvestment Zone will be included in and subject to this Agreement. Specifically, all Qualified Property of the Applicant located in the following sections of land is included, to wit:

[EXHIBIT CONTINUED ON NEXT PAGE]

133.67 ACRE TRACT 1

Being a tract or parcel of land containing 133.67 acres of land located in the John Ijams Survey, Abstract No. 15, Chambers County, Texas, being part of a called 1,028.275 acre tract (Part Seven) described in the deed to Cedar Crossing, L.P. as recorded under Volume 456, Page 155, of the Official Public Records Chambers County, Texas; said 133.67 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a found five-eighths inch iron rod with a "Halff and Associates" plastic cap on the east right-of-way line of Powers Road, a 100 foot wide street dedicated by the plat recorded in Clerk's File Number 35939, Chambers County Map Records, said iron rod with "Halff and Associates" plastic cap being the southwest corner of a called 70.259 acre tract described in the deed to Sumner Baytown Buildings, LLC as recorded under Volume 1012, Page 282, of the Official Public Records Chambers County, Texas said corner being the northwest corner hereof;

THENCE, East, with the south line of said called 70.259 acre tract, 1,135.47 feet to a found five-eighths inch iron rod with a "Halff and Associates" plastic cap for an angle point in the south line of said called 70.259 acre tract;

THENCE, North 65° 17' 32" East, continuing with the south line of said called 70.259 acre tract, 3,515.35 feet to a set five-eighths inch iron rod with "Baseline Corp" plastic cap for the northeast corner hereof, from which said set corner a found five-eighths inch iron rod with a "Halff and Associates" plastic cap marking the southeast corner of said called 70.259 acre tract bears North 65° 17' 32" East, 132.01 feet;

THENCE, South 00° 00' 25" East, 1,943.11 feet to a set five-eighths inch iron rod with "Baseline Corp" plastic cap for the southeast corner;

THENCE, South 80° 17' 20" West, 3,002.41 feet to a set five-eighths inch iron rod with "Baseline Corp" plastic cap for an angle point in the south line hereof;

THENCE, West, 1,069.83 feet to a set five-eighths inch iron rod with "Baseline Corp" plastic cap on the east line of a called 2.066 acre tract described in deed to Chambers County Improvement District Number 1 recorded under Volume 978, Page 668, of the Official Public Records Chambers County, Texas;

THENCE, North, with the east line of said called 2.066 acre tract, 60.00 feet to a set five-eighths inch iron rod with "Baseline Corp" plastic cap for the northeast corner of said called 2.066 acre tract;

THENCE, West, with the north line of said called 2.066 acre tract, 300.00 feet to a found five-eighths inch iron rod with a "Bury Partners" plastic cap for the northwest corner of said called 2.066 acre tract on the east right-of-way line of said Powers Road and being for the southwest corner hereof;

133.67 ACRE TRACT 1

THENCE, North, with the east right-of-way line of Powers Road, 920.19 feet to the **POINT OF BEGINNING** and containing 133.67 acres of Land.

A separate survey map was prepared in conjunction with this metes & bounds description and is on file with Baseline Corporation job number 12.058.01.

The Bearings shown hereon were derived from redundant RTK GPS observations and are based on the Texas Coordinate System, South Central Zone (4204) NAD 83 CORS adjustment. The distances shown hereon are Surface Datum. To convert to grid multiply by a combined project adjustment factor of 0.99988245.

Baseline Corporation
1702 Seamist Drive, Suite 320
Houston, Texas 77008
713-869-0155

Michael F. Carrington, RPLS
Texas Registration No. 5366

February 1, 2013

33.79 ACRE TRACT 2

Being a tract or parcel of land containing 33.79 acres of land located in the John Ijams Survey, Abstract No. 15, Chambers County, Texas, being part of a called 1,028.275 acre tract (Part Seven) described in the deed to Cedar Crossing, L.P. as recorded under Volume 456, Page 155, of the Official Public Records Chambers County, Texas; said 33.79 acre tract being more particularly described by metes and bounds as follows:

COMMENCING at a found five-eighths inch iron rod on the east right-of-way line of F.M. 1405, 300 feet wide as described in a deed to the State of Texas recorded under Volume 351, Page 200, of the Chambers County Deed Records, said corner being the southwest corner of said called 1,028.275 acre tract and being the northwest corner of Main Mill subdivision recorded under Volume B, Page 136, Chambers County Map Records;

THENCE, North 16° 09' 18" West, with the west line of said called 1,028.275 acre tract and with the east right-of-way line of F.M. 1405, 261.81 feet to a point for the beginning of a tangent curve to the right having a radius of 5,579.57 feet from which a found five-eighths inch iron rod with a "Survcon" plastic cap bears North 12° 25' West, 29.64 feet;

THENCE, in a northeasterly direction along said curve to the right through a central angle of 02° 46' 39", a chord of North 14° 45' 59" West, 270.45 feet, a distance along the arc of 270.47 feet to a set five-eighths inch iron rod with a "Baseline Corp." cap for the southwest corner and **POINT OF BEGINNING** of the herein described tract;

THENCE, in a northerly direction continuing with the west line of said called 1,028.275 acre tract and the east right-of-way line of said F.M. 1405 along a curve to the right having a radius of 5,579.57 feet, through a central angle of 10° 13' 33", a chord of North 08° 15' 53" West, 994.49 feet, a distance along the arc of 995.82 feet to a set five-eighths inch iron rod with "Baseline Corp." plastic cap for the point of tangency;

THENCE, North 03° 09' 06" West, continuing with the west line of said called 1,028.275 acre tract and with east right-of-way line of said F.M. 1405, 236.54 to a found five-eighths inch iron rod with a "Baseline Corp" plastic cap, said corner being the northwest corner hereof;

THENCE, North 82° 53' 32" East, 1,200.10 feet to a found five-eighths inch iron rod with a "Baseline Corp." plastic cap on the west line of a 60 foot wide Houston Lighting & Power Company easement recorded in Volume 377, Page 50 of the Chambers County Deed Records, said corner being the northeast corner hereof;

THENCE, South, with the west line of said 60 foot wide Houston Lighting & Power Company easement, 1,368.84 feet to a set five-eighths inch iron rod with "Baseline Corp." plastic cap for the southeast corner hereof;

33.79 ACRE TRACT 2

THENCE, West, 1,034.92 feet to the **POINT OF BEGINNING** and containing 33.79 acres of Land.

A separate survey map was prepared in conjunction with this metes & bounds description and is on file with Baseline Corporation job number 12.058.01.

The Bearings shown hereon were derived from redundant RTK GPS observations and are based on the Texas Coordinate System, South Central Zone (4204) NAD 83 CORS adjustment. The distances shown hereon are Surface Datum. To Convert to grid multiply by a combined project adjustment factor of 0.99988245.

Baseline Corporation
1702 Seamist Drive, Suite 320
Houston, Texas 77008
713-869-0155

Michael F. Carrington, RPLS
Texas Registration No. 5366

February 1, 2013

60' Wide Access Tract 1

Being a 60 foot wide tract or parcel of land containing 5.61 acres of land located in the John Ijams Survey, Abstract No. 15, Chambers County, Texas, being part of a called 1,028.275 acre tract (Part Seven) described in the deed to Cedar Crossing, L.P. as recorded under Volume 456, Page 155, of the Official Public Records Chambers County, Texas; said 5.61 acre tract being more particularly described by metes and bounds as follows:

COMMENCING at a found five-eighths inch iron rod with a "Halff and Associates" plastic cap on the east right-of-way line of Powers Road, a 100 foot wide street dedicated by the plat recorded in Clerk's File Number 35939, Chambers County Map Records, said iron rod with "Halff and Associates" plastic cap being the southwest corner of a called 70.259 acre tract described in the deed to Sumner Baytown Buildings, LLC as recorded under Volume 1012, Page 282, of the Official Public Records Chambers County;

THENCE, South, with the east right-of-way line of said Powers Road, 920.19 feet to a found five-eighths inch iron rod with "Bury Partners" plastic cap for the northwest corner of a called 2.066 acre tract described in deed to Chambers County Improvement District Number 1 recorded under Volume 978, Page 668, of the Official Public Records Chambers County, Texas;

THENCE, East, with the north line of said 2.066 acre tract, 300.00 feet to a set five-eighths inch iron rod with a "Baseline Corp." plastic cap for the northwest corner and **POINT OF BEGINNING** of the herein described 60 foot wide Access Tract 1;

THENCE, East, 1,064.74 feet to a point for an angle point in the north line hereof;

THENCE, North 80° 17' 20" East, 3,007.57 feet to a point for the northeast corner hereof;

THENCE, South 00° 00' 25" East, 60.87 feet to a set five-eighths inch iron rod with a "Baseline Corp." plastic cap for the southeast corner hereof;

THENCE, South 80° 17' 20" West, 3,032.41 feet to a set five-eighths inch iron rod with a "Baseline Corp." plastic cap for an angle point in the south line hereof;

THENCE, West, 1,069.83 feet to a set five-eighths inch iron rod with "Baseline Corp" plastic cap on the east line of said called 2.066 acre tract;

THENCE, North, with the east line of said called 2.066 acre tract, 60.00 feet to the **POINT OF BEGINNING** and containing 5.61 acres of Land.

60' Wide Access Tract 1

A separate survey map was prepared in conjunction with this metes & bounds description and is on file with Baseline Corporation job number 12.058.01.

The Bearings shown hereon were derived from redundant RTK GPS observations and are based on the Texas Coordinate System, South Central Zone (4204) NAD 83 CORS adjustment. The distances shown hereon are Surface Datum. To convert to grid multiply by a combined project adjustment factor of 0.99988245.

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60' Wide Access Tract 2

Being a 60 foot wide tract or parcel of land containing 5.61 acres of land located in the John Ijams Survey, Abstract No. 15, Chambers County, Texas, being part of a called 1,028.275 acre tract (Part Seven) described in the deed to Cedar Crossing, L.P. as recorded under Volume 456, Page 155, of the Official Public Records Chambers County, Texas; said 5.61 acre tract being more particularly described by metes and bounds as follows:

COMMENCING at a found five-eighths inch iron rod with a "Halff and Associates" plastic cap on the east right-of-way line of Powers Road, a 100 foot wide street dedicated by the plat recorded in Clerk's File Number 35939, Chambers County Map Records, said iron rod with "Halff and Associates" plastic cap being the southwest corner of a called 70.259 acre tract described in the deed to Sumner Baytown Buildings, LLC as recorded under Volume 1012, Page 282, of the Official Public Records Chambers County;

THENCE, South, with the east right-of-way line of said Powers Road, 920.19 feet to a found five-eighths inch iron rod with "Bury Partners" plastic cap for the northwest corner of a called 2.066 acre tract described in deed to Chambers County Improvement District Number 1 recorded under Volume 978, Page 668, of the Official Public Records Chambers County, Texas;

THENCE, East, with the north line of said 2.066 acre tract, 300.00 feet to a set five-eighths inch iron rod with a "Baseline Corp." plastic cap for the northeast corner of said called 2.066 acre tract;

THENCE, South, with the east line of said called 2.066 acre tract, 60.00 feet to a set five-eighths inch iron rod with a "Baseline Corp." plastic cap for the northwest corner and **POINT OF BEGINNING** of the herein described 60 foot wide Access Tract 2;

THENCE, East, 1,069.83 feet to a set five-eighths inch iron rod with a "Baseline Corp." plastic cap for an angle point in the north line hereof;

THENCE, North 80° 17' 20" East, 3,002.41 feet to a set five-eighths inch iron rod with a "Baseline Corp." plastic cap for the northeast corner hereof;

THENCE, South 00° 00' 25" East, 60.87 feet to a point for the southeast corner hereof;

THENCE, South 80° 17' 20" West, 2,997.25 feet to a point an angle point in the south line hereof;

THENCE, West, 1,074.93 feet to a point for corner on the east line of said called 2.066 acre tract;

60' Wide Access Tract 2

THENCE, North, with the east line of said called 2.066 acre tract, 60.00 feet to the **POINT OF BEGINNING** and containing 5.61 acres of Land.

A separate survey map was prepared in conjunction with this metes & bounds description and is on file with Baseline Corporation job number 12.058.01.

The Bearings shown hereon were derived from redundant RTK GPS observations and are based on the Texas Coordinate System, South Central Zone (4204) NAD 83 CORS adjustment. The distances shown hereon are Surface Datum. To convert to grid multiply by a combined project adjustment factor of 0.99988245.

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February 1, 2013

60' Wide Access Tract 3

Being a 60 foot wide tract or parcel of land containing 1.44 acres of land located in the John Ijams Survey, Abstract No. 15, Chambers County, Texas, being part of a called 1,028.275 acre tract (Part Seven) described in the deed to Cedar Crossing, L.P. as recorded under Volume 456, Page 155, of the Official Public Records Chambers County, Texas; said 1.44 acre tract being more particularly described by metes and bounds as follows:

COMMENCING at a found five-eighths inch iron rod on the east right-of-way line of F.M. 1405, 300 feet wide as described in a deed to the State of Texas recorded under Volume 351, Page 200, of the Chambers County Deed Records, said corner being the southwest corner of said called 1,028.275 acre tract and being the northwest corner of Main Mill subdivision recorded under Volume B, Page 136, Chambers County Map Records;

THENCE, North 16° 09' 18" West, with the west line of said called 1,028.275 acre tract and with the east right-of-way line of F.M. 1405, 261.81 feet to a point for the beginning of a tangent curve to the right having a radius of 5,579.57 feet from which a found five-eighths inch iron rod with a "Survcon" plastic cap bears North 12° 25' West, 29.64 feet;

THENCE, in a northeasterly direction along said curve to the right through a central angle of 02° 46' 39", a chord of North 14° 45' 59" West, 270.45 feet, a distance along the arc of 270.47 feet to a set five-eighths inch iron rod with a "Baseline Corp." cap for the southwest corner and **POINT OF BEGINNING** of the herein described 60 foot wide Access Tract 3;

THENCE, in a northerly direction continuing with the west line of said called 1,028.275 acre tract and the east right-of-way line of said F.M. 1405 along a curve to the right having a radius of 5,579.57 feet, through a central angle of 00° 37' 57", a chord of North 13° 03' 41" West, 61.59 feet, a distance along the arc of 61.59 feet to a point for the northwest corner hereof;

THENCE, East, 1,048.84 feet to a point for corner on the west line of a 60 foot wide Houston Lighting & Power Company easement recorded in Volume 377, Page 50 of the Chambers County Deed Records, said corner being the northeast corner hereof;

THENCE, South, with the west line of said 60 foot wide Houston Lighting & Power Company easement, 60.00 feet to a set five-eighths inch iron rod with a "Baseline Corp." plastic cap for the southeast corner hereof;

THENCE, West, 1,034.92 feet to the **POINT OF BEGINNING** and containing 1.44 acres of Land.

60' WIDE Access Tract 3

A separate survey map was prepared in conjunction with this metes & bounds description and is on file with Baseline Corporation job number 12.058.01.

The Bearings shown hereon were derived from redundant RTK GPS observations and are based on the Texas Coordinate System, South Central Zone (4204) NAD 83 CORS adjustment. The distances shown hereon are Surface Datum. To Convert to grid multiply by a combined project adjustment factor of 0.99988245.

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February 1, 2013

60' Wide Access Tract 4

Being a 60 foot wide tract or parcel of land containing 2.13 acres of land located in the John Ijams Survey, Abstract No. 15, Chambers County, Texas, being part of a called 1,028.275 acre tract (Part Seven) described in the deed to Cedar Crossing, L.P. as recorded under Volume 456, Page 155, of the Official Public Records Chambers County, Texas; said 2.13 acre tract being more particularly described by metes and bounds as follows:

COMMENCING at a found five-eighths inch iron rod on the east right-of-way line of F.M. 1405, 300 feet wide as described in a deed to the State of Texas recorded under Volume 351, Page 200, of the Chambers County Deed Records, said corner being the southwest corner of said called 1,028.275 acre tract and being the northwest corner of Main Mill subdivision recorded under Volume B, Page 136, Chambers County Map Records;

THENCE, North 16° 09' 18" West, with the west line of said called 1,028.275 acre tract and with the east right-of-way line of F.M. 1405, 261.81 feet to a point for the beginning of a tangent curve to the right having a radius of 5,579.57 feet from which a found five-eighths inch iron rod with a "Survcon" plastic cap bears North 12° 25' West, 29.64 feet;

THENCE, in a northeasterly direction along said curve to the right through a central angle of 02° 46' 39", a chord of North 14° 45' 59" West, 270.45 feet, a distance along the arc of 270.47 feet to a set five-eighths inch iron rod with a "Baseline Corp." cap for the northwest corner and **POINT OF BEGINNING** of the herein described 60 foot wide Access Tract 4;

THENCE, East, 1,034.92 feet to a point for corner on the west line of a 60 foot wide Houston Lighting & Power Company easement recorded in Volume 377, Page 50 of the Chambers County Deed Records said corner being a re-entrant corner hereof;

THENCE, North, with the west line of said 60 foot wide Houston Lighting & Power Company easement, 60.00 feet to a point for corner;

THENCE, East, 260.00 feet to a point for corner on the west right-of-way line of Powers Road, a 100 foot wide street dedicated by the plat recorded in Clerk's File Number 35939, Chambers County Map Records, said point for corner being the northeast corner hereof;

THENCE, South, with the west right-of-way line of said Powers Road, 120.00 feet to a point for the southeast corner hereof;

60' Wide Access Tract 4

THENCE, West, 1,280.30 feet to a point for corner on the east right-of-way line of said F.M. 1405, same being the west line of said called 1,028.275 acre tract, said corner on a non-tangent curve to the right and being the southwest corner hereof;

THENCE, in a northerly direction with the west line of said called 1,028.275 acre tract and with the east right-of-way line of said F.M. 1405 along said non-tangent curve to the right having a radius of 5,579.57 feet, through a central angle of 00° 38' 03", a chord of North 13° 41' 41" West, 61.76 feet, a distance along the arc of 61.76 feet to the **POINT OF BEGINNING** and containing 2.13 acres of Land.

A separate survey map was prepared in conjunction with this metes & bounds description and is on file with Baseline Corporation job number 12.058.01.

The Bearings shown hereon were derived from redundant RTK GPS observations and are based on the Texas Coordinate System, South Central Zone (4204) NAD 83 CORS adjustment. The distances shown hereon are Surface Datum. To convert to grid multiply by a combined project adjustment factor of 0.99988245.

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Michael F. Carrington, RPLS
Texas Registration No. 5366

February 1, 2013

Exhibit 3
Description of the Applicant's Qualified Investment/Qualified Property

Borusan Mannesmann Pipe U.S., Inc. is proposing to construct, operate, and maintain a manufacturing facility. The facility will manufacture high-quality industrial oil country tubular goods through a multi-stage process. Industrial oil & gas tubular goods include casings and tubings used in drilling oil and gas wells and extracting hydrocarbons from them. Extraction of oil and gas from shale plays, an activity which has rapidly increased and is still increasing, requires higher specifications for industrial oil & gas tubular goods than those required by more conventional oil and gas wells.

The project site is currently vacant, surrounded by a few roads. The project will include a production hall (210,000 sq.ft.), a heat treat building (49,500 sq.ft.), a hydro test building (32,500 sq.ft.), a threading building (40,000 sq.ft.) and a corporate office (20,000 sq.ft.), and potentially other buildings. The project will also require site preparation and infrastructure improvements, such as the creation of a new rail spur. The project will invest substantial amounts in equipment and other property including: pads, foundations, Oto Mill, welder, hydrotester, drying table, walking beam furnace, and lab equipment. When fully operational, the project will have capacity to produce 395 tons of industrial oil & gas tubular goods each year.

Construction is anticipated to begin during the first quarter of 2013, and the project is expected to be operational by July 2014.