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September 22, 2016

Via Hand Delivery

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

Re: Application to the La Porte Independent School District from Praxair, Inc.

To the Local Government Assistance & Economic Analysis Division:

This law firm represents the La Porte Independent School District ("District"). By copy of this letter, the District is notifying Praxair, Inc. ("Applicant") of its intent to consider its Application for Appraised Value Limitation on Qualified Property ("Application"). The Applicant submitted the Application to the District on September 9, 2016. The Board voted to accept the Application on September 13, 2016. The Application was determined to be complete on September 21, 2016.

Pursuant to Texas Tax Code § 313.025, please prepare the economic impact report.

The District has determined that the wage information included in the Application represents the most recent wage data available at the time of the Application.

Three copies of the Application are enclosed with this letter, along with an electronic copy on CD.

In accordance with 34 Texas Administrative Code § 9.1054, a copy of the Application will be submitted to the Harris County Appraisal District by copy of this letter.

Please contact me if you have any questions.

Sincerely,

Christie Hobbs

Enclosures

c. Harris County Appraisal District
13013 Northwest Freeway
Houston, Texas 77040-6305

Via CMRRR, with enclosures

Lloyd Graham, Superintendent
La Porte Independent School District
1002 San Jacinto Street
La Porte, Texas 77571
supt-secretary@lpsd.org

Via email, with enclosures

Bob Popinski, Consultant for District
Moak, Casey & Associates
400 West 15th Street
Austin, TX 78701
bpopinski@moakcasey.com

Via email, with enclosures

Samir Serhan, Representative for Applicant
President, Global Hydrogen
1585 Sawdust Road, Suite 300
The Woodlands, Texas 77380
Samir_Serhan@Praxair.com

Via email, with enclosures

Sam Gregson, Consultant for Applicant
Senior Consultant
Cummings Westlake LLC
12837 Louette Road, Suite 201
Cypress, Texas 77429-5611
sgregson@cwlp.net

Via email, with enclosures

TAB 1

Pages 1 through 9 of application.



Application for Appraised Value Limitation on Qualified Property

(Tax Code, Chapter 313, Subchapter B or C)

Economic Development
and Analysis
Form 50-296-A

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

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

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

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

When the Comptroller receives the notice and required information from the school district, the Comptroller will publish all submitted application materials on its website. The Comptroller is authorized to treat some application information as confidential and withhold it from publication on the Internet. To do so, however, the information must be segregated and comply with the other requirements set out in the Comptroller rules. For more information, see guidelines on Comptroller's website.

The Comptroller will independently determine whether the application has been completed according to the Comptroller's rules (34 TAC Chapter 9, Subchapter F). If the Comptroller finds the application is not complete, the Comptroller will request additional materials from the school district. Pursuant to 9.1053(a)(1)(C), requested information shall be provided within 20 days of the date of the request. When the Comptroller determines that the application is complete, it will send the school district a notice indicating so. The Comptroller will determine the eligibility of the project, issue a certificate for a limitation on appraised value to the school board regarding the application and prepare an economic impact evaluation by the 90th day after the Comptroller receives a complete application—as determined by the Comptroller.

The school board must approve or disapprove the application not later than the 150th day after the application review start date (the date the application is finally determined to be complete), unless an extension is granted. The Comptroller and school district are authorized to request additional information from the applicant that is reasonably necessary to issue a certificate, complete the economic impact evaluation or consider the application at any time during the application review period.

Please visit the Comptroller's website to find out more about the program at www.texasahead.org/tax_programs/chapter313/. There are links to the Chapter 313 statute, rules, guidelines and forms. Information about minimum limitation values for particular districts and wage standards may also be found at that site.

SECTION 1: School District Information

1. Authorized School District Representative

September 13, 2016

Date Application Received by District

Lloyd

First Name

Superintendent

Title

La Porte Independent School District

School District Name

1002 San Jacinto St.

Street Address

1002 San Jacinto St.

Mailing Address

La Porte

City

281-604-7050

Phone Number

Graham

Last Name

TX

State

281-604-7047

Fax Number

supt-secretary@lpsd.org

Email Address

77571-6496

ZIP

2. Does the district authorize the consultant to provide and obtain information related to this application?



Yes



No

SECTION 1: School District Information *(continued)*

3. Authorized School District Consultant *(If Applicable)*

Christie	Hobbs
First Name	Last Name
Partner	
Title	
Leasor Crass, P. C.	
Firm Name	
682-422-0009	682-422-0008
Phone Number	Fax Number
	christie@leasorcrass.com
Mobile Number <i>(optional)</i>	Email Address

4. On what date did the district determine this application complete? September 20, 2016
5. Has the district determined that the electronic copy and hard copy are identical? ☒ Yes ☐ No

SECTION 2: Applicant Information

1. Authorized Company Representative *(Applicant)*

Samir	Serhan
First Name	Last Name
President, Global Hydrogen	Praxair
Title	Organization
1585 Sawdust Road, Suite 300	
Street Address	
1585 Sawdust Road, Suite 300	
Mailing Address	
The Woodlands	Texas
City	State
281-203-3665	77380
Phone Number	ZIP
	281-203-3829
Mobile Number <i>(optional)</i>	Fax Number
	Samir_Serhan@Praxair.com
	Business Email Address

2. Will a company official other than the authorized company representative be responsible for responding to future information requests? ☒ Yes ☐ No

2a. If yes, please fill out contact information for that person.

Neil	Beup
First Name	Last Name
Director, Government Relations	Praxair
Title	Organization
39 Old Ridgebury Road	
Street Address	
39 Old Ridgeberry Road	
Mailing Address	
Danbury	Connecticut
City	State
203-837-2578	06810
Phone Number	ZIP
Mobile Number <i>(optional)</i>	Fax Number
	Neil_Beup@Praxair.com
	Business Email Address

3. Does the applicant authorize the consultant to provide and obtain information related to this application? ☒ Yes ☐ No

SECTION 2: Applicant Information (continued)**4. Authorized Company Consultant (If Applicable)**

Sam

First Name

Gregson

Last Name

Senior Consultant

Title

Cummings Westlake LLC

Firm Name

713-266-4456

Phone Number

713-266-2333

Fax Number

sgregson@cwlp.net

Business Email Address

SECTION 3: Fees and Payments

1. Has an application fee been paid to the school district? ☒ Yes ☐ No

The total fee shall be paid at time of the application is submitted to the school district. Any fees not accompanying the original application shall be considered supplemental payments.

1a. If yes, attach in **Tab 2** proof of application fee paid to the school district.

For the purpose of questions 2 and 3, "payments to the school district" include any and all payments or transfers of things of value made to the school district or to any person or persons in any form if such payment or transfer of thing of value being provided is in recognition of, anticipation of, or consideration for the agreement for limitation on appraised value.

2. Will any "payments to the school district" that you may make in order to receive a property tax value limitation agreement result in payments that are not in compliance with Tax Code §313.027(i)? ☐ Yes ☒ No ☐ N/A
3. If "payments to the school district" will only be determined by a formula or methodology without a specific amount being specified, could such method result in "payments to the school district" that are not in compliance with Tax Code §313.027(i)? ☐ Yes ☒ No ☐ N/A

SECTION 4: Business Applicant Information

1. What is the legal name of the applicant under which this application is made? Praxair, Inc.
2. List the Texas Taxpayer I.D. number of entity subject to Tax Code, Chapter 171 (11 digits) 10612490507
3. List the NAICS code 325120
4. Is the applicant a party to any other pending or active Chapter 313 agreements? ☒ Yes ☐ No
- 4a. If yes, please list application number, name of school district and year of agreement
- Application #13; Port Arthur ISD; 8/19/2003, Application #217; Port Arthur ISD; 8/23/2012

SECTION 5: Applicant Business Structure

1. Identify Business Organization of Applicant (corporation, limited liability corporation, etc) Corporation
2. Is applicant a combined group, or comprised of members of a combined group, as defined by Tax Code §171.0001(7)? ☒ Yes ☐ No
- 2a. If yes, attach in **Tab 3** a copy of Texas Comptroller Franchise Tax Form No. 05-165, No. 05-166, or any other documentation from the Franchise Tax Division to demonstrate the applicant's combined group membership and contact information.
3. Is the applicant current on all tax payments due to the State of Texas? ☒ Yes ☐ No
4. Are all applicant members of the combined group current on all tax payments due to the State of Texas? ☒ Yes ☐ No ☐ N/A
5. If the answer to question 3 or 4 is no, please explain and/or disclose any history of default, delinquencies and/or any material litigation, including litigation involving the State of Texas. (If necessary, attach explanation in **Tab 3**)

SECTION 6: Eligibility Under Tax Code Chapter 313.024

1. Are you an entity subject to the tax under Tax Code, Chapter 171? ☒ Yes ☐ No
2. The property will be used for one of the following activities:
 - (1) manufacturing ☒ Yes ☐ No
 - (2) research and development ☐ Yes ☒ No
 - (3) a clean coal project, as defined by Section 5.001, Water Code ☐ Yes ☒ No
 - (4) an advanced clean energy project, as defined by Section 382.003, Health and Safety Code ☐ Yes ☒ No
 - (5) renewable energy electric generation ☐ Yes ☒ No
 - (6) electric power generation using integrated gasification combined cycle technology ☐ Yes ☒ No
 - (7) nuclear electric power generation ☐ Yes ☒ No
 - (8) a computer center that is used as an integral part or as a necessary auxiliary part for the activity conducted by applicant in one or more activities described by Subdivisions (1) through (7) ☐ Yes ☒ No
 - (9) a Texas Priority Project, as defined by 313.024(e)(7) and TAC 9.1051 ☐ Yes ☒ No
3. Are you requesting that any of the land be classified as qualified investment? ☐ Yes ☒ No
4. Will any of the proposed qualified investment be leased under a capitalized lease? ☐ Yes ☒ No
5. Will any of the proposed qualified investment be leased under an operating lease? ☐ Yes ☒ No
6. Are you including property that is owned by a person other than the applicant? ☐ Yes ☒ No
7. Will any property be pooled or proposed to be pooled with property owned by the applicant in determining the amount of your qualified investment? ☐ Yes ☒ No

SECTION 7: Project Description

1. In **Tab 4**, attach a detailed description of the scope of the proposed project, including, at a minimum, the type and planned use of real and tangible personal property, the nature of the business, a timeline for property construction or installation, and any other relevant information.
2. Check the project characteristics that apply to the proposed project:

☐ Land has no existing improvements	☒ Land has existing improvements (<i>complete Section 13</i>)
☐ Expansion of existing operation on the land (<i>complete Section 13</i>)	☐ Relocation within Texas

SECTION 8: Limitation as Determining Factor

1. Does the applicant currently own the land on which the proposed project will occur? ☐ Yes ☒ No
2. Has the applicant entered into any agreements, contracts or letters of intent related to the proposed project? ☒ Yes ☐ No
3. Does the applicant have current business activities at the location where the proposed project will occur? ☐ Yes ☒ No
4. Has the applicant made public statements in SEC filings or other documents regarding its intentions regarding the proposed project location? ☐ Yes ☒ No
5. Has the applicant received any local or state permits for activities on the proposed project site? ☐ Yes ☒ No
6. Has the applicant received commitments for state or local incentives for activities at the proposed project site? ☐ Yes ☒ No
7. Is the applicant evaluating other locations not in Texas for the proposed project? ☒ Yes ☐ No
8. Has the applicant provided capital investment or return on investment information for the proposed project in comparison with other alternative investment opportunities? ☐ Yes ☒ No
9. Has the applicant provided information related to the applicant's inputs, transportation and markets for the proposed project? ☐ Yes ☒ No
10. Are you submitting information to assist in the determination as to whether the limitation on appraised value is a determining factor in the applicant's decision to invest capital and construct the project in Texas? ☒ Yes ☐ No

Chapter 313.026(e) states "the applicant may submit information to the Comptroller that would provide a basis for an affirmative determination under Subsection (c)(2)." If you answered "yes" to any of the questions in Section 8, attach supporting information in Tab 5.

SECTION 9: Projected Timeline

1. Application approval by school board May 2017
2. Commencement of construction 1Q 2018
3. Beginning of qualifying time period January 2, 2018
4. First year of limitation 2020
5. Begin hiring new employees 2Q 2019
6. Commencement of commercial operations 4Q 2019
7. Do you propose to construct a new building or to erect or affix a new improvement after your application review start date (date your application is finally determined to be complete)? ☒ Yes ☐ No
- Note:** Improvements made before that time may not be considered qualified property.
8. When do you anticipate the new buildings or improvements will be placed in service? 4Q 2019

SECTION 10: The Property

1. Identify county or counties in which the proposed project will be located Harris County
2. Identify Central Appraisal District (CAD) that will be responsible for appraising the property Harris CAD
3. Will this CAD be acting on behalf of another CAD to appraise this property? ☐ Yes ☒ No
4. List all taxing entities that have jurisdiction for the property, the portion of project within each entity and tax rates for each entity:

County: <u>Harris County; 0.41923; 100%</u> (Name, tax rate and percent of project)	City: (Name, tax rate and percent of project)
Hospital District: <u>Harris County Hosp; 0.17; 100%</u> (Name, tax rate and percent of project)	Water District: (Name, tax rate and percent of project)
Other (describe): <u>See Tab 6</u> (Name, tax rate and percent of project)	Other (describe): (Name, tax rate and percent of project)
5. Is the project located entirely within the ISD listed in Section 1? ☒ Yes ☐ No
 - 5a. If no, attach in **Tab 6** additional information on the project scope and size to assist in the economic analysis.
6. Did you receive a determination from the Texas Economic Development and Tourism Office that this proposed project and at least one other project seeking a limitation agreement constitute a single unified project (SUP), as allowed in §313.024(d-2)? ☐ Yes ☒ No
 - 6a. If yes, attach in **Tab 6** supporting documentation from the Office of the Governor.

SECTION 11: Investment

NOTE: The minimum amount of qualified investment required to qualify for an appraised value limitation and the minimum amount of appraised value limitation vary depending on whether the school district is classified as Subchapter B or Subchapter C, and the taxable value of the property within the school district. For assistance in determining estimates of these minimums, access the Comptroller's website at www.texasahead.org/tax_programs/chapter313/.

1. At the time of application, what is the estimated minimum qualified investment required for this school district? 80,000,000.00
2. What is the amount of appraised value limitation for which you are applying? 80,000,000.00
- Note:** The property value limitation amount is based on property values available at the time of application and may change prior to the execution of any final agreement.
3. Does the qualified investment meet the requirements of Tax Code §313.021(1)? ☒ Yes ☐ No
4. Attach a description of the qualified investment [See §313.021(1).] The description must include:
 - a. a specific and detailed description of the qualified investment you propose to make on the property for which you are requesting an appraised value limitation as defined by Tax Code §313.021 (**Tab 7**);
 - b. a description of any new buildings, proposed new improvements or personal property which you intend to include as part of your minimum qualified investment (**Tab 7**); and
 - c. a detailed map of the qualified investment showing location of tangible personal property to be placed in service during the qualifying time period and buildings to be constructed during the qualifying time period, with vicinity map (**Tab 11**).
5. Do you intend to make at least the minimum qualified investment required by Tax Code §313.023 (or §313.053 for Subchapter C school districts) for the relevant school district category during the qualifying time period? ☒ Yes ☐ No

SECTION 12: Qualified Property

1. Attach a detailed description of the qualified property. [See §313.021(2)] (If qualified investment describes qualified property exactly, you may skip items a, b and c below.) The description must include:
 - 1a. a specific and detailed description of the qualified property for which you are requesting an appraised value limitation as defined by Tax Code §313.021 (**Tab 8**);
 - 1b. a description of any new buildings, proposed new improvements or personal property which you intend to include as part of your qualified property (**Tab 8**); and
 - 1c. a map of the qualified property showing location of new buildings or new improvements with vicinity map (**Tab 11**).
2. Is the land upon which the new buildings or new improvements will be built part of the qualified property described by §313.021(2)(A)? ☐ Yes ☒ No
 - 2a. If yes, attach complete documentation including:
 - a. legal description of the land (**Tab 9**);
 - b. each existing appraisal parcel number of the land on which the new improvements will be constructed, regardless of whether or not all of the land described in the current parcel will become qualified property (**Tab 9**);
 - c. owner (**Tab 9**);
 - d. the current taxable value of the land. Attach estimate if land is part of larger parcel (**Tab 9**); and
 - e. a detailed map showing the location of the land with vicinity map (**Tab 11**).
3. Is the land on which you propose new construction or new improvements currently located in an area designated as a reinvestment zone under Tax Code Chapter 311 or 312 or as an enterprise zone under Government Code Chapter 2303? ☐ Yes ☒ No
 - 3a. If yes, attach the applicable supporting documentation:
 - a. evidence that the area qualifies as a enterprise zone as defined by the Governor's Office (**Tab 16**);
 - b. legal description of reinvestment zone (**Tab 16**);
 - c. order, resolution or ordinance establishing the reinvestment zone (**Tab 16**);
 - d. guidelines and criteria for creating the zone (**Tab 16**); and
 - e. a map of the reinvestment zone or enterprise zone boundaries with vicinity map (**Tab 11**).
 - 3b. If no, submit detailed description of proposed reinvestment zone or enterprise zone with a map indicating the boundaries of the zone on which you propose new construction or new improvements to the Comptroller's office within 30 days of the application date. What is the anticipated date on which you will submit final proof of a reinvestment zone or enterprise zone? March 31, 2017

SECTION 13: Information on Property Not Eligible to Become Qualified Property

1. In **Tab 10**, attach a specific and detailed description of all **existing property**. This includes buildings and improvements existing as of the application review start date (the date the application is determined to be complete by the Comptroller). The description must provide sufficient detail to locate all existing property on the land that will be subject to the agreement and distinguish existing property from future proposed property.
2. In **Tab 10**, attach a specific and detailed description of all **proposed new property that will not become new improvements** as defined by TAC 9.1051. This includes proposed property that: functionally replaces existing or demolished/removed property; is used to maintain, refurbish, renovate, modify or upgrade existing property; or is affixed to existing property; or is otherwise ineligible to become qualified property. The description must provide sufficient detail to distinguish existing property (question 1) and all proposed new property that cannot become qualified property from proposed qualified property that will be subject to the agreement (as described in Section 12 of this application).
3. For the property not eligible to become qualified property listed in response to questions 1 and 2 of this section, provide the following supporting information in **Tab 10**:
 - a. maps and/or detailed site plan;
 - b. surveys;
 - c. appraisal district values and parcel numbers;
 - d. inventory lists;
 - e. existing and proposed property lists;
 - f. model and serial numbers of existing property; or
 - g. other information of sufficient detail and description.
4. Total estimated market value of existing property (that property described in response to question 1): \$ 10,609,848.00
5. In **Tab 10**, include an appraisal value by the CAD of all the buildings and improvements existing as of a date within 15 days of the date the application is received by the school district.
6. Total estimated market value of proposed property not eligible to become qualified property
(that property described in response to question 2): \$ 0.00

Note: Investment for the property listed in question 2 may count towards qualified investment in Column C of Schedules A-1 and A-2, if it meets the requirements of 313.021(1). Such property cannot become qualified property on Schedule B.

SECTION 14: Wage and Employment Information

1. What is the estimated number of permanent jobs (more than 1,600 hours a year), with the applicant or a contractor of the applicant, on the proposed qualified property during the last complete quarter before the application review start date (date your application is finally determined to be complete)? 0
2. What is the last complete calendar quarter before application review start date:
☐ First Quarter ☒ Second Quarter ☐ Third Quarter ☐ Fourth Quarter of 2016
(year)
3. What were the number of permanent jobs (more than 1,600 hours a year) this applicant had in Texas during the most recent quarter reported to the Texas Workforce Commission (TWC)? 1,247
Note: For job definitions see TAC §9.1051 and Tax Code §313.021(3).
4. What is the number of new qualifying jobs you are committing to create? 18
5. What is the number of new non-qualifying jobs you are estimating you will create? 0
6. Do you intend to request that the governing body waive the minimum new qualifying job creation requirement, as provided under Tax Code §313.025(f-1)? ☒ Yes ☐ No
 - 6a. If yes, attach evidence in **Tab 12** documenting that the new qualifying job creation requirement above exceeds the number of employees necessary for the operation, according to industry standards.
7. Attach in **Tab 13** the four most recent quarters of data for each wage calculation below, including documentation from the TWC website. The final actual statutory minimum annual wage requirement for the applicant for each qualifying job — which may differ slightly from this estimate — will be based on information from the four quarterly periods for which data were available at the time of the application review start date (date of a completed application). See TAC §9.1051(21) and (22).
 - a. Average weekly wage for all jobs (all industries) in the county is 1,336.00
 - b. 110% of the average weekly wage for manufacturing jobs in the county is 1,689.00
 - c. 110% of the average weekly wage for manufacturing jobs in the region is 1,163.00
8. Which Tax Code section are you using to estimate the qualifying job wage standard required for this project? ☐ §313.021(5)(A) or ☒ §313.021(5)(B)
9. What is the minimum required annual wage for each qualifying job based on the qualified property? 60,484.00
10. What is the annual wage you are committing to pay for each of the new qualifying jobs you create on the qualified property? 60,484.00
11. Will the qualifying jobs meet all minimum requirements set out in Tax Code §313.021(3)? ☒ Yes ☐ No
12. Do you intend to satisfy the minimum qualifying job requirement through a determination of cumulative economic benefits to the state as provided by §313.021(3)(F)? ☐ Yes ☒ No
 - 12a. If yes, attach in **Tab 12** supporting documentation from the TWC, pursuant to §313.021(3)(F).
13. Do you intend to rely on the project being part of a single unified project, as allowed in §313.024(d-2), in meeting the qualifying job requirements? ☐ Yes ☒ No
 - 13a. If yes, attach in **Tab 6** supporting documentation including a list of qualifying jobs in the other school district(s).

SECTION 15: Economic Impact

1. Complete and attach Schedules A1, A2, B, C, and D in **Tab 14**. Note: Excel spreadsheet versions of schedules are available for download and printing at URL listed below.
2. Attach an Economic Impact Analysis, if supplied by other than the Comptroller's Office, in **Tab 15**. (*not required*)
3. If there are any other payments made in the state or economic information that you believe should be included in the economic analysis, attach a separate schedule showing the amount for each year affected, including an explanation, in **Tab 15**.

Application for Appraised Value Limitation on Qualified Property

SECTION 16: Authorized Signatures and Applicant Certification

After the application and schedules are complete, an authorized representative from the school district and the business should review the application documents and complete this authorization page. Attach the completed authorization page in Tab 17. **NOTE:** If you amend your application, you will need to obtain new signatures and resubmit this page, Section 16, with the amendment request.

1. Authorized School District Representative Signature

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

print
here

Lloyd Graham

Print Name (Authorized School District Representative)

Superintendent

Title

sign
here

Signature (Authorized School District Representative)

Date

13 Sept 16

2. Authorized Company Representative (Applicant) Signature and Notarization

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

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

print
here

Samir Serhan

Print Name (Authorized Company Representative (Applicant))

President, Global Hydrogen

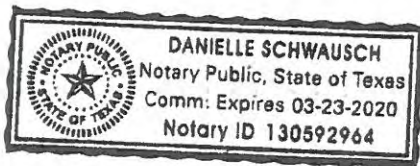
Title

sign
here

Signature (Authorized Company Representative (Applicant))

Date

6 September 2016



(Notary Seal)

GIVEN under my hand and seal of office this, the

6 day of September 2016

Danielle Schwausch

Notary Public in and for the State of Texas

My Commission expires: 03-23-2020

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

APPLICATION TAB ORDER FOR REQUESTED ATTACHMENTS

TAB	ATTACHMENT
1	Pages 1 through 11 of Application
2	Proof of Payment of Application Fee
3	Documentation of Combined Group membership under Texas Tax Code 171.0001(7), history of tax default, delinquencies and/or material litigation <i>(if applicable)</i>
4	Detailed description of the project
5	Documentation to assist in determining if limitation is a determining factor
6	Description of how project is located in more than one district, including list of percentage in each district and, if determined to be a single unified project, documentation from the Office of the Governor <i>(if applicable)</i>
7	Description of Qualified Investment
8	Description of Qualified Property
9	Description of Land
10	Description of all property not eligible to become qualified property <i>(if applicable)</i>
11	Maps that clearly show: a) Project vicinity b) Qualified investment including location of tangible personal property to be placed in service during the qualifying time period and buildings to be constructed during the qualifying time period c) Qualified property including location of new buildings or new improvements d) Existing property e) Land location within vicinity map f) Reinvestment or Enterprise Zone within vicinity map, showing the actual or proposed boundaries and size Note: Electronic maps should be high resolution files. Include map legends/markers.
12	Request for Waiver of Job Creation Requirement and supporting information <i>(if applicable)</i>
13	Calculation of three possible wage requirements with TWC documentation
14	Schedules A1, A2, B, C and D completed and signed Economic Impact <i>(if applicable)</i>
15	Economic Impact Analysis, other payments made in the state or other economic information <i>(if applicable)</i>
16	Description of Reinvestment or Enterprise Zone, including: a) evidence that the area qualifies as a enterprise zone as defined by the Governor's Office b) legal description of reinvestment zone* c) order, resolution or ordinance establishing the reinvestment zone* d) guidelines and criteria for creating the zone* * To be submitted with application or before date of final application approval by school board
17	Signature and Certification page, signed and dated by Authorized School District Representative and Authorized Company Representative <i>(applicant)</i>

TAB 2

Proof of Payment of Application Fee

Please find on the attached page, copy of the check for the \$75,000 application fee to La Porte Independent School District.

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

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

TAB 3

Documentation of Combined Group membership under Texas Tax Code 171.0001(7), history of tax default, delinquencies and/or material litigation (if applicable)

See attached.

**Documentation of combined
group received by the
Texas Comptroller
of Public Accounts**

TAB 4**Detailed Description of the Project**

Provide a detailed description of the scope of the proposed project, including, at a minimum, the type and planned use of real and tangible personal property, the nature of the business, a timeline for property construction or installation, and any other relevant information.

Praxair's project provides for the design and construction of a new industrial gas plant designed to produce carbon monoxide, hydrogen, and steam.

If approved, the proposed industrial gas complex will be constructed on property leased from Celanese at their Pasadena, TX, chemical complex. Construction is anticipated to begin in 1Q 2018 with commencement of commercial operations in 4Q 2019. The Company's vast pipeline network allows Praxair to meet the industrial gas needs of major customers in some of the largest industrial basins in the United States. This project could be built and installed anywhere on the pipeline network that runs through the Texas and Louisiana Gulf Coast. A positive determination on the Value Limitation Application enhances the viability of the project in Texas.

Below is a list of the major equipment comprising the complex:

- Fired heater with NO_x reduction system
- Catalyst-filled reactor vessels
- Heat exchangers
- Compressors
- CO and H₂ purification equipment
- Steam drum and deaerator
- Flare system
- Pumps
- Filters
- Insulation
- Electrical
- Switchgear
- Transformers
- Instrumentation equipment
- Equipment and structural foundations and supports
- Control Equipment
- Industrial gas piping
- In-plant roads

Additional infrastructure to support this property will include:

- Site development/roads
- Utility piping

TAB 5

Documentation to assist in determining if limitation is a determining factor.

Praxair is a Fortune 500 company headquartered in Danbury, Connecticut. The company employs over 27,000 people worldwide and has key locations in Connecticut, Illinois, Indiana, New York, Texas, Georgia, Iowa, and California. It is a leading industrial gas producer in the Americas. Praxair products include atmospheric, process and specialty gases and related services and technologies. Having diverse sources of industrial gases helps attract other businesses that rely on such products; supply of industrial gases is a critical utility for many businesses. Praxair will use its industrial gases pipeline network to import and export gases from the proposed complex to serve the other petrochemical facilities along the Gulf Coast. Today, Praxair serves approximately 25 industries as diverse as healthcare and petroleum refining, computer-chip manufacturing and beverage carbonation, fiber-optics and steel making, aerospace, chemicals and water treatment.

Praxair's pipeline complex allows it to have options for our investments. A variety of factors are considered in selecting site location, including the local pool of available skilled workers, costs for natural gas and ease of doing business as it relates to permitting and incentives to reduce risk in investments.

The applicant requires this appraised value limitation in order to move forward with the development of the project. Without this appraised value limitation, the impact of comparatively high Texas property taxes on the cost of the project does not allow the project to compete for global customers against similar projects operated by competitors of Praxair in the U.S. and around the world. While Praxair has signed a contract to supply Celanese, without this appraised value limitation Praxair would have to strongly consider making this investment at another site. Approval of this Value limitation application allows us to extend our relationships in Texas and be a contributor to the state's economic growth story.

TAB 6

Description of how project is located in more than one district, including list of percentage in each district and, if determined to be a single unified project, documentation from the Office of the Governor (if applicable)

All of the project is located in La Porte ISD. The project is also located 100% in the following tax districts and the tax rate for each is shown below

1) Harris County	- \$0.419230
2) Port of Houston	- \$0.013420
3) Harris County Hospital	- \$0.170000
4) Harris County Education	- \$0.005422
5) San Jacinto College	- \$0.175783
6) Harris County Flood	- \$0.027330
7) La Porte ISD	- \$1.450000

TAB 7

Description of Qualified Investment

Praxair's project provides for the design and construction of a new industrial gas plant designed to produce carbon monoxide, hydrogen, and steam.

If approved, the proposed industrial gas complex will be constructed on property leased from Celanese at their Pasadena, TX, chemical complex. Construction is anticipated to begin in 1Q 2018 with commencement of commercial operations in 4Q 2019.

Below is a list of the major equipment comprising the complex:

- Fired heater with NO_x reduction system
- Catalyst-filled reactor vessels
- Heat exchangers
- Compressors
- CO and H₂ purification equipment
- Steam drum and deaerator
- Flare system
- Pumps
- Filters
- Insulation
- Electrical
- Switchgear
- Transformers
- Instrumentation equipment
- Equipment and structural foundations and supports
- Control Equipment
- Industrial gas piping
- In-plant roads

Additional infrastructure to support this property will include:

- Site development/roads
- Utility piping

TAB 8

Description of Qualified Property

(See Tab 7)

TAB 9

Description of Land

See Attached

Exhibit C-2
DESCRIPTION OF LEASED PREMISES



Andrew Lonnie Sikes, Inc.

Surveying, Mapping and Civil Engineering since 1977 with offices in Houston and Conroe

**METES AND BOUNDS DESCRIPTION
LEASED PREMISES
7.739 ACRES (337,125 Square Feet)
GEORGE B. MCKINSTRY LEAGUE, ABSTRACT NO. 47
HARRIS COUNTY, TEXAS**

ALL that certain 7.739 acre tract (337,125 square feet) of land situated in the George B. McKinstry League, Abstract No. 47, Harris County, Texas, and being out of that certain call 963.850 acre tract described as Tract I, in instrument to Celanese Corporation of America, recorded under File Number C447452 of the Official Public Records of Real Property of Harris County, Texas (O.P.R.R.P.H.C.T.), corrected under File Number D789836, O.P.R.R.P.H.C.T., and granted to Celanese Chemical Company, Inc., in instrument recorded under File Number F521601, O.P.R.R.P.H.C.T.; said 7.739 acre tract of land being more particularly described by metes and bounds as follows (all bearings are based upon the Texas Coordinate System of 1983, South Central Zone 4204, distances shown are surface distances, coordinates for corners are shown in Celanese Clear Lake Plant Coordinates, included are Texas Plane Coordinates for the Point of Commencement and the Point of Beginning):

COMMENCING at Copperweld No. 2153, said point being an angle point in the southeasterly line of said Tract I, and being an interior corner of that certain 32.78 acre tract described as Tract 5, Bayport Pipeline Corridor "50" in instrument to Exxon Pipeline Company, recorded under File Number R930140 of the O.P.R.R.P.H.C.T., said point of commencement being located at Texas Plane Coordinates X = 3,218,245.68 and Y = 13,793,658.18, and at Celanese Plant Coordinates X = 5,124.37 and Y = 2,340.09;

THENCE, North 76 Degrees 11 Minutes 53 Seconds West, 257.26 feet, with the common line of said Tracts I and 5, to an angle point having Celanese Plant Coordinates X = 4,877.43 and Y = 2,412.22;

THENCE, North 62 Degrees 26 Minutes 52 Seconds East, 363.31 feet, with the common line of said Tracts I and 5, to an angle point having Celanese Plant Coordinates X = 5,206.78 and Y = 2,566.30;

THENCE, South 27 Degrees 33 Minutes 08 Seconds East, 100.00 feet, with the common line of said Tracts I and 5, to an angle point having Celanese Plant Coordinates X = 5,249.16 and Y = 2,475.72;

THENCE, North 62 Degrees 26 Minutes 52 Seconds East, 165.28 feet, with the common line of said Tracts I and 5, to an angle point having Celanese Plant Coordinates X = 5,398.71 and Y = 2,545.58;

THENCE, North 27 Degrees 33 Minutes 08 Seconds West, 2,179.81 feet to the southwest corner and **POINT OF BEGINNING** and having Texas Plane Coordinates X = 3,217,502.58 and Y = 13,795,807.95 and Celanese Plant Coordinate X = 4,475.00 and Y = 4,520.00;

11415 Bedford St. • Houston, Texas 77031-2105

Phone: 281-561-8118 • Fax: 281-561-8668 • Email: Houston@surveyor.com
Engineering Firm Registration F-5238 – Surveying Firm Registration 10104700

7.739 Acres
Leased Premises
July 25, 2016

THENCE, North 02 Degrees 28 Minutes 49 Seconds West, 775.00 feet, coincident with Celanese Plant Grid Line E (X) 4,475.00, to the northwest corner and having Celanese Plant Coordinates X = 4,475.00 and Y = 5,295.00;

THENCE, North 87 Degrees 31 Minutes 11 Seconds East, 435.00 feet, coincident with Celanese Plant Grid Line N (Y) 5,295.00, to the northeast corner and having Celanese Plant Coordinates X = 4,910.00 and Y = 5,295.00;

THENCE, South 02 Degrees 28 Minutes 49 Seconds East, 775.00 feet, coincident with Celanese Plant Grid Line E (X) 4,910.00 to the southeast corner and having Celanese Plant Coordinates X = 4,910.00 and Y = 4,520.00;

THENCE, South 87 Degrees 31 Minutes 11 Seconds West, 435.00 feet, coincident with Celanese Plant Grid Line N (Y) 4,520.00 to the **POINT OF BEGINNING** and containing 7.739 acres (337,125 square feet) of land.



Michael Hoover, RPLS
Texas Registration No. 5423



Y:\Jobs\2692\16-03 - 2 Lease Exhibits with legals\DELIVERY\2692-16-03_Leased_Premises_07252106.docx

NOTES:

1. ALL BEARINGS ARE TEXAS COORDINATE SYSTEM OF 1983, (4204) SOUTH CENTRAL ZONE, (NAD 83)
2. DISTANCES SHOWN ARE SURFACE DISTANCES.
3. COORDINATES SHOWN HEREON LABELED "PLANT" ARE BASED ON CELANESE CLEAR LAKE PLANT COORDINATE SYSTEM.
4. COORDINATES SHOWN HEREON LABELED "TCS" ARE BASED ON TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE, (NAD 83)
5. A WRITTEN METES AND BOUNDS DESCRIPTION PREPARED UNDER MICHAEL HOOVER, JOB No. 2692-16-03, DATED JULY 21, 2016, ACCOMPANIES THIS PLAT OF SURVEY.

OWNERSHIP INFORMATION

CELANESE CORPORATION OF AMERICA
TRACT 1 - 963.850 ACRES
F.N. C447452, H.C.O.P.R.R.P.,
(VOL. 6653, PG. 79, H.C.D.R.)

(A) CORRECTED IN
F.N. D789836, H.C.O.P.R.R.P.

CELANESE CHEMICAL COMPANY
F.N. F521601, H.C.O.P.R.R.P.

(B) EXXON PIPELINE COMPANY
BAYPORT PIPELINE CORRIDOR "50"
TRACT 5 - 32.78 ACRES
F.N. R930140, H.C.O.P.R.R.P.

(C) CHOATE ROAD (250' WIDE)
F.N. F713013, H.C.O.P.R.R.P.,
(UNIMPROVED)

EXHIBIT

ALS PROJECT NO. 2692-16-03
PREPARED: 07-25-16 SCALE: 1"=200'

PAGE 1 OF 2

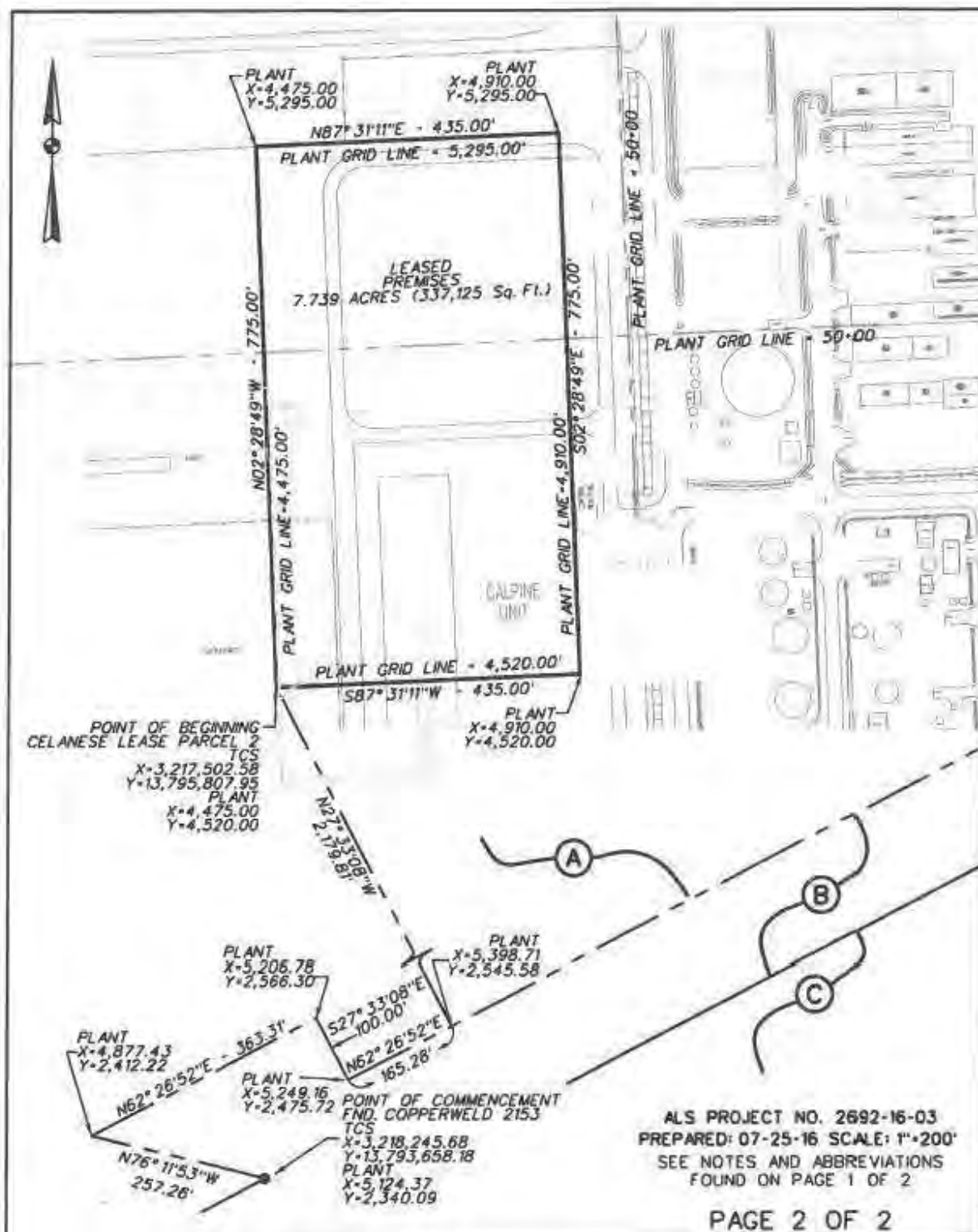


ANDREW LONNIE SIKES, INC.
SURVEYING, ENGINEERING & MAPPING

11415 BEDFORD STREET
HOUSTON, TEXAS 77031
PHONE: (281) 561-8118

LEASED PREMISES

7.739 Acres (337,125 Sq. Ft.)
CELANESE CHEMICAL COMPANY
HARRIS COUNTY, TEXAS
GEORGE B. MCKINSTRY LEAGUE
ABSTRACT No. 47



ANDREW LONNIE SIKES, INC.
SURVEYING, ENGINEERING & MAPPING

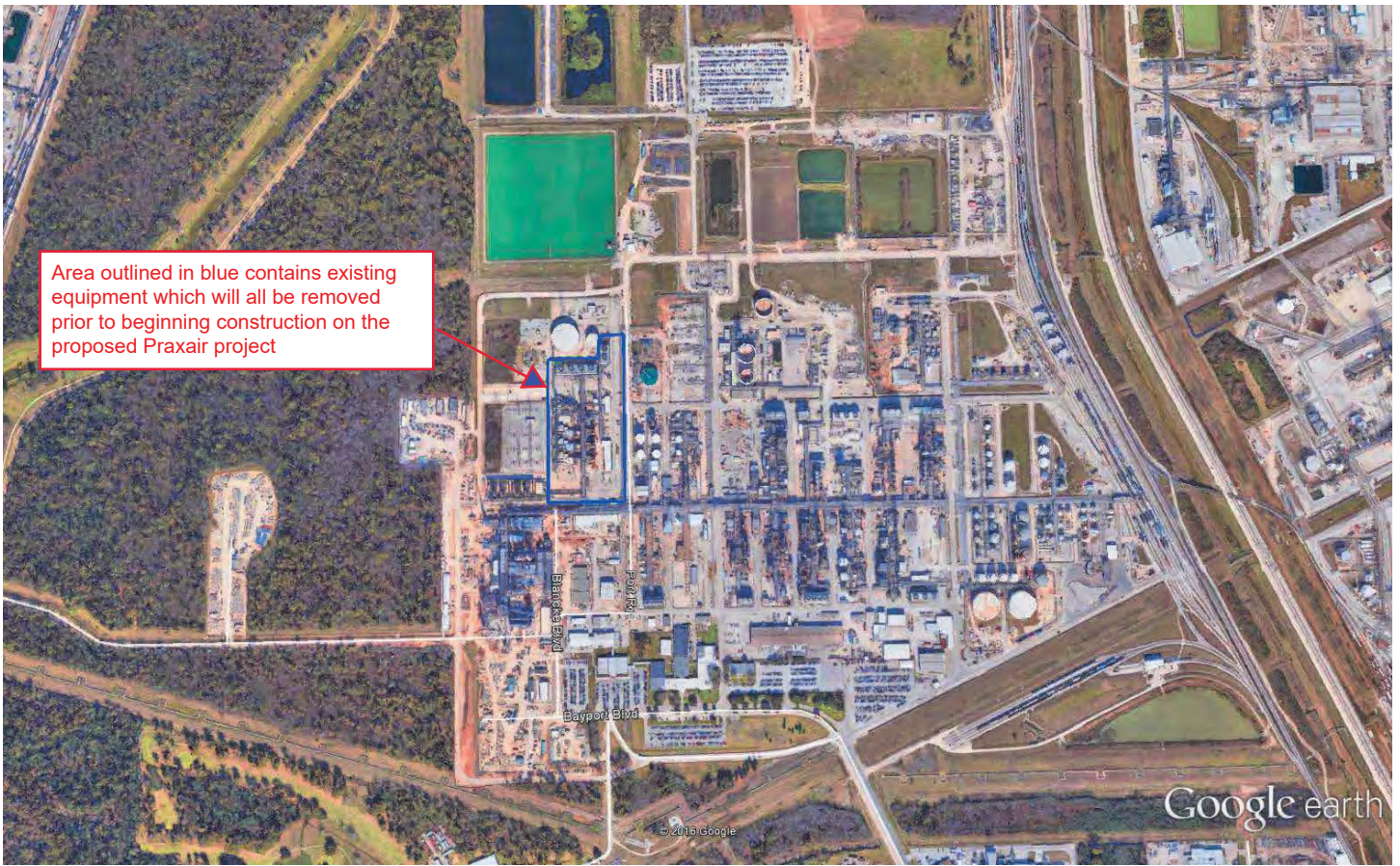
11415 BEDFORD STREET
HOUSTON, TEXAS 77031
PHONE: (281) 561-8118

LEASED PREMISES
7.739 Acres (337,125 Sq. Ft.)
CELANESE CHEMICAL COMPANY
HARRIS COUNTY, TEXAS
GEORGE B. MCKINSTRY LEAGUE
ABSTRACT No. 47

TAB 10

Description of all property not eligible to become qualified property (if applicable)

This proposed project would be placed on land leased from Celanese. Equipment currently in the proposed project area consists of a combined cycle and cogeneration facility utilizing three combustion turbines and heat recovery steam generators and steam turbines all of which is owned by Clear Lake Cogeneration LP. All equipment currently in the proposed project area will be dismantled and removed prior to the commencement of any work on the proposed Praxair project. I have contacted the Appraiser for the HCAD and he has confirmed that the existing property that will be dismantled and removed is associated with HCAD account numbers 1005150000624, 1005150000384, 0414963 and 0647994. The total current value shown by HCAD for these four accounts is \$10,609,848. Maps showing the existing property and HCAD Records for the four accounts are attached.



Google earth



HARRIS COUNTY APPRAISAL DISTRICT
REAL PROPERTY ACCOUNT INFORMATION
1005150000624

Tax Year: 2016



Owner and Property Information									
Owner Name & Mailing Address: CLEAR LAKE COGENERATION LP % CALPINE CORP 717 TEXAS ST STE 1000 HOUSTON TX 77002-2743					Legal Description: TR 19A (IMPS ONLY) (LAND*1005150000385) (POLLUTION CONTROL) BAYPORT SEC 1 U/R Property Address: 9602 BAYPORT BLVD PASADENA TX 77507				
State Class Code	Land Use Code	Building Class	Total Units	Land Area	Total Living Area	Net Rentable Area	Neighborhood	Map Facet	Key Map®
F2 -- Real, Industrial	3300 -- Industrial Imps Only Land		0	0 SF	0	0	5980.24	6152C	579Q

Value Status Information

Value Status	Notice Date	Shared CAD
Noticed	04/08/2016	No

Exemptions and Jurisdictions

Exemption Type	Districts	Jurisdictions	Exemption Value	ARB Status	2015 Rate	2016 Rate
Pollution Control	020	LA PORTE ISD	3,568,800	Certified: 08/12/2016	1.450000	
	040	HARRIS COUNTY	3,568,800	Certified: 08/12/2016	0.419230	
	041	HARRIS CO FLOOD CNTRL	3,568,800	Certified: 08/12/2016	0.027330	
	042	PORT OF HOUSTON AUTHY	3,568,800	Certified: 08/12/2016	0.013420	
	043	HARRIS CO HOSP DIST	3,568,800	Certified: 08/12/2016	0.170000	
	044	HARRIS CO EDUC DEPT	3,568,800	Certified: 08/12/2016	0.005422	
	047	SAN JACINTO COM COL D	3,568,800	Certified: 08/12/2016	0.175783	

Texas law prohibits us from displaying residential photographs, sketches, floor plans, or information indicating the age of a property owner on our website. You can inspect this information or get a copy at **HCAD's information center at 13013 NW Freeway.**

Valuations

Value as of January 1, 2015			Value as of January 1, 2016		
	Market	Appraised		Market	Appraised
Land	0		Land	0	
Improvement	3,568,800		Improvement	3,568,800	
Total	3,568,800	3,568,800	Total	3,568,800	3,568,800

Land

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

Building

Vacant (No Building Data)

HARRIS COUNTY APPRAISAL DISTRICT
REAL PROPERTY ACCOUNT INFORMATION
1005150000384

Tax Year: 2016



Owner and Property Information									
Owner Name & Mailing Address: CLEAR LAKE COGENERATION LP % TEXAS CONGENERATION CO 717 TEXAS ST STE 1000 HOUSTON TX 77002-2743					Legal Description: TR 19A (IMPS ONLY) (LAND*1005150000385) BAYPORT SEC 1 U/R Property Address: 9602 BAYPORT BLVD PASADENA TX 77507				
State Class Code	Land Use Code	Building Class	Total Units	Land Area	Total Living Area	Net Rentable Area	Neighborhood	Map Facet	Key Map®
F2 -- Real, Industrial	3300 -- Industrial Imps Only Land	E	0	0 SF	0	0	5980.24	6152C	579Q

Value Status Information

Value Status	Notice Date	Shared CAD
Noticed	04/08/2016	No

Exemptions and Jurisdictions

Exemption Type	Districts	Jurisdictions	Exemption Value	ARB Status	2015 Rate	2016 Rate
None	020	LA PORTE ISD		Certified: 08/12/2016	1.450000	
	040	HARRIS COUNTY		Certified: 08/12/2016	0.419230	
	041	HARRIS CO FLOOD CNTRL		Certified: 08/12/2016	0.027330	
	042	PORT OF HOUSTON AUTHY		Certified: 08/12/2016	0.013420	
	043	HARRIS CO HOSP DIST		Certified: 08/12/2016	0.170000	
	044	HARRIS CO EDUC DEPT		Certified: 08/12/2016	0.005422	
	047	SAN JACINTO COM COL D		Certified: 08/12/2016	0.175783	

Texas law prohibits us from displaying residential photographs, sketches, floor plans, or information indicating the age of a property owner on our website. You can inspect this information or get a copy at **HCAD's information center at 13013 NW Freeway.**

Valuations

Value as of January 1, 2015			Value as of January 1, 2016		
	Market	Appraised		Market	Appraised
Land	0		Land	0	
Improvement	9,094,820		Improvement	6,158,080	
Total	9,094,820	9,094,820	Total	6,158,080	6,158,080

Land

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

Building

Vacant (No Building Data)

HARRIS COUNTY APPRAISAL DISTRICT
PERSONAL PROPERTY ACCOUNT INFORMATION
0414963

Tax Year: 2016



Owner and Property Information	
Owner Name & Mailing Address: CLEAR LAKE COGENERATION LP ATTN TAX DEPT 717 TEXAS ST STE 1000 HOUSTON TX 77002-2743	Property Address: 9602 BAYPORT BLVD PASADENA TX 77507 Description: None

State Class Code	Property Type	
L2 -- Tangible, Industrial	V -- General Industrial	
SIC Code	Square Ft	Key Map®
4911 -- ELECTRIC SERVICES - TRANSMISSION	0	579Q

Value Status Information	
Value Status	Notice Date
Noticed	6/10/2016

Exemptions and Jurisdictions							
Exemption Type	Districts	Jurisdictions	Exemption Value	ARB Status	2015 Rate	2016 Rate	Online Tax Bill
None	020	LA PORTE ISD		Certified: 08/12/2016	1.45000		
	040	HARRIS COUNTY		Certified: 08/12/2016	0.41923		
	041	HARRIS CO FLOOD CNTRL		Certified: 08/12/2016	0.02733		
	042	PORT OF HOUSTON AUTHY		Certified: 08/12/2016	0.01342		
	043	HARRIS CO HOSP DIST		Certified: 08/12/2016	0.17000		
	044	HARRIS CO EDUC DEPT		Certified: 08/12/2016	0.00542		
	047	SAN JACINTO COM COL D		Certified: 08/12/2016	0.17578		

Valuations		
	2015 Value	2016 Value
Total Appraised	--	877,900

Value Detail		
Category	2015 Value	2016 Value
Aircraft	0	0
Vessels	0	0
Inventory	0	0
Supplies	569,250	697,810
Raw Materials	0	0
Work In Progress	0	0
Furniture and Fixtures	3,510	3,700
Machinery and Other Equipment	182,190	175,340
Computers	1,160	1,050
Leasehold Improvements	0	0
Vehicles	0	0
Miscellaneous	0	0

HARRIS COUNTY APPRAISAL DISTRICT
PERSONAL PROPERTY ACCOUNT INFORMATION
0647994

Tax Year: 2016



Owner and Property Information	
Owner Name & Mailing Address: CLEAR LAKE COGENERATION LP PO BOX 2629 ADDISON TX 75001-2629	Property Address: 9602 BAYPORT BLVD PASADENA TX 77507 Description: Vehicles

State Class Code	Property Type	
L1 -- Tangible, Commercial	T -- Vehicles	
SIC Code	Square Ft	Key Map®
0002 -- VEHICLE(S) ONLY	0	579Q

Value Status Information	
Value Status	Notice Date
Noticed	6/17/2016

Exemptions and Jurisdictions							
Exemption Type	Districts	Jurisdictions	Exemption Value	ARB Status	2015 Rate	2016 Rate	Online Tax Bill
None	020	LA PORTE ISD		Certified: 08/12/2016	1.45000		
	040	HARRIS COUNTY		Certified: 08/12/2016	0.41923		
	041	HARRIS CO FLOOD CNTRL		Certified: 08/12/2016	0.02733		
	042	PORT OF HOUSTON AUTHY		Certified: 08/12/2016	0.01342		
	043	HARRIS CO HOSP DIST		Certified: 08/12/2016	0.17000		
	044	HARRIS CO EDUC DEPT		Certified: 08/12/2016	0.00542		
	047	SAN JACINTO COM COL D		Certified: 08/12/2016	0.17578		

Valuations		
	2015 Value	2016 Value
Total Appraised	--	5,068

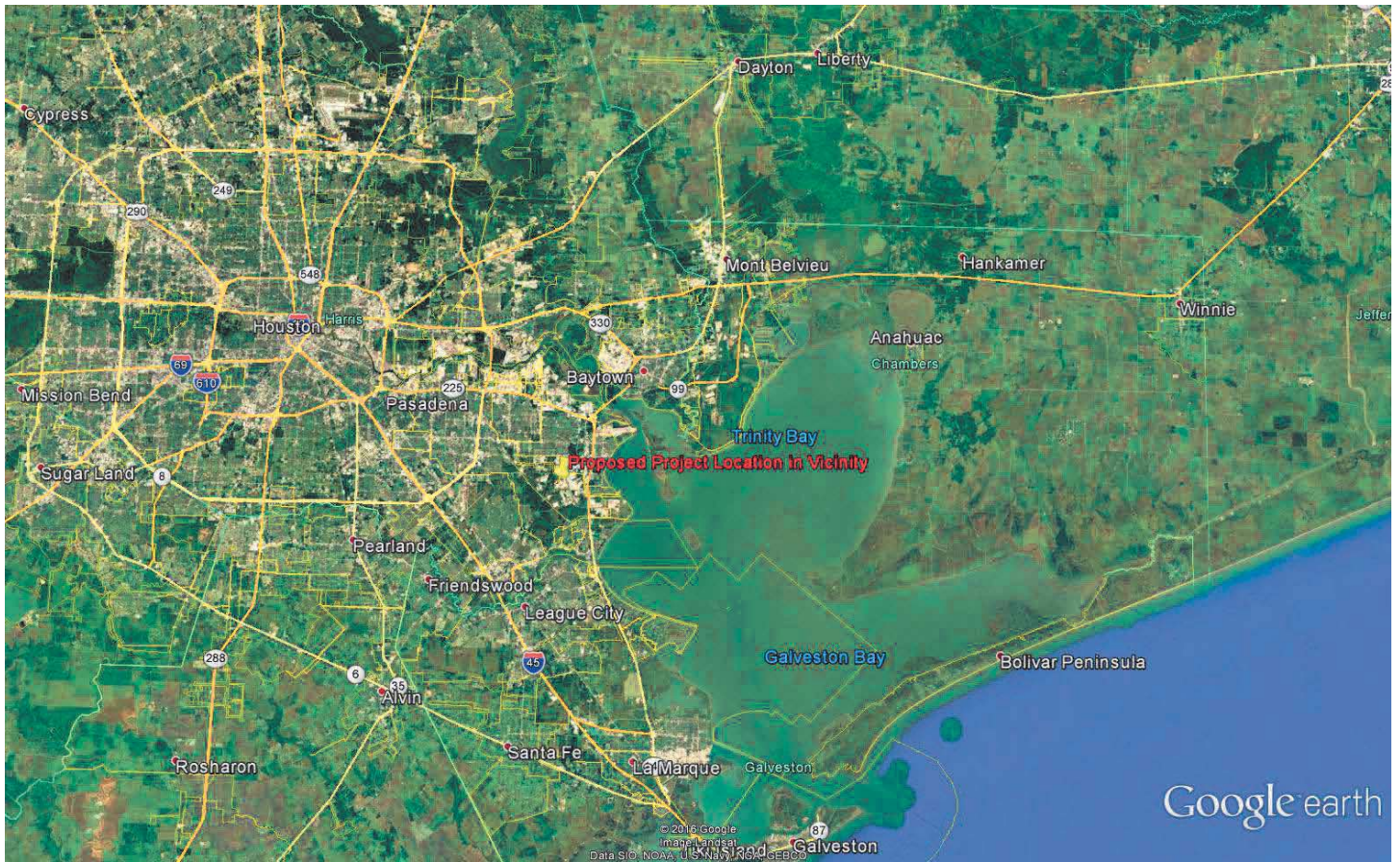
Value Detail		
Category	2015 Value	2016 Value
Aircraft	0	0
Vessels	0	0
Inventory	0	0
Supplies	0	0
Raw Materials	0	0
Work In Progress	0	0
Furniture and Fixtures	0	0
Machinery and Other Equipment	0	0
Computers	0	0
Leasehold Improvements	0	0
Vehicles	5,631	5,068
Miscellaneous	0	0

TAB 11

Maps that clearly show:

- a) Project vicinity
- b) Qualified investment including location of new building or new improvements
- c) Qualified property including location of new building or new improvements
- d) Existing property
- e) Land location within vicinity map
- f) Reinvestment or Enterprise Zone within vicinity map, showing the actual or proposed boundaries and size

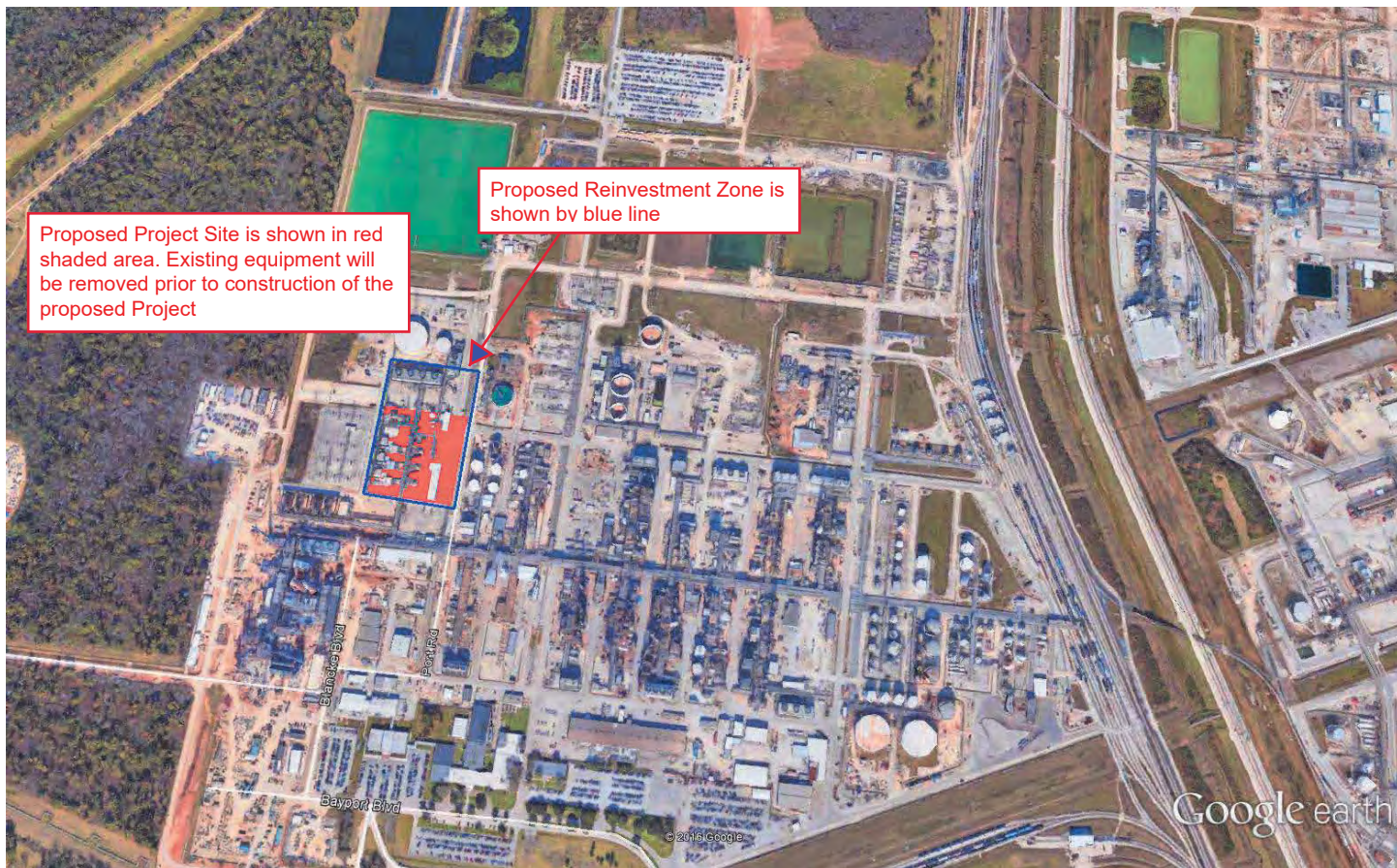
SEE ATTACHED MAPS



Google earth

miles
km





Proposed Project Site is shown in red shaded area. Existing equipment will be removed prior to construction of the proposed Project

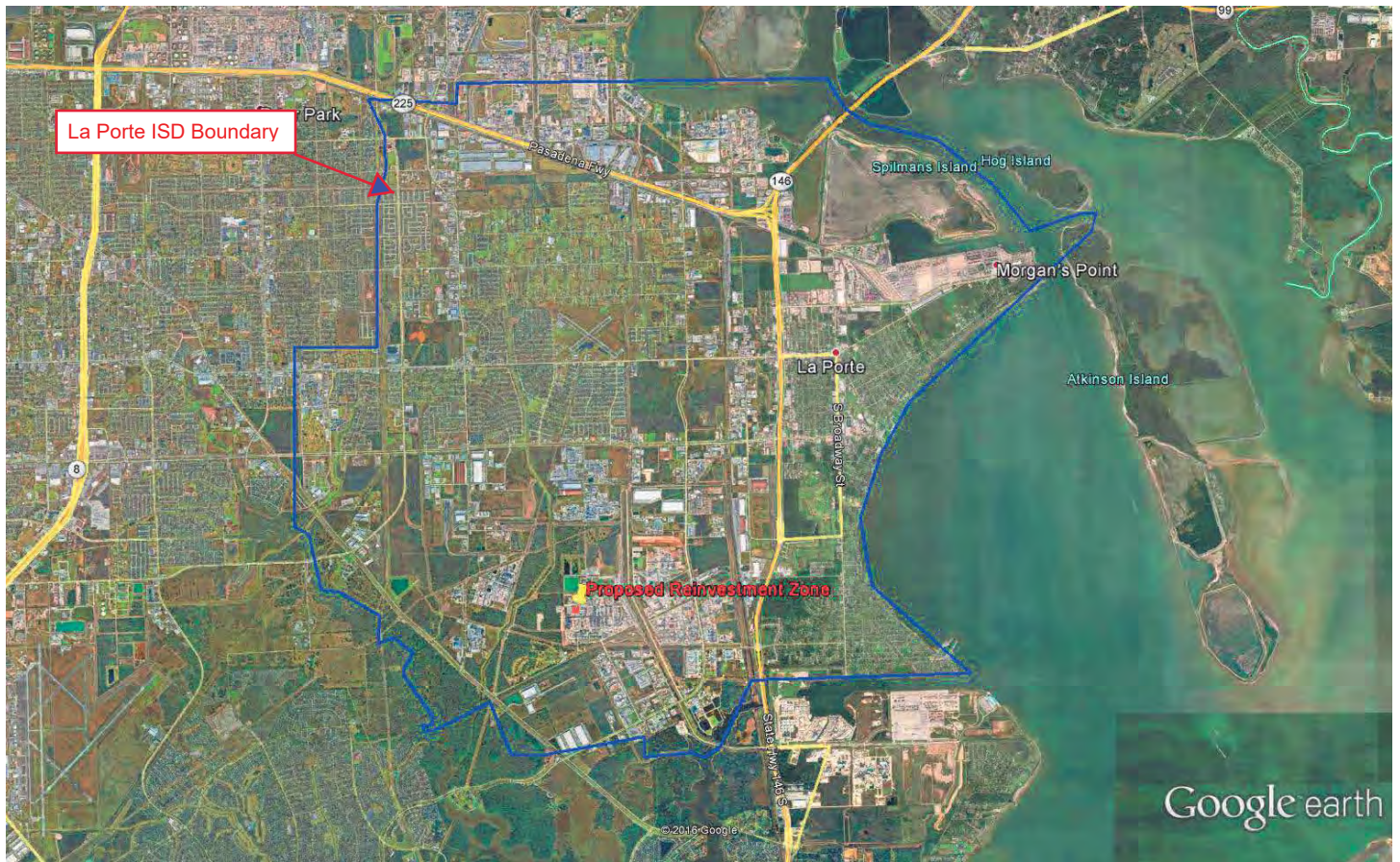
Proposed Reinvestment Zone is shown by blue line

Google earth

feet
meters

3000
900





Google earth



TAB 12

Request for Waiver of Job Creation Requirement and supporting information (if applicable)

See Attached

CUMMINGS WESTLAKE LLC

12837 Louetta Road, Suite 201 Cypress, Texas 77429-5611 713-266-4456 Fax: 713-266-2333

September 13, 2016

Mr. Lloyd Graham
Superintendent
La Porte Independent School District
1002 San Jacinto Street
La Porte, TX 77571-6496

Re: Chapter 313 Jobs Waiver Request

Dear Superintendent Graham,

Praxair, Inc. requests that the La Porte Independent School District's Board of Trustees waive the job requirement provision as allowed by Section 313.025(f-1) of the Tax Code. This waiver would be based on the school district's board findings that the jobs creation requirement exceeds the industry standard for the number of employees reasonably necessary for the operation of the facility of the property owner that is described in the application.

The employment industry standard for the facility that is proposed is 18 permanent jobs. Praxair Inc. requests that the Board of Trustees make such a finding and waive the job creation requirement for 25 permanent jobs and in line with industry standards and consistent with recently awarded waivers within this industry, Praxair Inc. has committed to create eighteen (18) total jobs for the project.

Sincerely,

Sam Gregson
Senior Consultant
Cummings Westlake, LLC

TAB 13

Calculation of three possible wage requirements with TWC documentation

- Harris County average weekly wage for all jobs (all industries)
- Harris County average weekly wage for all jobs (manufacturing)
- See attached Council of Governments Regional Wage Calculation and Documentation

**PRAXAIR LA PORTE PROJECT
TAB 13 TO CHAPTER 313 APPLICATION**

**HARRIS COUNTY
CHAPTER 313 WAGE CALCULATION - ALL JOBS - ALL INDUSTRIES**

QUARTER	YEAR	AVG WEEKLY WAGES*	ANNUALIZED
FIRST	2016	\$ 1,422	\$ 73,944
SECOND	2015	\$ 1,255	\$ 65,260
THIRD	2015	\$ 1,253	\$ 65,156
FOURTH	2015	\$ 1,414	\$ 73,528
AVERAGE		\$ 1,336	\$ 69,472

**HARRIS COUNTY
CHAPTER 313 WAGE CALCULATION - MANUFACTURING JOBS**

QUARTER	YEAR	AVG WEEKLY WAGES*	ANNUALIZED
FIRST	2016	\$ 1,675	\$ 87,100
SECOND	2015	\$ 1,513	\$ 78,676
THIRD	2015	\$ 1,471	\$ 76,492
FOURTH	2015	\$ 1,682	\$ 87,464
		\$ 1,336	\$ 69,472
AVERAGE		\$ 1,535	\$ 79,841
X		110%	110%
		\$ 1,688.94	\$ 87,824.88

CHAPTER 313 WAGE CALCULATION - REGIONAL WAGE RATE

YEAR	AVG WEEKLY WAGES*	ANNUALIZED
2015	\$ 1,057	\$ 54,985
X	110%	110%
	\$ 1,163	\$ 60,484

* SEE ATTACHED TWC DOCUMENTATION

Quarterly Employment and Wages (QCEW)

[Back](#)

Page 1 of 1 (40 results/page)

Year	Period	Area	Ownership	Division	Level	Ind Code	Industry	Avg Weekly Wages
2015	1st Qtr	Harris County	Private	00	0	10	Total, All Industries	\$1,505
2015	2nd Qtr	Harris County	Private	00	0	10	Total, All Industries	\$1,255
2015	3rd Qtr	Harris County	Private	00	0	10	Total, All Industries	\$1,253
2015	4th Qtr	Harris County	Private	00	0	10	Total, All Industries	\$1,414
2016	1st Qtr	Harris County	Private	00	0	10	Total, All Industries	\$1,422

Quarterly Employment and Wages (QCEW)

[Back](#)

Page 1 of 1 (40 results/page)

Year	Period	Area	Ownership	Division	Level	Ind Code	Industry	Avg Weekly Wages
2015	1st Qtr	Harris County	Total All	31	2	31-33	Manufacturing	\$1,832
2015	2nd Qtr	Harris County	Total All	31	2	31-33	Manufacturing	\$1,513
2015	3rd Qtr	Harris County	Total All	31	2	31-33	Manufacturing	\$1,471
2015	4th Qtr	Harris County	Total All	31	2	31-33	Manufacturing	\$1,682
2016	1st Qtr	Harris County	Total All	31	2	31-33	Manufacturing	\$1,675

2015 Manufacturing Average Wages by Council of Government Region

Wages for All Occupations

COG	Wages	
	Hourly	Annual
Texas	\$24.41	\$50,778
1. Panhandle Regional Planning Commission	\$20.64	\$42,941
2. South Plains Association of Governments	\$17.50	\$36,408
3. NORTEX Regional Planning Commission	\$23.28	\$48,413
4. North Central Texas Council of Governments	\$25.03	\$52,068
5. Ark-Tex Council of Governments	\$18.46	\$38,398
6. East Texas Council of Governments	\$19.84	\$41,270
7. West Central Texas Council of Governments	\$19.84	\$41,257
8. Rio Grande Council of Governments	\$18.32	\$38,109
9. Permian Basin Regional Planning Commission	\$25.18	\$52,382
10. Concho Valley Council of Governments	\$18.80	\$39,106
11. Heart of Texas Council of Governments	\$21.41	\$44,526
12. Capital Area Council of Governments	\$29.98	\$62,363
13. Brazos Valley Council of Governments	\$18.78	\$39,057
14. Deep East Texas Council of Governments	\$17.30	\$35,993
15. South East Texas Regional Planning Commission	\$30.41	\$63,247
16. Houston-Galveston Area Council	\$26.44	\$54,985
17. Golden Crescent Regional Planning Commission	\$23.73	\$49,361
18. Alamo Area Council of Governments	\$19.96	\$41,516
19. South Texas Development Council	\$15.87	\$33,016
20. Coastal Bend Council of Governments	\$25.97	\$54,008
21. Lower Rio Grande Valley Development Council	\$16.17	\$33,634
22. Texoma Council of Governments	\$19.04	\$39,595
23. Central Texas Council of Governments	\$18.04	\$37,533
24. Middle Rio Grande Development Council	\$22.24	\$46,263

\$54,985 X 110% = \$60,484

Source: Texas Occupational Employment and Wages

Data published: July 2016

Data published annually, next update will be July 31, 2017

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

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

Data intended for TAC 313 purposes only.

TAB 14

Schedules A1, A2, B, C and D completed and signed Economic Impact (if applicable)

See attached Schedules A1, A2, B, C and D

Date

8/31/2016

Applicant Name

PRAXAIR, INC

ISD Name

LA PORTE ISD

Form 50-296A

Revised May 2014

PROPERTY INVESTMENT AMOUNTS								
(Estimated investment in each year. Do not put cumulative totals.)								
				Column A	Column B	Column C	Column D	Column E
	Year	School Year (YYYY-YYYY)	Tax Year (Fill in actual tax year below) YYYY	New investment (original cost) in tangible personal property placed in service during this year that will become Qualified Property	New investment made during this year in buildings or permanent nonremovable components of buildings that will become Qualified Property	Other new investment made during this year that will <u>not</u> become Qualified Property [SEE NOTE]	Other new investment made during this year that may become Qualified Property [SEE NOTE]	Total Investment (Sum of Columns A+B+C+D)
Investment made before filing complete application with district	--	Year preceding the first complete tax year of the qualifying time period (assuming no deferrals of qualifying time period)	2018	Not eligible to become Qualified Property			[The only other investment made before filing complete application with district that may become Qualified Property is land.]	0
Investment made after filing complete application with district, but before final board approval of application				0	0	0	0	0
Investment made after final board approval of application and before Jan. 1 of first complete tax year of qualifying time period				57,700,000	0	0	0	57,700,000
Complete tax years of qualifying time period	QTP1	2019-2020	2019	108,480,530	2,250,000	0	0	110,730,530
	QTP2	2020-2021	2020	0	0	0	0	0
Total Investment through Qualifying Time Period [ENTER this row in Schedule A2]				166,180,530	2,250,000	0	0	168,430,530
				Enter amounts from TOTAL row above in Schedule A2				
Total Qualified Investment (sum of green cells)				168,430,530				

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

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

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

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

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

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

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

Date8/31/2016

Applicant NamePRAXAIR, INC

ISD NameLA PORTE ISD

Form 50-296A

Revised May 2014

PROPERTY INVESTMENT AMOUNTS								
(Estimated investment in each year. Do not put cumulative totals.)								
				Column A	Column B	Column C	Column D	Column E
	Year	School Year (YYYY-YYYY)	Tax Year (Fill in actual tax year below) YYYY	New investment (original cost) in tangible personal property placed in service during this year that will become Qualified Property	New investment made during this year in buildings or permanent nonremovable components of buildings that will become Qualified Property	Other investment made during this year that will <u>not</u> become Qualified Property [SEE NOTE]	Other investment made during this year that will become Qualified Property [SEE NOTE]	Total Investment (A+B+C+D)
Total Investment from Schedule A1*	--	TOTALS FROM SCHEDULE A1		Enter amounts from TOTAL row in Schedule A1 in the row below				
				166,180,530	2,250,000	0	0	168,430,530
Each year prior to start of value limitation period** <i>Insert as many rows as necessary</i>	0	2018-2019	2018	0	0	0	0	0
	0	2019-2020	2019	0	0	0	0	0
Value limitation period***	1	2020-2021	2020	0	0	0	0	0
	2	2021-2022	2021	0	0	0	0	0
	3	2022-2023	2022	0	0	0	0	0
	4	2023-2024	2023	0	0	0	0	0
	5	2024-2025	2024	0	0	0	0	0
	6	2025-2026	2025	0	0	0	0	0
	7	2026-2027	2026	0	0	0	0	0
	8	2027-2028	2027	0	0	0	0	0
	9	2028-2029	2028	0	0	0	0	0
	10	2029-2030	2029	0	0	0	0	0
Total Investment made through limitation				166,180,530	2,250,000	0	0	168,430,530
Continue to maintain viable presence	11	2030-2031	2030		0		0	
	12	2031-2032	2031		0			
	13	2032-2033	2032		0			
	14	2033-2034	2033		0			
	15	2034-2035	2034		0			
Additional years for 25 year economic impact as required by 313.026(c)(1)	16	2035-2036	2035		0			
	17	2036-2037	2036		0			
	18	2037-2038	2037		0			
	19	2038-2039	2038		0			
	20	2039-2040	2039		0			
	21	2040-2041	2040		0			
	22	2041-2042	2041		0			
	23	2042-2043	2042		0			
	24	2043-2044	2043		0			
	25	2044-2045	2044		0			

* All investments made through the qualifying time period are captured and totaled on Schedule A1 [blue box] and incorporated into this schedule in the **first row**.

** Only investment made during deferrals of the start of the limitation (after the end of qualifying time period but before the start of the Value Limitation Period) should be included in the "year prior to start of value limitation period" row(s). If the limitation starts at the end of the qualifying time period or the qualifying time period overlaps the limitation, no investment should be included on this line.

*** If your qualifying time period will overlap your value limitation period, do not also include investment made during the qualifying time period in years 1 and/or 2 of the value limitation period, depending on the overlap. Only include investments/years that were**not** captured on Schedule A1.

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

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

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

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

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

Schedule B: Estimated Market And Taxable Value (of Qualified Property Only)

Date

8/31/2016

Applicant Name

PRAXAIR, INC

Form 50-296A

ISD Name

LA PORTE ISD

Revised May 2014

				Qualified Property			Estimated Taxable Value		
				Estimated Market Value of Land	Estimated Total Market Value of new buildings or other new improvements	Estimated Total Market Value of tangible personal property in the new buildings or "in or on the new improvements"	Market Value less any exemptions (such as pollution control) and before limitation	Final taxable value for I&S after all reductions	Final taxable value for M&O after all reductions
Each year prior to start of Value Limitation Period <i>Insert as many rows as necessary</i>	0	2018-2019	Tax Year (Fill in actual tax year) YYYY	0	0	0	0	0	0
Each year prior to start of Value Limitation Period <i>Insert as many rows as necessary</i>	0	2019-2020	2019	0	0	0	0	0	0
Value Limitation Period	1	2020-2021	2020	0	2,250,000	166,180,530	161,180,530	161,180,530	80,000,000
	2	2021-2022	2021	0	2,193,800	157,872,000	160,065,800	160,065,800	80,000,000
	3	2022-2023	2022	0	2,139,000	149,978,000	152,117,000	152,117,000	80,000,000
	4	2023-2024	2023	0	2,085,500	142,479,000	144,564,500	144,564,500	80,000,000
	5	2024-2025	2024	0	2,033,400	135,355,000	137,388,400	137,388,400	80,000,000
	6	2025-2026	2025	0	1,982,600	128,587,000	130,569,600	130,569,600	80,000,000
	7	2026-2027	2026	0	1,933,000	122,158,000	124,091,000	124,091,000	80,000,000
	8	2027-2028	2027	0	1,884,700	116,050,000	117,934,700	117,934,700	80,000,000
	9	2028-2029	2028	0	1,837,600	110,248,000	112,085,600	112,085,600	80,000,000
	10	2029-2030	2029	0	1,791,700	104,736,000	106,527,700	106,527,700	80,000,000
Continue to maintain viable presence	11	2030-2031	2030	0	1,746,900	99,499,000	101,245,900	101,245,900	101,245,900
	12	2031-2032	2031	0	1,703,200	94,524,000	96,227,200	96,227,200	96,227,200
	13	2032-2033	2032	0	1,660,600	89,798,000	91,458,600	91,458,600	91,458,600
	14	2033-2034	2033	0	1,619,100	85,308,000	86,927,100	86,927,100	86,927,100
	15	2034-2035	2034	0	1,578,600	81,043,000	82,621,600	82,621,600	82,621,600
Additional years for 25 year economic impact as required by 313.026(c)(1)	16	2035-2036	2035	0	1,539,100	76,991,000	78,530,100	78,530,100	78,530,100
	17	2036-2037	2036	0	1,500,600	73,141,000	74,641,600	74,641,600	74,641,600
	18	2037-2038	2037	0	1,463,100	69,484,000	70,947,100	70,947,100	70,947,100
	19	2038-2039	2038	0	1,426,500	66,010,000	67,436,500	67,436,500	67,436,500
	20	2039-2040	2039	0	1,390,800	62,710,000	64,100,800	64,100,800	64,100,800
	21	2040-2041	2040	0	1,356,000	59,575,000	60,931,000	60,931,000	60,931,000
	22	2041-2042	2041	0	1,322,100	56,596,000	57,918,100	57,918,100	57,918,100
	23	2042-2043	2042	0	1,289,000	53,766,000	55,055,000	55,055,000	55,055,000
	24	2043-2044	2043	0	1,256,800	51,078,000	52,334,800	52,334,800	52,334,800
	25	2044-2045	2044	0	1,225,400	50,625,000	51,850,400	51,850,400	51,850,400

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

Only include market value for eligible property on this schedule.

Date 8/31/2016
Applicant Name PRAXAIR, INC
ISD Name LA PORTE ISD

Schedule C: Employment Information

Form 50-296A
Revised May 2014

				Construction		Non-Qualifying Jobs	Qualifying Jobs	
				Column A	Column B	Column C	Column D	Column E
	Year	School Year (YYYY-YYYY)	Tax Year (Actual tax year) YYYY	Number of Construction FTE's or man-hours (specify)	Average annual wage rates for construction workers	Number of non-qualifying jobs applicant estimates it will create (cumulative)	Number of new qualifying jobs applicant commits to create meeting all criteria of Sec. 313.021(3) (cumulative)	Average annual wage of new qualifying jobs
Each year prior to start of Value Limitation Period <i>Insert as many rows as necessary</i>	0	2018-2019	2018	250 FTE	80,000	0	0	0
Each year prior to start of Value Limitation Period <i>Insert as many rows as necessary</i>	0	2019-2020	2019	500 FTE	80,000	0	0	0
Value Limitation Period <i>The qualifying time period could overlap the value limitation period.</i>	1	2020-2021	2020	N/A	N/A	0	18	60,484
	2	2021-2022	2021	N/A	N/A	0	18	60,484
	3	2022-2023	2022	N/A	N/A	0	18	60,484
	4	2023-2024	2023	N/A	N/A	0	18	60,484
	5	2024-2025	2024	N/A	N/A	0	18	60,484
	6	2025-2026	2025	N/A	N/A	0	18	60,484
	7	2026-2027	2026	N/A	N/A	0	18	60,484
	8	2027-2028	2027	N/A	N/A	0	18	60,484
	9	2028-2029	2028	N/A	N/A	0	18	60,484
	10	2029-2030	2029	N/A	N/A	0	18	60,484
Years Following Value Limitation Period	11 through 25	2030-2045	2030-2045	N/A	N/A	0	18	60,484

Notes: See TAC 9.1051 for definition of non-qualifying jobs.
Only include jobs on the project site in this school district.

- C1.

Are the cumulative number of qualifying jobs listed in Column D less than the number of qualifying jobs required by statute? (25 qualifying jobs in Subchapter B districts, 10 qualifying jobs in Subchapter C districts)
If yes, answer the following two questions:

☒

Yes

☐

No
- C1a.

Will the applicant request a job waiver, as provided under 313.025(f-1)?

☒

Yes

☐

No
- C1b.

Will the applicant avail itself of the provision in 313.021(3)(F)?

☐

Yes

☒

No

Schedule D: Other Incentives (Estimated)

Date 8/31/2016
Applicant Name PRAXAIR, INC
ISD Name LA PORTE ISD

Form 50-296A

Revised May 2014

State and Local Incentives for which the Applicant intends to apply (Estimated)						
Incentive Description	Taxing Entity (as applicable)	Beginning Year of Benefit	Duration of Benefit	Annual Tax Levy without Incentive	Annual Incentive	Annual Net Tax Levy
Tax Code Chapter 311	County:	N/A	N/A	N/A	N/A	N/A
	City:	N/A	N/A	N/A	N/A	N/A
	Other:	N/A	N/A	N/A	N/A	N/A
Tax Code Chapter 312	County:	2020	N/A		N/A	
	Other:	2020	N/A			
	Other:	2020	N/A			
	Other:	2020	N/A			
Local Government Code Chapters 380/381	County:	N/A	N/A	N/A	N/A	N/A
	City:	N/A	N/A	N/A	N/A	N/A
	Other:	N/A	N/A	N/A	N/A	N/A
Freeport Exemptions	N/A	N/A	N/A	N/A	N/A	N/A
Non-Annexation Agreements	N/A	N/A	N/A	N/A	N/A	N/A
Enterprise Zone/Project	N/A	N/A	N/A	N/A	N/A	N/A
Economic Development Corporation	N/A	N/A	N/A		N/A	
Texas Enterprise Fund	N/A	N/A	N/A		N/A	
Employee Recruitment	N/A	N/A	N/A		N/A	
Skills Development Fund	N/A	N/A	N/A		N/A	
Training Facility Space and Equipment	N/A	N/A	N/A		N/A	
Infrastructure Incentives	N/A	N/A	N/A		N/A	
Permitting Assistance	N/A	N/A	N/A		N/A	
Other:	N/A	N/A	N/A		N/A	
Other:	N/A	N/A	N/A		N/A	
Other:	N/A	N/A	N/A		N/A	
Other:	N/A	N/A	N/A		N/A	
TOTAL						

Additional information on incentives for this project:

TAB 15

Economic Impact Analysis, other payments made in the state or other economic information (if applicable)

None

TAB 16

Description of Reinvestment Zone or Enterprise Zone, including:

- a) Evidence that the area qualifies as a enterprise zone as defined by the Governor's office*
- b) Legal description of reinvestment zone**
- c) Order, resolution, or ordinance established the reinvestment zone**
- d) Guidelines and criteria for creating the zone**

16 a) Not Applicable

16 b) Legal Description of the Proposed Reinvestment Zone is attached

16 c) Will be provided once the Reinvestment Zone is established.

16 d) Will be provided once the Reinvestment Zone is established.

Exhibit C-2
DESCRIPTION OF LEASED PREMISES



Andrew Lonnie Sikes, Inc.

Surveying, Mapping and Civil Engineering since 1977 with offices in Houston and Conroe

**METES AND BOUNDS DESCRIPTION
LEASED PREMISES
7.739 ACRES (337,125 Square Feet)
GEORGE B. MCKINSTRY LEAGUE, ABSTRACT NO. 47
HARRIS COUNTY, TEXAS**

ALL that certain 7.739 acre tract (337,125 square feet) of land situated in the George B. McKinstry League, Abstract No. 47, Harris County, Texas, and being out of that certain call 963.850 acre tract described as Tract I, in instrument to Celanese Corporation of America, recorded under File Number C447452 of the Official Public Records of Real Property of Harris County, Texas (O.P.R.R.P.H.C.T.), corrected under File Number D789836, O.P.R.R.P.H.C.T., and granted to Celanese Chemical Company, Inc., in instrument recorded under File Number F521601, O.P.R.R.P.H.C.T.; said 7.739 acre tract of land being more particularly described by metes and bounds as follows (all bearings are based upon the Texas Coordinate System of 1983, South Central Zone 4204, distances shown are surface distances, coordinates for corners are shown in Celanese Clear Lake Plant Coordinates, included are Texas Plane Coordinates for the Point of Commencement and the Point of Beginning):

COMMENCING at Copperweld No. 2153, said point being an angle point in the southeasterly line of said Tract I, and being an interior corner of that certain 32.78 acre tract described as Tract 5, Bayport Pipeline Corridor "50" in instrument to Exxon Pipeline Company, recorded under File Number R930140 of the O.P.R.R.P.H.C.T., said point of commencement being located at Texas Plane Coordinates X = 3,218,245.68 and Y = 13,793,658.18, and at Celanese Plant Coordinates X = 5,124.37 and Y = 2,340.09;

THENCE, North 76 Degrees 11 Minutes 53 Seconds West, 257.26 feet, with the common line of said Tracts I and 5, to an angle point having Celanese Plant Coordinates X = 4,877.43 and Y = 2,412.22;

THENCE, North 62 Degrees 26 Minutes 52 Seconds East, 363.31 feet, with the common line of said Tracts I and 5, to an angle point having Celanese Plant Coordinates X = 5,206.78 and Y = 2,566.30;

THENCE, South 27 Degrees 33 Minutes 08 Seconds East, 100.00 feet, with the common line of said Tracts I and 5, to an angle point having Celanese Plant Coordinates X = 5,249.16 and Y = 2,475.72;

THENCE, North 62 Degrees 26 Minutes 52 Seconds East, 165.28 feet, with the common line of said Tracts I and 5, to an angle point having Celanese Plant Coordinates X = 5,398.71 and Y = 2,545.58;

THENCE, North 27 Degrees 33 Minutes 08 Seconds West, 2,179.81 feet to the southwest corner and **POINT OF BEGINNING** and having Texas Plane Coordinates X = 3,217,502.58 and Y = 13,795,807.95 and Celanese Plant Coordinate X = 4,475.00 and Y = 4,520.00;

11415 Bedford St. • Houston, Texas 77031-2105

Phone: 281-561-8118 • Fax: 281-561-8668 • Email: Houston@surveyor.com
Engineering Firm Registration F-5238 – Surveying Firm Registration 10104700

7.739 Acres
Leased Premises
July 25, 2016

THENCE, North 02 Degrees 28 Minutes 49 Seconds West, 775.00 feet, coincident with Celanese Plant Grid Line E (X) 4,475.00, to the northwest corner and having Celanese Plant Coordinates X = 4,475.00 and Y = 5,295.00;

THENCE, North 87 Degrees 31 Minutes 11 Seconds East, 435.00 feet, coincident with Celanese Plant Grid Line N (Y) 5,295.00, to the northeast corner and having Celanese Plant Coordinates X = 4,910.00 and Y = 5,295.00;

THENCE, South 02 Degrees 28 Minutes 49 Seconds East, 775.00 feet, coincident with Celanese Plant Grid Line E (X) 4,910.00 to the southeast corner and having Celanese Plant Coordinates X = 4,910.00 and Y = 4,520.00;

THENCE, South 87 Degrees 31 Minutes 11 Seconds West, 435.00 feet, coincident with Celanese Plant Grid Line N (Y) 4,520.00 to the **POINT OF BEGINNING** and containing 7.739 acres (337,125 square feet) of land.



Michael Hoover, RPLS
Texas Registration No. 5423



Y:\Jobs\2692\16-03 - 2 Lease Exhibits with legals\DELIVERY\2692-16-03_Leased_Premises_07252106.docx

NOTES:

1. ALL BEARINGS ARE TEXAS COORDINATE SYSTEM OF 1983, (4204) SOUTH CENTRAL ZONE, (NAD 83)
2. DISTANCES SHOWN ARE SURFACE DISTANCES.
3. COORDINATES SHOWN HEREON LABELED "PLANT" ARE BASED ON CELANESE CLEAR LAKE PLANT COORDINATE SYSTEM.
4. COORDINATES SHOWN HEREON LABELED "TCS" ARE BASED ON TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE, (NAD 83)
5. A WRITTEN METES AND BOUNDS DESCRIPTION PREPARED UNDER MICHAEL HOOVER, JOB No. 2692-16-03, DATED JULY 21, 2016, ACCOMPANIES THIS PLAT OF SURVEY.

OWNERSHIP INFORMATION

CELANESE CORPORATION OF AMERICA
TRACT 1 - 963.850 ACRES
F.N. C447452, H.C.O.P.R.R.P.,
(VOL. 6653, PG. 79, H.C.D.R.)

(A) CORRECTED IN
F.N. D789836, H.C.O.P.R.R.P.

CELANESE CHEMICAL COMPANY
F.N. F521601, H.C.O.P.R.R.P.

(B) EXXON PIPELINE COMPANY
BAYPORT PIPELINE CORRIDOR "50"
TRACT 5 - 32.78 ACRES
F.N. R930140, H.C.O.P.R.R.P.

(C) CHOATE ROAD (250' WIDE)
F.N. F713013, H.C.O.P.R.R.P.,
(UNIMPROVED)

EXHIBIT

ALS PROJECT NO. 2692-16-03
PREPARED: 07-25-16 SCALE: 1"=200'

PAGE 1 OF 2



ANDREW LONNIE SIKES, INC.
SURVEYING, ENGINEERING & MAPPING

11415 BEDFORD STREET
HOUSTON, TEXAS 77031
PHONE: (281) 561-8118

LEASED PREMISES

7.739 Acres (337,125 Sq. Ft.)
CELANESE CHEMICAL COMPANY
HARRIS COUNTY, TEXAS
GEORGE B. MCKINSTRY LEAGUE
ABSTRACT No. 47

TAB 17

Signature and Certification page, signed and dated by Authorized School District Representative and Authorized Company Representative (applicant)

See Attached

SECTION 16: Authorized Signatures and Applicant Certification

After the application and schedules are complete, an authorized representative from the school district and the business should review the application documents and complete this authorization page. Attach the completed authorization page in **Tab 17**. **NOTE:** If you amend your application, you will need to obtain new signatures and resubmit this page, Section 16, with the amendment request.

1. Authorized School District Representative Signature

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

print
here

Lloyd Graham

Print Name (Authorized School District Representative)

Superintendent

Title

sign
here

Signature (Authorized School District Representative)

Date

13 Sept 16

2. Authorized Company Representative (Applicant) Signature and Notarization

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

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

print
here

Samir Serhan

Print Name (Authorized Company Representative (Applicant))

President, Global Hydrogen

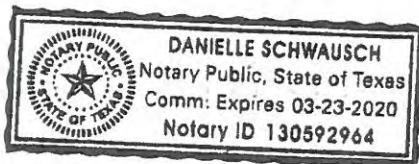
Title

sign
here

Signature (Authorized Company Representative (Applicant))

Date

6 September 2016



(Notary Seal)

GIVEN under my hand and seal of office this, the

6 day of September 2016

Danielle Schwausch

Notary Public in and for the State of Texas

My Commission expires: 03-23-2020

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