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CERTIFIED, LABOR AND EMPLOYMENT
TEXAS BOARD OF LEGAL SPECIALIZATION

**JUSTIN DEMERATH**

January 11, 2017

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

RE: Application to the Calhoun County Independent School District from Union Carbide Corporation
(**First Qualifying Year 2018, First Value Limitation Year 2018**)

To the Local Government Assistance & Economic Analysis Division:

By copy of this letter transmitting the application for review to the Comptroller's Office, the Calhoun County Independent School District is notifying Union Carbide Corporation of its intent to consider the application for appraised value limitation on qualified property should a positive certificate be issued by the Comptroller. The Applicant submitted the Application to the school district on November 13, 2016. The Board voted to accept the application on December 12, 2016. The application has been determined complete as of January 11, 2017. The Applicant has provided the schedules in both electronic format and paper copies. The electronic copy is identical to the hard copy that will be hand delivered. The Applicant has requested that the value limitation begin in 2019. Please prepare the economic impact report.

A copy of the application will be submitted to the Calhoun County Appraisal District.

Sincerely,

Kevin O'Hanlon
School District Consultant

Cc: Calhoun County Appraisal District
Union Carbide Corporation

# TAB 1

The Dow Chemical Company
Texas Innovation Center
332 SH 332 E
Lake Jackson, TX 77566
U.S.A.

November 10, 2016

Dr. James Cowley, Superintendent
Calhoun County Independent School
525 N. Commerce Street
Port Lavaca, TX 77979

Dear Superintendent Cowley:

Please find the attached application for abatement in Calhoun County Independent School District's jurisdiction on behalf of Union Carbide Corporation. We hope that this tax abatement will prove to be a valuable incentive and entice the proposed $130,000,000 investment to Seadrift.

We are submitting this application well in advance of any construction and we ask, per the guidelines, that the abatement commencement date be deferred to January 1, 2018. I welcome any questions that you may have and thank you for your continued support of Union Carbide Corporation.

Sincerely,

David Ngo

Property Tax Manager
The Dow Chemical Company
Tax Department, TXINN APB
332 SH 332 E
Lake Jackson, Texas 77566
(979) 238-0065

# Application for Appraised Value Limitation on Qualified Property

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

**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**

November 13, 2016
Date Application Received by District

Dr. James
First Name

Cowley
Last Name

Superintendent
Title

Calhoun County ISD
School District Name

525 N. Commerce Street
Street Address

Mailing Address

Port Lavaca
City

TX
State

77979
ZIP

(361) 552-9728
Phone Number

(361) 551-2648
Fax Number

Mobile Number *(optional)*

cowleyj@calcoisd.org
Email Address

2. Does the district authorize the consultant to provide and obtain information related to this application? .................... ☑ Yes ☐ No

## SECTION 1: School District Information *(continued)*

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

First Name: Kevin
Last Name: O'Hanlon
Title: Consultant
Firm Name: O'Hanlon, McCollom & Demerath
Phone Number: 512-494-9949
Fax Number: 512-494-9919
Mobile Number *(optional)*:
Email Address: kohanlon@808west.com; mhanley@808west.com

4. On what date did the district determine this application complete? ........ January 11, 2017
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)***

First Name: David
Last Name: Ngo
Title: Tax Manager
Organization: The Dow Chemical Company
Street Address: 332 SH 332 E
Mailing Address:
City: Lake Jackson
State: TX
ZIP: 77566
Phone Number: 979-238-0065
Fax Number: 979-235-8121
Mobile Number *(optional)*:
Business Email Address: dngo@dow.com

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.

First Name: Lowell
Last Name: McLaughlin
Title: State & Local Tax Director
Organization: The Dow Chemical Company
Street Address: 1790 Bldg, Washington St.
Mailing Address:
City: Midland
State: MI
ZIP: 48674
Phone Number: 989-636-0458
Fax Number: 989-638-7142
Mobile Number *(optional)*: 9-492-4729
Business Email Address: ltmclaughlin@dow.com

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

## SECTION 2: Applicant Information (continued)

**Authorized Company Consultant *(If Applicable)***

N/A

First Name

Last Name

Title

Firm Name

Phone Number

Fax Number

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? Union Carbide Corporation
2. List the Texas Taxpayer I.D. number of entity subject to Tax Code, Chapter 171 *(11 digits)* 113-14217305
3. List the NAICS code 325199
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

## 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

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

## 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 *(complete Section 13)*
   - ☑ Expansion of existing operation on the land *(complete Section 13)*
   - ☐ Relocation within Texas

## SECTION 8: Limitation as Determining Factor

| | Yes | No |
|---|---|---|
| 1. Does the applicant currently own the land on which the proposed project will occur? | ☑ | ☐ |
| 2. Has the applicant entered into any agreements, contracts or letters of intent related to the proposed project? | ☐ | ☑ |
| 3. Does the applicant have current business activities at the location where the proposed project will occur? | ☑ | ☐ |
| 4. Has the applicant made public statements in SEC filings or other documents regarding its intentions regarding the proposed project location? | ☐ | ☑ |
| 5. Has the applicant received any local or state permits for activities on the proposed project site? | ☐ | ☑ |
| 6. Has the applicant received commitments for state or local incentives for activities at the proposed project site? | ☑ | ☐ |
| 7. Is the applicant evaluating other locations not in Texas for the proposed project? | ☑ | ☐ |
| 8. Has the applicant provided capital investment or return on investment information for the proposed project in comparison with other alternative investment opportunities? | ☐ | ☑ |
| 9. Has the applicant provided information related to the applicant's inputs, transportation and markets for the proposed project? | ☐ | ☑ |
| 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? | ☑ | ☐ |

**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: July 2017
2. Commencement of construction: 6/1/2017
3. Beginning of qualifying time period: 7/2/2017
4. First year of limitation: 1/1/2018
5. Begin hiring new employees: 4/1/2017
6. Commencement of commercial operations: 7/1/2018
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? 8/1/2019

## SECTION 10: The Property

1. Identify county or counties in which the proposed project will be located: Calhoun
2. Identify Central Appraisal District (CAD) that will be responsible for appraising the property: Calhoun Central Appraisal Dist.
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: Calhoun, 100% $.4900/$100 *(Name, tax rate and percent of project)*

   City: *(Name, tax rate and percent of project)*

   Hospital District: *(Name, tax rate and percent of project)*

   Water District: Calhoun Water & Cntr Improv $.05650/$100 *(Name, tax rate and percent of project)*

   Other *(describe)*: Calhoun Co Grndwater $.0100/$100 *(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? 30,000,000.00
2. What is the amount of appraised value limitation for which you are applying? 30,000,000.00

   **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? .......... ____________

## 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): .......... $ 1,417,730.00
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 <u>cannot</u> 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)? ........ 823

**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? ........ 26

5. What is the number of new non-qualifying jobs you are estimating you will create? ........ 2

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 ........ 1,235.00

   b. 110% of the average weekly wage for manufacturing jobs in the county is ........ 1,941.50

   c. 110% of the average weekly wage for manufacturing jobs in the region is ........ 1,044.18

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? ........ 54,297.10

10. What is the annual wage you are committing to pay for each of the new qualifying jobs you create on the qualified property? ........ 54,300.00

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 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 *(if applicable)* |
| 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 *(if applicable)* |
| 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 *(if applicable)* |
| 11 | Maps that clearly show:<br>a) Project vicinity<br>b) Qualified investment including location of tangible personal propertry to be placed in service during the qualifying time period and buildings to be constructed during the qualifying time period<br>c) Qualified property including location of new buildings or new improvements<br>d) Existing property<br>e) Land location within vicinity map<br>f) Reinvestment or Enterprise Zone within vicinity map, showing the actual or proposed boundaries and size<br>**Note:** Electronic maps should be high resolution files. Include map legends/markers. |
| 12 | Request for Waiver of Job Creation Requirement and supporting information *(if applicable)* |
| 13 | Calculation of three possible wage requirements with TWC documentation |
| 14 | Schedules A1, A2, B, C and D completed and signed Economic Impact *(if applicable)* |
| 15 | Economic Impact Analysis, other payments made in the state or other economic information *(if applicable)* |
| 16 | Description of Reinvestment or Enterprise Zone, including:<br>a) evidence that the area qualifies as a enterprise zone as defined by the Governor's Office<br>b) legal description of reinvestment zone*<br>c) order, resolution or ordinance establishing the reinvestment zone*<br>d) guidelines and criteria for creating the zone*<br>*** 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 *(applicant)* |

# TAB 2

Tax credit application proof of payment.

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

# TAB 3

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

# TAB 4

# Union Carbide Corporation
# Catalyst Plant
# Calhoun ISD, 313 Application

(Tab 4)

## Project Description

This project will design and construct a new Catalyst plant that will produce a range of chemical intermediate and final products. The proposed manufacturing unit is a catalyst manufacturing plant. The plant would produce a catalyst in the production of High Density Polyethylene (HDPE) and Linear Low Density Polyethylene (LLDPE). HDPE is used in a number of applications, including piping and food packaging. LLDPE is used in a number of applications, including medical, hygiene and piping. The Seadrift site has a lot to offer with its workforce, infrastructure and logistics operations.

## Site Information

The plant is proposed to be built primarily at the Sea Drift Plant site.

## Proposed Improvements

The proposed improvements for this project include: Site improvements such as buildings, pipeways, utilities, foundations and process equipment including reactors, compressors, purification systems, separation equipment, raw material unloading facilities, vessels, pumps, valves, filters, electrical and instrument systems and other miscellaneous equipment.

## Construction Timeline

Construction estimated to begin in June, 2017 and be completed by July, 2019

# TAB 5

# Union Carbide Corporation

**School Limitation on Appraised Value**
(Tab 5)

**November 7, 2016**

The Union Carbide Corporation (UCC) has analyzed the property tax liability of constructing a catalyst manufacturing plant in Texas. The Union Carbide Corporation site at Seadrift, Texas is well situated to attract this project. To incentivize this project, the public partnership with the State and Local Governments in Texas is critical.

The investment in and siting of this project is complex, and while no one factor alone can determine site location, there are many factors taken as a group that can. Texas has many economic advantages to attract investments; however one area where Texas is not competitive is in property tax liability. Union Carbide Corporation is a capital intensive company and as such carries a substantial property tax liability. The property taxes for ongoing and particularly new investment can greatly impact the competitiveness of the company. Approval of the 313 agreement is key in creating a more competitive investment environment in Texas. Without approval of the 313 agreement, the company's property tax liability from the new investment will negatively impact the competiveness of the project in Texas.

Property taxes in the State of Texas are levied on Real and Personal property as well as inventory while an alternate location in consideration in the State of Louisiana also taxes the same property types but provides a more competitive tax abatement program. Projected property tax liability to the company based on the same $130 million capital investment in Texas compared to Louisiana, is considerably higher (in Texas) over a 10 year period after considering estimated tax savings from negotiated agreements with State and Local authorities in the two locations.

# Union Carbide Corporation

**School Limitation on Appraised Value**
(Tab 5)

**November 7, 2016**

The proposed manufacturing plant will use raw materials acquired globally, which is equally desirable for both Texas and Louisiana locations. Finished products are also shipped globally. Both the Texas and Louisiana proposed locations, and potentially other global locations, have the ability to add this manufacturing process as it is not dependent on existing infrastructure.

Approval of the 313 agreement is essential to allow the property tax liabilities in Texas to be as favorable, certain, and competitive as possible for this project. Approval of this school limitation agreement will help ensure the competiveness of the project so the important capital investment decision can be made, bringing growth to the area.

# TAB 6

N/A

# TAB 7 & 8

# Catalyst Plant
(Tabs 7 & 8)

<u>Project Description</u>

This project will design and construct a new Catalyst plant that will produce a range of chemical intermediate and final products.

<u>Site Information</u>
The plant is proposed to be built at the Seadrift Plant site.

<u>Proposed Improvements</u>

The proposed improvements for this project include: Site improvements such as buildings, pipeways, utilities, foundations and process equipment including reactors, compressors, purification systems, separation equipment, raw material unloading facilities, storage facilities, vessels, pumps, valves, filters, electrical and instrument systems and other miscellaneous equipment.

Project will also include any other necessary equipment and structures to construct and operate a fully functioning manufacturing plant.

DESCRIPTION OF QUALIFIED PROPERTY

This project provides for the design and construction of a catalyst plant production facility and related raw material conditioning, utilities and logistics improvements. The plant will manufacture catalyst which is used in production of high density polyethylene. The estimated total investment for this project is $130 million.

The proposed catalyst facility will be constructed on a site in the Seadrift plant area of Calhoun County.

Major equipment and facilities provided within the scope of the project may include:

- Heat Exchangers
- Compressors
- Pumps
- Filters
- Chemical Processing Equipment
- Cooling Tower
- Storage Tanks

## Catalyst Plant

(Tabs 7 & 8)

- Electrical Power Distribution
- Transmitters / Instrumentation
- Computer Control System
- Insulation
- Raw Material unloading

In addition, the project will provide site infrastructure facilities such as:

- Product Storage Building
- Operations Control Building
- In plant Roadway Access
- Site Drainage, Grading and Rainfall Management

# TAB 9

**CALHOUN COUNTY APPRAISAL DISTRICT**
426 West Main Street * P.O. Box 49
Port Lavaca, Texas 77979
Appraisal: (361) 552-8808
Collections: (361) 552-4560
Fax: (361) 552-4787
Website: www.calhouncad.org



November 4, 2016

I, Jesse W. Hubbell, Chief Appraiser for the Calhoun County Appraisal District, do herby certify that the 2016 appraised values for the tracts listed below, together with the improvements located thereon, is true and correct. These tracts do not make up the entire value of all land and improvements for Union Carbide, but only for the specific tracts listed below. The individual parcels listed below are part of a larger parcel of land identified by the Calhoun County Appraisal District as being part of property identification number 35743. Parcel ID 35743 does not carry any of the improvement values for Union Carbide on this account. These values were abstracted by taking the land value of $2,995,890, dividing it by the amount of acreage in PID 35743,(998.63 acres), multiplying the result, ($3,000), by the acreage in each tract and adding the value of the improvements,(provided by Capitol Appraisal Group), if any, located on each tract.

| Calhoun CAD Property ID | Description of Area | Acreage | Land Value | Improvement Value | Total Value |
|---|---|---|---|---|---|
| 35743 | Warehouse Expansion & Loading Area | 1.7249 | $ 5,175 | $ - | $ 5,175 |
| 35743 | Catalyst Plant | 3.3999 | $ 10,200 | $ 157,300 | $ 167,500 |
| 35743 | Admin Bldg. 2229 & Parking Area | 2.1002 | $ 6,301 | $ 107,200 | $ 113,501 |
| 35743 | Cylinder Storage Area | 3.9313 | $ 11,794 | $ - | $ 11,794 |
| 35743 | LP2 Lab Area | 0.1232 | $ 460 | $ 1,119,300 | $1,119,760 |
| Total | | 11.2795 | $ 33,930 | $ 1,383,800 | $1,417,730 |

Jesse W. Hubbell, Chief Appraiser
Calhoun County Appraisal District

STEPHANIE MICHELLE MEZA
MY COMMISSION EXPIRES
March 29, 2019

Stephanie Michelle Meza 11/4/16

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(D&W) Doyle & Wachtstetter, Inc
Surveying and Mapping • GPS/GIS

**UNION CARBIDE CORPORATION 2.1005 ACRE TAX ABATEMENT TRACT**
**ADMINISTRATION BUILDING 2229**
**UNION CARBIDE CORPORATION CALLED 998.64 ACRE TRACT**
**ENRIQUEZ RENDON LEAGUE, ABSTRACT 31**
**CALHOUN COUNTY, TEXAS**


**ALL THAT CERTAIN 2.1002 ACRE** tract of land lying and situated in the Enriquez Rendon League, Abstract 31, Calhoun County, Texas, being a portion of all that certain called 998.634 acre tract of land conveyed by general warranty deed on June 30, 1952 from John G. Stofer, et al to Union Carbide and Carbon Corporation (UCC), as recorded in Volume 81, Page 408 of the Calhoun County Deed Records (C.C.D.R.), said herein described 2.1002 acre Tax Abatement Tract for Administration Building 2229 tract hereby conveyed being more particularly described by metes and bounds, using survey terminology which refers to the Texas State Plane Coordinate System, South Central Zone (NAD83), based on National Geodetic Survey, triangulation station Welder Reset 1974, at X=2669122.09 and Y=13394819.98, in which the directions are Lambert grid bearings and the distances are surface level horizontal lengths (S.F.= 0.99996781304). Union Carbide Corporation, Seadrift Plant coordinate recited herein are based on Seadrift Plant control monument SAT-1 at North = 37+40.00 and West = 50+50.00 and SAT-4 at called North 37+40.00 and West = 31+49.57, as marked or stamped on the brass plate in concrete monument and as referred to in Master Satellite Control System site drawing by Juan M. Canales, Registered Professional Land Surveyor No.4453, file number "U.C. 9", as follows:

**COMMENCING** at a 4" round concrete monument found marking the northwestern boundary line of the aforementioned all that certain called 998.634 acre tract of land conveyed by general warranty deed on June 30, 1952 from John G. Stofer, et al to Union Carbide and Carbon Corporation, as recorded in Volume 81, Page 408 of the C.C.D.R., being the East corner of all that certain called 197 acre tract of land conveyed by deed on July 2, 2001 from ISP Technologies Inc. to ISP Technologies L.L.C., as recorded in Volume 281, Page 186 of the Calhoun County Official Records (C.C.O.R.) and the East corner of Farm Tract 28 of the 28 Units Tenant Purchase Subdivision, as recorded in Volume Z, Page 78 of the Calhoun County Plat Records (C.C.P.R.), same being the South corner of all that certain called 197.649 acre tract of land conveyed by deed on September 30, 1966 from Oscar B. Cassel, et ux to Union Carbide Corporation, as recorded in Volume 227, Page 337 of the C.C.D.R. and the South corner of Farm Tract 27 of the said 28 Units Tenant Purchase Subdivision, as recorded in Volume Z, Page 78 of the C.C.P.R., said Point of Commencement being located at Texas State Plane coordinate position X=2683196.84 and Y=13377854.48, UCC Plant coordinates North = 59+37.64 and W = 48+01.70;

**THENCE** South 52°39'53" West, coincident with the northwestern boundary line of the said Union Carbide and Carbon Corporation called 998.634 acre tract, same being the southeastern boundary line of said ISP Technologies L.L.C. called 197 acre tract, a distance of 2052.06 feet to a point, at position X=2681565.47 and Y=13376610.11;

**THENCE** South 37°20'07" East, a distance of 905.44 feet to the **POINT OF BEGINNING** of the herein described 2.1002 acre Tax Abatement Tract for Administration Building 2229 tract, located at the edge of asphalt parking area and Plant Roadway, for the most westerly North corner of the herein described 2.1002 acre tract, said Point of Beginning at position X=2682114.53 and Y=13375890.29, UCC Plant coordinates North = 50+35.00 and W = 68+55.00;

**THENCE** South 37°24'39" East, a distance of 77.00 feet to an interior corner of the herein described 2.1002 acre Tax Abatement Tract for Administration Building 2229 tract, at position X=2682161.31 and Y=13375829.13, UCC Plant coordinates North = 49+58.00 and W = 68+55.00;

**THENCE** North 52°35'21" East, a distance of 171.00 feet to the most easterly North corner of the herein described 2.1002 acre Tax Abatement Tract for Administration Building 2229 tract, at position X=2682297.11 and Y=13375933.01, UCC Plant coordinates North = 49+58.00 and W = 66+84.00;

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

**UNION CARBIDE CORPORATION 2.1005 ACRE TAX ABATEMENT TRACT**
**ADMINISTRATION BUILDING 2229**
**UNION CARBIDE CORPORATION CALLED 998.64 ACRE TRACT**
**ENRIQUEZ RENDON LEAGUE, ABSTRACT 31**
**CALHOUN COUNTY, TEXAS**


**THENCE** South 37°24'39" East, a distance of 129.00 feet to a point in the northern edge of an existing asphalt plant roadway for the East corner of the herein described 2.1002 acre Tax Abatement Tract for Administration Building 2229 tract, at position X=2682375.48 and Y=13375830.54, UCC Plant coordinates North = 48+29.00 and W = 66+84.00;

**THENCE** South 52°35'21" West, generally along said asphalt plant roadway, a distance of 171.00 feet to an interior corner of the herein described 2.1002 acre Tax Abatement Tract for Administration Building 2229 tract, at position X=2682239.67 and Y=13375726.67, UCC Plant coordinates North = 48+29.00 and W = 68+55.00;

**THENCE** South 37°24'39" East, a distance of 74.00 feet to a point in the northern edge of an existing asphalt plant roadway known as Fourth Street, for the most southerly East corner of the herein described 2.1002 acre Tax Abatement Tract for Administration Building 2229 tract, at position X=2682284.63 and Y=13375667.90, UCC Plant coordinates North = 47+55.00 and W = 68+55.00;

**THENCE** South 52°35'21" West, generally along said asphalt plant roadway known as Fourth Street, a distance of 296.06 feet to point for the South corner of the herein described 2.1002 acre Tax Abatement Tract for Administration Building 2229 tract, at position X=2682049.50 and Y=13375488.06, UCC Plant coordinates North = 47+55.00 and W = 71+51.06;

**THENCE** North 31°59'58" West, generally along the top bank of a drainage ditch, a distance of 32.32 feet to an angle corner of the herein described 2.1002 acre Tax Abatement Tract for Administration Building 2229 tract, at position X=2682032.37 and Y=13375515.46;

**THENCE** North 16°57'01" West, generally along the top bank of a drainage ditch, a distance of 132.38 feet to an angle corner of the herein described 2.1002 acre Tax Abatement Tract for Administration Building 2229 tract, at position X=2681993.78 and Y=13375642.08;

**THENCE** North 9°50'59" West, generally along the top bank of a drainage ditch, a distance of 100.23 feet to an angle corner of the herein described 2.1002 acre Tax Abatement Tract for Administration Building 2229 tract, at position X=2681976.64 and Y=13375740.82;

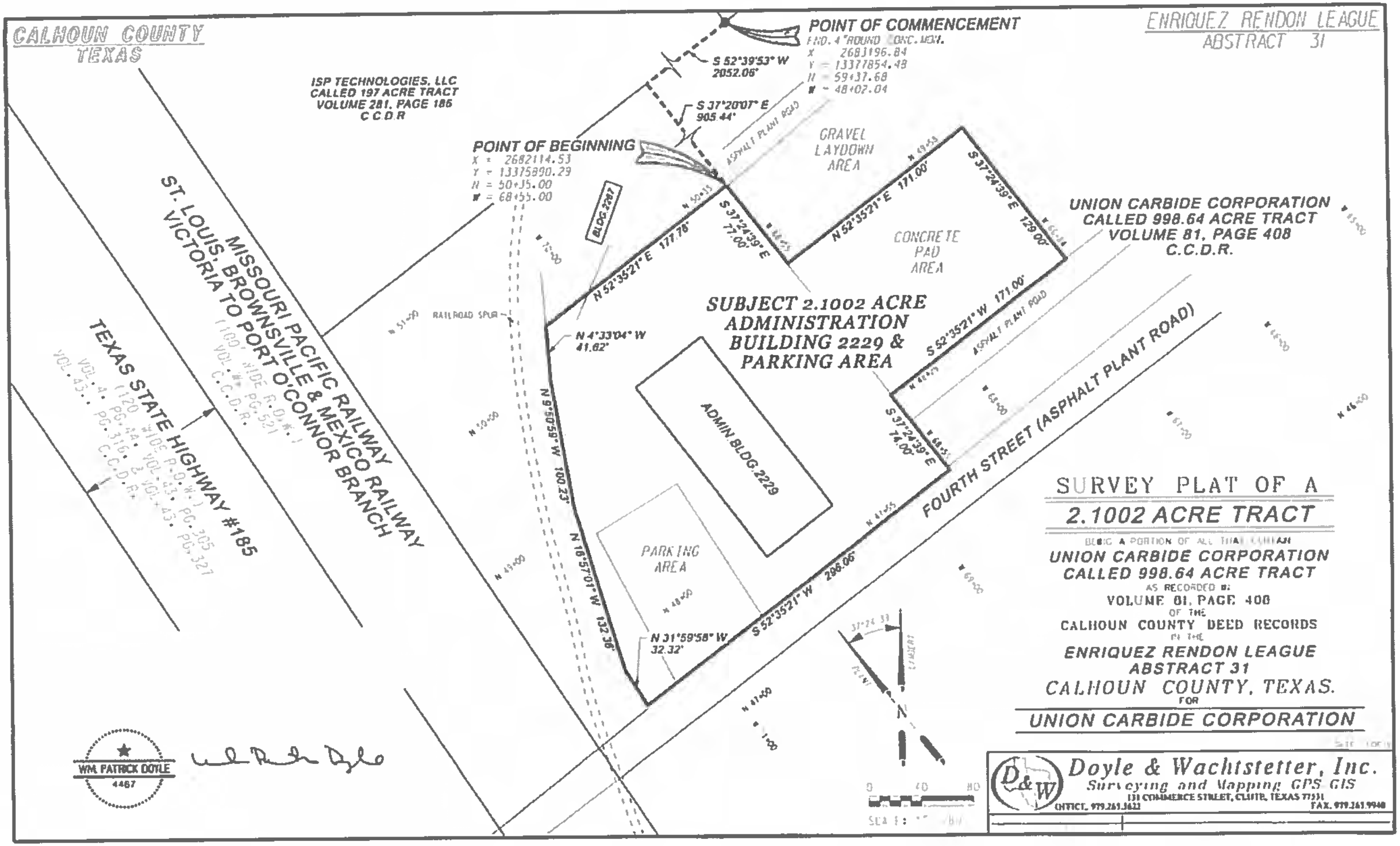
**THENCE** North 4°33'04" West, generally along the top bank of a drainage ditch, a distance of 41.62 feet to an angle corner of the herein described 2.1002 acre Tax Abatement Tract for Administration Building 2229 tract, at position X=2681973.34 and Y=13375782.30, UCC Plant coordinates North = 50+35.00 and W = 70+32.78;

**THENCE** North 52°35'21" East, a distance of 177.78 feet to the **POINT OF BEGINNING**, containing 2.1002 acres of land, more or less.

STATE OF TEXAS
REGISTERED
WM. PATRICK DOYLE
4467
PROFESSIONAL
LAND SURVEYOR

**Wm. Patrick Doyle**
**Registered Professional Land Surveyor**
**Texas Registration Number 4467**
**May 23, 2015**

*This description is based on a survey, a plat of which, dated April 15, 2015 is on file in the office of Doyle & Wachtstetter, Inc.*
[illegible]



CALHOUN COUNTY
TEXAS
ENRIQUEZ RENDON LEAGUE
ABSTRACT 31
POINT OF COMMENCEMENT
FND. 4" ROUND CONC. MON.
X = 2683196.84
Y = 13377854.48
N = 59+37.68
W = 48+07.04
S 52°39'53" W
2052.06'
S 37°20'07" E
905.44'
ISP TECHNOLOGIES, LLC
CALLED 197 ACRE TRACT
VOLUME 281, PAGE 186
C.C.D.R.
POINT OF BEGINNING
X = 2682114.53
Y = 13375890.29
N = 50+35.00
W = 68+55.00
ASPHALT PLANT ROAD
GRAVEL
LAYDOWN
AREA
CONCRETE
PAD
AREA
BLDG 2267
N 52°35'21" E 177.78'
S 37°24'39" E
77.00'
N 52°35'21" E 171.00'
S 37°24'39" E
129.00'
S 52°35'21" W 171.00'
S 37°24'39" E
74.00'
UNION CARBIDE CORPORATION
CALLED 998.64 ACRE TRACT
VOLUME 81, PAGE 408
C.C.D.R.
SUBJECT 2.1002 ACRE
ADMINISTRATION
BUILDING 2229 &
PARKING AREA
ADMIN BLDG 2229
RAILROAD SPUR
N 4°33'04" W
41.62'
N 9°50'59" W 100.23'
N 16°57'01" W 132.36'
N 31°59'58" W
32.32'
S 52°35'21" W 296.06'
PARKING
AREA
FOURTH STREET (ASPHALT PLANT ROAD)
MISSOURI PACIFIC RAILWAY
ST. LOUIS, BROWNSVILLE & MEXICO RAILWAY
VICTORIA TO PORT O'CONNOR BRANCH
TEXAS STATE HIGHWAY #185
SURVEY PLAT OF A
2.1002 ACRE TRACT
BEING A PORTION OF ALL THAT CERTAIN
UNION CARBIDE CORPORATION
CALLED 998.64 ACRE TRACT
AS RECORDED IN
VOLUME 81, PAGE 408
OF THE
CALHOUN COUNTY DEED RECORDS
IN THE
ENRIQUEZ RENDON LEAGUE
ABSTRACT 31
CALHOUN COUNTY, TEXAS.
FOR
UNION CARBIDE CORPORATION
WM. PATRICK DOYLE
4467
D&W
Doyle & Wachtstetter, Inc.
Surveying and Mapping GPS GIS
OFFICE 979.265.3622
FAX 979.265.9940
0 40 80

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(D&W) Doyle & Wachtstetter, Inc
Surveying and Mapping • GPS/GIS

**UNION CARBIDE CORPORATION 3.9313 ACRE TAX ABATEMENT TRACT
BLOCK 32 & 33, CYLINDER STORAGE AREA FACILITY
UNION CARBIDE CORPORATION CALLED 998.64 ACRE TRACT
ENRIQUEZ RENDON LEAGUE, ABSTRACT 31
CALHOUN COUNTY, TEXAS**


**ALL THAT CERTAIN 3.9313 ACRE** tract of land lying and situated in the Enriquez Rendon League, Abstract 31, Calhoun County, Texas, being a portion of all that certain called 998.634 acre tract of land conveyed by general warranty deed on June 30, 1952 from John G. Stofer, et al to Union Carbide and Carbon Corporation (UCC), as recorded in Volume 81, Page 408 of the Calhoun County Deed Records (C.C.D.R.), said herein described 3.9313 acre Tax Abatement Tract for Cylinder Storage area tract hereby conveyed being more particularly described by metes and bounds, using survey terminology which refers to the Texas State Plane Coordinate System, South Central Zone (NAD83), based on National Geodetic Survey, triangulation station Welder Reset 1974, at X=2669122.09 and Y=13394819.98, in which the directions are Lambert grid bearings and the distances are surface level horizontal lengths (S.F.= 0.99996781304). Union Carbide Corporation, Seadrift Plant coordinate recited herein are based on Seadrift Plant control monument SAT-1 at North = 37+40.00 and West = 50+50.00 and SAT-4 at called North 37+40.00 and West = 31+49.57, as marked or stamped on the brass plate in concrete monument and as referred to in Master Satellite Control System site drawing by Juan M. Canales, Registered Professional Land Surveyor No.4453, file number "U.C. 9", as follows:

**COMMENCING** at a 4" round concrete monument found marking the northwestern boundary line of the aforementioned all that certain called 998.634 acre tract of land conveyed by general warranty deed on June 30, 1952 from John G. Stofer, et al to Union Carbide and Carbon Corporation, as recorded in Volume 81, Page 408 of the C.C.D.R., being the East corner of all that certain called 197 acre tract of land conveyed by deed on July 2, 2001 from ISP Technologies Inc. to ISP Technologies L.L.C., as recorded in Volume 281, Page 186 of the Calhoun County Official Records (C.C.O.R.) and the East corner of Farm Tract 28 of the 28 Units Tenant Purchase Subdivision, as recorded in Volume Z, Page 78 of the Calhoun County Plat Records (C.C.P.R.), same being the South corner of all that certain called 197.649 acre tract of land conveyed by deed on September 30, 1966 from Oscar B. Cassel, et ux to Union Carbide Corporation, as recorded in Volume 227, Page 337 of the C.C.D.R. and the South corner of Farm Tract 27 of the said 28 Units Tenant Purchase Subdivision, as recorded in Volume Z, Page 78 of the C.C.P.R., said Point of Commencement being located at Texas State Plane coordinate position X=2683196.84 and Y=13377854.48, UCC Plant coordinates North = 59+37.64 and W = 48+01.70;

**THENCE** North 52°39'53" East, coincident with the northwestern boundary line of the said Union Carbide and Carbon Corporation called 998.634 acre tract, same being the southeastern boundary line of said Union Carbide Corporation called 197.649 acre tract, a distance of 2292.31 feet to a point, at position X=2685019.21 and Y=13379244.52;

**THENCE** South 37°20'07" East, a distance of 279.70 feet to the **POINT OF BEGINNING** of the herein described 3.9313 acre Tax Abatement Tract for Cylinder Storage area tract, located in the southwestern edge of asphalt plant roadway known as "J" Street, for the North corner of the herein described 3.9313 acre tract, said Point of Beginning at position X=2685188.82 and Y=13379022.16, UCC Plant coordinates North = 56+55.00 and W = 25+10.00;

**THENCE** South 37°24'39" East, generally along the southwestern edge of pavement of "J" Street, a distance of 401.00 feet to a point located in the northwestern edge of asphalt plant roadway known as Fifth Street, for the East corner of the herein described 3.9313 acre Tax Abatement Tract for Cylinder Storage area tract, at position X=2685432.40 and Y=13378703.69, UCC Plant coordinates North = 52+54.00 and W = 25+10.00;

**UNION CARBIDE CORPORATION 3.9313 ACRE TAX ABATEMENT TRACT**
**BLOCK 32 & 33, CYLINDER STORAGE AREA FACILITY**
**UNION CARBIDE CORPORATION CALLED 998.64 ACRE TRACT**
**ENRIQUEZ RENDON LEAGUE, ABSTRACT 31**
**CALHOUN COUNTY, TEXAS**

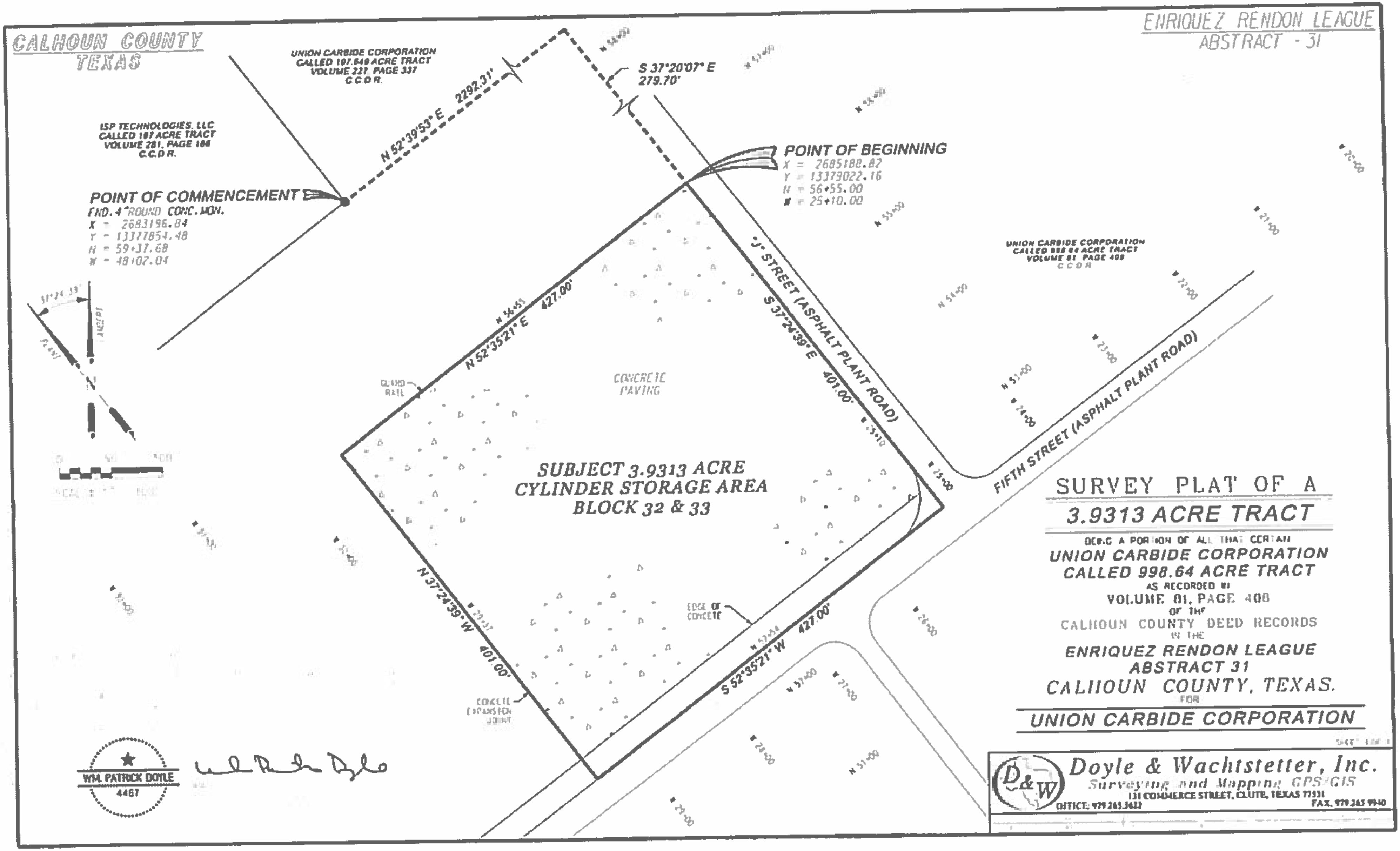

**THENCE** South 52°35'21" West, generally along the northwestern edge of pavement of Fifth Street, a distance of 427.00 feet to point for the South corner of the herein described 3.9313 acre Tax Abatement Tract for Cylinder Storage area tract, at position X=2685093.24 and Y=13378444.28, UCC Plant coordinates North = 52+54.00 and W = 29+37.00;

**THENCE** North 37°24'39" West, generally along the centerline of an expansion joint of a concrete paving area, a distance of 401.00 feet to a point for the West corner of the herein described 3.9313 acre Tax Abatement Tract for Cylinder Storage area tract, at position X=2684849.66 and Y=13378762.75, UCC Plant coordinates North = 56+55.00 and W = 29+37.00;

**THENCE** North 52°35'21" East, generally along a guard rail on the northwestern edge of a concrete paving area, a distance of 427.00 feet to the **POINT OF BEGINNING**, containing 3.9313 acres of land, more or less.


**Wm. Patrick Doyle**
**Registered Professional Land Surveyor**
**Texas Registration Number 4467**
**May 23, 2015**

*This description is based on a survey, a plat of which, dated April 15, 2015 is on file in the office of Doyle & Wachtstetter, Inc*
[illegible]



ENRIQUEZ RENDON LEAGUE
ABSTRACT - 31
CALHOUN COUNTY
TEXAS
UNION CARBIDE CORPORATION
CALLED 197.649 ACRE TRACT
VOLUME 227, PAGE 337
C.C.D.R.
ISP TECHNOLOGIES, LLC
CALLED 197 ACRE TRACT
VOLUME 281, PAGE 186
C.C.D.R.
N 52°39'53" E 2292.31'
S 37°20'07" E
279.70'
POINT OF COMMENCEMENT
FND. 4" ROUND CONC. MON.
X = 2683196.84
Y = 13377854.48
N = 59+37.68
W = 48+07.04
POINT OF BEGINNING
X = 2685188.82
Y = 13379022.16
N = 56+55.00
W = 25+10.00
UNION CARBIDE CORPORATION
CALLED 998.64 ACRE TRACT
VOLUME 81, PAGE 408
C.C.D.R.
"J" STREET (ASPHALT PLANT ROAD)
FIFTH STREET (ASPHALT PLANT ROAD)
N 52°35'21" E 427.00'
S 37°24'39" E 401.00'
N 37°24'39" W 401.00'
S 52°35'21" W 427.00'
CONCRETE PAVING
SUBJECT 3.9313 ACRE
CYLINDER STORAGE AREA
BLOCK 32 & 33
GUARD RAIL
EDGE OF CONCRETE
CONCRETE EXPANSION JOINT
SURVEY PLAT OF A
3.9313 ACRE TRACT
BEING A PORTION OF ALL THAT CERTAIN
UNION CARBIDE CORPORATION
CALLED 998.64 ACRE TRACT
AS RECORDED IN
VOLUME 81, PAGE 408
OF THE
CALHOUN COUNTY DEED RECORDS
IN THE
ENRIQUEZ RENDON LEAGUE
ABSTRACT 31
CALHOUN COUNTY, TEXAS.
FOR
UNION CARBIDE CORPORATION
Doyle & Wachtstetter, Inc.
Surveying and Mapping GPS/GIS
131 COMMERCE STREET, CLUTE, TEXAS 77531
OFFICE: 979.265.3622
FAX. 979.265.9940
WM. PATRICK DOYLE
4467

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Doyle & Wachtstetter, Inc

Surveying and Mapping • GPS/GIS

**UNION CARBIDE CORPORATION 0.1532 ACRE TAX ABATEMENT TRACT**
**LP2 LAB BUILDING FACILITY**
**UNION CARBIDE CORPORATION CALLED 998.64 ACRE TRACT**
**ENRIQUEZ RENDON LEAGUE, ABSTRACT 31**
**CALHOUN COUNTY, TEXAS**


**ALL THAT CERTAIN 0.1532 ACRE** tract of land lying and situated in the Enriquez Rendon League, Abstract 31, Calhoun County, Texas, being a portion of all that certain called 998.634 acre tract of land conveyed by general warranty deed on June 30, 1952 from John G. Stofer, et al to Union Carbide and Carbon Corporation (UCC), as recorded in Volume 81, Page 408 of the Calhoun County Deed Records (C.C.D.R.), said herein described 0.1532 acre Tax Abatement Tract for LP2 Lab building facility tract hereby conveyed being more particularly described by metes and bounds, using survey terminology which refers to the Texas State Plane Coordinate System, South Central Zone (NAD83), based on National Geodetic Survey, triangulation station Welder Reset 1974, at X=2669122.09 and Y=13394819.98, in which the directions are Lambert grid bearings and the distances are surface level horizontal lengths (S.F.= 0.99996781304). Union Carbide Corporation, Seadrift Plant coordinate recited herein are based on Seadrift Plant control monument SAT-1 at North = 37+40.00 and West = 50+50.00 and SAT-4 at called North 37+40.00 and West = 31+49.57, as marked or stamped on the brass plate in concrete monument and as referred to in Master Satellite Control System site drawing by Juan M. Canales, Registered Professional Land Surveyor No.4453, file number "U.C. 9", as follows:

**COMMENCING** at a 4" round concrete monument found marking the northwestern boundary line of the aforementioned all that certain called 998.634 acre tract of land conveyed by general warranty deed on June 30, 1952 from John G. Stofer, et al to Union Carbide and Carbon Corporation, as recorded in Volume 81, Page 408 of the C.C.D.R., being the East corner of all that certain called 197 acre tract of land conveyed by deed on July 2, 2001 from ISP Technologies Inc. to ISP Technologies L.L.C., as recorded in Volume 281, Page 186 of the Calhoun County Official Records (C.C.O.R.) and the East corner of Farm Tract 28 of the 28 Units Tenant Purchase Subdivision, as recorded in Volume Z, Page 78 of the Calhoun County Plat Records (C.C.P.R.), same being the South corner of all that certain called 197.649 acre tract of land conveyed by deed on September 30, 1966 from Oscar B. Cassel, et ux to Union Carbide Corporation, as recorded in Volume 227, Page 337 of the C.C.D.R. and the South corner of Farm Tract 27 of the said 28 Units Tenant Purchase Subdivision, as recorded in Volume Z, Page 78 of the C.C.P.R., said Point of Commencement being located at Texas State Plane coordinate position X=2683196.84 and Y=13377854.48, UCC Plant coordinates North = 59+37.64 and W = 48+01.70;

**THENCE** North 52°39'53" East, coincident with the northwestern boundary line of the said Union Carbide and Carbon Corporation called 998.634 acre tract, same being the southeastern boundary line of said Union Carbide Corporation called 197.649 acre tract, a distance of 1201.70 feet to a point, at position X=2684152.18 and Y=13378583.18;

**THENCE** South 37°20'07" East, a distance of 1422.22 feet to the **POINT OF BEGINNING** of the herein described 0.1532 acre Tax Abatement Tract for LP2 Lab building facility tract, located at the north corner of building 556, for the North corner of the herein described 0.1532 acre tract, said Point of Beginning at position X=2685014.61 and Y=13377452.53, UCC Plant coordinates North = 45+14.00 and W = 36+02.00;

**THENCE** South 37°24'39" East, along the northeastern edge of building 556, a distance of 50.00 feet to a point for an interior corner of the herein described 0.1532 acre Tax Abatement Tract for LP2 Lab building facility tract, at position X=2685044.98 and Y=13377412.82, UCC Plant coordinates North = 44+64.00 and W = 36+02.00;

**THENCE** North 52°35'21" East, along the northwestern edge of building 542, a distance of 12.00 feet to point for an exterior corner of the herein described 0.1532 acre Tax Abatement Tract for LP2 Lab building facility tract, at position X=2685054.51 and Y=13377420.11, UCC Plant coordinates North = 44+64.00 and W = 35+90.00;

**UNION CARBIDE CORPORATION 0.1532 ACRE TAX ABATEMENT TRACT**
**LP2 LAB BUILDING FACILITY**
**UNION CARBIDE CORPORATION CALLED 998.64 ACRE TRACT**
**ENRIQUEZ RENDON LEAGUE, ABSTRACT 31**
**CALHOUN COUNTY, TEXAS**


**THENCE** South 37°24'39" East, along the northeastern edge of building 542, a distance of 49.00 feet to a point for the East corner of the herein described 0.1532 acre Tax Abatement Tract for LP2 Lab building facility tract, at position X=2685084.28 and Y=13377281.20, UCC Plant coordinates North = 44+15.00 and W = 35+90.00;

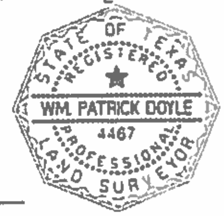
**THENCE** South 52°35'21" West, along the southeastern edge of building 542, a distance of 84.00 feet to point for a point for the South corner of the herein described 0.1532 acre Tax Abatement Tract for LP2 Lab building facility tract, at position X=2685017.57 and Y=13377330.17, UCC Plant coordinates North = 44+15.00 and W = 36+74.00;

**THENCE** North 37°24'39" West, along the southwestern edge of building 542, a distance of 41.00 feet to a point for an exterior corner of the herein described 0.1532 acre Tax Abatement Tract for LP2 Lab building facility tract, at position X=2684992.66 and Y=13377362.73, UCC Plant coordinates North = 44+56.00 and W = 36+74.00;

**THENCE** North 52°35'21" East, along the northwestern edge of building 542, a distance of 18.00 feet to point for an interior corner of the herein described 0.1532 acre Tax Abatement Tract for LP2 Lab building facility tract, at position X=2685006.96 and Y=13377373.67, UCC Plant coordinates North = 44+56.00 and W = 36+56.00;

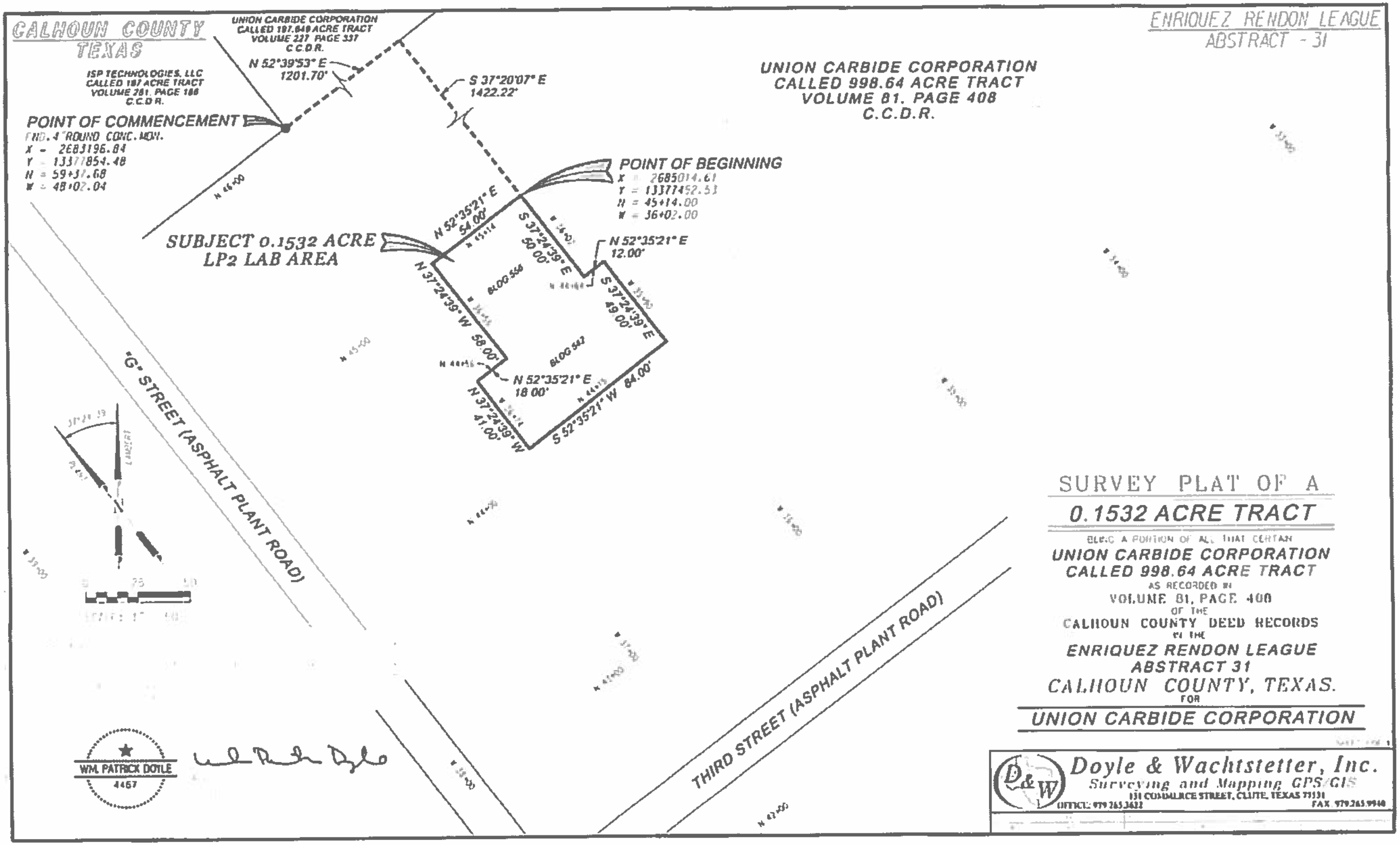
**THENCE** North 37°24'39" West, along the southwestern edge of building 556, a distance of 58.00 feet to a point for the West corner of the herein described 0.1532 acre Tax Abatement Tract for LP2 Lab building facility tract, at position X=2684971.72 and Y=13377419.73, UCC Plant coordinates North = 45+14.00 and W = 36+56.00;

**THENCE** North 52°35'21" East, along the northwestern edge of building 556, a distance of 54.00 feet to the **POINT OF BEGINNING**, containing 0.1532 acres of land, more or less.




**Wm. Patrick Doyle**
**Registered Professional Land Surveyor**
**Texas Registration Number 4467**
**May 23, 2015**

*This description is based on a survey, a plat of which, dated April 15, 2015 is on file in the office of Doyle & Wachtstetter, Inc.*
[illegible]



CALHOUN COUNTY
TEXAS
UNION CARBIDE CORPORATION
CALLED 197.649 ACRE TRACT
VOLUME 227 PAGE 337
C.C.D.R.
ENRIQUEZ RENDON LEAGUE
ABSTRACT - 31
ISP TECHNOLOGIES, LLC
CALLED 197 ACRE TRACT
VOLUME 281, PAGE 188
C.C.D.R.
N 52°39'53" E
1201.70'
S 37°20'07" E
1422.22'
UNION CARBIDE CORPORATION
CALLED 998.64 ACRE TRACT
VOLUME 81, PAGE 408
C.C.D.R.
POINT OF COMMENCEMENT
FND. 4" ROUND CONC. MON.
X = 2683196.84
Y = 13377854.48
N = 59+37.68
W = 48+02.04
POINT OF BEGINNING
X = 2685014.61
Y = 13377452.53
N = 45+14.00
W = 36+02.00
SUBJECT 0.1532 ACRE
LP2 LAB AREA
N 52°35'21" E
54.00'
S 37°24'39" E
50.00'
N 52°35'21" E
12.00'
S 37°24'39" E
49.00'
N 37°24'39" W
58.00'
BLDG 556
BLDG 542
N 52°35'21" E
18.00'
N 37°24'39" W
41.00'
S 52°35'21" W 84.00'
"G" STREET (ASPHALT PLANT ROAD)
THIRD STREET (ASPHALT PLANT ROAD)
N
WM. PATRICK DOYLE
4457
SURVEY PLAT OF A
0.1532 ACRE TRACT
BEING A PORTION OF ALL THAT CERTAIN
UNION CARBIDE CORPORATION
CALLED 998.64 ACRE TRACT
AS RECORDED IN
VOLUME 81, PAGE 408
OF THE
CALHOUN COUNTY DEED RECORDS
OF THE
ENRIQUEZ RENDON LEAGUE
ABSTRACT 31
CALHOUN COUNTY, TEXAS.
FOR
UNION CARBIDE CORPORATION
Doyle & Wachtstetter, Inc.
Surveying and Mapping GPS/GIS
131 COMMERCE STREET, CLUTE, TEXAS 77531
OFFICE: 979.265.3622
FAX 979.265.9940

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Doyle & Wachtstetter, Inc.
Surveying and Mapping • GPS/GIS • Pipeline Integrity
High Density 3D Laser Scanning • Robotic Imaging HD
Aerial Topographic Surveying • RTK/UAV Imagery

**UNION CARBIDE CORPORATION 3.3999 ACRE TAX ABATEMENT TRACT**
**BLOCK 14, CATALYST PLANT FACILITY**
**UNION CARBIDE CORPORATION CALLED 998.64 ACRE TRACT**
**ENRIQUEZ RENDON LEAGUE, ABSTRACT 31**
**CALHOUN COUNTY, TEXAS**


**ALL THAT CERTAIN 3.3999 ACRE** tract of land lying and situated in the Enriquez Rendon League, Abstract 31, Calhoun County, Texas, being a portion of all that certain called 998.634 acre tract of land conveyed by general warranty deed on June 30, 1952 from John G. Stofer, et al to Union Carbide and Carbon Corporation (UCC), as recorded in Volume 81, Page 408 of the Calhoun County Deed Records (C.C.D.R.), said herein described 3.3999 acre Tax Abatement Tract for Catalyst Plant facility tract hereby conveyed being more particularly described by metes and bounds, using survey terminology which refers to the Texas State Plane Coordinate System, South Central Zone (NAD83), based on National Geodetic Survey, triangulation station Welder Reset 1974, at X=2669122.09 and Y=13394819.98, in which the directions are Lambert grid bearings and the distances are surface level horizontal lengths (S.F.= 0.99996781304). Union Carbide Corporation, Seadrift Plant coordinate recited herein are based on Seadrift Plant control monument SAT-1 at North = 37+40.00 and West = 50+50.00 and SAT-4 at called North 37+40.00 and West = 31+49.57, as marked or stamped on the brass plate in concrete monument and as referred to in Master Satellite Control System site drawing by Juan M. Canales, Registered Professional Land Surveyor No.4453, file number "U.C. 9", as follows:

**COMMENCING** at a 4" round concrete monument found marking the northwestern boundary line of the aforementioned all that certain called 998.634 acre tract of land conveyed by general warranty deed on June 30, 1952 from John G. Stofer, et al to Union Carbide and Carbon Corporation, as recorded in Volume 81, Page 408 of the C.C.D.R., being the East corner of all that certain called 197 acre tract of land conveyed by deed on July 2, 2001 from ISP Technologies Inc. to ISP Technologies L.L.C., as recorded in Volume 281, Page 186 of the Calhoun County Official Records (C.C.O.R.) and the East corner of Farm Tract 28 of the 28 Units Tenant Purchase Subdivision, as recorded in Volume Z, Page 78 of the Calhoun County Plat Records (C.C.P.R.), same being the South corner of all that certain called 197.649 acre tract of land conveyed by deed on September 30, 1966 from Oscar B. Cassel, et ux to Union Carbide Corporation, as recorded in Volume 227, Page 337 of the C.C.D.R. and the South corner of Farm Tract 27 of the said 28 Units Tenant Purchase Subdivision, as recorded in Volume Z, Page 78 of the C.C.P.R., said Point of Commencement being located at Texas State Plane coordinate position X=2683196.84 and Y=13377854.48, UCC Plant coordinates North = 59+37.64 and W = 48+01.70:

**THENCE** South 52°39'53" West, coincident with the northwestern boundary line of the said Union Carbide and Carbon Corporation called 998.634 acre tract, same being the southeastern boundary line of said ISP Technologies L.L.C. called 197 acre tract, a distance of 262.26 feet to a point, at position X=2682988.33 and Y=13377695.43:

**THENCE** South 37°20'07" East, a distance of 739.00 feet to the **POINT OF BEGINNING** of the herein described 3.3999 acre Tax Abatement Tract for Catalyst Plant facility tract, located in the southwestern edge of asphalt plant roadway known as "E" Street and 30 feet southeast of the southeastern edge of asphalt plant roadway known as Fifth Street, for the North corner of the herein described 3.3999 acre tract, said Point of Beginning at position X=2683436.50 and Y=13377107.87, UCC Plant coordinates North = 51+99.00 and W = 50+65.00:

**THENCE** South 37°24'39" East, generally along the southwestern edge of pavement of "E" Street, a distance of 443.00 feet to a point in the northwestern edge of asphalt plant roadway known as Fourth Street, for the East corner of the herein described 3.3999 acre Tax Abatement Tract for Catalyst Plant facility tract, at position X=2683705.62 and Y=13376756.02, UCC Plant coordinates North = 47+56.00 and W = 50+65.00:

**THENCE** South 52°35'21" West, generally along the northwestern edge of pavement of Fourth Street, a distance of 168.00 feet to point for the most southerly South corner of the herein described 3.3999 acre Tax Abatement Tract for Catalyst Plant facility tract, at position X=2683572.21 and Y=13376653.98, UCC Plant coordinates North = 47+56.00 and W = 52+33.00:

**THENCE** North 37°24'39" West, a distance of 119.00 feet to a point for an interior corner of the herein described 3.3999 acre Tax Abatement Tract for Catalyst Plant facility tract, at position X=2683499.92 and Y=13376748.50, UCC Plant coordinates North = 48+75.00 and W = 52+33.00:

**UNION CARBIDE CORPORATION 3.3999 ACRE TAX ABATEMENT TRACT**
**BLOCK 14, CATALYST PLANT FACILITY**
**UNION CARBIDE CORPORATION CALLED 998.64 ACRE TRACT**
**ENRIQUEZ RENDON LEAGUE, ABSTRACT 31**
**CALHOUN COUNTY, TEXAS**


**THENCE** South 52°35'21" West, a distance of 187.00 feet to point for an exterior corner of the herein described 3.3999 acre Tax Abatement Tract for Catalyst Plant facility tract, at position X=2683351.39 and Y=13376634.89, UCC Plant coordinates North = 48+75.00 and W = 54+20.00;

**THENCE** North 37°24'39" West, a distance of 81.00 feet to a point for an interior corner of the herein described 3.3999 acre Tax Abatement Tract for Catalyst Plant facility tract, at position X=2683302.18 and Y=13376699.22, UCC Plant coordinates North = 49+56.00 and W = 54+20.00;

**THENCE** South 52°35'21" West, a distance of 220.00 feet to a point located in the northeastern edge of asphalt plant roadway known as "D" Street, for the most westerly South corner of the herein described 3.3999 acre Tax Abatement Tract for Catalyst Plant facility tract, at position X=2683127.46 and Y=13376565.58, UCC Plant coordinates North = 49+56.00 and W = 56+40.00;

**THENCE** North 37°24'39" West, generally along the northeastern edge of pavement of "D" Street, a distance of 128.00 feet to a point for the West corner of the herein described 3.3999 acre Tax Abatement Tract for Catalyst Plant facility tract, at position X=2683049.70 and Y=13376667.26, UCC Plant coordinates North = 51+84.00 and W = 56+40.00;

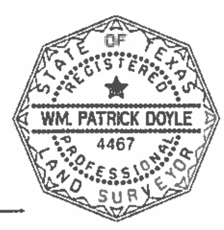
**THENCE** North 52°35'21" East, a distance of 360.00 feet to a point past the end of the railroad spur track to the north, for an interior corner of the herein described 3.3999 acre Tax Abatement Tract for Catalyst Plant facility tract, at position X=2683335.61 and Y=13376885.94, UCC Plant coordinates North = 51+84.00 and W = 52+80.00;

**THENCE** North 37°24'39" West, a distance of 145.00 feet to a point located in the southeastern edge of said asphalt plant roadway known as Fifth Street, for the most northerly West corner of the herein described 3.3999 acre Tax Abatement Tract for Catalyst Plant facility tract, at position X=2683247.53 and Y=13377001.10, UCC Plant coordinates North = 52+29.00 and W = 52+80.00;

**THENCE** North 52°35'21" East, generally along the southeastern edge of pavement of Fifth Street, a distance of 35.00 feet to a point for an exterior corner of the herein described 3.3999 acre Tax Abatement Tract for Catalyst Plant facility tract, at position X=2683275.31 and Y=13377022.34, UCC Plant coordinates North = 52+29.00 and W = 52+45.00;

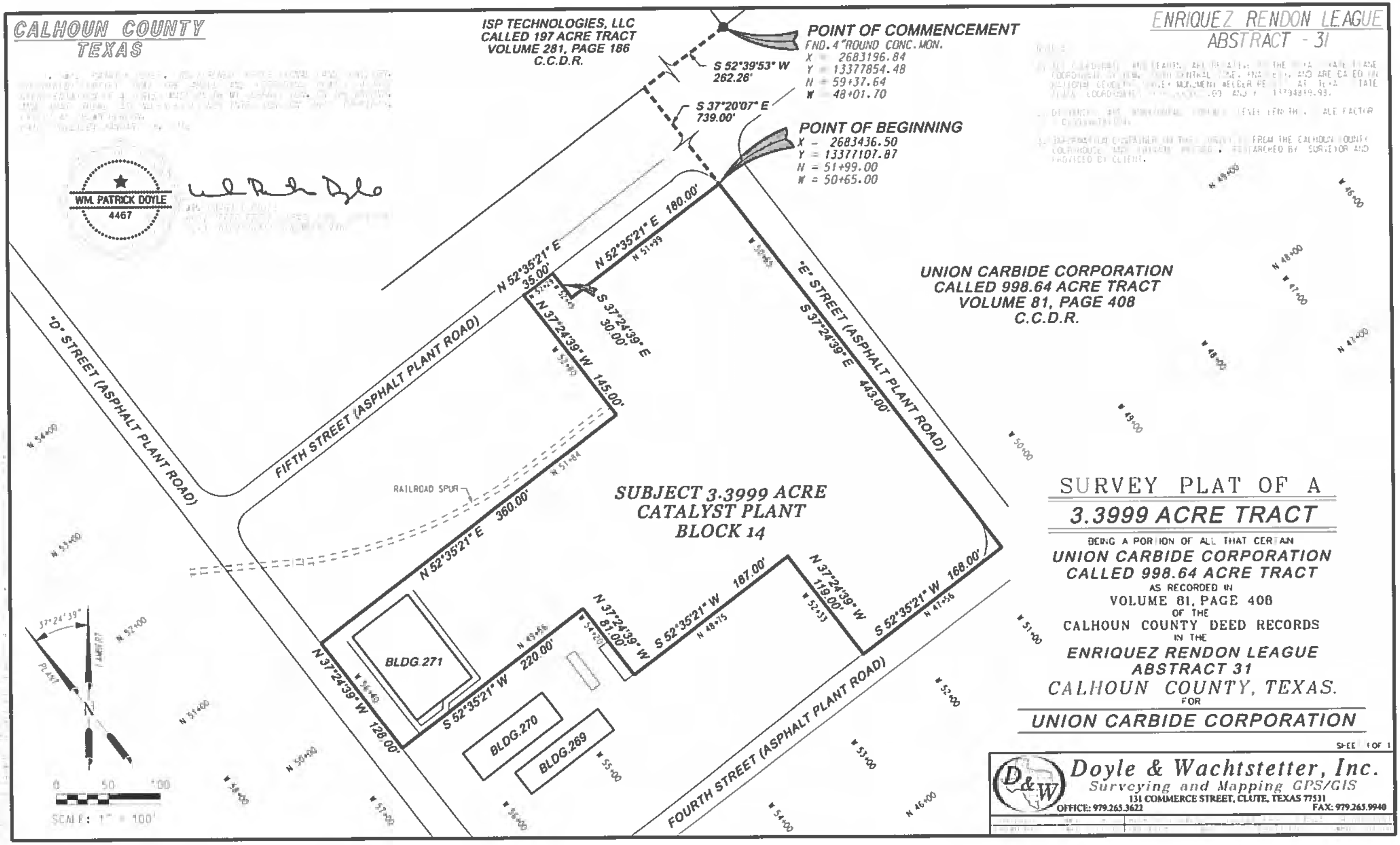
**THENCE** South 37°24'39" East, a distance of 30.00 feet to a point for an interior corner of the herein described 3.3999 acre Tax Abatement Tract for Catalyst Plant facility tract, at position X=2683293.53 and Y=13376998.52, UCC Plant coordinates North = 51+99.00 and W = 52+45.00;

**THENCE** North 52°35'21" East, a distance of 180.00 feet to the **POINT OF BEGINNING**, containing 3.3999 acres of land, more or less.




**Wm. Patrick Doyle**
**Registered Professional Land Surveyor**
**Texas Registration Number 4467**
**Revised: February 3, 2016**

*This description is based on a survey, a plat of which, dated January 28, 2016 is on file in the office of Doyle & Wachtstetter, Inc.*
Legal\pat\Dow Seadrift\Legal Description UCC 3 3999 Acre Catalyst Plant Tract Rev1.doc



CALHOUN COUNTY
TEXAS
ISP TECHNOLOGIES, LLC
CALLED 197 ACRE TRACT
VOLUME 281, PAGE 186
C.C.D.R.
POINT OF COMMENCEMENT
FND. 4"ROUND CONC. MON.
X = 2683196.84
Y = 13377854.48
N = 59+37.64
W = 48+01.70
S 52°39'53" W
262.26'
S 37°20'07" E
739.00'
POINT OF BEGINNING
X = 2683436.50
Y = 13377107.87
N = 51+99.00
W = 50+65.00
ENRIQUEZ RENDON LEAGUE
ABSTRACT - 31
WM. PATRICK DOYLE
4467
N 52°35'21" E
35.00'
N 52°35'21" E 180.00'
S 37°24'39" E
30.00'
N 37°24'39" W 145.00'
"E" STREET (ASPHALT PLANT ROAD)
S 37°24'39" E 443.00'
UNION CARBIDE CORPORATION
CALLED 998.64 ACRE TRACT
VOLUME 81, PAGE 408
C.C.D.R.
"D" STREET (ASPHALT PLANT ROAD)
FIFTH STREET (ASPHALT PLANT ROAD)
RAILROAD SPUR
SUBJECT 3.3999 ACRE
CATALYST PLANT
BLOCK 14
N 52°35'21" E 360.00'
N 37°24'39" W
119.00'
S 52°35'21" W 168.00'
S 52°35'21" W 167.00'
N 37°24'39" W
81.00'
S 52°35'21" W 220.00'
N 37°24'39" W 128.00'
BLDG.271
BLDG.270
BLDG.269
FOURTH STREET (ASPHALT PLANT ROAD)
37°24'39"
N
0 50 100
SCALE: 1" = 100'
SURVEY PLAT OF A
3.3999 ACRE TRACT
BEING A PORTION OF ALL THAT CERTAIN
UNION CARBIDE CORPORATION
CALLED 998.64 ACRE TRACT
AS RECORDED IN
VOLUME 81, PAGE 408
OF THE
CALHOUN COUNTY DEED RECORDS
IN THE
ENRIQUEZ RENDON LEAGUE
ABSTRACT 31
CALHOUN COUNTY, TEXAS.
FOR
UNION CARBIDE CORPORATION
SHEET 1 OF 1
Doyle & Wachtstetter, Inc.
Surveying and Mapping GPS/GIS
131 COMMERCE STREET, CLUTE, TEXAS 77531
OFFICE: 979.265.3622
FAX: 979.265.9940

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

**UNION CARBIDE CORPORATION 1.7249 ACRE TAX ABATEMENT TRACT**
**BLOCK 10, WAREHOUSE & LOADING FACILITY**
**UNION CARBIDE CORPORATION CALLED 998.64 ACRE TRACT**
**ENRIQUEZ RENDON LEAGUE, ABSTRACT 31**
**CALHOUN COUNTY, TEXAS**


**ALL THAT CERTAIN 1.7249 ACRE** tract of land lying and situated in the Enriquez Rendon League. Abstract 31. Calhoun County. Texas. being a portion of all that certain called 998.634 acre tract of land conveyed by general warranty deed on June 30. 1952 from John G. Stofer. et al to Union Carbide and Carbon Corporation (UCC). as recorded in Volume 81. Page 408 of the Calhoun County Deed Records (C.C.D.R.). said herein described 1.7249 acre Tax Abatement Tract for Warehouse expansion and Loading facility tract hereby conveyed being more particularly described by metes and bounds. using survey terminology which refers to the Texas State Plane Coordinate System. South Central Zone (NAD83). based on National Geodetic Survey. triangulation station Welder Reset 1974. at X=2669122.09 and Y=13394819.98. in which the directions are Lambert grid bearings and the distances are surface level horizontal lengths (S.F.= 0.99996781304). Union Carbide Corporation. Seadrift Plant coordinate recited herein are based on Seadrift Plant control monument SAT-1 at North = 37+40.00 and West = 50+50.00 and SAT-4 at called North 37+40.00 and West = 31+49.57. as marked or stamped on the brass plate in concrete monument and as referred to in Master Satellite Control System site drawing by Juan M. Canales. Registered Professional Land Surveyor No.4453. file number "U.C. 9". as follows:

**COMMENCING** at a 4" round concrete monument found marking the northwestern boundary line of the aforementioned all that certain called 998.634 acre tract of land conveyed by general warranty deed on June 30. 1952 from John G. Stofer. et al to Union Carbide and Carbon Corporation. as recorded in Volume 81. Page 408 of the C.C.D.R.. being the East corner of all that certain called 197 acre tract of land conveyed by deed on July 2. 2001 from ISP Technologies Inc. to ISP Technologies L.L.C.. as recorded in Volume 281. Page 186 of the Calhoun County Official Records (C.C.O.R.) and the East corner of Farm Tract 28 of the 28 Units Tenant Purchase Subdivision. as recorded in Volume Z. Page 78 of the Calhoun County Plat Records (C.C.P.R.). same being the South corner of all that certain called 197.649 acre tract of land conveyed by deed on September 30. 1966 from Oscar B. Cassel. et ux to Union Carbide Corporation. as recorded in Volume 227. Page 337 of the C.C.D.R. and the South corner of Farm Tract 27 of the said 28 Units Tenant Purchase Subdivision. as recorded in Volume Z. Page 78 of the C.C.P.R.. said Point of Commencement being located at Texas State Plane coordinate position X=2683196.84 and Y=13377854.48. UCC Plant coordinates North = 59+37.64 and W = 48+01.70;

**THENCE** South 52°39'53" West. coincident with the northwestern boundary line of the said Union Carbide and Carbon Corporation called 998.634 acre tract. same being the southeastern boundary line of said ISP Technologies L.L.C. called 197 acre tract. a distance of 866.55 feet to a point. at position X=2682507.95 and Y=13377329.01;

**THENCE** South 37°20'07" East. a distance of 1298.92 feet to the **POINT OF BEGINNING** of the herein described 1.7249 acre Tax Abatement Tract for Warehouse and Loading facility tract. located in the southwestern edge of an existing asphalt plant roadway known as "D" Street. for the North corner of the herein described 1.7249 acre tract. said Point of Beginning at position X=2683295.61 and Y=13376296.37. UCC Plant coordinates North = 46+40.00 and W = 56+70.00;

**THENCE** South 37°24'39" East. generally along the southwestern edge of pavement of "D" Street. a distance of 363.00 feet to a point for the East corner of the herein described 1.7249 acre Tax Abatement Tract for Warehouse and Loading facility tract. at position X=2683516.13 and Y=13376008.06. UCC Plant coordinates North = 42+77.00 and W = 56+70.00;

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

**UNION CARBIDE CORPORATION 1.7249 ACRE TAX ABATEMENT TRACT**
**BLOCK 10, WAREHOUSE & LOADING FACILITY**
**UNION CARBIDE CORPORATION CALLED 998.64 ACRE TRACT**
**ENRIQUEZ RENDON LEAGUE, ABSTRACT 31**
**CALHOUN COUNTY, TEXAS**


**THENCE** North 52°35'21" East, a distance of 275.00 feet to point at the East corner of an existing concrete loading dock, for the South corner of the herein described 1.7249 acre Tax Abatement Tract for Warehouse and Loading facility tract, at position X=2683297.73 and Y=13375841.01. UCC Plant coordinates North = 42+77.00 and W = 59+45.00;

**THENCE** North 37°24'39" West, along the northeastern edge of concrete loading dock and warehouse building, a distance of 111.00 feet to a point for the most southerly West corner of the herein described 1.7249 acre Tax Abatement Tract for Warehouse and Loading facility tract, at position X=2683230.29 and Y=13375929.17, UCC Plant coordinates North = 43+88.00 and W = 59+45.00;

**THENCE** North 52°35'21" West, generally along the northwestern edge of concrete paving area, a distance of 98.00 feet to a point for an interior corner of the herein described 1.7249 acre Tax Abatement Tract for Warehouse and Loading facility tract, at position X=2683308.13 and Y=13375988.70, UCC Plant coordinates North = 43+88.00 and W = 58+47.00;

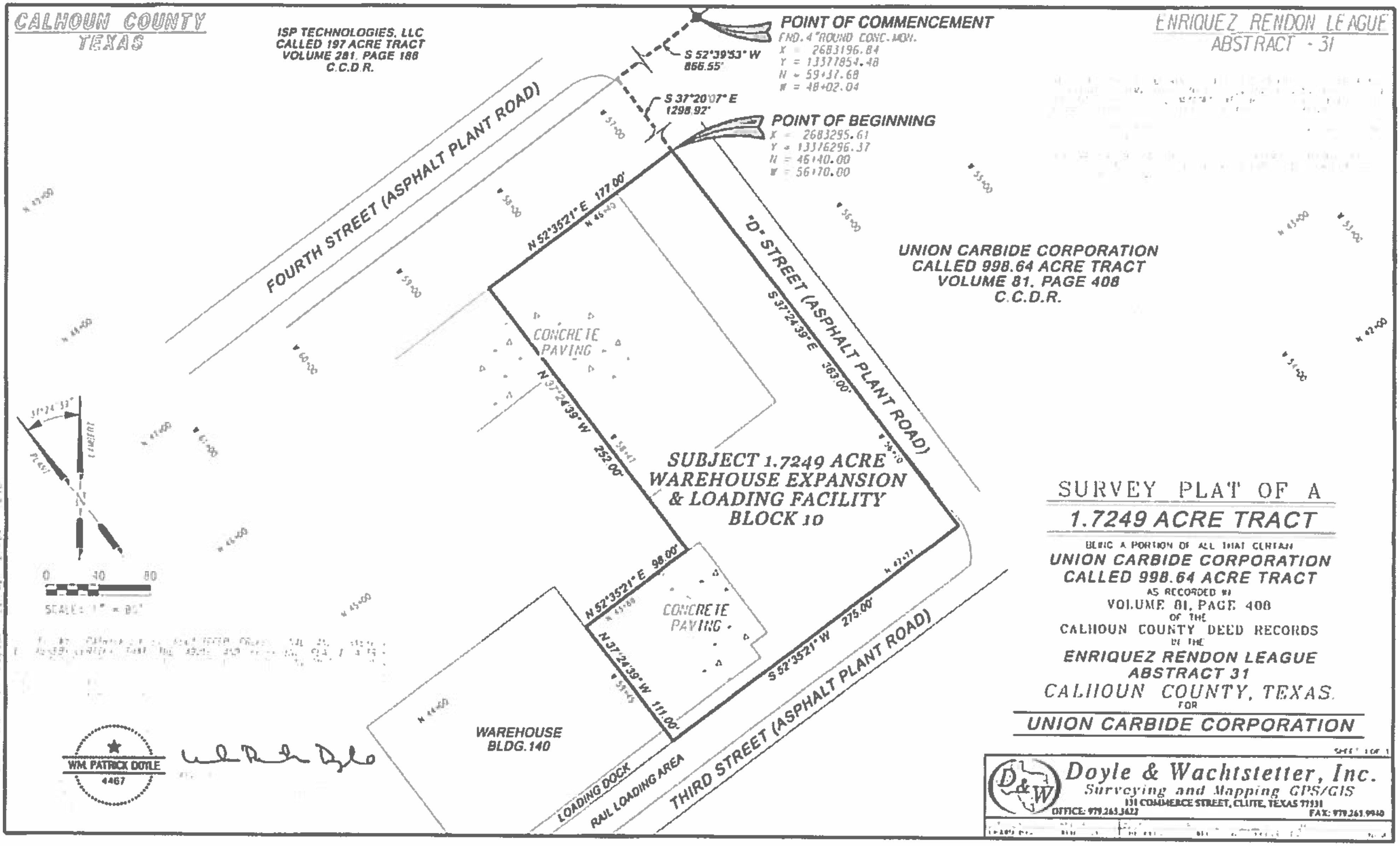
**THENCE** South 37°24'39" East, generally along the southwestern edge of concrete paving area, a distance of 252.00 feet to a point in the northwestern edge of concrete paving area, for the most northerly West corner of the herein described 1.7249 acre Tax Abatement Tract for Warehouse and Loading facility tract, at position X=2683155.04 and Y=13376188.86. UCC Plant coordinates North = 46+40.00 and W = 58+47.00;

**THENCE** North 52°35'21" East, generally along the northwestern edge of concrete paving, a distance of 177.00 feet to the **POINT OF BEGINNING**, containing 1.7249 acres of land, more or less.

STATE OF TEXAS
REGISTERED
WM. PATRICK DOYLE
4467
PROFESSIONAL
LAND SURVEYOR

**Wm. Patrick Doyle**
**Registered Professional Land Surveyor**
**Texas Registration Number 4467**
**May 23, 2015**

*This description is based on a survey, a plat of which, dated April 15, 2015 is on file in the office of Doyle & Wachtstetter, Inc*
[illegible] Legal Description UCC 1.7249 Acre Warehouse & Loading Tract.doc


CALHOUN COUNTY
TEXAS
ISP TECHNOLOGIES, LLC
CALLED 197 ACRE TRACT
VOLUME 281, PAGE 188
C.C.D.R.
POINT OF COMMENCEMENT
FND. 4"ROUND CONC. MON.
X = 2683196.84
Y = 13377854.48
N = 59+37.68
W = 48+02.04
S 52°39'53" W
866.55'
S 37°20'07" E
1298.92'
POINT OF BEGINNING
X = 2683295.61
Y = 13376296.37
N = 46+40.00
W = 56+70.00
ENRIQUEZ RENDON LEAGUE
ABSTRACT - 31
FOURTH STREET (ASPHALT PLANT ROAD)
N 52°35'21" E 177.00'
"D" STREET (ASPHALT PLANT ROAD)
S 37°24'39" E 263.00'
UNION CARBIDE CORPORATION
CALLED 998.64 ACRE TRACT
VOLUME 81, PAGE 408
C.C.D.R.
CONCRETE PAVING
N 37°24'39" W 252.00'
SUBJECT 1.7249 ACRE
WAREHOUSE EXPANSION
& LOADING FACILITY
BLOCK 10
N 52°35'21" E 98.00'
CONCRETE PAVING
N 37°24'39" W 111.00'
S 52°35'21" W 275.00'
THIRD STREET (ASPHALT PLANT ROAD)
WAREHOUSE
BLDG.140
LOADING DOCK
RAIL LOADING AREA
0 40 80
WM. PATRICK DOYLE
4467
SURVEY PLAT OF A
1.7249 ACRE TRACT
BEING A PORTION OF ALL THAT CERTAIN
UNION CARBIDE CORPORATION
CALLED 998.64 ACRE TRACT
AS RECORDED IN
VOLUME 81, PAGE 408
OF THE
CALHOUN COUNTY DEED RECORDS
IN THE
ENRIQUEZ RENDON LEAGUE
ABSTRACT 31
CALHOUN COUNTY, TEXAS
FOR
UNION CARBIDE CORPORATION
Doyle & Wachtstetter, Inc.
Surveying and Mapping GPS/GIS
131 COMMERCE STREET, CLUTE, TEXAS 77531
OFFICE: 979.265.3622
FAX: 979.265.9940

# TAB 10

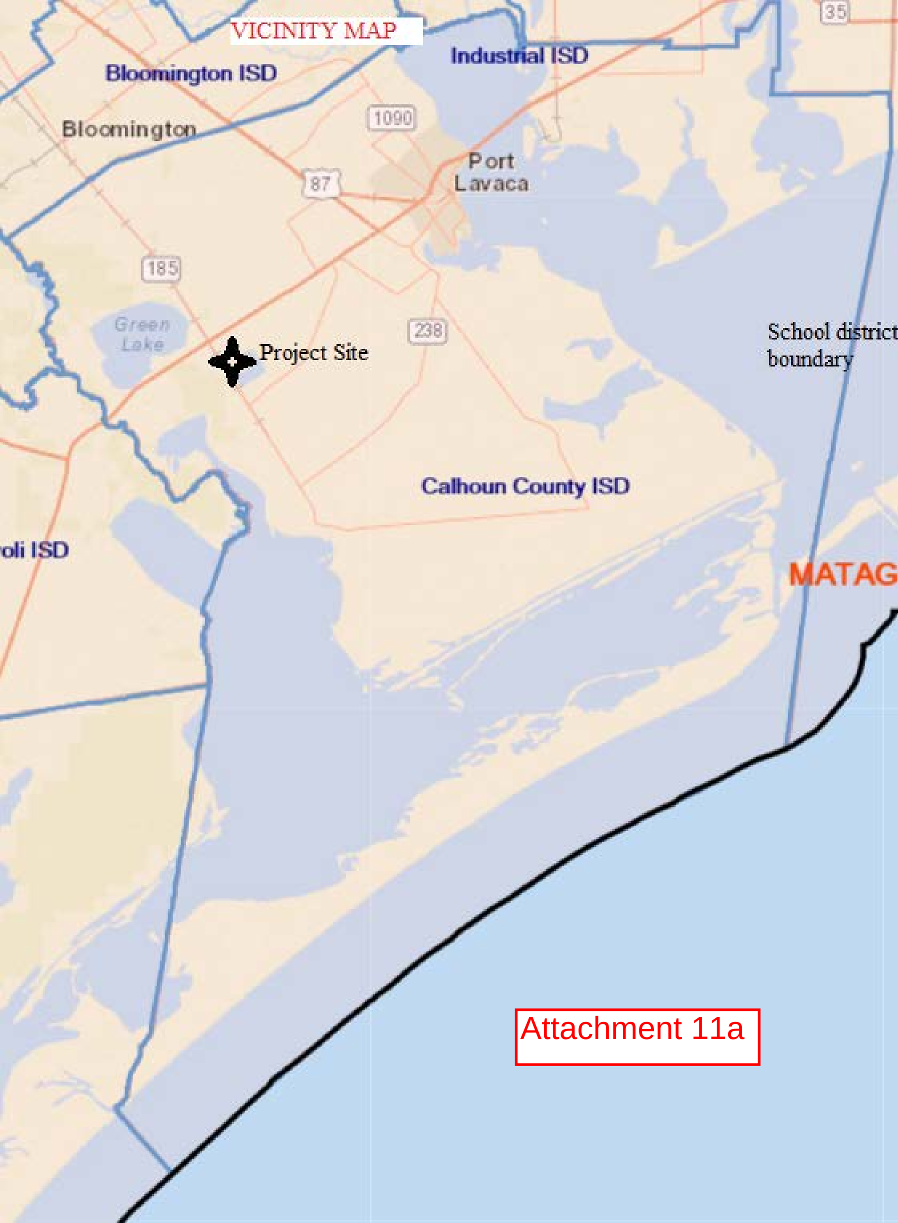
# Catalyst Plant

(Tabs 10)

Existing Improvements at propose Reinvestment Zone

| CAD Account # | Description | 2016 Assessed Value |
|---|---|---|
| 35743 | Warehouse Expanding & Loading Facility | $0 |
| 35743 | Catalyst Plant | $157,300 |
| 35743 | Admin Bldg. 2229 & Parking Area | $107,200 |
| 35743 | Cylinder Storage Area | $0 |
| 35743 | LP2 Lab Area | $1,119,300 |

# TAB 11

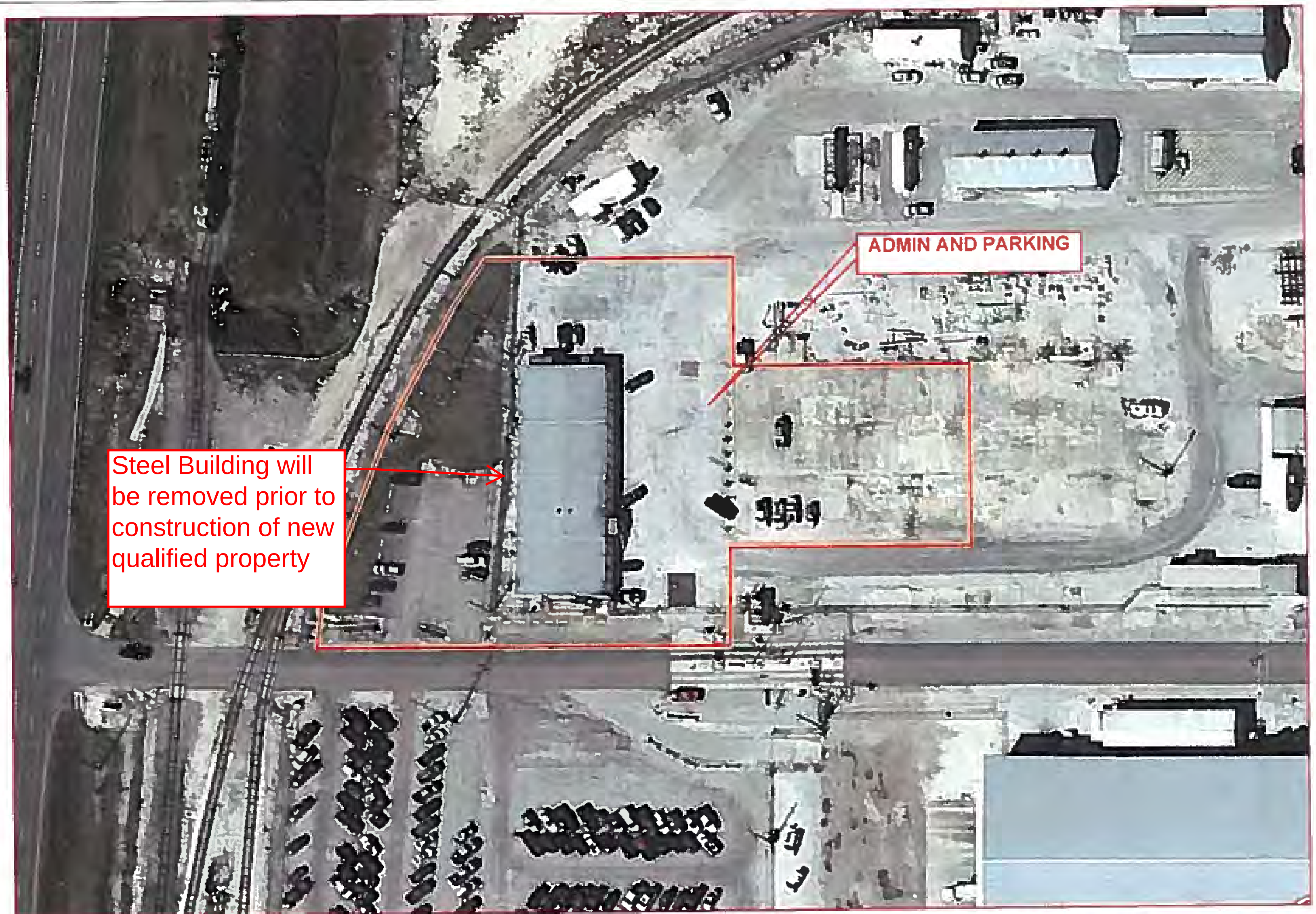


Attachment 11a


CITY OF
PORT
LAVACA
Attachment 11e
HWY 35
UNION CARBIDE CORPORATION
SEADRIFT PLANT SITE
Reinvestment
Zone/Project Site
HWY 185
Kamey Island Kenyon Island
CITY OF SEADRIFT
© 2016 Google


STATE HIGHWAY 35
JESSE RIGBY ROAD
Areas highlighted in Orange are where the new qualified property/investment will be located. All other property is specfically excluded from this application. All information about the other property has been provided in Tab 10.
3.9313 ACRE
CYLINDER STORAGE AREA
BLOCK 32 & 33
0.1532 ACRE
LP2 LAB AREA
3.3999 ACRE
CATALYST PLANT
BLOCK 14
STATE HIGHWAY 185
UNION CARBIDE CORPORATION
SEADRIFT PLANT SITE
2.1002 ACRE
ADMINISTRATION BUILDING 2229
& PARKING AREA
Reinvestment Zone Boundary
1.7249 ACRE
WAREHOUSE EXPANSION
& LOADING FACILITY

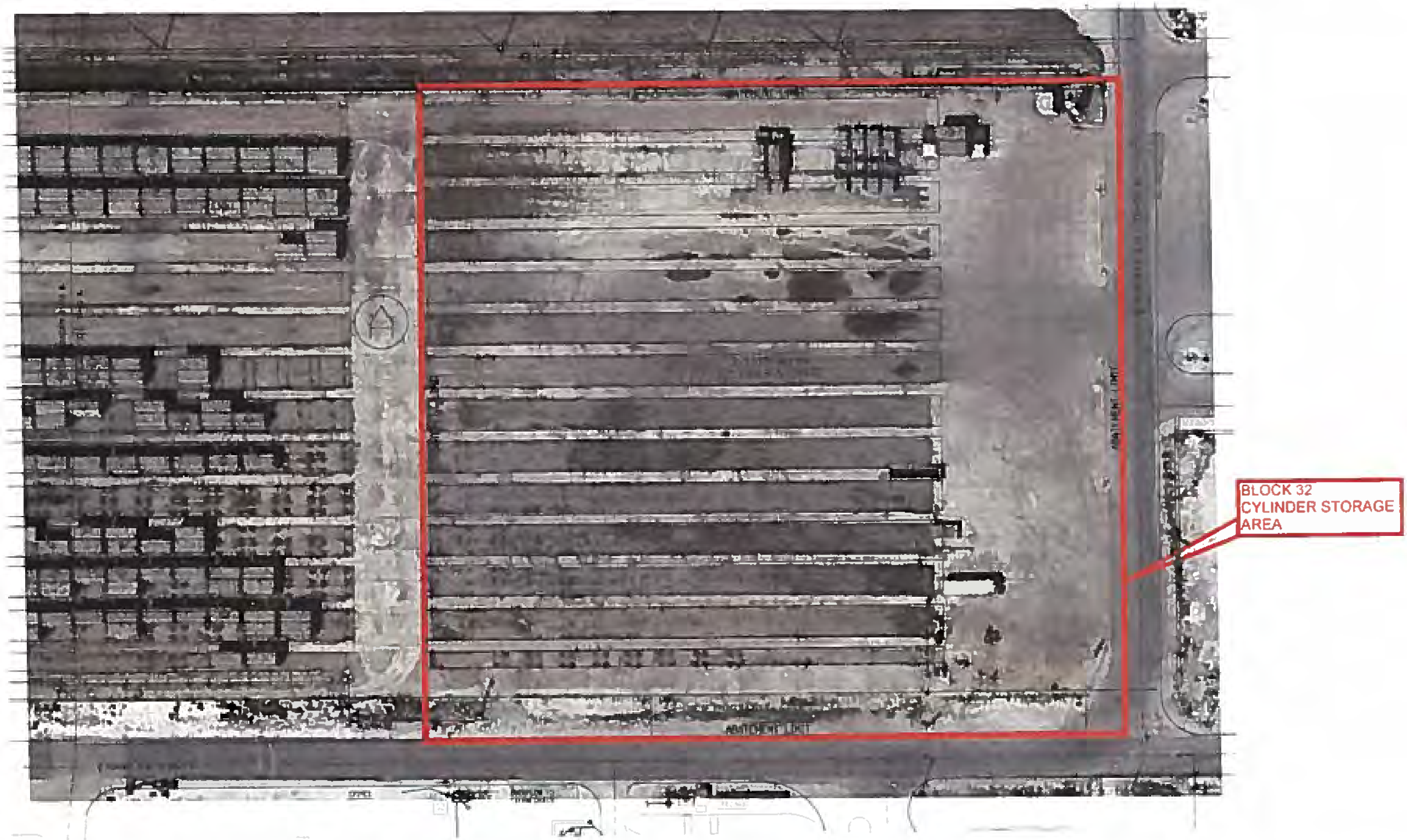
Detailed map of qualified property identified on prior map



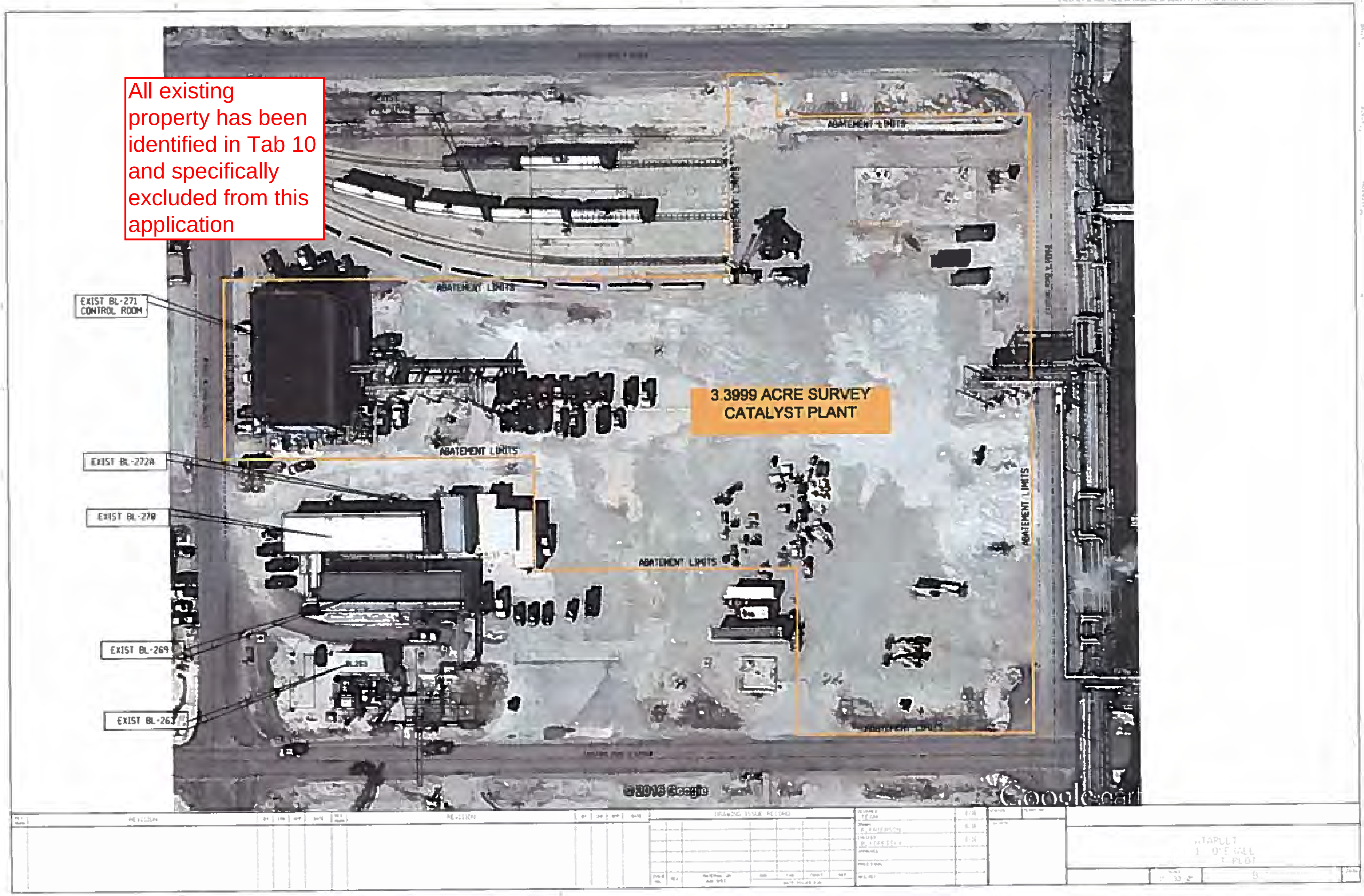

| REVISION | REVISION | DRAWING ISSUE RECORD |
|---|---|---|
| | | |

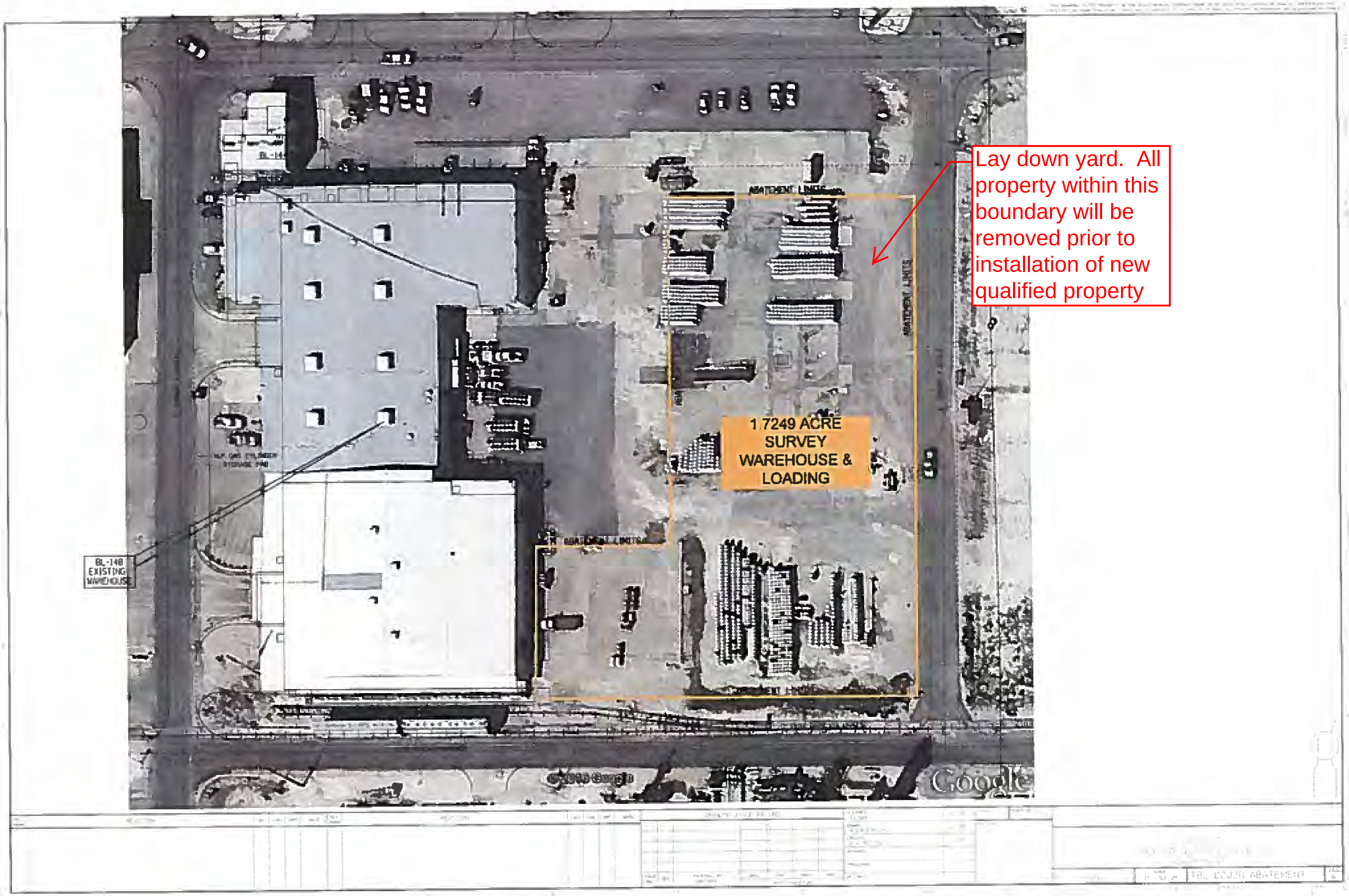
CATAPULT
BLK 5 OVERALL CIVIL
ABATEMENT

59746 | 1" = 30'-0" | T82-004A-59746 | 2



BLOCK 32
CYLINDER STORAGE
AREA
ABATEMENT LIMIT


All existing property has been identified in Tab 10 and specifically excluded from this application
EXIST BL-271 CONTROL ROOM
EXIST BL-272A
EXIST BL-270
EXIST BL-269
EXIST BL-263
ABATEMENT LIMITS
3.3999 ACRE SURVEY CATALYST PLANT
© 2016 Google
Google earth


ABATEMENT LIMITS
ABATEMENT LIMITS
ABATEMENT LIMITS
1.7249 ACRE
SURVEY
WAREHOUSE &
LOADING
BL-148
EXISTING
WAREHOUSE
Google
Lay down yard. All property within this boundary will be removed prior to installation of new qualified property

# TAB 12

N/A

# TAB 13

# UNION CARBIDE CORPORATION
## Catalyst Plant
## Calhoun ISD, 313 APPLICATION, TAB 13

**Calculations of Wage Information - Based on Most Recent Data Available for Calhoun Co. (as of 11/10/16)**

a. **Average Weekly Wage for all jobs (all industries) in the county:**

| Year | Period | A.W.Wage | Annualized |
|---|---|---|---|
| 2015 | 3rd Qtr | $ 1,207 | $ 62,764 |
| 2015 | 4th Qtr | $ 1,293 | $ 67,236 |
| 2016 | 1st Qtr | $ 1,210 | $ 62,920 |
| 2016 | 2nd Qtr | $ 1,228 | $ 63,856 |
| **Average WW (4Qtrs)** | | **$ 1,235** | **$ 64,194.00** |

b. **Average Weekly Wage for manufacturing jobs in the county:**

| Year | Period | A.W.Wage | Annualized |
|---|---|---|---|
| 2015 | 3rd Qtr | $ 1,720 | $ 89,440 |
| 2015 | 4th Qtr | $ 1,788 | $ 92,976 |
| 2016 | 1st Qtr | $ 1,804 | $ 93,808 |
| 2016 | 2nd Qtr | $ 1,748 | $ 90,896 |
| **Average WW (4Qtrs)** | | $ 1,765 | $ 91,780 |
| | | X 110% | X 110% |
| | | $ 1,941.50 | $ 100,958.00 |

c. **Average Weekly Wage for manufacturing jobs in the region:**

| *Region* | Year | A.W.Wage | Annualized |
|---|---|---|---|
| Golden Crescent | 2015 | $ 949.25 | $ 49,361 |
| | | X 110% | X 110% |
| | | $ 1,044.18 | $ 54,297.10 |

*TWC Documentations attached

## 2015 Manufacturing Average Wages by Council of Government Region
## Wages for All Occupations

| COG | Wages Hourly | Wages 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 110% X $49,361 = $54,297 | $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 |

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.

# 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 | 3rd Qtr | Calhoun County | Private | 31 | 2 | 31-33 | Manufacturing | $1,720 |
| 2015 | 4th Qtr | Calhoun County | Private | 31 | 2 | 31-33 | Manufacturing | $1,788 |

# Quarterly Employment and Wages (QCEW)

Back



| Year | Period | Area | Ownership | Division | Level | Ind Code | Industry | Avg Weekly Wages |
|---|---|---|---|---|---|---|---|---|
| 2016 | 1st Qtr | Calhoun County | Private | 31 | 2 | 31-33 | Manufacturing | $1,804 |
| 2016 | 2nd Qtr | Calhoun County | Private | 31 | 2 | 31-33 | Manufacturing | $1,748 |

# 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 |
|---|---|---|---|---|---|---|---|---|
| 2016 | 1st Qtr | Calhoun County | Private | 00 | 0 | 10 | Total, All Industries | $1,210 |
| 2016 | 2nd Qtr | Calhoun County | Private | 00 | 0 | 10 | Total, All Industries | $1,228 |

# 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 | 3rd Qtr | Calhoun County | Private | 00 | 0 | 10 | Total, All Industries | $1,207 |
| 2015 | 4th Qtr | Calhoun County | Private | 00 | 0 | 10 | Total, All Industries | $1,293 |

# TAB 14

## Schedule A1: Total Investment for Economic Impact (through the Qualifying Time Period)

Date 10-Nov-16

Form 50-296A

Revised May 2014

Applicant Name Union Carbide Corporation

ISD Name Calhoun ISD

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

| | Year | School Year (YYYY-YYYY) | Tax Year (Fill in actual tax year below) YYYY | Column A<br>New investment (original cost) in tangible personal property placed in service during this year that will become Qualified Property | Column B<br>New investment made during this year in buildings or permanent nonremovable components of buildings that will become Qualified Property | Column C<br>Other new investment made during this year that will not become Qualified Property [SEE NOTE] | Column D<br>Other new investment made during this year that may become Qualified Property [SEE NOTE] | Column E<br>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) | 2017 | Not eligible to become Qualified Property | | | 0 | 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 | | | | $ - | $ 2,500,000 | 0 | 0 | $ 2,500,000 |
| Complete tax years of qualifying time period | QTP1 | 2018-2019 | 2018 | $ 65,068,486 | $ 5,349,090 | 0 | 0 | $ 70,417,576 |
| | QTP2 | 2019-2020 | 2019 | | | 0 | 0 | |
| Total Investment through Qualifying Time Period [ENTER this row in Schedule A2] | | | | $ 119,301,819 | $ 10,698,181 | 0 | 0 | $ 130,000,000 |
| Total Qualified Investment (sum of green cells) | | | | | | | | |

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.

SIGNATURE OF AUTHORIZED COMPANY REPRESENTATIVE

11-10-16

DATE

## Schedule A2: Total Investment for Economic Impact (including Qualified Property and other investments)

10-Nov-16 | Form 50-296A

Revised May 2014

Union Carbide Corporation

Calhoun ISD

| | Year | School Year (YYYY-YYYY) | Tax Year (Fill in actual tax year below) YYYY | Column A: New investment (original cost) in **tangible personal property** placed in service during this year that will become Qualified Property | Column B: New investment made during this year in **buildings or permanent nonremovable components of buildings that will become** Qualified Property | Column C: Other investment made during this year that will not become Qualified Property [SEE NOTE] | Column D: Other investment made during this year that will become Qualified Property [SEE NOTE] | Column E: **Total Investment (A+B+C+D)** |
|---|---|---|---|---|---|---|---|---|
| | | | | PROPERTY INVESTMENT AMOUNTS (Estimated Investment in each year. Do not put cumulative totals.) Enter amounts from TOTAL row in Schedule A1 in the row below | | | | |
| Total Investment from Schedule A1* | -- | TOTALS FROM SCHEDULE A1 | | 119,301,819 | 10,698,181 | - | - | 130,000,000 |
| Each year prior to start of value limitation period** Insert as many rows as necessary | 0 | 2017-2018 | 2017 | 0 | 0 | 0 | 0 | 0 |
| Value limitation period*** | 1 | 2018-2019 | 2018 | 0 | 0 | | - | - |
| | 2 | 2019-2020 | 2019 | | | | | |
| | 3 | 2020-2021 | 2020 | | | | | |
| | 4 | 2021-2022 | 2021 | | | | | |
| | 5 | 2022-2023 | 2022 | | | | | |
| | 6 | 2023-2024 | 2023 | | | | | |
| | 7 | 2024-2025 | 2024 | | | | | |
| | 8 | 2025-2026 | 2025 | | | | | |
| | 9 | 2026-2027 | 2026 | | | | | |
| | 10 | 2027-2028 | 2027 | | | | | |
| | | Total investment made through limitation | | | | | | - |
| Continue to maintain viable presence | 11 | 2028-2029 | 2028 | | | | | |
| | 12 | 2029-2030 | 2029 | | | | | |
| | 13 | 2030-2031 | 2030 | | | | | |
| | 14 | 2031-2032 | 2031 | | | | | |
| | 15 | 2032-2033 | 2032 | | | | | |
| Additional years for 25 year economic impact as required by 313.026(c)(1) | 16 | 2033-2034 | 2033 | | | | | |
| | 17 | 2034-2035 | 2034 | | | | | |
| | 18 | 2035-2036 | 2035 | | | | | |
| | 19 | 2036-2037 | 2036 | | | | | |
| | 20 | 2037-2038 | 2037 | | | | | |
| | 21 | 2038-2039 | 2038 | | | | | |
| | 22 | 2039-2040 | 2039 | | | | | |
| | 23 | 2040-2041 | 2040 | | | | | |
| | 24 | 2041-2042 | 2041 | | | | | |
| | 25 | 2042-2043 | 2042 | | | | | |

* 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.

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11-10-16

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

**10-Nov-16**

**Union Carbide Corporation**

**Calhoun ISD**

**Form 50-296A**

*Revised May 2014*

| | | | | Qualified Property | | | Estimated Taxable Value | | |
|---|---|---|---|---|---|---|---|---|---|
| | Year | School Year (YYYY-YYYY) | Tax Year (Fill in actual tax year) YYYY | Estimated Market Value of Land | Estimated Total Market Value of new buildings or other new improvements | Estimated Total Market Value of tangible personal property in the new 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 *Insert as many rows as necessary* | 0 | 2017-2018 | 2017 | 67,860 | 2,500,000 | - | | 2,567,860 | 2,567,860 |
| Value Limitation Period | 1 | 2018-2019 | 2018 | 67,860 | 5,349,090 | 65,068,486 | 70,485,436 | 70,553,296 | 30,000,000 |
| | 2 | 2019-2020 | 2019 | 67,860 | 10,698,181 | 86,757,981 | 97,524,022 | 97,524,022 | 30,000,000 |
| | 3 | 2020-2021 | 2020 | 67,860 | 10,484,217 | 108,447,476 | 118,999,553 | 118,999,553 | 30,000,000 |
| | 4 | 2021-2022 | 2021 | 67,860 | 10,274,533 | 104,109,577 | 114,451,970 | 114,451,970 | 30,000,000 |
| | 5 | 2022-2023 | 2022 | 67,860 | 10,069,042 | 99,945,194 | 110,082,096 | 110,082,096 | 30,000,000 |
| | 6 | 2023-2024 | 2023 | 67,860 | 9,867,662 | 95,947,386 | 105,882,908 | 105,882,908 | 30,000,000 |
| | 7 | 2024-2025 | 2024 | 67,860 | 9,670,308 | 92,109,491 | 101,847,659 | 101,847,659 | 30,000,000 |
| | 8 | 2025-2026 | 2025 | 67,860 | 9,476,902 | 88,425,111 | 97,969,873 | 97,969,873 | 30,000,000 |
| | 9 | 2026-2027 | 2026 | 67,860 | 9,287,364 | 84,888,107 | 94,243,331 | 94,243,331 | 30,000,000 |
| | 10 | 2027-2028 | 2027 | 67,860 | 9,101,617 | 81,492,582 | 90,662,059 | 90,662,059 | 30,000,000 |
| Continue to maintain viable presence | 11 | 2028-2029 | 2028 | 67,860 | 8,919,584 | 78,232,879 | 87,220,324 | 87,220,324 | 87,220,324 |
| | 12 | 2029-2030 | 2029 | 67,860 | 8,741,193 | 75,103,564 | 83,912,617 | 83,912,617 | 83,912,617 |
| | 13 | 2030-2031 | 2030 | 67,860 | 8,566,369 | 72,099,421 | 80,733,650 | 80,733,650 | 80,733,650 |
| | 14 | 2031-2032 | 2031 | 67,860 | 8,395,042 | 69,215,444 | 77,678,346 | 77,678,346 | 77,678,346 |
| | 15 | 2032-2033 | 2032 | 67,860 | 8,227,141 | 66,446,827 | 74,741,827 | 74,741,827 | 74,741,827 |
| Additional years for 25 year economic impact as required by 313.026(c)(1) | 16 | 2033-2034 | 2033 | 67,860 | 8,062,598 | 63,788,954 | 71,919,412 | 71,919,412 | 71,919,412 |
| | 17 | 2034-2035 | 2034 | 67,860 | 7,901,346 | 61,237,395 | 69,206,601 | 69,206,601 | 69,206,601 |
| | 18 | 2035-2036 | 2035 | 67,860 | 7,743,319 | 58,787,900 | 66,599,079 | 66,599,079 | 66,599,079 |
| | 19 | 2036-2037 | 2036 | 67,860 | 7,588,453 | 56,436,384 | 64,092,696 | 64,092,696 | 64,092,696 |
| | 20 | 2037-2038 | 2037 | 67,860 | 7,436,684 | 54,178,928 | 61,683,472 | 61,683,472 | 61,683,472 |
| | 21 | 2038-2039 | 2038 | 67,860 | 7,287,950 | 52,011,771 | 59,367,581 | 59,367,581 | 59,367,581 |
| | 22 | 2039-2040 | 2039 | 67,860 | 7,142,191 | 49,931,300 | 57,141,351 | 57,141,351 | 57,141,351 |
| | 23 | 2040-2041 | 2040 | 67,860 | 6,999,347 | 47,934,048 | 55,001,255 | 55,001,255 | 55,001,255 |
| | 24 | 2041-2042 | 2041 | 67,860 | 6,859,360 | 46,016,686 | 52,943,907 | 52,943,907 | 52,943,907 |
| | 25 | 2042-2043 | 2042 | 67,860 | 6,722,173 | 44,176,019 | 50,966,052 | 50,966,052 | 50,966,052 |

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.

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11-10-16

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## Schedule C: Employment Information

10-Nov-16

Union Carbide Corporation

Calhoun ISD

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 (at peak) 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 *Insert as many rows as necessary* | 0 | 2017-2018 | 2017 | 92 FTE | 54,300 | 0 | 0 | |
| Value Limitation Period *The qualifying time period could overlap the value limitation period.* | 1 | 2018-2019 | 2018 | 231 FTE | 54,300 | 2 | 26 | 54,300 |
| | 2 | 2019-2020 | 2019 | 100 FTE | 54,300 | 2 | 26 | 54,300 |
| | 3 | 2020-2021 | 2020 | | | 2 | 26 | 54,300 |
| | 4 | 2021-2022 | 2021 | | | 2 | 26 | 54,300 |
| | 5 | 2022-2023 | 2022 | | | 2 | 26 | 54,300 |
| | 6 | 2023-2024 | 2023 | | | 2 | 26 | 54,300 |
| | 7 | 2024-2025 | 2024 | | | 2 | 26 | 54,300 |
| | 8 | 2025-2026 | 2025 | | | 2 | 26 | 54,300 |
| | 9 | 2026-2027 | 2026 | | | 2 | 26 | 54,300 |
| | 10 | 2027-2028 | 2027 | | | 2 | 26 | 54,300 |
| Years Following Value Limitation Period | 11 through 25 | | | | | 2 | 26 | 54,300 |

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) ☐ Yes ☒ No

If yes, answer the following two questions:

**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

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11-10-16

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## Schedule D: Other Incentives (Estimated)

10-Nov-16
Union Carbide Corporation
Calhoun 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: | | | | | |
| | City: | | | | | |
| | Other: | | | | | |
| Tax Code Chapter 312 | Calhoun County | 2018 | 2018-2024 | see below | see below | see below |
| | | | | | | |
| | | | | | | |
| | | | | | | |
| Local Government Code Chapters 380/381 | County: | | | | | |
| | City: | | | | | |
| | Other: | | | | | |
| Freeport Exemptions | | | | | | |
| Non-Annexation Agreements | | | | | | |
| Enterprise Zone/Project | | | | | | |
| Economic Development Corporation | | | | | | |
| Texas Enterprise Fund | | | | | | |
| Employee Recruitment | | | | | | |
| Skills Development Fund | | | | | | |
| Training Facility Space and Equipment | | | | | | |
| Infrastructure Incentives | | | | | | |
| Permitting Assistance | | | | | | |
| Other: | | | | | | |
| Other: | | | | | | |
| Other: | | | | | | |
| Other: | | | | | | |
| | | | TOTAL | - | - | - |

Additional information on incentives for this project:

**Est. Annual Tax Levy without Incentives:** 2018 -$89,646, 2019 -$593,519, 2020 -$581,470, 2021 -$569,667, 2022 -$558,102, and 2023 -$546,773... **Est. Annual Incentives:** 2018 - $251,647, 2019 -$534,167, 2020 -$494,250, 2021 - $427,250, 2022 - $279,051 and 2023 -$136,693....**Est Annual Net Tax Levy** 2018-$27,961, 2019 -$59,352, 2020 -$87,221, 2021 -$142,417 and 2022 -$410,080

SIGNATURE OF AUTHORIZED COMPANY REPRESENTATIVE

11-10-16
DATE

# TAB 15

N/A

# TAB 16

**RESOLUTION OF THE COMMISSIONERS COURT OF CALHOUN COUNTY, TEXAS DESIGNATING UNION CARBIDE CORPORATION REINVESTMENT ZONE NO. 16-01**

**WHEREAS**, Union Carbide Corporation filed an Application with the Commissioners Court of Calhoun County, Texas for designation of a reinvestment zone on April 22, 2016; and

**WHEREAS**, pursuant to the Property Redevelopment and Tax Abatement Act (Texas Tax Code, Chapter 312) and the Guidelines and Criteria of the Commissioners Court of Calhoun County for Granting Tax Abatement in Reinvestment Zones Created in Calhoun County, (The Guidelines), the Commissioners Court published a Notice of Public Hearing on the Application of Union Carbide Corporation for designation of a reinvestment zone in the Port Lavaca Wave on June 29, 2016; and

**WHEREAS**, the Commissioners Court convened in open meeting on Thursday, July 28, 2016 at 10:00 o'clock a.m., pursuant to said Notice for the purpose of conducting a Public Hearing on the Application of Union Carbide Corporation for designation of a reinvestment zone, during which hearing representatives of Union Carbide Corporation presented statements and evidence in support of its Application, and whereupon all interested persons in attendance who requested to do so, were given the opportunity to speak and present evidence for or against the designation; and

**WHEREAS**, upon conclusion of the Public Hearing, the members of the Commissioners Court considered the evidence and upon motion and second, adopted the following resolution:

**BE IT RESOLVED** by the Commissioners Court of Calhoun County, Texas:

1. The Commissioners Court of Calhoun County, Texas makes the following findings:

(a) That the improvements sought are feasible and practical;

(b) The designation and improvements would be a benefit to the land to be included in the zone, and to the County after the expiration of the tax abatement agreement;

(c) The area will be reasonably likely as a result of the designation to contribute to the retention or expansion of primary employment or to attract major investment in the zone that would be a benefit to the property and that would contribute to the economic development of the County;

(d) The Commissioners Court further finds that the entire 11.3098 acres (more or less) tract of land is located entirely in an unincorporated area of Calhoun County, Texas;

2. Based upon its findings, the Commissioners Court of Calhoun County, Texas concludes that Union Carbide Corporation's Application for Designation of Reinvestment Zone dated April 22, 2016 should be and is hereby approved.

3. A metes and bounds description of the Reinvestment Zone is contained in Exhibit "1," is attached hereto, incorporated by reference and made a part hereof for any and all purposes. Also attached to this Resolution is a plat indicating the boundaries and location of the Reinvestment Zone. The plat is marked Exhibit "1," incorporated by reference and made

a part hereof for any and all purposes.

4. The Reinvestment Zone is hereby designated as eligible for tax abatement, subject to approval of any application for tax abatement by the Commissioners Court.

5. The tract of land containing 11.3098 acres (more or less) is hereby designated as Union Carbide Corporation Reinvestment Zone 16-01 and is eligible for tax abatement.

6. This designation of a reinvestment zone shall expire five years from the date of this resolution.

**PASSED, ADOPTED AND APPROVED,** on this 28th day of July, 2016.

**COMMISSIONERS COURT OF**
**CALHOUN COUNTY, TEXAS**

Michael J Pfeifer

Michael Pfeifer, County Judge

ATTEST:

By: Josie Sampson, Deputy

Anna Goodman
Calhoun County Clerk

COMMISSIONERS COURT CALHOUN COUNTY, TEXAS

# TAB 17

## 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 ▶ James B Cowley, Ed.D.
Print Name (Authorized School District Representative)

Superintendent
Title

sign here ▶ Dr. James B Cowley
Signature (Authorized School District Representative)

12-12-16
Date

### 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 ▶ David Ngo
Print Name (Authorized Company Representative (Applicant))

Tax Manager
Title

sign here ▶
Signature (Authorized Company Representative (Applicant))

11/10/16
Date

KAREN K MATCHETT
NOTARY PUBLIC
STATE OF TEXAS
ID 12186513-7
EXP. 11-13-2020
(Notary Seal)

GIVEN under my hand and seal of office this, the

10 day of November, 2016

Notary Public in and for the State of Texas

My Commission expires: 11/13/2020

**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.**