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CERTIFIED, LABOR AND EMPLOYMENT
TEXAS BOARD OF LEGAL SPECIALIZATION

JUSTIN DEMERATH

March 1, 2012

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

RE: Amended Application to the Beaumont Independent School District from Lucite

To the Local Government Assistance & Economic Analysis Division:

On behalf of the Beaumont Independent School District, please find attached a supplemented Beaumont_Lucite_2013_Application. Please note the following changes from the application previously submitted to your office for review:

1. The applicant has updated the estimated date of application approval and start of qualifying time period.
2. The applicant has provided a detailed description of the entire "Project Rebound" and detailed the portions of the project that are subject to the application.
3. Applicant has provided specific detailed legal descriptions based upon the Jefferson County Appraisal Records of the existing property that will be exempt from any approved agreement with the Beaumont Independent School District.
4. Schedules A and B have been amended
5. Applicant has provided a digital map of the planned facility sites. The map also provides the location of the existing facilities that are not the subject of its application to Beaumont ISD.
6. The Order creating the reinvestment zone has been included in the application.

We will submit by Monday a revised school finance report based upon the new investment numbers.

Letter to Local Government Assistance & Economic Analysis Division

March 1, 2012

Page 2 of 2

In accordance with 34 Tex. Admin Code §9.1054, a copy of the supplemented application will be submitted to the Jefferson County Appraisal District.

Sincerely,

A handwritten signature in black ink, appearing to read "Kevin O'Hanlon". The signature is stylized with several loops and a long horizontal stroke at the end.

Kevin O'Hanlon
School District Consultant

Cc: Chief Appraiser
Jefferson County Appraisal District

Robert Zingelman, Beaumont ISD



Lucite International, Inc.
7275 Goodlett Farms Parkway
Cordova, TN 38016-4909 USA

PH: 901-381-2234
FX: 901-381-2448

Email: david.fick@lucite.com

Robert Wood
Director of Economic Development and Analysis
Texas Comptroller of Public Accounts
PO Box 13528
Austin, TX 78711-3528

Dear Mr. Wood:

Please consider this letter and the attached, amended application as a response to the deficiency letter and Attachment A sent to Dr. Carrol Thomas of the Beaumont Independent School District on February 7, 2012. Although we have amended specific parts of the application to address the deficiencies itemized in Attachment A, please also consider this letter as a supplement to our application to the Beaumont Independent School District. Please also note, that as the Authorized Business Representative, I have initialed each page of the amended application to verify the information provided on the form.

1. December 15th, 2011 is the date shown as the date the application was received by district. The applicant signed the application on 11-29-11. The stated anticipated date of application approval and beginning of the qualifying time period is December 15, 2011. The district mistakenly determined the application to be complete on December 16th, the day after the date applicant specified as date of board approval and beginning of qualifying time period. Application needs to reflect reasonable, accurate, estimates of timelines that work within statutory guidelines.

We have updated page 8 of the application to state that the June 30, 2012 is the estimated date of application approval. We have also updated the beginning of the qualifying time period to begin concurrent with application approval, June 30, 2012.

2. Timeline indicates construction beginning in December 2011. The district did not receive application until December 15th. Improvements made before that the application review start date (date the application is determined to be complete) may not be considered qualified property. If investment and value schedules reflect accurately the timeline, those schedules need to be revised to work with resubmitted estimated application review start date and beginning of qualifying time period.

Upon review, we realize that we have given an incomplete picture of the scope and sequence of the construction of project for which we have applied to the Beaumont Independent

School District. We have internally named our project "Project Rebound." "Project Rebound will expand the chemical production operations at the site and restart the existing MMA facilities. There are essentially four phases of Project Rebound. These are: 1) Restart of the existing MMA facilities, which will not be part of the Beaumont School District Agreement; 2) Construction of a stand-alone HCN synthesis plant with an ammonia recovery system; 3) Construction of a MAA production facility; and, 4) Construction of a HMA production facility.

About 50% of the restart of the MMA facilities was complete in 2011. The plant will be run at full capacity after the HCN plant is completed. MMA restart, operations and maintenance expenses were never included in the qualified investment and qualified property application to Beaumont ISD. All value related to MMA operations is excluded from our qualified investment and qualified property calculations for which we are requesting our value limitation. It is only the expansion of the chemical production operations that is part of the application. We have provided the general economic information related to the restart of MMA in the Project Description of the economic impact of the overall project. Due to the status of the application, we have adjusted Schedule A to reflect more spending occurring before the application is determined complete and the start of the qualifying time period. We have also expended some investment in permitting and engineering for the construction of the HCN, MAA and HMA facilities. We had used these expenses as the beginning of the construction, which is why we had indicated construction beginning in December 2011. We have also adjusted Schedule A to reflect that these expenses are not in fact qualified property, but also other economic information related to the overall impact of the development of the HCN plant.

The restart of the MMA operations is relevant to the selection of the Texas site for the construction of the stand-alone facilities. Our company currently operates in several states, and allocates capital investment to projects and locations that create the best economic return. The existence of a limitation on tax value is a significant factor in calculating the economic return and allocation of reserves to the project. However the Company could redirect its expenditures.

The company is owned by Mitsubishi Chemical one of the largest chemical companies in the world. There is the potential for investment by Mitsubishi Chemical and any of its subsidiaries to make significant future investment at the Lucite Facility in Jefferson County. The potential existence of a limitation on taxable value is a significant factor in choosing locations for investment.

3. TAC 9.1053(a)(1)(i) requires that the application contain "a specific and detailed description of the property to which the appraised value limitation will apply sufficient to clearly distinguish the subject property from property to which the limitation does not apply and to establish that the property meets the criteria of qualified property pursuant to Tax Code, §313.021(2)" Schedule A indicates about \$20M investment made in 2011. This property, as it cannot become qualified property, needs to be clearly described in sufficient detail to clearly and easily distinguish it from any qualified property created after the application review start date. Similarly, any further investment in 2012 made

before the application is determined to be complete needs also to be described clearly and in detail.

Schedules A and B have been updated to show there is no qualified investment that occurred in 2011. As stated in response to Deficiency number 2, the values listed originally in Schedule A that occurred prior to the submission of a completed application included the investment engineering and permitting for the HCN, MAA and HMA facilities, not investment in tangible property. But those values were never included as taxable values in Schedule B. We had previously provided the appraisal account information for the property in existence, the MMA facilities. More specifically, the existing property includes

MMA PLANT – IMPROVEMENTS

MMA PLANT-PERSONAL PROPERTY

POLLUTION CONTROL (SAR) TNRCC: #95-846 @ 59% EXEMPT; 59 % EXEMPT

POLLUTION CONTROL

POLLUTION CONTROL MMA & ACH PH TNRCC: #99-4831 & 4835 POLLUTION CONTROL AT 100 %

There is also an abandoned acrylonitrile facility in existence on the Lucite leased property. However, we have no plans to develop these facilities. Jefferson County Appraisal District assigns no value to the improvements and pollution controls for the acrylonitrile facility.

Attachment 6 and 8 to the application explicitly list only property related to the HCN facility, the MAA facility and the HMA facility.

As stated earlier, the spending was not related to the purchase of qualified property.

4. Current market value of the property in existence is listed as \$37,116, 359. Does Schedule B reflect any value of this existing property?

At no time have the values of the existing property been included in Schedule B. The existing property listed on page 9 of the application is the MMA facility, which is not part of the application to the Beaumont ISD.

5. The application appears to indicate that the restart of the existing plant will occur in the future. If this is not the case and the existing plant was restarted in 2011, please clarify. Also clarify the timelines of the proposed HCN, MAA and HMA projects separately.

We had an independent economic analysis prepared in anticipation of the restart of the MMA facility to evaluate the potential impact of the entire “Project Rebound” on the region. This was prepared prior to the restart of the MMA facility. We used the economic analysis when writing the narrative responses in the attachments provided with our application, without changing the tenses. As explained in response to Deficiency Number 2 and outlined in the revised Attachment 4 of the Application, MMA operations have restarted. Again, no qualified property related to the MMA restart is included in the application to the Beaumont Independent School District.

We have updated Attachment 4 to more fully develop the individual timelines for construction of the three stand-alone facilities.

6. The number of existing jobs listed on Page 9 is listed as 105. This would appear to indicate the MMA production was restarted in 2011, correct?

Yes, MMA production was restarted in 2011. As stated in response to Deficiency Number 5, we quoted from our independent economic analysis prepared in advance of the restart and application to the Beaumont Independent School District. We did not appropriately provide responses to explain that the MMA restart would be completed in 2011.

7. Please label clearly on provided plats/maps/survey the location of each of the proposed new facilities (HCN, MAA and HMA).

We have provided a digital map that can be enhanced to show where the HCN, MAA and HMA facilities will be built. The new improvements are outlined in green.

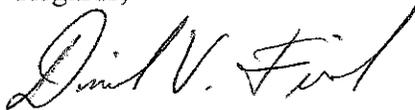
8. The estimated market value schedule B indicates the maximum market value for the project improvements to be \$59,134,410 in TY 2014. Attachment 4 says \$84M will be added to local tax rolls. Please clarify.

The entire Project Rebound will add \$84 Million to the local tax rolls. No improvements related to the MMA restart, however, are included in Schedule B. Schedule B only includes the value of property that will be subject to the agreement, i.e., the property listed in Attachment 8. The qualified property for which we are requesting a value limitation we have estimated to have a value of \$59,134,410 in TY 2014.

9. Please provide a copy of the Order creating the Reinvestment Zone, with map and legal description. Please label documentation clearly.

Please see attachments 21, 22, and 23 to the amended application.

Regards,



David V. Fick
Lucite International, Inc.



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

Form 50-296
(Revised May 2010)

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

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

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

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

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

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

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

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

SCHOOL DISTRICT INFORMATION - CERTIFICATION OF APPLICATION

Authorized School District Representative

Date application received by district

12/15/11 amended on 2.23.2012

First Name

Dr. Carol

Last Name

Thomas

Title

Superintendent

School District Name

Beaumont Independent School District

Street Address

3395 Harrison Avenue

Mailing Address

3395 Harrison Avenue

City

Beaumont

State

Texas

ZIP

77706-5009

Phone Number

409-617-5000

Fax Number

409-617-5184

Mobile Number (optional)

E-mail Address

cthomas@beaumont.k12.tx.us

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

Will consultant be primary contact? Yes No



SCHOOL DISTRICT INFORMATION - CERTIFICATION OF APPLICATION (CONTINUED)

Authorized School District Consultant (If Applicable)

Form fields for consultant information: First Name (Kevin), Last Name (O'Hanlon), Title (Attorney), Firm Name (O'Hanlon, McCollom & Demerath, PC), Street Address (808 West Avenue), Mailing Address (808 West Avenue), City (Austin), State (Texas), ZIP (78701), Phone Number (512-494-9949), Fax Number (512-494-9919), E-mail Address (kohanlon@808west.com; mhanley@808west.com)

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

Signature (Authorized School District Representative) and Date (12-16-11)

Has the district determined this application complete? [X] Yes [] No

If yes, date determined complete. 12-16-11

Have you completed the school finance documents required by TAC 9.1054(c)(3)? [] Yes [X] No

SCHOOL DISTRICT CHECKLIST AND REQUESTED ATTACHMENTS

Table with 4 columns: Item Number, Checklist, Page X of 16, Check Completed. Contains 6 rows of checklist items with completion status.

APPLICANT INFORMATION - CERTIFICATION OF APPLICATION

Authorized Business Representative (Applicant)

First Name David		Last Name Fick	
Title Tax Executive			
Organization Lucite International			
Street Address 7275 Goodlett Farms Parkway			
Mailing Address 7275 Goodlett Farms Parkway			
City Cordova		State TN	ZIP 38016
Phone Number		Fax Number	
Mobile Number (optional)		Business e-mail Address David.Fick@lucite.com	

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

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

First Name		Last Name	
Title			
Organization			
Street Address			
Mailing Address			
City		State	ZIP
Phone Number		Fax Number	
Mobile Number (optional)		E-mail Address	

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

Will consultant be primary contact? Yes No

APPLICANT INFORMATION - CERTIFICATION OF APPLICATION (CONTINUED)

Authorized Company Consultant (If Applicable)

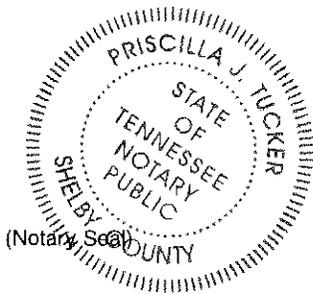
First Name Charles		Last Name Oeler	
Title Senior Consultant			
Firm Name Marvin F. Poer and Company			
Street Address 13201 Northwest Freeway, Suite 550			
Mailing Address 13201 Northwest Freeway, Suite 550			
City Houston		State Texas	ZIP 77040
Phone Number 713-460-4500 x. 1901		Fax Number 713-460-0095	
Business email Address CharlesOeler@mfpoer.com			

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

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

Signature (Authorized Business Representative (Applicant)) <i>Charles Oeler</i>	Date <i>11/29/11</i>
--	-------------------------

GIVEN under my hand and seal of office this 29th day of November, 2011



Priscilla J. Tucker
Notary Public, State of Tennessee

My commission expires 1-19-2014

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

FEES AND PAYMENTS

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

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

Please answer only either A OR B:

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

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

BUSINESS APPLICANT INFORMATION

Legal Name under which application is made

Lucite International, Inc.

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

14306255432

NAICS code

325100

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

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

N/A

APPLICANT BUSINESS STRUCTURE

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

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

Corporation

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

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

3. Are all applicant members of the combined group current on all tax payments due to the State of Texas? NA Yes No
If the answer to either question is no, please explain and/or disclose any history of default, delinquencies and/or any material litigation, including litigation involving the State of Texas. (Use attachment if necessary.)

ELIGIBILITY UNDER TAX CODE CHAPTER 313.024

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

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

- (1) manufacturing Yes No
- (2) research and development Yes No
- (3) a clean coal project, as defined by Section 5.001, Water Code Yes No
- (4) an advanced clean energy project, as defined by Section 382.003, Health and Safety Code Yes No
- (5) renewable energy electric generation Yes No
- (6) electric power generation using integrated gasification combined cycle technology Yes No
- (7) nuclear electric power generation Yes No
- (8) a computer center that is used as an integral part or as a necessary auxiliary part for the activity conducted by applicant in one or more activities described by Subdivisions (1) through (7) Yes No

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

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

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

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

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

PROJECT DESCRIPTION

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

See Attachment

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

See Attachment

PROJECT CHARACTERISTICS (CHECK ALL THAT APPLY)

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

PROJECTED TIMELINE

Begin Construction December 2011 Begin Hiring New Employees January 2012
 Construction Complete December 2014 Fully Operational December 2014
 Purchase Machinery & Equipment January 2012

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

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

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

ECONOMIC INCENTIVES

Identify state programs the project will apply for:

State Source	Amount
N/A	
Total	

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

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

Abatement with Jefferson County, Port of Beaumont and Sabine-Neches Navigation District with the following percentages through year 7 of the project. Year 1-100%, Year 2-100%, Year 3-90%, Year 4-90%, Year 5-80%, Year 6-70%, Year 7-60%

THE PROPERTY

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

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

Will this CAD be acting on behalf of another CAD to appraise this property? Yes No

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

County: Jefferson - 100% City: City of Beaumont (100%)
(Name and percent of project) (Name and percent of project)

Hospital District: N/A Water District: Drainage District #7 (100%)
(Name and percent of project) (Name and percent of project)

Other (describe): Port of Beaumont (100%) Other (describe): Sabine-Neches Navigation District (100%)
(Name and percent of project) (Name and percent of project)

Is the project located entirely within this ISD? Yes No

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

INVESTMENT

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

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

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

What is your total estimated qualified investment? 64,950,000

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

What is the anticipated date of application approval? December 15, 2011 June 15, 2012

What is the anticipated date of the beginning of the qualifying time period? December 15, 2011 June 15, 2012

What is the total estimated investment for this project for the period from the time of application submission to the end of the limitation period? 69,650,000

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

Attach the following items to this application:

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

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

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

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

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

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

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

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

QUALIFIED PROPERTY

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

Attach the following items to this application:

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

Land

Is the land on which you propose new construction or improvements currently located in an area designated as a reinvestment zone under Tax Code Chapter 311 or 312 or as an enterprise zone under Government Code Chapter 2303? Yes No

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

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

Will the project be on leased land? Yes No

QUALIFIED PROPERTY (CONTINUED)

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

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

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

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

Miscellaneous

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

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

List current market value of existing property at site as of most recent tax year. 37,116,359 (Market Value) 2011 (Tax Year)

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

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

WAGE AND EMPLOYMENT INFORMATION

What is the estimated number of permanent jobs (more than 1,600 hours a year), with the applicant or a contractor of the applicant, on the proposed qualified property during the last complete quarter before the application review start date (date your application is finally determined to be complete)? 105

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

First Quarter Second Quarter Third Quarter Fourth Quarter of 2011 (year)

What were the number of permanent jobs (more than 1,600 hours a year) this applicant had in Texas during the most recent quarter reported to the TWC? 105

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

Total number of new jobs that will have been created when fully operational 10

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

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

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

What is the maximum number of qualifying jobs meeting all criteria of §313.021(3) you are committing to create? 8

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

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

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

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

WAGE AND EMPLOYMENT INFORMATION (CONTINUED)

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

110% of the county average weekly wage for all jobs (all industries) in the county is \$1004.30
 110% of the county average weekly wage for manufacturing jobs in the county is \$1,798.23
 110% of the county average weekly wage for manufacturing jobs in the region is \$1,212.64

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

§313.021(5)(A) or §313.021(5)(B) or §313.021(3)(E)(ii), or §313.051(b)?

What is the estimated minimum required annual wage for each qualifying job based on the qualified property? \$63,057.28

What is the estimated minimum required annual wage you are committing to pay for each of the qualifying jobs you create on the qualified property? \$64,000

- Will 80% of all new jobs created by the owner be qualifying jobs as defined by 313.021(3)? Yes No
- Will each qualifying job require at least 1,600 of work a year? Yes No
- Will any of the qualifying jobs be jobs transferred from one area of the state to another? Yes No
- Will any of the qualifying jobs be retained jobs? Yes No
- Will any of the qualifying jobs be created to replace a previous employee? Yes No
- Will any required qualifying jobs be filled by employees of contractors? Yes No

If yes, what percent? _____

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

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

See Attachment

ECONOMIC IMPACT

- Is an Economic Impact Analysis attached (If supplied by other than the Comptroller's office)? Yes No
- Is Schedule A completed and signed for all years and attached? Yes No
- Is Schedule B completed and signed for all years and attached? Yes No
- Is Schedule C (Application) completed and signed for all years and attached? Yes No
- Is Schedule D completed and signed for all years and attached? Yes No

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

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

CONFIDENTIALITY NOTICE

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

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

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

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

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

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

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

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

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

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

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

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

COMPANY CHECKLIST AND REQUESTED ATTACHMENTS

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

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

APPLICANT INFORMATION - CERTIFICATION OF APPLICATION (CONTINUED)

Authorized Company Consultant (If Applicable)

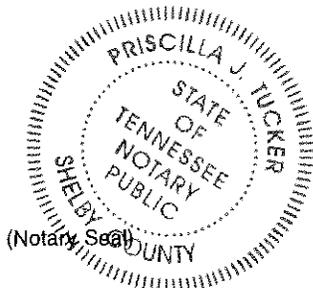
First Name Charles		Last Name Oeler	
Title Senior Consultant			
Firm Name Marvin F. Poer and Company			
Street Address 13201 Northwest Freeway, Suite 550			
Mailing Address 13201 Northwest Freeway, Suite 550			
City Houston		State Texas	ZIP 77040
Phone Number 713-460-4500 x. 1901		Fax Number 713-460-0095	
Business email Address CharlesOeler@mfpoer.com			

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

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

Signature (Authorized Business Representative (Applicant)) 	Date 11/29/11
---	-------------------------

GIVEN under my hand and seal of office this 29th day of November, 2011




Notary Public, State of Tennessee

My commission expires 1-19-2014

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

ATTACHMENT 3

Is company part of combined group for franchise tax purposes?

<u>Company Name</u>	<u>Address</u>	<u>EIN Number</u>
Lucite International, Inc	7275 Goodlett Farms Pkwy Cordova, TN 38016	43-0625543
Lucite International Partnership Holdings	1105 N. Market St. Wilmington, DE 19801	52-2196843
Lucite International Holdco Inc	1105 N. Market St. Wilmington, DE 19801	52-2194149
Lucite Intl US Group Holdings LLC	1105 N. Market St. Wilmington, DE 19801	57-1194894
Lucite Intl US Delaware Hldgs LLC	1105 N. Market St. Wilmington, DE 19801	55-0854117
Lucite Intl US Investment Hldgs LLC	1105 N. Market St. Wilmington, DE 19801	20-0487429

ATTACHMENT 4

Lucite International's Project Rebound is aptly named as it will breathe new life into an underutilized facility located at 6350 North Twin City Highway in Nederland, Texas. Project Rebound will expand the chemical production operations at the site and restart the existing MMA facilities. There are basically four phases of Project Rebound. These are: 1) Restart of the existing MMA facilities (will not be part of the Beaumont School District Agreement), 2) Construction of a stand alone HCN synthesis plant with an ammonia recovery system, 3) Construction of a MAA production facility and 4) Construction of a HMA production facility.

MMA Restart - Initially, the project will entail clean-up, maintenance and turnaround of the 1st and 2nd trains of the existing methyl methacrylate (MMA) plant. The company will spend approximately \$12.7 million on the restart of the MMA operations. All the spend on the restart of operations will be on heavy maintenance of the existing MMA operations so no new equipment will be put in place and thus no new equipment on the tax rolls as a result of this effort. The MMA operations were restarted in early 2011 and continue in operation today. **The restart of the MMA operations and the existing MMA process will not be part of the Beaumont School District Agreement. It is only mentioned here because it is part of Project Rebound.**

HCN Plant - A Hydrogen Cyanide (HCN) synthesis plant and an ammonia recovery system for the HCN plant will be constructed with a projected Q4 2012 start-up. These production assets are expected to be located on vacant land at the site near the abandoned Acrylonitrile process. Please note that the abandoned Acrylonitrile assets and the associated equipment will not be part of the Beaumont School District Agreement. Projected spending to build the HCN plant is \$32.5 million. Initial construction spending began in 3Q 2011, which included engineering, permitting, initial payments on long lead items and site preparation. Construction is anticipated to be complete, and property will be placed in service in Q4 2012.

MAA Plant - A methacrylic acid (MAA) production plant will be constructed with a projected start-up of Q4 2012. The estimated costs to build the plant will be \$32 million. These production assets will be located on vacant land located near the MMA production facility. Please note that although the MAA Plant is located near the MMA production facility, the MMA production facility and the associated equipment related to the MMA production facility will not be part of the Beaumont School District Agreement. Construction will begin before the end of the 2Q of 2012.

HMA Plant – A Higher Monomers (HMA) production plant will be constructed with a projected start-up date of Q2 2014. These production assets are expected to be located on vacant land at the site near the abandoned Acrylonitrile process. Please note that the abandoned Acrylonitrile assets and the associated equipment will not be part of the Beaumont School District Agreement. Construction should start sometime in 2013. Some early engineering has been done on this project but the purchasing of equipment and the hiring of employees is not expected to take place until 2013.

Lucite International will spend an estimated \$97.2 million in investment on Project Rebound. The entire Project Rebound will add \$84 Million to the local tax rolls. No improvements related to the MMA restart, however, are included in Schedule B. Schedule B only includes the value of property that will be subject to the agreement, i.e., the property listed in Attachment 8. The

qualified property for which we are requesting a value limitation we have estimated to have a value of \$59,134,410 in TY 2014.

Overall, the project is expected to take about 48 months to complete.

Ability to relocate

The Company currently operates in several states, and allocates capital investment to projects and locations that create the best economic return. The existence of a limitation on tax value is a significant factor in calculating the economic return and allocation of reserves to the project. However the Company could redirect its expenditures.

The company is owned by Mitsubishi Chemical one of the largest chemical companies in the world. There is the potential for investment by Mitsubishi Chemical and any of its subsidiaries to make significant future investment at the Lucite Facility in Jefferson County. The existence of a limitation on tax value is a significant factor in choosing locations for investment.

ATTACHMENT 5

N/A

Attachment 6

Higher Monomers Production Facility:

The project provides for construction of a Higher Monomers Production Facility. Major items of equipment in this phase of the project include:

Reaction Kettles
Distillation Columns
Pumps
Condensers
Storage Tanks

Project will also include any other necessary equipment to construct a fully functioning Higher Monomers manufacturing plant.

ATTACHMENT 6

HCN Plant:

The project will provide facilities to produce HCN used in the manufacture of MMA. Major items of equipment that will be constructed for this phase of the project will include:

- HCN Column
- HCN Column Reflux Drum
- Rich/Lean Circulation Water Heat Exchangers
- Pumps
- Absorber Column
- Waste Water Column
- Packed Scrubber

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

Ammonia Recovery:

The purpose of the Ammonia Recovery System will be to recover unreacted ammonia to recycle it back into the HCN process. Major items of equipment that will be constructed for this phase of the project will include:

- Ammonia Absorber
- HCN Phosphate Stripper
- Ammonia Stripper
- Ammonia Rectifier

Project will also include any other necessary equipment to construct a fully functioning Ammonia Recovery System.

MAA Manufacturing Plant:

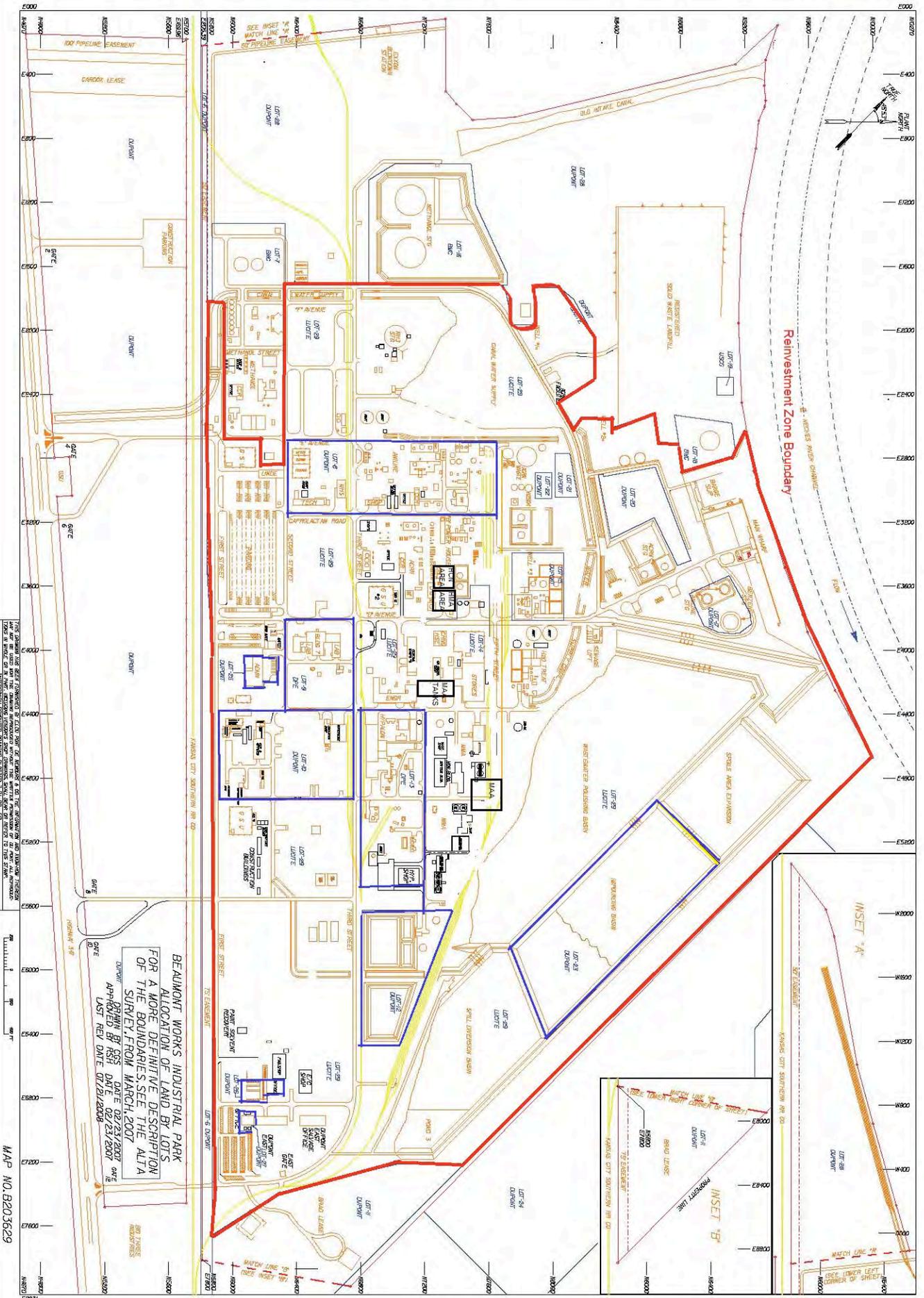
The project will construct facilities to produce MAA. Major items of equipment that will be used in the construction include:

- Reactors
- Decanters
- Afterboiler
- Heavies Removal Column
- Water Stripper Column
- Product Rectifier Column
- Pumps
- Tanks

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

Attachment 21
Map of Reinvestment Zone

Parcels outlined in blue are excluded from RZ description

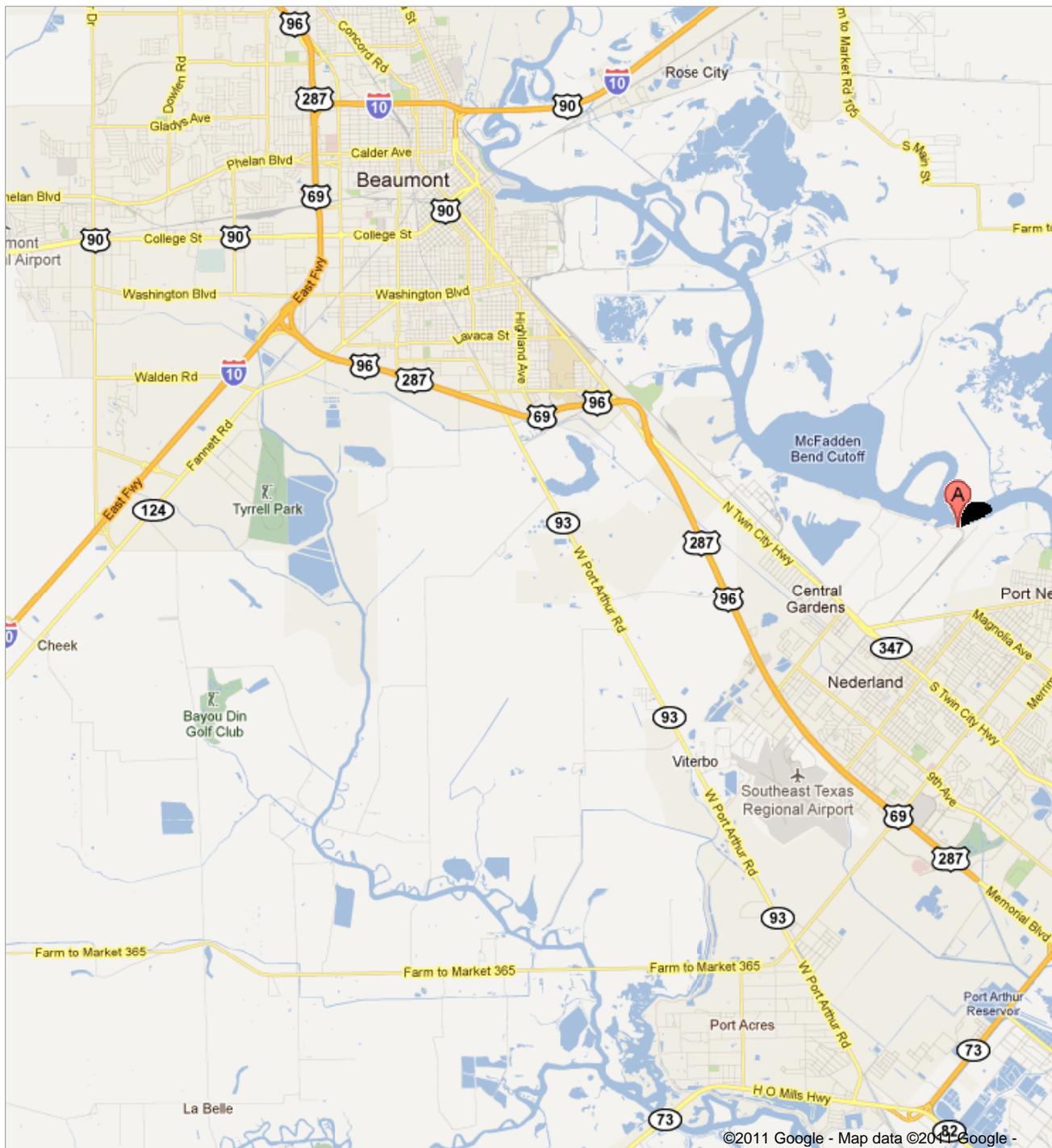


BEAUMONT WORKS INDUSTRIAL PARK
ALLOCATION OF LAND BY LOTS
FOR A MORE DEFINITIVE DESCRIPTION
OF THE BOUNDARIES SEE THE ALTA
SURVEY FROM MARCH, 2007.
DRAWN BY RSH DATE 02/23/2007
APPROVED BY RSH DATE 02/23/2007
LAST REV DATE 07/21/2008

MAP NO. B203629



To see all the details that are visible on the screen, use the "Print" link next to the map.



[Report a problem](#)

ATTACHMENT 8

HCN Plant:

The project will provide facilities to produce HCN used in the manufacture of MMA. Major items of equipment that will be constructed for this phase of the project will include:

- HCN Column
- HCN Column Reflux Drum
- Rich/Lean Circulation Water Heat Exchangers
- Pumps
- Absorber Column
- Waste Water Column
- Packed Scrubber

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

Ammonia Recovery:

The purpose of the Ammonia Recovery System will be to recover unreacted ammonia to recycle it back into the HCN process. Major items of equipment that will be constructed for this phase of the project will include:

- Ammonia Absorber
- HCN Phosphate Stripper
- Ammonia Stripper
- Ammonia Rectifier

Project will also include any other necessary equipment to construct a fully functioning Ammonia Recovery System.

MAA Manufacturing Plant:

The project will construct facilities to produce MAA. Major items of equipment that will be used in the construction include:

- Reactors
- Decanters
- Afterboiler
- Heavies Removal Column
- Water Stripper Column
- Product Rectifier Column
- Pumps
- Tanks

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

Attachment 8

Higher Monomers Production Facility:

The project provides for construction of a Higher Monomers Production Facility. Major items of equipment in this phase of the project include:

Reaction Kettles
Distillation Columns
Pumps
Condensers
Storage Tanks

Project will also include any other necessary equipment to construct a fully functioning Higher Monomers manufacturing plant.

2. THE INTEREST IN THE LAND COVERED BY THIS COMMITMENT IS: (Fee Simple, Leasehold, Easement, etc., - identity or describe)

LOT NO. 14: Leasehold estate as set forth in that certain Lease dated July 4, 1994, a Memorandum of which was dated 12-6-1999 filed 1-3-2000 under County Clerk's File No. 2000000053 Official Public Records of Real Property of Jefferson County, Texas, by and between E. I. du Pont de Nemours and Company, a Delaware corporation, and INEOS Acrylics, Inc. (fka ICI Acrylics Inc).

LOT NO. 29: Leasehold estate as set forth in that certain Lease dated September 15, 2005, a Memorandum of which was dated as of 9-15-2005 filed 10-11-2005 under County Clerk's File No. 2005037284 Official Public Records of Real Property of Jefferson County, Texas, executed by and between E.I. Du Pont De Nemours and Company and Lucite International, Inc., as amended on _____, 2007, a Memorandum of which was filed _____, 2007 under County Clerk's File No. _____, Official Public Records of Real Property of Jefferson County, Texas.

EASEMENT: Easement estate as set forth in (i) that certain Lease dated September 15, 2005, a Memorandum of which was dated as of 9-15-2005 filed 10-11-2005 under County Clerk's File No. 2005037284 Official Public Records of Real Property of Jefferson County, Texas, executed by and between E.I. Du Pont De Nemours and Company and Lucite International, Inc., as amended on _____, 2007, a Memorandum of which was filed _____, 2007 under County Clerk's File No. _____, Official Public Records of Real Property of Jefferson County, Texas and/or (ii) that certain Declaration of Easements and Covenants executed by E.I. du Pont de Nemours and Company as recorded under County Clerk's Film Code No. 104-01-0533 Real Property Records of Jefferson County, Texas.

3. RECORD TITLE TO THE LAND ON THE EFFECTIVE DATE APPEARS TO BE VESTED IN:

Fee Simple: E.I. du Pont de Nemours and Company, a Delaware corporation

4. LEGAL DESCRIPTION OF LAND:

The three tracts of land known as Lot No. 14, Lot No. 29 and an Easement as more fully described as follows:

LOT NO. 14:

All that certain tract or parcel of land lying and being situated in Jefferson County, Texas, a part of the J.S. Johnston Survey, Abstract No. 34 and being Lot No. 14 of the DuPont - Beaumont Works Industrial Park Subdivision, plat of which is filed as an affidavit in County Clerk's File No. 2006048240 of the Official Public Records of Jefferson County, Texas with said Lot No. 14 being the same tract or parcel formerly identified as Lot 1 of Dupont-Beaumont Industrial Site No. 2 and Lot 1 of Replat of Dupont-Beaumont Industrial Site No. 2, plats of which are recorded in Volume 15, Page 111 and Volume 17, Page 394, respectively, of the Map Records of Jefferson County, Texas, with the said Lot No. 14 also being a part of three adjoining tracts, conveyed to E.I. DUPONT DE NEMOURS AND COMPANY, containing 235.116 acres, 49.839 acres and 52.667 acres and recorded in Volume 845, Page 48, Volume 845, Page 63 and Volume 845, Page 73, respectively, of the Deed Records of Jefferson County, Texas with the herein described Lot No. 14 being described more particularly as follows:

COMMENCING at a 1" pipe found in the northeasterly line of the Kansas City Southern Railroad 100 foot wide right-of-way at the intersection with the west line of the J.S. Johnston Survey, Abstract No. 34 and being the southwest corner of the said 52.667 acre tract with said 1" pipe and being an angle point in the southwest line of Lot No. 6 of the said Dupont-Beaumont Industrial Park Subdivision and from which a ½" rod with cap stamped "SPI INC" set in the west line of the J.S. Johnston Survey for an angle point in the northeast line of the said Lot No. 6 bears North 00° 10' 05" East a distance of 71.61 feet;

THENCE South 78° 03' 30" East for a distance of 2447.21 feet to a ½" rod with cap stamped "SPI INC" set for the south corner and POINT OF BEGINNING of the herein described Lot No. 14;

THENCE with the boundary of the herein described Lot No. 14 as follows:

North 44° 07' 41" West, 1785.00 feet;
 North 45° 52' 19" East, 170.00 feet;
 North 44° 07' 41" West, 151.50 feet;
 North 45° 52' 19" East, 120.00 feet;
 North 44° 07' 41" West, 55.50 feet;
 North 45° 52' 19" East, 106.50 feet;
 South 44° 07' 41" East, 290.70 feet;
 South 57° 34' 59" East, 131.08 feet;
 South 44° 07' 41" East, 377.81 feet;
 North 45° 52' 19" East, 22.00 feet;
 South 44° 07' 41" East, 529.50 feet;
 South 45° 52' 19" West, 113.02 feet;
 South 38° 40' 29" East, 220.23 feet;
 South 28° 47' 04" East, 97.79 feet;
 South 24° 38' 36" East, 82.40 feet;
 South 21° 42' 03" East, 129.54 feet;
 South 14° 47' 53" East, 95.82 feet;
 South 45° 52' 19" West, 45.34 feet;
 South 44° 07' 41" East, 72.00 feet;
 South 45° 52' 19" West, 120.00 feet back to the Point of Beginning and containing 16.047 acres of land.

LOT NO. 29:

All that certain tract or parcel of land lying and being situated in Jefferson County, Texas, a part of the J.S. Johnston Survey, Abstract No. 34 and a part of the Pelham Humphries League, Abstract No. 32 and being Lot No. 29 of the Dupont-Beaumont Works Industrial Park Subdivision, plat of which is filed as an affidavit in County Clerk's File No. 2006048240 of the Official Public Records of Jefferson County, Texas with said Lot No. 29 being all of Lot 4 and part of Lot 2 of Replat of Dupont-Beaumont Industrial Site No. 2, plat of which is recorded in Volume 17, Page 394 of the Map Records of Jefferson County, Texas, part of Lot 2 of Dupont-Beaumont Industrial Site No. 2, plat of which is recorded in Volume 15, Page 111 of the Map Records of Jefferson County, Texas, and part of Lot 3 of Dupont-Beaumont Industrial Site No. 1, plat of which is recorded in Volume 15, Page 4 of the Map Records of Jefferson County, Texas with the said Lot No. 29 also being out of and a part of those certain tracts conveyed to E. I. DUPONT DE NEMOURS AND COMPANY more fully described as 235.116 acres recorded in Volume 845, Page 48, 124.708 acres and 49.839 acres recorded in Volume 845, Page 63, 52.667 acres and 82.072 acres recorded in

Volume 845, Page 73 and a tract of land recorded in Volume 1507, Page 91 of the Deed Records of Jefferson County, Texas with the herein described Lot No. 29 being more particularly described as follows:

COMMENCING at a 1" pipe found in the northeasterly line of the Kansas City Southern Railroad 100 foot wide right-of-way at the intersection with the west line of the J.S. Johnston Survey, Abstract No. 34, being the east line of the Pelham Humphries League, Abstract No. 32 and being the southwest corner of the said 52.667 acre tract, the most southerly corner of the said 124.708 acre tract, the most southerly corner of the said Lot 3 of the Dupont-Beaumont Industrial Site No. 1 and the southerly southwest corner of both said Lot 2 of Dupont-Beaumont Industrial Site No. 2 and Lot 2 of Replat of Dupont-Beaumont Industrial Site No. 2 with said 1" pipe also being an angle point in the southwest line of Lot No. 6 of the said Dupont-Beaumont Works Industrial Park Subdivision;

THENCE North 00° 10' 05" East along the west line of the J.S. Johnston Survey, Abstract No. 34, the east line of the said Lot 3 of Dupont-Beaumont Industrial Site No. 1, the west line of the said Lot 2 of Dupont-Beaumont Industrial Site No. 2 and the west line of the said Lot 2 of Replat of Dupont-Beaumont Industrial Site No. 2 for a distance of 71.61 feet to a ½" rod with cap stamped "SPI INC" found for an angle point in the northeast line of Lot No. 6 of the said Dupont-Beaumont Works Industrial Park Subdivision and being the POINT OF BEGINNING of the exterior boundary of the herein described Lot No. 29 with said ½" rod with cap being identified hereinafter as Point "A";

THENCE North 44° 06' 57" West along the northeast line of the said Lot No. 6 of Dupont-Beaumont Works Industrial Park for a distance of 1828.51 feet to a ½" rod with cap stamped "SPI INC";

THENCE North 45° 52' 19" East, at 27.60 feet pass a ½" rod with cap stamped "SPI INC" found for an ell corner in the southwesterly line of Lot No. 7 of the said Dupont-Beaumont Works Industrial Park Subdivision, with said Lot No. 7 being formerly known as Lot 2 of said Dupont-Beaumont Industrial Site No. 1, and continue on the same course for a total distance of 85.60 feet to a ½" rod with cap stamped "SPI INC" found for another ell corner in the southwesterly line of said Lot No. 7;

THENCE along and with the boundary of the said Lot No. 7 as follows:

South 44° 07' 41" East, 495.00 feet;
 North 45° 52' 19" East, 20.00 feet;
 South 44° 07' 41" East, 437.00 feet;
 North 45° 52' 19" East, 222.00 feet;
 South 44° 07' 41" East, 173.00 feet;
 North 45° 52' 19" East, 146.00 feet;

North 44° 07' 41" West, 1130.00 feet to a ½" rod with cap stamped "SPI INC" found at the intersection of the northeast line of the said Lot No. 7 with the westward projection of a southeast line of Lot No. 16 of the said Dupont-Beaumont Works Industrial Park Subdivision, with said Lot No. 16 being formerly known as Lot 1 of said Dupont-Beaumont Industrial Site No. 1;

THENCE North 45° 52' 18" East along the said southeast line of Lot No. 16 and its projection, at 496.00 feet pass a ½" rod with cap stamped "SPI INC" found for the south corner of the said Lot

No. 16 and continue on the same course for a total distance of 1248.05 feet to a ½" rod with cap stamped "SPI INC";

THENCE North 73° 54' 08" West for a distance of 233.74 feet to a ½" rod with cap stamped "SPI INC";

THENCE North 45° 52' 52" East a distance of 272.44 feet to a ½" rod with cap stamped "SPI INC";

THENCE North 44° 07' 42" West a distance of 84.22 feet to a ½" rod with cap stamped "SPI INC";

THENCE North 45° 52' 18" East a distance of 62.64 feet to a ½" rod with cap stamped "SPI INC";

THENCE North 74° 18' 27" East a distance of 64.84 feet to a ½" rod with cap stamped "SPI INC";

THENCE South 76° 01' 55" East a distance of 239.12 feet to a ½" rod with cap stamped "SPI INC";

THENCE South 45° 08' 47" East a distance of 211.56 feet to a ½" rod with cap stamped "SPI INC";

THENCE South 16° 05' 52" West a distance of 273.94 feet to a ½" rod with cap stamped "SPI INC";

THENCE South 73° 46' 34" East a distance of 218.07 feet to a ½" rod with cap stamped "SPI INC";

THENCE North 03° 17' 48" East a distance of 109.66 feet to a ½" rod with cap stamped "SPI INC";

THENCE North 45° 34' 48" East a distance of 239.26 feet to a ½" rod with cap stamped "SPI INC";

THENCE South 44° 07' 08" East a distance of 47.07 feet to a ½" rod with cap stamped "SPI INC";

THENCE North 33° 45' 40" East a distance of 220.41 feet to a ½" rod with cap stamped "SPI INC";

THENCE South 56° 23' 55" East a distance of 138.11 feet to a ½" rod with cap stamped "SPI INC";

THENCE North 45° 52' 52" East a distance of 87.21 feet to an "X" chiseled on the side of a concrete barrier wall found in the southwest line of Lot No. 18 of the said Dupont-Beaumont Works Industrial Park Subdivision, with the said Lot No. 18 being formerly known as Lot 3 of said Replat of Dupont-Beaumont Industrial Site No. 2;

THENCE South 55° 22' 21" East along the southwest line of the said Lot No. 18 for a distance of 217.77 feet to a ½" rod with cap stamped "SPI INC" found for the south corner of the said Lot No. 18;

THENCE North 15° 47' 48" East along the southeast line of the said Lot No. 18 for a distance of 107.43 feet to a point for corner on the southerly bank of the Neches River;

THENCE in a southeasterly direction and with the southerly bank of said Neches River with its meanders as follows:

South 02° 23' 55" East, 51.02 feet;
South 58° 37' 58" East, 193.33 feet;
South 82° 26' 29" East, 205.63 feet;
North 50° 02' 56" East, 35.43 feet;
North 88° 01' 01" East, 109.70 feet;
South 67° 43' 14" East, 219.02 feet;
South 57° 28' 11" East, 324.40 feet;
South 79° 44' 28" East, 69.81 feet;
South 58° 21' 53" East, 90.68 feet;
South 43° 53' 59" East, 102.73 feet;
North 78° 28' 31" East, 206.26 feet;
South 47° 09' 37" East, 79.82 feet;
South 17° 31' 34" East, 25.60 feet;
North 88° 17' 08" East, 52.61 feet;
North 09° 19' 05" East, 49.21 feet;
North 86° 38' 35" East, 81.53 feet;

South 73° 11' 23" East, 524.53 feet to a point for corner, being in the easterly line of the said Dupont 235.116 acre tract and J.S. Johnston Survey, same being the westerly line of the William Carroll League, Abstract No. 13 and the remainder of that certain City of Nederland called 934.0 acre tract recorded in County Clerk's File No. 101-27-1067 of the Official Public Records of Jefferson County, Texas;

THENCE South 00° 44' 52" West along and with the easterly line of the said Dupont 235.116 acre tract and J.S. Johnston Survey same being the westerly line of the William Carroll League, passing at a distance 204.45 feet a 1" iron rod found for reference, passing at 382.73 feet a 5/8" iron rod with cap stamped "WORTECH SURVEYORS" found for the northwest corner of that certain 65.00 acre tract conveyed to E.I. DuPont de Nemours and Company recorded in County Clerk's File No. 94-9433962 of the Official Public Records of Jefferson County, Texas and continuing on the same course for a total distance of 3416.61 feet to a point for corner in an old canal (unable to set) with said point being the northeast corner of Lot No. 11 of the said Dupont-Beaumont Works Industrial Park Subdivision;

THENCE along and with the northerly line of the said Lot No. 11 as follows:

South 45° 52' 44" West, 474.40 feet;
South 33° 53' 44" West, 824.22 feet;

South 10° 16' 44" West, 426.94 feet to a ½" rod with cap stamped "SPI INC" found in the northeasterly line of the said Lot No. 6 of Dupont-Beaumont Works Industrial Park Subdivision;

THENCE North 44° 07' 17" West along and with the northeasterly line of the said Lot No. 6 for a distance of 3703.96 feet to a ½" rod with cap stamped "SPI INC" found for an angle point;

THENCE North 48° 11' 36" West continuing along the northeasterly line of said Lot No. 6 for a distance of 351.99 feet back to the Point of Beginning and containing 368.185 acres of land.

SAVE AND EXCEPT from the above described 368.185 acre tract, fifteen tracts known as Lot No's. 8, 9, 10, 12, 13, 14, 15, 17, 20, 21, 22, 23, 25, 26, and 27 of the said Dupont-Beaumont Works Industrial Park Subdivision, described herein and which are situated within the perimeter of the above described 368.185 acre tract. The total acreage of the said fifteen tracts being 93.051 acres with a resultant acreage for the above described Lot No. 29 containing 275.134 acres. The fifteen SAVE AND EXCEPT tracts being described as follows:

SAVE AND EXCEPT LOT NO. 8 – 13.679 ACRE TRACT

BEING a 13.679 acre tract situated in Jefferson County, Texas, a part of the J.S. Johnston Survey, Abstract No. 34 and a part of the Pelham Humphries League, Abstract No. 32 and being Lot 8 of the Dupont-Beaumont Works Industrial Park Subdivision, plat of which is filed as an affidavit in County Clerk's File No. 2006048240 of the Official Public Records of Jefferson County, Texas with said Lot No. 8 being a part of those tracts formerly known as Lot 3 of Dupont-Beaumont Industrial Site No. 1, Lot 2 of Dupont-Beaumont Industrial Site No. 2 and Lot 2 of Replat of Dupont-Beaumont Industrial Site No. 2, plats of which are recorded in Volume 15, Page 4, Volume 15, Page 111 and Volume 17, Page 394, respectively, of the Map Records of Jefferson County, Texas with the said Lot No. 8 also being a part of three adjoining tracts; conveyed to E.I. DuPont de Nemours and Company, containing 124.708 acres, 52.667 acres and 49.839 acres and recorded in Volume 845, Page 63, Volume 845, Page 73 and Volume 845, Page 63, respectively, of the Deed Records of Jefferson County, Texas with the herein described Lot No. 8 being described more particularly as follows:

COMMENCING at the above identified Point "A";

THENCE North 04° 21' 26" East for a distance of 657.05 feet to the south corner and Point of Beginning of the herein described Lot No. 8;

THENCE the following courses and distances:

North 44° 07' 41" West, 458.00 feet;

North 45° 52' 19" East, 1301.00 feet;

South 44° 07' 41" East, 458.00 feet;

South 45° 52' 19" West, 1301.00 feet back to the Point of Beginning and containing 13.679 acres of land.

SAVE AND EXCEPT LOT NO. 9 – 5.251 ACRE TRACT

Being a 5.251 acre tract situated in Jefferson County, Texas, a part of the J.S. Johnston Survey, Abstract No. 34 and being Lot No. 9 of the Dupont-Beaumont Works Industrial Park Subdivision, plat of which is filed as an affidavit in County Clerk's File No. 2006048240 of the Official Public Records of Jefferson County, Texas with said Lot No. 9 being a part of those tracts formerly known as Lot 2 of Dupont-Beaumont Industrial Site No. 2 and Lot 2 of Replat of Dupont-Beaumont Industrial Site No. 2, plats of which are filed in Volume 15, Page 111 and Volume 17, Page 394, respectively, of the Map Records of Jefferson County, Texas with the said Lot No. 9 also being a part of that 52.667 acre tract conveyed to E. I. DUPONT DE NEMOURS AND COMPANY which is recorded in Volume 845, Page 73 of the Deed Records of Jefferson County, Texas with the herein described Lot No. 9 being more particularly described as follows:

COMMENCING at the above identified Point "A";

THENCE South 76° 12' 31" East for a distance of 928.23 feet to the south corner and Point of Beginning of the herein described Lot No. 9;

THENCE the following courses and distances;

North 44° 07' 41" West, 542.00 feet;

North 45° 52' 19" East, 422.00 feet;

South 44° 07' 41" East, 542.00 feet;

South 45° 52' 19" West, 422.00 feet back to the Point of Beginning and containing 5.251 acres of land.

SAVE AND EXCEPT LOT NO. 10 – 10.337 ACRE TRACT

Being a 10.337 acre tract situated in Jefferson County, Texas, a part of the J.S. Johnston Survey, Abstract No. 34 and being Lot No. 10 of the Dupont-Beaumont Works Industrial Park Subdivision, plat of which is filed as an affidavit in County Clerk's File No. 2006048240 of the Official Public Records of Jefferson County, Texas with the said Lot No. 10 being a part of those tracts formerly known as Lot 2 of Dupont-Beaumont Industrial Site No. 2 and Lot 2 of Replat of Dupont-Beaumont Industrial Site No. 2, plats of which are recorded in Volume 15, Page 111 and Volume 17, Page 394, respectively, of the Map Records of Jefferson County, Texas with the said Lot No. 10 also being a part of two adjoining tracts, conveyed to E. I. DUPONT DE NEMOURS AND COMPANY, containing 52.667 acres and 235.116 acres and recorded in Volume 845, Page 73 and Volume 845, Page 48, respectively, of the Deed Records of Jefferson County, Texas with the herein described Lot No. 10 being more particularly described as follows:

COMMENCING at the above identified Point "A";

THENCE South 47° 09' 43" East for a distance of 1341.37 feet to the south corner and Point of Beginning of the herein described Lot No. 10;

THENCE the following courses and distances;

North 44° 07' 41" West, 533.50 feet;

North 45° 52' 19" East, 844.00 feet;

South 44° 07' 41" East, 533.50 feet;

South 45° 52' 19" West, 844.00 feet back to the Point of Beginning and containing 10.337 acres of land.

SAVE AND EXCEPT LOT NO. 12 – 7.247 ACRE TRACT

Being a 7.247 acre tract situated in Jefferson County, Texas, a part of the J. S. Johnston Survey, Abstract No. 34 and being Lot No. 12 of the Dupont-Beaumont Works Industrial Park Subdivision, plat of which is filed as an affidavit in County Clerk's File No. 2006048240 of the Official Public Records of Jefferson County, Texas with the said Lot No. 12 being a part those tracts formerly known as Lot 2 of Dupont-Beaumont Industrial Site No. 2 and Lot 2 of Replat of Dupont-Beaumont Industrial Site No. 2, plats of which are recorded in Volume 15, Page 111 and Volume 17, Page 394, respectively, of the Map Records of Jefferson County, Texas with the said Lot No. 12 also being a part of that certain 235.116 acre tract conveyed to E.L. DuPont de Nemours and Company and recorded in Volume 845, Page 48 of the Deed Records of Jefferson County, Texas with the herein described Lot No. 12 being more particularly described as follows:

COMMENCING at the above identified Point "A";

THENCE South 62° 38' 46" East for a distance of 3049.38 feet to the south corner and Point of Beginning of the herein described Lot No. 12;

THENCE the following courses and distances;

North 44° 07' 41" West, 861.00 feet;

North 45° 52' 19" East, 517.50 feet;

South 25° 23' 27" East, 479.41 feet;

South 22° 50' 42" East, 436.79 feet;

South 45° 52' 19" West, 204.95 feet back to the Point of Beginning and containing 7.247 acres of land.

SAVE AND EXCEPT LOT NO. 13 – 9.806 ACRE TRACT

Being a 9.806 acre tract situated in Jefferson County, Texas, a part of the J.S. Johnston Survey, Abstract No. 34 and being Lot No. 13 of the Dupont-Beaumont Works Industrial Park Subdivision, plat of which is filed as an affidavit in County Clerk's File No. 2006048240 of the Official Public Records of Jefferson County, Texas with the said Lot No. 13 being a part of those tracts formerly known as Lot 2 of Dupont-Beaumont Industrial Site No. 2 and Lot 2 of Replat of Dupont-Beaumont Industrial Site No. 2, plats of which are recorded in Volume 15, Page 111 and Volume 17, Page 394, respectively of the Map Records of Jefferson County, Texas with the said Lot No. 13 also being a part of two adjoining tracts, conveyed to E.I. DuPont de Nemours and Company, containing 235.116 acres and 52.667 acres recorded in Volume 845, Page 48 and Volume 845, Page 73, respectively, of the Deed Records of Jefferson County, Texas with the herein described Lot No. 13 being more particularly described as follows:

COMMENCING at the above identified Point "A";

THENCE South 70° 43' 22" East for a distance of 2163.39 feet to the south corner and Point of Beginning of the herein described Lot No. 13;

THENCE the following courses and distances;

North 44° 07' 41" West, 1128.50 feet;

North 45° 52' 19" East, 378.50 feet;

South 44° 07' 41" East, 1128.50 feet;

South 45° 52' 19" West, 378.50 feet back to the Point of Beginning and containing 9.806 acres of land.

SAVE AND EXCEPT LOT NO. 14 – 16.047 ACRE TRACT

Being a 16.047 acre tract situated in Jefferson County, Texas, a part of the J.S. Johnston Survey, Abstract No. 34 and being Lot No. 14 of the Dupont-Beaumont Works Industrial Park Subdivision, plat of which is filed as an affidavit in County Clerk's File No. 2006048240 of the Official Public Records of Jefferson County, Texas with said Lot No. 14 being the same tract formerly known as Lot 1 of Dupont-Beaumont Industrial Site No. 2 and Lot 1 of Replat of Dupont-Beaumont Industrial Site No. 2, plats of which are recorded in Volume 15, Page 111 and Volume 17, Page 394 of the Map Records of Jefferson County, Texas, respectively with the said Lot No. 14 also being a part of three adjoining tracts, conveyed to E.I. DuPont De Nemours and Company, containing 235.116 acres, 49.839 acres and 52.667 acres and recorded in Volume 845,

Page 48, Volume 845, Page 63 and Volume 845, Page 73, respectively, of the Deed Records of Jefferson County, Texas with the herein described Lot No. 14 being described more particularly as follows:

COMMENCING at the above identified Point "A";

THENCE South 78° 03' 30" East for a distance of 2447.21 feet to the south corner and Point of Beginning of the herein described Lot No. 14;

THENCE the following courses and distances;

North 44° 07' 41" West, 1785.00 feet;
North 45° 52' 19" East, 170.00 feet;
North 44° 07' 41" West, 151.50 feet;
North 45° 52' 19" East, 120.00 feet;
North 44° 07' 41" West, 55.50 feet;
North 45° 52' 19" East, 106.50 feet;
South 44° 07' 41" East, 290.70 feet;
South 57° 34' 59" East, 131.08 feet;
South 44° 07' 41" East, 377.81 feet;
North 45° 52' 19" East, 22.00 feet;
South 44° 07' 41" East, 529.50 feet;
South 45° 52' 19" West, 113.02 feet;
South 38° 40' 29" East, 220.23 feet;
South 28° 47' 04" East, 97.79 feet;
South 24° 38' 36" East, 82.40 feet;
South 21° 42' 03" East, 129.54 feet;
South 14° 47' 53" East, 95.82 feet;
South 45° 52' 19" West, 45.34 feet;
South 44° 07' 41" East, 72.00 feet;
South 45° 52' 19" West, 120.00 feet back to the Point of Beginning and containing

16.047 acres of land.

SAVE AND EXCEPT LOT NO. 15 – 3.312 ACRE TRACT

Being a 3.312 acre tract situated in Jefferson County, Texas, a part of the J.S. Johnston Survey, Abstract No. 34 and being Lot No. 15 of the Dupont-Beaumont Works Industrial Park Subdivision, plat of which is filed as an affidavit in County Clerk's File No. 2006048240 of the Official Public Records of Jefferson County, Texas with the said Lot No. 15 being a part of those tracts formerly known as Lot 2 of Dupont-Beaumont Industrial Site No. 2 and Lot 2 of Replat of Dupont-Beaumont Industrial Site No. 2, plats of which are recorded in Volume 15, Page 111 and Volume 17, Page 394, respectively, of the Map Records of Jefferson County, Texas with the said Lot No. 15 also being a part of that certain 49.839 acre tract conveyed to E.L. DuPont de Nemours and Company and recorded in Volume 845, Page 63 of the Deed Records of Jefferson County, Texas with the herein described Lot No. 15 being more particularly described as follows:

COMMENCING at the above identified Point "A";

THENCE North 52° 20' 43" East for a distance of 1920.23 feet to the south corner and Point of Beginning of the herein described Lot No. 15;

THENCE the following courses and distances:

North 44° 07' 41" West, 417.00 feet;

North 45° 52' 19" East, 346.00 feet;

South 44° 07' 41" East, 417.00 feet;

South 45° 52' 19" West, 346.00 feet back to the Point of Beginning and containing 3.312 acres of land.

SAVE AND EXCEPT LOT NO. 17 – 2.135 ACRE TRACT

Being a 2.135 acre tract situated in Jefferson County, Texas, a part of the J.S. Johnston Survey, Abstract No. 34 and being Lot No. 17 of the Dupont-Beaumont Works Industrial Park Subdivision, plat of which is filed as an affidavit in County Clerk's File No. 2006048240 of the Official Public Records of Jefferson County, Texas with the said Lot No. 17 being a part of those tracts formerly known as Lot 2 of Dupont-Beaumont Industrial Site No. 2 and Lot 2 of Replat of Dupont-Beaumont Industrial Site No. 2, plats of which are recorded in Volume 15, Page 111 and Volume 17, Page 394, respectively, of the Map Records of Jefferson County, Texas with the said Lot No. 17 also being a part of that certain 235.116 acre tract conveyed to E. L DUPONT DE NEMOURS AND COMPANY and recorded in Volume 845, Page 48 of the Deed Records of Jefferson County, Texas with the herein described Lot No. 17 being described more particularly as follows:

COMMENCING at the above identified Point "A";

THENCE North 50° 39' 19" East for a distance of 3116.77 feet to the south corner and Point of Beginning of the herein described Lot No. 17;

THENCE the following course and distances:

North 72° 09' 54" West, 230.50 feet;

North 19° 43' 50" East, 265.91 feet;

South 72° 09' 54" East, 323.13 feet;

South 35° 56' 53" East, 32.87 feet to a point of curvature of a curve to the right having a central angle of 95° 33' 17" and a radius of 95.00 feet;

THENCE along said curve to the right for a total arc distance of 158.44 feet subtended by a chord distance of 140.70 feet which bears South 11° 49' 46" West;

South 59° 36' 25" West, 63.63 feet;

South 77° 22' 54" West, 116.33 feet back to the Point of Beginning and containing 2.135 acres of land.

SAVE AND EXCEPT LOT NO. 20 – 3.893 ACRE TRACT

Being a 3.893 acre tract situated in Jefferson County Texas, a part of the J. S. Johnston Survey, Abstract No. 34 and being Lot No. 20 of the Dupont-Beaumont Works Industrial Park Subdivision, plat of which is filed as an affidavit in County Clerk's File No. 2006048240 of the Official Public Records of Jefferson County, Texas with the said Lot No. 20 being a part of those tracts formerly known as Lot 2 of Dupont-Beaumont Industrial Site No. 2 and Lot 2 of Replat of Dupont-Beaumont Industrial Site No. 2, plats of which are recorded in Volume 15, Page 111 and Volume 17, Page 394, respectively, of the Map Records of Jefferson County, Texas with the said Lot No. 20 also being a part of two adjoining tracts, conveyed to E. L DUPONT DE NEMOURS AND COMPANY containing 49.839 acres and 82.072 acres recorded in Volume 845, Page 63 and Volume 845, Page

73, respectively, of the Deed Records of Jefferson County, Texas with the herein described Lot No. 20 being described more particularly as follows:

COMMENCING at the above identified Point "A";

THENCE North 40° 04' 13" East for a distance of 2541.58 feet to the south corner and Point of Beginning of the herein described Lot No. 20;

THENCE the following courses and distances;

North 53° 24' 25" West, 462.65 feet;

North 29° 18' 21" East, 80.93 feet;

South 55° 37' 05" East, 45.80 feet;

North 35° 42' 52" East, 272.15 feet;

South 62° 20' 08" East, 637.00 feet;

South 20° 26' 52" West, 67.50 feet;

North 69° 22' 08" West, 335.50 feet;

South 16° 54' 52" West, 314.27 feet back to the Point of Beginning and containing 3.893 acres of land.

SAVE AND EXCEPT LOT NO. 21 – 0.782 ACRE TRACT

Being a 0.782 acre tract situated in Jefferson County Texas, a part of the J. S. Johnston Survey, Abstract No. 34 and being Lot No. 21 of the Dupont-Beaumont Works Industrial Park Subdivision, plat of which is filed as an affidavit in County Clerk's File No. 2006048240 of the Official Public Records of Jefferson County, Texas with the said Lot No. 21 being a part of those tracts formerly known as Lot 2 of Dupont-Beaumont Industrial Site No. 2 and Lot 2 of Replat of Dupont-Beaumont Industrial Site No. 2, plats of which are recorded in Volume 15, Page 111 and Volume 17, Page 394, respectively, of the Map Records of Jefferson County, Texas with the said Lot No. 21 also being a part of that certain 49.839 acre tract conveyed to E. I. DUPONT DE NEMOURS AND COMPANY and recorded in Volume 845, Page 73 of the Deed Records of Jefferson County, Texas with the herein described Lot No. 21 being described more particularly as follows:

COMMENCING at the above identified Point "A";

THENCE North 30° 53' 26" East for a distance of 2184.98 feet to the south corner and Point of Beginning of the herein described Lot No. 21;

THENCE the following courses and distances;

North 41° 45' 13" West, 272.59 feet;

North 41° 42' 27" East, 90.07 feet;

South 56° 42' 36" East, 274.41 feet;

South 41° 55' 59" West, 161.28 feet back to the Point of Beginning and containing 0.782 acres of land.

SAVE AND EXCEPT LOT NO. 22 – 0.143 ACRE TRACT

Being a 0.143 acre tract situated in Jefferson County Texas, a part of the J. S. Johnston Survey, Abstract No. 34 and being Lot No. 22 of the Dupont-Beaumont Works Industrial Park Subdivision, plat of which is filed as an affidavit in County Clerk's File No. 2006048240 of the Official Public Records of Jefferson County, Texas with the said Lot No. 22 being a part of those tracts formerly known as Lot 2 of Dupont-Beaumont Industrial Site No. 2 and Lot 2 of Replat of Dupont-Beaumont Industrial Site No. 2, plats of which are recorded in Volume 15, Page 111 and Volume 17, Page 394, respectively, of the Map Records of Jefferson County, Texas with the said Lot No. 22 also being a part of that certain 49.839 acre tract conveyed to E. I. DUPONT DE NEMOURS AND COMPANY and recorded in Volume 845, Page 63 of the Deed Records of Jefferson County, Texas with the herein described Lot No. 22 being described more particularly as follows:

COMMENCING at the above identified Point "A";

THENCE North 30° 03' 09" East for a distance of 2129.50 feet to the south corner and Point of Beginning of the herein described Lot No. 22;

THENCE the following courses and distances:

North 46° 18' 18" West, 113.44 feet;

North 47° 26' 35" East, 58.36 feet;

South 43° 50' 00" East, 110.37 feet;

South 44° 22' 37" West, 53.48 feet back to the Point of Beginning and containing 0.143 acres of land.

SAVE AND EXCEPT LOT NO. 23 – 18.933 ACRE TRACT

Being a 18.933 acre tract situated in Jefferson County Texas, a part of the J. S. Johnston Survey, Abstract No. 34 and being Lot No. 23 of the Dupont-Beaumont Works Industrial Park Subdivision, plat of which is filed as an affidavit in County Clerk's File No. 2006048240 of the Official Public Records of Jefferson County, Texas with the said Lot No. 23 being a part of those tracts formerly known as Lot 2 of Dupont-Beaumont Industrial Site No. 2 and Lot 2 of Replat of Dupont-Beaumont Industrial Site No. 2, plats of which are recorded in Volume 15, Page 111 and Volume 17, Page 394, respectively, of the Map Records of Jefferson County, Texas with the said Lot No. 23 also being a part of two adjoining tracts, conveyed to E. I. DUPONT DE NEMOURS AND COMPANY, containing 7.69 acres and 235.116 acres and recorded in Volume 1507, Page 91 and Volume 845, Page 48, respectively, of the Deed Records of Jefferson County, Texas with the herein described Lot No. 23 being more particularly described as follows:

COMMENCING at the above identified Point "A";

THENCE South 81° 28' 22" East for a distance of 3589.28 feet to the south corner and Point of Beginning of the herein described Lot No. 23;

THENCE the following courses and distances:

North 68° 11' 08" West, 637.40 feet;

North 00° 44' 52" East, 1272.00 feet;

South 89° 15' 08" East, 594.80 feet;

South 00° 44' 52" West, 1501.12 feet back to the Point of Beginning and containing 18.933 acres of land.

SAVE AND EXCEPT LOT NO. 25 – 0.625 ACRE TRACT

Being a 0.625 acre tract situated in Jefferson County, Texas, a part of the J.S. Johnston Survey, Abstract No. 34 and being Lot No. 25 of the Dupont-Beaumont Works Industrial Park Subdivision, plat of which is filed as an affidavit in County Clerk's File No. 2006048240 of the Official Public Records of Jefferson County, Texas with said Lot No. 25 being a part of those tracts formerly known as Lot 2 of Dupont-Beaumont Industrial Site No. 2 and Lot 2 of Replat of Dupont-Beaumont Industrial Site No. 2, plats of which are filed in Volume 15, Page 111 and Volume 17, Page 394, respectively, of the Map Records of Jefferson County, Texas with the said Lot No. 25 also being a part of that 52.667 acre tract conveyed to E. I. DUPONT DE NEMOURS AND COMPANY which is recorded in Volume 845, Page 73 of the Deed Records of Jefferson County, Texas with the herein described Lot No. 25 being more particularly described as follows:

COMMENCING at the above identified Point "A";

THENCE South 67° 17' 54" East for a distance of 676.02 feet to the south corner and Point of Beginning of the herein described Lot No. 25;

THENCE the following courses and distances:

North 44° 07' 41" West, 210.00 feet;

North 45° 52' 19" East, 91.00 feet;

South 44° 07' 41" East, 15.00 feet;

North 45° 52' 19" East, 57.00 feet;

South 44° 07' 41" East, 142.00 feet;

South 45° 52' 19" West, 57.00 feet;

South 44° 07' 41" East, 53.00 feet;

South 45° 52' 19" West, 91.00 feet back to the Point of Beginning and containing 0.625 acres of land.

SAVE AND EXCEPT LOT NO. 26 – 0.643 ACRE TRACT

Being a 0.643 acre tract situated in Jefferson County Texas, a part of the J. S. Johnston Survey, Abstract No. 34 and being Lot No. 26 of the Dupont-Beaumont Works Industrial Park Subdivision, plat of which is filed as an affidavit in County Clerk's File No. 2006048240 of the Official Public Records of Jefferson County, Texas with the said Lot No. 26 being a part of those tracts formerly known as Lot 2 of Dupont-Beaumont Industrial Site No. 2 and Lot 2 of Replat of Dupont-Beaumont Industrial Site No. 2, plats of which are recorded in Volume 15, Page 111 and Volume 17, Page 394, respectively, of the Map Records of Jefferson County, Texas with the said Lot No. 26 also being a part of that certain 235.116 acre tract conveyed to E. I. DUPONT DE NEMOURS AND COMPANY and recorded in Volume 845, Page 73 of the Deed Records of Jefferson County, Texas with the herein described Lot No. 26 being described more particularly as follows:

COMMENCING at the above identified Point "A";

THENCE South 47° 08' 38" East for a distance of 3249.99 feet to the south corner and Point of Beginning of the herein described Lot No. 26;

THENCE the following courses and distances:

North 44° 07' 41" West, 127.00 feet;

North 45° 52' 19" East, 251.00 feet;

South 44° 07' 41" East, 89.00 feet;
South 45° 52' 19" West, 102.00 feet;
South 44° 07' 41" East, 38.00 feet;
South 45° 52' 19" West, 149.00 feet back to the Point of Beginning and containing 0.643 acres of land.

SAVE AND EXCEPT LOT NO. 27 – 0.218 ACRE TRACT

Being a 0.218 acre tract situated in Jefferson County, Texas, a part of the J. S. Johnston Survey, Abstract No. 34 and being Lot No. 27 of the Dupont-Beaumont Works Industrial Park Subdivision, plat of which is filed as an affidavit in County Clerk's File No. 2006048240 of the Official Public Records of Jefferson County, Texas with the said Lot No. 27 being a part those tracts formerly known as Lot 2 of Dupont-Beaumont Industrial Site No. 2 and Lot 2 of Replat of Dupont-Beaumont Industrial Site No. 2, plats of which are recorded in Volume 15, Page 111 and Volume 17, Page 394, respectively, of the Map Records of Jefferson County, Texas with the said Lot No. 27 also being a part of that certain 235.116 acre tract conveyed to E.I. DuPont de Nemours and Company and recorded in Volume 845, Page 48 of the Deed Records of Jefferson County, Texas with the herein described Lot No. 27 being more particularly described as follows:

COMMENCING at the above identified Point "A";

THENCE South 47° 10' 53" East for a distance of 3454.40 feet to the south corner and Point of Beginning of the herein described Lot No. 27;

THENCE the following course and distances:

North 44° 07' 41" West, 109.00 feet;
North 45° 52' 19" East, 109.00 feet;
South 44° 07' 41" East, 68.00 feet;
South 45° 52' 19" West, 58.00 feet;
South 44° 07' 41" East, 41.00 feet;
South 45° 52' 19" West, 51.00 feet back to the Point of Beginning and containing 0.218 acres of land.

EASEMENT:

Easement estate as set forth in Declaration of Easements and Covenants executed by E.I. du Pont de Nemours and Company as recorded under County Clerk's Film Code No. 104-01-0533 Real Property Records of Jefferson County, Texas.

NOTE: THE COMPANY DOES NOT REPRESENT THAT THE ABOVE ACREAGE OR SQUARE FOOTAGE CALCULATIONS ARE CORRECT.

ATTACHMENT 12

Need existing appraisal account numbers and values.

<u>Account Number</u>	<u>2011 Taxable Value</u>
500303-000-000010-00000-2	\$35,460,000
500303-000-000025-00100	\$1,656,359
500303-000-000030-000	\$0
Total Value of Existing Realty at the Site	\$37,116,359

These existing accounts represent the MMA process and associated improvements. These accounts and the property represented by them will not be subject to the Beaumont School District Agreement.

ATTACHMENT 13

Job Requirement Waiver

N/A

Calculations of wages information---Based on Most Recent Data Available

110% of County Average Weekly Wage for all Jobs

Year	Period	Wages
2010	3Q	874
2010	4Q	969
2011	1Q	928
2011	2Q	881

Average= \$913 average weekly salary
 X 1.1 (110%)
\$1004.30 110% of County Average Weekly Wage for all Jobs

110% of County Average Weekly Wage for manufacturing Jobs

Year	Period	Wages
2010	3Q	1,520
2010	4Q	1,598
2011	1Q	1,901
2011	2Q	1,520

Average= \$1,634.75 average weekly salary
 X 1.1 (110%)
\$1,798.23 110% of County Average Weekly Wage for all Jobs

**110 % of County Average Weekly Wage for Manufacturing Jobs in Region
 (South East Texas Regional Planning Commission)**

\$27.56 per hour
 X 40 hr per week
 \$ 1,102.40 average weekly salary
 X 1.10 (110%)
\$1,212.64
 X 52 weeks
\$63,057.28 110% of County Average Weekly Wage for all Jobs in Region

Quarterly Employment and Wages (QCEW)

Page 1 of 1 (40 results/page)

Year	Period	Area	Ownership	Division	Level	Ind Code	Industry	Avg Weekly Wages
2010	1st Qtr	Jefferson County	Private	00	0	10	Total, All Industries	\$860
2010	2nd Qtr	Jefferson County	Private	00	0	10	Total, All Industries	\$839
2010	3rd Qtr	Jefferson County	Private	00	0	10	Total, All Industries	\$874
2010	4th Qtr	Jefferson County	Private	00	0	10	Total, All Industries	\$969
2011	1st Qtr	Jefferson County	Private	00	0	10	Total, All Industries	\$928
2011	2nd Qtr	Jefferson County	Private	00	0	10	Total, All Industries	\$881
2011	2nd Qtr	Jefferson County	Private	31	2	31-33	Manufacturing	\$1,520
2011	1st Qtr	Jefferson County	Private	31	2	31-33	Manufacturing	\$1,901
2010	4th Qtr	Jefferson County	Private	31	2	31-33	Manufacturing	\$1,598
2010	3rd Qtr	Jefferson County	Private	31	2	31-33	Manufacturing	\$1,520
2010	2nd Qtr	Jefferson County	Private	31	2	31-33	Manufacturing	\$1,508
2010	1st Qtr	Jefferson County	Private	31	2	31-33	Manufacturing	\$1,734

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

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

Source: Texas Occupational Employment and Wages

Data published: June 2011

Data published annually, next update will be June 2012.

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

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

Data intended for TAC 313 purposes only.

ATTACHMENT 15

In addition to the annual salary, each qualified position will receive Medical, Dental, Vision, Basic Life Insurance, and Short & Long Term Disability Insurance. The company also has a 401K plan that will 100% match up to 6% of the employee's wages. The company also pays for an EAP (employee assistance program) and a tuition reimbursement program.

A Report of the Economic Impact over 25 Years from Project Rebound -- the Restarted Operations and Expansion of Lucite International's Beaumont, Texas Plant

December 19, 2010

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Table of Contents

Executive Summary	3
The Report:	
Introduction	10
Description of Project	12
Types of Economic Impacts that the Project will Provide	12
Economic Impact During Construction of the Project	14
Economic Impact Over the First 25 Years of the Project	15
Costs and Benefits for Jefferson County During the First 25 Years of the Project	17
Additional Revenues for:	
City of Beaumont	18
Beaumont ISD	20
Port of Beaumont	20
Sabine - Neches Navigation District	21
Drainage District # 7	21
Sales Tax Collections by Cities in the County on Workers' Spending	22
Property Tax Collections by Other Cities, School Districts and Special Taxing Districts on New Residential Property	22
Summary of Total Revenues for Jefferson County and Other Taxing Districts from the Facility During Construction and Over the First 25 Years of the Project	23
Conduct of the Analysis	23
About Impact DataSource	24
Appendices:	
A Economic Impacts During Construction of the Project	25
B Economic Impacts During Operations of the Project	29
C Costs and Benefits for Jefferson County from the Project	41
Schedules of revenues for:	
D City of Beaumont	51

E	Beaumont ISD	57
F	Port of Beaumont	67
G	Sabine - Neches Navigation District	73
H	Drainage District # 7	79
I	Sales Taxes Collected by Other Cities on Workers' Spending	85
J	Property Taxes Collected by Other Cities, School Districts and Special Taxing Districts on New Residential Property	87

Executive Summary

The Project

Lucite International's Project Rebound for the restart of operations and expansion of the chemical operations located at 6350 North Twin City Highway in Nederland, Texas will begin in 2011. Initially, the project will entail clean-up, maintenance and turnaround of the 1st and 2nd trains of the existing methyl methacrylate (MMA) plant. No real property improvements will be associated with the turnaround and restart of MMA production.

If approved, a hydrogen cyanide (HCN) synthesis plant and an ammonia recovery system for the HCN plant will be constructed in 2011 with a projected 2012 start-up. If approved, a methacrylic acid (MAA) plant may be constructed with a projected start-up in the fourth quarter of 2012. If approved, an HMA (higher monomers production) plant may be constructed in 2013 and will be projected to be completed for operation beginning in 2014.

Lucite International will spend an estimated \$97.2 million on restarting and expansion of its plant -- about \$84 million of which will be added to local tax rolls.

Overall, the project is expected to take about 48 months to complete.

Once expanded, the facility will employ 105 permanent workers whose average annual salaries will be \$82,000.

The taxing districts in which the facility is located include Jefferson County, Beaumont ISD, Port of Beaumont, Sabine - Neches Navigation District, and Drainage District # 7. In addition, the facility is located the City of Beaumont's extraterritorial jurisdiction (ETJ).

Tax Abatement Requested from the County and Other Taxing Districts

The firm will request property taxes on it qualified property from Jefferson County and from the port, navigation and drainage districts.

The firm requests that property taxes be abated for nine years on the qualified property that this project will add to local tax rolls at the following percentage:

Percentage of Taxes Requested for Abatement on the Firm's Qualified Property	
Tax abatement year 1	100%
Tax abatement year 2	100%
Tax abatement year 3	90%
Tax abatement year 4	90%
Tax abatement year 5	90%
Tax abatement year 6	80%
Tax abatement year 7	80%
Tax abatement year 8	70%
Tax abatement year 9	70%

It is expected that the base year for tax abatement will be when the expansion projects at the facility are completed and on local tax rolls.

Beaumont ISD may be asked for appraised value limitations and tax credits for the facility under the Texas Tax Code Chapter 313.

Economic Impact of the Facility During Construction

During construction, the facility is expected to have a large economic impact on the Jefferson County area. Some of the estimated economic impacts during construction are shown below.

Estimated Economic Impact of the Project During Construction	
Economic activity which may be generated during construction, including spending on the project and spin-off revenues in area businesses	\$191,223,990
Number of direct construction jobs and indirect jobs that may be created and supported during the construction period	340
Estimated direct construction workers and indirect workers' salaries	\$97,355,277
Estimated taxable worker spending in Jefferson County	\$19,276,345

Economic Impact of the Project During Operations

Over the first 25 years of the project, the operations of the Lucite International's facility is expected to have a huge economic impact on the Jefferson County area. Some of these estimated economic impacts are shown below.

Estimated Economic Impact of the Operations of the Facility During its First 25 Years	
Estimated number of permanent direct and indirect jobs created	525
Direct and indirect worker salaries	\$931,508,090
Estimated taxable worker spending in the county	\$184,438,602
Appraised market value of property added to county tax rolls:	
Real and personal property at the facility	\$82,168,890
New residential property constructed for workers	\$11,358,897

Costs and Benefits for Jefferson County During the First 25 Years of the Project, During Construction and Operations

Over the first 25 years of the project -- during the construction of the facility and its operations -- the project will generate the following net benefits for Jefferson County, as shown below.

Estimated Costs and Benefits for Jefferson County Over the First 25 Years of the Project	
Sales tax collections on workers' spending over the first 25 years:	
During construction	\$96,382
Over the first 25 years of the project	\$922,193
Total sales tax collections	\$1,018,575
Property taxes that may be abated on the facility's real property over the first ten years after property is first added to tax rolls	\$2,201,353
Property tax collections:	
On the facility after any possible abatements	\$6,825,299
On new residential property	\$1,368,295
Total property tax collections	\$8,193,593
Total sales and property tax collections	\$9,212,168
Less additional costs for Jefferson County to provide services to the households of new workers	(\$815,974)
Net benefits for the county during construction and over the first 25 years of the project	\$8,396,194

Costs and Benefits for the City of Beaumont During the First 25 Years of the Project, During Construction and Operations

Over the first 25 years of the project -- during the construction of the facility and its operations -- the project will generate the following net benefits for the City of Beaumont, as shown below.

Estimated Costs and Benefits for the City of Beaumont Over the First 25 Years of the Project	
Sales tax collections on workers' spending of construction workers during construction and by plant workers once the	\$1,069,503
Possible payments in lieu of taxes	\$1,792,544
Property tax collections on new residential property	\$839,720
Total sales and property tax collections	\$3,701,768
Less additional costs for the City to provide services the households of new workers who move to the city	(\$1,087,965)
Net benefits for the city during construction and over the first 25 years of the project	\$2,613,803

Total Revenues for Jefferson County and Other Taxing Districts from the Facility Over the First 25 Years of the Project, During Construction and Operations

Over the first 25 years of the project, during construction and operations, Lucite International's facility is expected to generate substantial revenues for Jefferson County and cities, school districts and special taxing districts in the county. These estimated revenues are shown below.

Estimated Revenues for Jefferson County and Other Local Taxing Districts Over the First 25 Years of the Project				
	Property Taxes	Sales Taxes on Workers Spending	Payments in Lieu of Taxes	Total
Taxing districts in which the facility is located:				
Jefferson County	\$8,193,593	\$1,018,575		\$9,212,168
City of Beaumont	\$839,720	\$1,069,503	\$1,792,544	\$3,701,768
Beaumont ISD	\$27,301,763			\$27,301,763
Port of Beaumont	\$1,106,725			\$1,106,725
Sabine-Neches Navigation District	\$409,619			\$409,619
Drainage District # 7	\$2,077,803			\$2,077,803
Other taxing districts in which some workers live:				
Other cities	\$1,559,481	\$3,055,724		\$4,615,205
Other school districts	\$3,326,080			\$3,326,080
Other special taxing districts	\$585,780			\$585,780
Total	\$45,400,565	\$5,143,802	\$1,792,544	\$52,336,912

Property tax collections shown for the City of Beaumont will be on new residential property built for some direct and indirect workers who may live in the city.

Details of this economic impact analysis are shown on the following pages.

The Full Report

Introduction

This report presents the results of an economic impact analysis performed by Impact DataSource, an Austin, Texas economic research firm. The purpose of this analysis was to estimate the impact that the restart and expansion of Lucite International's plant in Beaumont, Texas will have on the economy of Jefferson County over the first 25 years of the project, during its construction and operations. In addition, costs and benefits for the county were estimated along with revenues for cities, school districts and special taxing districts in the county over the same period.

Projections of this Study are Estimates

Projections, targets, and expectations in this report are estimates. Actual results, including project scope, timing, costs, jobs, construction plans, potential tax and other payments and any other forecasted economic benefits may be different.

Study of Impacts Over Twenty-Five Years

This study projects the economic impact over a 25 year period -- during construction and operations of the the project. The projected and productive life of the project is longer than ten years of productive life required for eligible property under the Jefferson County Uniform Tax Abatement Policy - 2009.

Property Taxes and Estimated Property Tax Abatement Calculated

Lucite International's plant located near Beaumont, Texas in the city's ETJ. The facility is in Jefferson County, Beaumont ISD, the Port of Beaumont, Sabine-Neches Navigation District and Drainage District # 7.

This analysis calculates property taxes that will be paid and may be abated by Jefferson County and along with similar possible abatements that may be requested from the port, navigation and drainage districts.

The firm is requesting tax abatement on its real property improvements -- its qualified property -- for each phase, as each phase is completed

Percentage of Taxes Requested for Abatement on the Firm's Qualified Property for Each Phase of the Firm's Project	
	Percent of Tax Abatement Requested
Tax abatement year 1	100%
Tax abatement year 2	100%
Tax abatement year 3	90%
Tax abatement year 4	90%
Tax abatement year 5	90%
Tax abatement year 6	80%
Tax abatement year 7	80%
Tax abatement year 8	70%
Tax abatement year 9	70%

It is expected that the base year for tax abatement for each phase of the firm's expansion projects will begin when property of each phase is placed on local tax rolls.

Further, this analysis estimates property taxes that will be collected by Beaumont ISD after tax credits and exemptions under Texas Tax Code Chapter 313 over a ten year period.

In addition, this analysis assumes that only real property improvements to be made at the facility will be considered for property tax abatement.

Since the facility will be located in City of Beaumont's ETJ, the project may make payments in lieu of taxes to the city.

Sales Taxes Estimated on Workers' Spending

Construction workers and permanent employees of the facility along with workers in indirect jobs will spend part of their salaries in Jefferson County and its cities. This analysis calculates sales taxes that will be collected by the county and cities on this spending.

Property Taxes on New Residential Property

Some of the new plant workers and workers in indirect jobs created in the area may buy or build new residential property. This analysis calculates additional property taxes that may be collected by the county

and other local taxing districts on this new residential property.

Description of the Project

Lucite International's Project Rebound for the restart of operations and expansion of the chemical operations located at 6350 North Twin City Highway in Nederland, Texas will begin in 2011. Initially, the project will entail clean-up, maintenance and turnaround of the 1st and 2nd trains of the existing methyl methacrylate (MMA) plant. No real property improvements will be associated with the turnaround and restart of MMA production.

If approved, a hydrogen cyanide (HCN) synthesis plant and an ammonia recovery system for the HCN plant will be constructed in 2011 with a projected 2012 start-up. If approved, a methacrylic acid (MAA) plant may be constructed with a projected start-up in the fourth quarter of 2012. If approved, an HMA (higher monomers production) plant may be constructed in 2013 and will be projected to be completed for operation beginning in 2014.

Lucite International will spend an estimated \$97.2 million on restarting and expansion of its plant -- about \$84 million of which will be added to local tax rolls.

Overall, the project is expected to take about 48 months to complete.

Once expanded, the facility will employ 105 permanent workers whose average annual salaries will be \$82,000.

Types of Economic Impacts that the Project May Provide

Jefferson County can expect substantial economic benefits from project.

Economic benefits were projected in this analysis from the following activities:

- The development and construction of the facility,
- The operations of the facility, and
- Spending by the facility's workers and workers in spin-off jobs created in the area.

The economic impacts that may be expected from the project include the following:

- Spending by the facility and revenues for area businesses,
- New jobs,
- Additional worker salaries or personal income,
- New homes to be constructed
- Additional taxable sales in area businesses, and
- Property at the facility that may be added to local tax rolls.

These economic impacts may be characterized as direct, indirect and induced.

The direct economic impact will be from the construction and operations of the facility and its employees. From the spending by the facility and its employees, indirect and induced benefits or spin-off benefits will be created. Indirect sales, jobs and salaries will be created in new or existing local businesses and organizations, such as construction companies, parts and equipment suppliers, motels, and other businesses that supply goods and services to the facility during construction and during the facility's operations.

In addition, induced sales, jobs and salaries will be created in new or existing area businesses or organizations, such as restaurants, gas stations, banks, book stores, grocery stores, apartment complexes, convenience stores, service companies, etc. that supply goods and services to employees of the facility and their families and, in turn, to workers in indirect jobs and their families.

To estimate the indirect and induced economic impact of the facility and its employees on the Jefferson County area, regional economic multipliers were used. Regional economic multipliers for Texas and areas of the state are included in the US Department of Commerce's Regional Input-Output Modeling System (RIMS II).

Three types of regional economic multipliers were used in this analysis:

- Output multiplier and
- Employment multiplier and
- Earnings multiplier.

An output multiplier was used to estimate indirect and induced revenues created in the state as a result of construction and operation of the facility -- revenues for other businesses in the state supported by the project -- for every dollar of construction costs or spending for operations.

An employment multiplier was used to estimate the number of indirect and induced jobs created and supported in state for each construction or operations job at the facility. Similarly, an earnings multiplier was used to estimate the amount of salaries to be paid to the workers in these new indirect and induced jobs for every dollar paid to a direct construction or operations worker at the facility. Indirect and induced multipliers used in this analysis are shown below.

Indirect Multipliers Used in the Analysis		
	During Construction	During Operations
Output	1.3145	1.3811
Employment	1.8011	4.0000
Earnings	1.3567	2.0000

How the project may impact economy of Jefferson County during construction is discussed next.

Economic Impact During Construction of the Project

Construction of the project in Jefferson County, with an approximate cost of \$97.2 million, will be over 48 months. During this period, an estimated average of 122 direct construction workers will be continually employed on the project. The estimated local construction payroll will be \$41.3 million.

This construction activity and direct construction jobs and salaries may, in turn, create and support revenues in other businesses in the area and indirect jobs and salaries during the time that the facility is being constructed.

In total, the facility may support an estimated \$191.2 million in gross area product or economic activity in area (representing direct and indirect activities) during its construction, an average of 340 total direct and indirect jobs each year during the construction period and total direct and indirect salaries estimated to be \$97.3 million, as shown below.

Estimated Area Economic Impact During Construction of the Project						
	Year 1	Year 2	Year 3	Year 4	Average	Total
Revenues for area businesses:						
Direct	\$4,675,000	\$33,532,500	\$35,912,500	\$8,500,000	\$20,655,000	\$82,620,000
Indirect	\$6,145,288	\$44,078,471	\$47,206,981	\$11,173,250	\$27,150,998	\$108,603,990
Total	\$10,820,288	\$77,610,971	\$83,119,481	\$19,673,250	\$57,183,580	\$191,223,990
Jobs:						
Direct	28	197	211	50	122	122
Indirect	50	355	380	90	219	219
Total	78	552	591	140	340	340
Salaries:						
Direct	\$2,337,500	\$16,766,250	\$17,956,250	\$4,250,000	\$10,327,500	\$41,310,000
Indirect	\$3,171,286	\$22,746,771	\$24,361,244	\$5,765,975	\$14,011,319	\$56,045,277
Total	\$5,508,786	\$39,513,021	\$42,317,494	\$10,015,975	\$24,338,819	\$97,355,277

In addition, estimated spending by workers in Jefferson County during construction of the facility on which sales taxes may be collected is shown below:

Estimated Taxable Worker Spending During Construction of the Project	
In Jefferson County	\$19,276,345

Schedules showing the economic impact of the facility during construction are on Appendix A.

Economic Impact of the Operations of the Facility

The facility is expected to restart operations in 2011 and the expanded plant will begin full operations in 2014.

An estimated 105 workers will be employed when the expanded facility is fully operational. The average annual salaries of these workers will be \$82,000.

Over the first 25 years of its operations, the facility is expected to generate \$23.2 billion in estimated revenues for area businesses including the facility, 300 estimated direct and indirect jobs and estimated salaries of \$566 million. In addition, the facility is expected to add real property with a value of \$880 million to local tax rolls. Further, an estimated \$8.1 million in new residential property is expected be added to tax rolls by new direct and indirect workers.

Plus, workers in these new jobs are expected to generate estimated taxable sales of \$101 million in the county. This estimated economic impact over the first 25 years the project is shown on the following page.

Estimated Economic Impact of the Facility During Operations Over the Next 25 Years	
Additional revenues to be generated by the facility and revenues for area businesses:	
Direct (facility's added gross margin)	\$10,339,592,593
Indirect (revenues for local businesses)	\$14,280,011,330
Total	\$24,619,603,923
Jobs:	
Direct	105
Indirect	420
Total	525
Salaries:	
Direct	\$310,502,697
Indirect	\$621,005,394
Total	\$931,508,090
The estimated appraised market value of the project once completed	\$82,168,890
New residential property added to county tax rolls	\$11,358,897
Taxable worker spending in Jefferson County	\$184,438,602

Schedules showing details of the economic impact of the project over the first 25 years is shown on Appendix B.

Costs and Benefits for Jefferson County Over the First 25 Years During Construction and Operations of the Facility

Over the first 25 years -- during construction and operations of the facility -- Jefferson County may receive estimated revenues from the project and incur additional costs of providing county services to the households of new workers who move to the county, as shown below.

Estimated Costs and Benefits for Jefferson County Over the First 25 Years of the Project, During Construction and Operations	
Sales tax collections on workers' spending over the first 25 years:	
During construction	\$96,382
During the operations of the facility	\$922,193
Total sales tax collections on workers' spending	\$1,018,575
Property taxes that may be <u>abated</u> on the facility's real property over the first ten years after property is first added to tax rolls	\$2,201,353
Property taxes to be <u>collected</u> from the facility, after any abatements that may be granted by the County, and on new residential property that may be built by workers:	
On the facility	\$6,825,299
On new residential property	\$1,368,295
Total property tax collections	\$8,193,593
Total sales and property tax collections	\$9,212,168
Less estimated additional costs for Jefferson County to provide services to the households of new workers	(\$815,974)
Estimated net benefits for the county over the first 25 years of the project, during construction and operations	\$8,396,194

Schedules showing details of the estimated costs and benefits for Jefferson County are shown on Appendix C.

Costs and Benefits for the City of Beaumont

Payments in Lieu of Taxes

Lucite International's facility is located in the City of Beaumont's ETJ and the facility may make payments in lieu of property taxes to the City. These payments will be equivalent to 80% declining to 75% over six years of the city's property taxes on the plant's real property.

These total estimated payments, which will be over the first six years, are shown below.

Estimated Payments in Lieu of Taxes That May be Made to the City of Beaumont Over the First 6 Years of the Project	
Payments in lieu of taxes that may be made by the facility	\$1,792,544

Sales and Property Taxes Collected from Workers

In addition, the City will receive sales taxes on workers' spending and property taxes on new residential property that may be built in the City. These tax collections from workers are shown below.

Sales Tax Collections on Workers' Spending and Property Taxes on New Residential Property Over 25 Years	
Sales tax collections on workers' spending over the first 25 years	\$1,069,503
Property taxes to be collected on new residential property new residential property that may be built by workers	\$839,720
Total sales and property tax collections from workers	\$1,909,224

Costs of Municipal Service for New Workers Who Move to the City

The city may incur some additional costs for new workers who move to the community. This additional cost over the first 25 years is shown below.

City of Beaumont's Additional Costs of Services for New Workers that May Move to the City	
Additional city costs to provide services to the households of new workers who move to the city	\$1,087,965

Costs and Benefits for the City of Beaumont

In total, over the first 25 years of the project the City have the following costs and benefits from the facility and direct and indirect workers:

Costs and Benefits for the City Over 25 Years	
Payments in lieu of taxes to be received from the facility	\$1,792,544
Sales tax collections on workers' spending over the first 25 years	\$1,069,503
Property taxes to be collected on new residential property that may be built by workers	\$839,720
Total revenues for the City	\$3,701,768
Additional costs for the city to provide services to the households of new workers who move to the city	(\$1,087,965)
Net benefits for the City	\$2,613,803

Schedules showing details of estimated payments in lieu of taxes to be made to the City of Beaumont are shown on Appendix D.

Revenues for Beaumont ISD

The facility is located in Beaumont ISD.

Beaumont ISD may be asked for appraised value limitations and tax credits for the facility under the Texas Tax Code Chapter. This request will begin in 2011 when property at the facility generated by this project is placed on school district tax rolls.

Over the first 25 years of the project, the school district may receive the following property taxes from the facility and on new residential property:

Estimated Property Taxes that May be Collected by Beaumont ISD Over the First 25 Years of the Project	
Property taxes to be collected from the facility after credits and exemptions	\$25,582,960
Property taxes to be collected on new residential property that may be built in the district	\$1,718,803
Total property tax collections	\$27,301,763

Schedules showing details of the estimated revenues for the school district are shown on Appendix E.

Revenues for the Port of Beaumont

The facility is located in the Port of Beaumont taxing district. Over the first 25 years of the project, the port may receive the following estimated property taxes from the facility:

Estimated Property Taxes that May be Made to the Port of Beaumont Over the First 25 Years of the Project	
Property taxes that may be abated	\$446,453
Property taxes to be collected from the facility, after any abatements that may be granted by the district	\$1,106,725

Schedules showing details of the estimated revenues for the port are shown on Appendix F.

Revenues for Sabine - Neches Navigation District

The facility is located in the Sabine - Neches Navigation District. Over the first 25 years of the project, the navigation district may receive the following estimated property taxes from the facility:

Estimated Property Taxes that May be Made to Sabine - Neches Navigation District Over the First 25 Years of the Project	
Property taxes that may be abated	\$165,240
Property taxes to be collected from the facility, after any abatements that may be granted by the district	\$409,619

Schedules showing details of the estimated revenues for the navigation district are shown on Appendix G.

Revenues for Drainage District # 7

The facility is located in Drainage District # 7. Over the first 25 years of the project, the district may receive the following estimated property taxes from the facility:

Estimated Property Taxes that May be Made to Drainage District # 7 Over the First 25 Years of the Project	
Property taxes that may be abated	\$838,185
Property taxes to be collected from the facility, after any abatements that may be granted by the district	\$2,077,803

Schedules showing details of the estimated revenues for the drainage district are shown on Appendix H.

Sales Tax Collections by Cities on Workers' Spending

In addition to sales taxes being generated for Jefferson County, workers may spend money in cities in Jefferson while facility is being constructed and once the facility begins operations.

Estimated sales taxes that may be collected from workers' spending are shown below.

Estimated Sales Tax Collections by Cities on Workers' Spending	
During construction	\$289,145
Over the first 25 years of the project	\$2,766,579
Total estimated sales tax collections by cities in the county	\$3,055,724

Schedules showing details of the estimated sales tax revenues for cities in the county are shown on Appendix I.

**Property Taxes Collected by Other Cities, School Districts and Other Special Taxing Districts
in the County from New Residential Property**

New homes which may be built for some new workers will be added to tax rolls of other cities, school districts, and special taxing districts throughout the county. Estimated property taxes that may be collected by other cities, school districts and special taxing districts from new residential property are shown below.

Estimated Property Taxes to Be Collected by Other Cities, School Districts, and Special Taxing Districts from New Residential Property			
	Cities	School Districts	Special Taxing Districts
On new residential property	\$1,559,481	\$3,326,080	\$585,780

Schedules showing details of estimated property tax collections for other cities, school districts and special taxing districts in the county are shown on Appendix J.

Summary of Total Estimated Revenues for Jefferson County and Other Taxing Districts from Lucite International's Plant Over the First 25 Years of the Project

Over the first 25 years of the project, the facility is expected to generate the following estimated total revenues for Jefferson County and other taxing districts in the county:

Estimated Revenues for Jefferson County and Other Local Taxing Districts Over the First 25 Years of the Facility				
	Property Taxes	Sales Taxes on Workers Spending	Payments in Lieu of Taxes	Total
Taxing districts in which the facility is located:				
Jefferson County	\$8,193,593	\$1,018,575		\$9,212,168
City of Beaumont	\$839,720	\$1,069,503	\$1,792,544	\$3,701,768
Beaumont ISD	\$27,301,763			\$27,301,763
Port of Beaumont	\$1,106,725			\$1,106,725
Jefferson County Navigation District	\$409,619			\$409,619
Drainage District # 7	\$2,077,803			\$2,077,803
Other taxing districts in which some workers live:				
Other cities	\$1,559,481	\$3,055,724		\$4,615,205
Other school districts	\$3,326,080			\$3,326,080
Other special taxing districts	\$585,780			\$585,780
Total	\$45,400,565	\$5,143,802	\$1,792,544	\$52,336,912

Property tax collections shown for the City of Beaumont will be on new residential property built for some direct and indirect workers who may live in the city.

Conduct of the Analysis

This analysis was conducted by Impact DataSource using data supplied by the company and the results of Impact DataSource research. Impact DataSource also used certain estimates and assumptions.

Using this data, the economic impact from the facility over the first 25 years -- during construction and operations of the project were estimated. In addition, costs and benefits for Jefferson County were estimated during this period, along with estimated revenues for other local taxing districts.

About Impact DataSource

Impact DataSource is a seventeen-year-old Austin, Texas economic consulting, research and analysis firm. The firm has conducted economic impact analyses of numerous projects Texas and 25 other states. In addition, the firm has also developed economic impact analysis computer programs for several clients, including the New Mexico Economic Development Department.

The firm's principal, Jerry Walker, performed this economic impact analysis. He is an economist and has Bachelor of Science and Master of Business Administration degrees in accounting and economics from Nicholls State University, Thibodaux, Louisiana.

Schedules showing the results of calculations used in this analysis are on the following pages.

Appendix A
Economic Impacts During Construction of the Project

Estimated project cost each year:

	Total Project Cost	Estimated Costs to be Added to Local Tax Rolls <i>(87% of Cost)</i>	Cumulative Amounts on Local Tax Rolls
Year 1	\$5,500,000		
Year 2	\$39,450,000	\$4,785,000	\$4,785,000
Year 3	\$42,250,000	\$34,321,500	\$39,106,500
Year 4	\$10,000,000	\$36,757,500	\$75,864,000
Year 5	\$0	\$8,700,000	\$84,564,000
Total	\$97,200,000	\$84,564,000	

The project will be constructed over 48 months. The estimated construction spending for the proposed project is below.

	Construction Costs	Cumulative
Year 1	\$5,500,000	\$5,500,000
Year 2	\$39,450,000	\$44,950,000
Year 3	\$42,250,000	\$87,200,000
Year 4	\$10,000,000	\$97,200,000
Total	\$97,200,000	

Local economic impacts (about 85% of construction costs):

Year 1	\$4,675,000
Year 2	\$33,532,500
Year 3	\$35,912,500
Year 4	\$8,500,000
Local economic impacts	\$82,620,000

Estimated construction salaries as a percent of total construction costs

50%

Estimated construction workers and salaries:

Year	Number of Months	Estimated Average Number of Workers	Estimated Labor Costs
Year 1	12	28	\$2,337,500
Year 2	12	197	\$16,766,250
Year 3	12	211	\$17,956,250
Year 4	12	50	\$4,250,000
Total	48		\$41,310,000

Indirect jobs multiplier	1.80
Indirect salaries multiplier	1.36

Direct and indirect workers and salaries during construction:

Year	Direct		Indirect		Total	
	Jobs	Salaries	Jobs	Salaries	Jobs	Salaries
Year 1	28	\$2,337,500	50	\$3,171,286	78	\$5,508,786
Year 2	197	\$16,766,250	355	\$22,746,771	552	\$39,513,021
Year 3	211	\$17,956,250	380	\$24,361,244	591	\$42,317,494
Year 4	50	\$4,250,000	90	\$5,765,975	140	\$10,015,975
Total		\$41,310,000		\$56,045,277		\$97,355,277

Total taxable spending by these workers, estimated to be 30% of total salaries:

Year	Total Salaries	Taxable Spending
Year 1	\$5,508,786	\$1,652,636
Year 2	\$39,513,021	\$11,853,906
Year 3	\$42,317,494	\$12,695,248
Year 4	\$10,015,975	\$3,004,793
Total	\$97,355,277	\$29,206,583

Percent of workers' total taxable spending in:

Jefferson County 66%

Sales tax rate:

Jefferson County 0.50%
 Most cities in the county, including Beaumont 1.50%

Workers spending subject to sales tax:

	Year 1	Year 2	Year 3	Year 4	Total
In Jefferson County	\$1,090,740	\$7,823,578	\$8,378,864	\$1,983,163	\$19,276,345
<i>(percent of total taxable spending)</i>	66%	66%	66%	66%	

Sales taxes to be collected on direct and indirect construction worker spending:

	Year 1	Year 2	Year 3	Year 4	Total
Collections by Jefferson County	\$5,454	\$39,118	\$41,894	\$9,916	\$96,382
Collections by cities	\$16,361	\$117,354	\$125,683	\$29,747	\$259,398
Total sales tax collections during construction	\$21,815	\$156,472	\$167,577	\$39,663	\$345,864

Appendix B
Economic Impacts During Operations of the Facility

Estimated revenues of the plant:

Average annual increases after the year nine of operations 1.5%

Year 1	\$141,000,000
Year 2	\$237,400,000
Year 3	\$310,700,000
Year 4	\$380,200,000
Year 5	\$388,900,000
Year 6	\$392,800,000
Year 7	\$398,200,000
Year 8	\$403,000,000
Year 9	\$407,700,000
Year 10	\$413,815,500
Year 11	\$420,022,733
Year 12	\$426,323,073
Year 13	\$432,717,920
Year 14	\$439,208,688
Year 15	\$445,796,819
Year 16	\$452,483,771
Year 17	\$459,271,028
Year 18	\$466,160,093
Year 19	\$473,152,494
Year 20	\$480,249,782
Year 21	\$487,453,529
Year 22	\$494,765,331
Year 23	\$502,186,811
Year 24	\$509,719,614
Year 25	\$517,365,408

Total \$10,339,592,593

Indirect output multiplier 1.3811

Indirect output or sales of other businesses in the state:

Year 1	\$194,735,100
Year 2	\$327,873,140
Year 3	\$429,107,770
Year 4	\$525,094,220
Year 5	\$537,109,790
Year 6	\$542,496,080
Year 7	\$549,954,020
Year 8	\$556,583,300
Year 9	\$563,074,470
Year 10	\$571,520,587
Year 11	\$580,093,396
Year 12	\$588,794,797
Year 13	\$597,626,719
Year 14	\$606,591,120
Year 15	\$615,689,986
Year 16	\$624,925,336
Year 17	\$634,299,216
Year 18	\$643,813,704
Year 19	\$653,470,910
Year 20	\$663,272,974
Year 21	\$673,222,068
Year 22	\$683,320,399
Year 23	\$693,570,205
Year 24	\$703,973,758
Year 25	\$714,533,365
Total	#####

Direct and indirect jobs:

The facility will have hire the following number of new permanent plant workers and contract workers:

	Plant Workers	Cumulative Number of Workers
Year 1	79	79
Year 2	16	95
Year 3	5	100
Year 4	5	105

Indirect jobs multiplier 4
 Indirect salaries multiplier 2

Total direct and indirect jobs to be created:

	Direct Jobs	Indirect Jobs	Total Jobs	Cumulative Jobs
Year 1	79	316	395	395
Year 2	16	64	80	475
Year 3	5	20	25	500
Year 4	5	20	25	525
Total	105	420	525	

Average annual salaries when workers are first hired:

Year 1	\$82,000
Year 2	\$84,460
Year 3	\$86,994
Year 4	\$89,604

Annual salary increase of plant workers after first hired 3%

Direct and indirect salaries:

	Direct Salaries	Indirect Salaries	Total
Year 1	\$6,478,000	\$12,956,000	\$19,434,000
Year 2	\$8,023,700	\$16,047,400	\$24,071,100
Year 3	\$8,699,380	\$17,398,760	\$26,098,140
Year 4	\$9,408,379	\$18,816,759	\$28,225,138
Year 5	\$9,690,631	\$19,381,262	\$29,071,893
Year 6	\$9,981,350	\$19,962,700	\$29,944,049
Year 7	\$10,280,790	\$20,561,581	\$30,842,371
Year 8	\$10,589,214	\$21,178,428	\$31,767,642
Year 9	\$10,906,890	\$21,813,781	\$32,720,671
Year 10	\$11,234,097	\$22,468,194	\$33,702,291
Year 11	\$11,571,120	\$23,142,240	\$34,713,360
Year 12	\$11,918,254	\$23,836,507	\$35,754,761
Year 13	\$12,275,801	\$24,551,602	\$36,827,404
Year 14	\$12,644,075	\$25,288,151	\$37,932,226
Year 15	\$13,023,398	\$26,046,795	\$39,070,193
Year 16	\$13,414,099	\$26,828,199	\$40,242,298
Year 17	\$13,816,522	\$27,633,045	\$41,449,567
Year 18	\$14,231,018	\$28,462,036	\$42,693,054
Year 19	\$14,657,949	\$29,315,897	\$43,973,846
Year 20	\$15,097,687	\$30,195,374	\$45,293,061
Year 21	\$15,550,618	\$31,101,235	\$46,651,853
Year 22	\$16,017,136	\$32,034,273	\$48,051,409
Year 23	\$16,497,650	\$32,995,301	\$49,492,951
Year 24	\$16,992,580	\$33,985,160	\$50,977,740
Year 25	\$17,502,357	\$35,004,715	\$52,507,072
Total	\$310,502,697	\$621,005,394	\$931,508,090

Total taxable spending by these workers, estimated to be 30% of total salaries:

	Taxable Worker Spending
Year 1	\$5,830,200
Year 2	\$7,221,330
Year 3	\$7,829,442
Year 4	\$8,467,542
Year 5	\$8,721,568
Year 6	\$8,983,215
Year 7	\$9,252,711
Year 8	\$9,530,293
Year 9	\$9,816,201
Year 10	\$10,110,687
Year 11	\$10,414,008
Year 12	\$10,726,428
Year 13	\$11,048,221
Year 14	\$11,379,668
Year 15	\$11,721,058
Year 16	\$12,072,690
Year 17	\$12,434,870
Year 18	\$12,807,916
Year 19	\$13,192,154
Year 20	\$13,587,918
Year 21	\$13,995,556
Year 22	\$14,415,423
Year 23	\$14,847,885
Year 24	\$15,293,322
Year 25	\$15,752,122

Percent of workers' total taxable spending in:

Jefferson County 66%

Sales tax rate:

Jefferson County 0.50%

In most cities in the county 1.50%

Workers spending subject to sales taxes in Jefferson County:

Year 1	\$3,847,932
Year 2	\$4,766,078
Year 3	\$5,167,432
Year 4	\$5,588,577
Year 5	\$5,756,235
Year 6	\$5,928,922
Year 7	\$6,106,789
Year 8	\$6,289,993
Year 9	\$6,478,693
Year 10	\$6,673,054
Year 11	\$6,873,245
Year 12	\$7,079,443
Year 13	\$7,291,826
Year 14	\$7,510,581
Year 15	\$7,735,898
Year 16	\$7,967,975
Year 17	\$8,207,014
Year 18	\$8,453,225
Year 19	\$8,706,822
Year 20	\$8,968,026
Year 21	\$9,237,067
Year 22	\$9,514,179
Year 23	\$9,799,604
Year 24	\$10,093,592
Year 25	\$10,396,400
Total	\$184,438,602

Sales taxes that may be collected in Jefferson County and Cities in the County on workers' spending:

	Jefferson County	Cities in the County
Year 1	\$19,240	\$57,719
Year 2	\$23,830	\$71,491
Year 3	\$25,837	\$77,511
Year 4	\$27,943	\$83,829
Year 5	\$28,781	\$86,344
Year 6	\$29,645	\$88,934
Year 7	\$30,534	\$91,602
Year 8	\$31,450	\$94,350
Year 9	\$32,393	\$97,180
Year 10	\$33,365	\$100,096
Year 11	\$34,366	\$103,099
Year 12	\$35,397	\$106,192
Year 13	\$36,459	\$109,377
Year 14	\$37,553	\$112,659
Year 15	\$38,679	\$116,038
Year 16	\$39,840	\$119,520
Year 17	\$41,035	\$123,105
Year 18	\$42,266	\$126,798
Year 19	\$43,534	\$130,602
Year 20	\$44,840	\$134,520
Year 21	\$46,185	\$138,556
Year 22	\$47,571	\$142,713
Year 23	\$48,998	\$146,994
Year 24	\$50,468	\$151,404
Year 25	\$51,982	\$155,946
Total	\$922,193	\$2,766,579

Estimated new homes that may be constructed and added to tax rolls in the county:

Number of new direct and indirect jobs to be created by the project's operations each year:

Year 1	395
Year 2	80
Year 3	25
Year 4	25

Percent of these workers that may live in Jefferson County 66%

Percent that may build new residential property or require that new residential property by built for them with earnings from their new job 20%

Number of new residential properties to be added to county tax rolls:

	Number of Direct and Indirect Workers Hired	Number of New Residential Units to be Built	Cumulative Number of New Residential Units
Year 1	395	52	52
Year 2	80	11	63
Year 3	25	3	66
Year 4	25	3	69
Total	525	69	

Average taxable value of new residential property \$150,000

Average annual increase in the taxable value of residential properties on tax rolls 3%

Value of new residential property on county tax rolls:

Year 1	\$7,821,000
Year 2	\$9,687,150
Year 3	\$10,502,910
Year 4	\$11,358,897
Year 5	\$11,699,664
Year 6	\$12,050,654
Year 7	\$12,412,174
Year 8	\$12,784,539
Year 9	\$13,168,075
Year 10	\$13,563,117
Year 11	\$13,970,011
Year 12	\$14,389,111
Year 13	\$14,820,784
Year 14	\$15,265,408
Year 15	\$15,723,370
Year 16	\$16,195,071
Year 17	\$16,680,923
Year 18	\$17,181,351
Year 19	\$17,696,792
Year 20	\$18,227,695
Year 21	\$18,774,526
Year 22	\$19,337,762
Year 23	\$19,917,895
Year 24	\$20,515,432
Year 25	\$21,130,895

Real property at the facility added to tax rolls with 2% annual decrease beginning in Year 6:

	Cumulative Value of Property Added In:				Added Each Year	Cumulative Real Property on Tax Rolls
	Year 2	Year 3	Year 4	Year 5		
Year 1					\$0	\$0
Year 2	\$4,785,000				\$4,785,000	\$4,785,000
Year 3	\$4,689,300	\$34,321,500			\$34,321,500	\$39,010,800
Year 4	\$4,593,600	\$33,635,070	\$36,757,500		\$36,757,500	\$74,986,170
Year 5	\$4,497,900	\$32,948,640	\$36,022,350	\$8,700,000	\$8,700,000	\$82,168,890
Year 6	\$4,402,200	\$32,262,210	\$35,287,200	\$8,526,000		\$80,477,610
Year 7	\$4,306,500	\$31,575,780	\$34,552,050	\$8,352,000		\$78,786,330
Year 8	\$4,210,800	\$30,889,350	\$33,816,900	\$8,178,000		\$77,095,050
Year 9	\$4,115,100	\$30,202,920	\$33,081,750	\$8,004,000		\$75,403,770
Year 10	\$4,019,400	\$29,516,490	\$32,346,600	\$7,830,000		\$73,712,490
Year 11	\$3,923,700	\$28,830,060	\$31,611,450	\$7,656,000		\$72,021,210
Year 12	\$3,828,000	\$28,143,630	\$30,876,300	\$7,482,000		\$70,329,930
Year 13	\$3,732,300	\$27,457,200	\$30,141,150	\$7,308,000		\$68,638,650
Year 14	\$3,636,600	\$26,770,770	\$29,406,000	\$7,134,000		\$66,947,370
Year 15	\$3,540,900	\$26,084,340	\$28,670,850	\$6,960,000		\$65,256,090
Year 16	\$3,445,200	\$25,397,910	\$27,935,700	\$6,786,000		\$63,564,810
Year 17	\$3,349,500	\$24,711,480	\$27,200,550	\$6,612,000		\$61,873,530
Year 18	\$3,253,800	\$24,025,050	\$26,465,400	\$6,438,000		\$60,182,250
Year 19	\$3,158,100	\$23,338,620	\$25,730,250	\$6,264,000		\$58,490,970
Year 20	\$3,062,400	\$22,652,190	\$24,995,100	\$6,090,000		\$56,799,690
Year 21	\$2,966,700	\$21,965,760	\$24,259,950	\$5,916,000		\$55,108,410
Year 22	\$2,871,000	\$21,279,330	\$23,524,800	\$5,742,000		\$53,417,130
Year 23	\$2,775,300	\$20,592,900	\$22,789,650	\$5,568,000		\$51,725,850
Year 24	\$2,679,600	\$19,906,470	\$22,054,500	\$5,394,000		\$50,034,570
Year 25	\$2,583,900	\$19,220,040	\$21,319,350	\$5,220,000		\$48,343,290

Business personal property including vehicles, furniture, fixtures and inventories at the facility added to tax rolls

Average annual increase in the value and volume of taxable inventories

2%

	Vehicles, Furniture, and Fixtures		Inventories		Business Personal Property on Tax Rolls
	Added Each Year	Value on Tax Rolls	Added Each Year	Value on Tax Rolls	
Year 1	\$100,000	\$100,000			\$100,000
Year 2		\$100,000	\$10,000,000	\$10,000,000	\$10,100,000
Year 3		\$100,000	\$5,000,000	\$15,000,000	\$15,100,000
Year 4		\$100,000	\$6,662,000	\$21,662,000	\$21,762,000
Year 5		\$100,000		\$21,662,000	\$21,762,000
Year 6		\$100,000		\$22,095,240	\$22,195,240
Year 7		\$100,000		\$22,537,145	\$22,637,145
Year 8		\$100,000		\$22,987,888	\$23,087,888
Year 9		\$100,000		\$23,447,645	\$23,547,645
Year 10	\$80,000	\$180,000		\$23,916,598	\$24,096,598
Year 11		\$180,000		\$24,394,930	\$24,574,930
Year 12		\$180,000		\$24,882,829	\$25,062,829
Year 13		\$180,000		\$25,380,486	\$25,560,486
Year 14		\$180,000		\$25,888,095	\$26,068,095
Year 15		\$180,000		\$26,405,857	\$26,585,857
Year 16		\$180,000		\$26,933,974	\$27,113,974
Year 17		\$180,000		\$27,472,654	\$27,652,654
Year 18		\$180,000		\$28,022,107	\$28,202,107
Year 19		\$180,000		\$28,582,549	\$28,762,549
Year 20	\$10,000	\$190,000		\$29,154,200	\$29,344,200
Year 21		\$190,000		\$29,737,284	\$29,927,284
Year 22		\$190,000		\$30,332,030	\$30,522,030
Year 23		\$190,000		\$30,938,670	\$31,128,670
Year 24		\$190,000		\$31,557,444	\$31,747,444
Year 25		\$190,000		\$32,188,592	\$32,378,592

Appendix C
Costs and Benefits for Jefferson County

During Construction of the Project

Taxable spending in the county by construction workers during construction and sales taxes that may be collected on this spending:

	Taxable Construction Worker Spending in the County	Sales Taxes to be Collected on this Construction Worker Spending
Year 1	\$1,090,740	\$5,454
Year 2	\$7,823,578	\$39,118
Year 3	\$8,378,864	\$41,894
Year 4	\$1,983,163	\$9,916
Total	\$19,276,345	\$96,382

During Operations of the Facility:

Taxable spending in the county by workers at the facility and sales taxes to be collected on this spending:

	Taxable Spending by Direct and Indirect Workers in the County	Sales Taxes to be Collected Direct and Indirect Worker Spending
Year 1	\$3,847,932	\$19,240
Year 2	\$4,766,078	\$23,830
Year 3	\$5,167,432	\$25,837
Year 4	\$5,588,577	\$27,943
Year 5	\$5,756,235	\$28,781
Year 6	\$5,928,922	\$29,645
Year 7	\$6,106,789	\$30,534
Year 8	\$6,289,993	\$31,450
Year 9	\$6,478,693	\$32,393
Year 10	\$6,673,054	\$33,365
Year 11	\$6,873,245	\$34,366
Year 12	\$7,079,443	\$35,397
Year 13	\$7,291,826	\$36,459
Year 14	\$7,510,581	\$37,553
Year 15	\$7,735,898	\$38,679
Year 16	\$7,967,975	\$39,840
Year 17	\$8,207,014	\$41,035
Year 18	\$8,453,225	\$42,266
Year 19	\$8,706,822	\$43,534
Year 20	\$8,968,026	\$44,840
Year 21	\$9,237,067	\$46,185
Year 22	\$9,514,179	\$47,571
Year 23	\$9,799,604	\$48,998
Year 24	\$10,093,592	\$50,468
Year 25	\$10,396,400	\$51,982
	\$184,438,602	\$922,193

Costs of services to workers at the facility and workers in spin-off jobs created in the county:

Number of new direct and indirect jobs to be created by the project's operations

395

Percent of workers who may live in Jefferson County	66%
Percent of total worker who may move to Jefferson County	20%
Number of new worker households in Jefferson County	79
Estimated annual costs for the county to provide services to a typical new worker household in the county	\$300
Estimated annual costs for the county to provides services to the households of new direct and direct workers who move to the county	\$23,700
Average annual increase in the county's annual cost of providing services	3%

Jefferson County's costs to provide services to the households of direct and indirect workers who move to the county:

Year 1	\$23,700
Year 2	\$24,411
Year 3	\$25,143
Year 4	\$25,898
Year 5	\$26,675
Year 6	\$27,475
Year 7	\$28,299
Year 8	\$29,148
Year 9	\$30,022
Year 10	\$30,923
Year 11	\$31,851
Year 12	\$32,806
Year 13	\$33,791
Year 14	\$34,804
Year 15	\$35,848
Year 16	\$36,924
Year 17	\$38,032
Year 18	\$39,172
Year 19	\$40,348
Year 20	\$41,558
Year 21	\$42,805
Year 22	\$44,089
Year 23	\$45,412
Year 24	\$46,774
Year 25	\$48,177
Total	\$815,974

Property taxes collected on new residential property:

	Taxable Value of New Residential Property on Local Tax Rolls	Property Taxes (\$.365 per \$100 of Valuation)
Year 1	\$7,821,000	\$28,547
Year 2	\$9,687,150	\$35,358
Year 3	\$10,502,910	\$38,336
Year 4	\$11,358,897	\$41,460
Year 5	\$11,699,664	\$42,704
Year 6	\$12,050,654	\$43,985
Year 7	\$12,412,174	\$45,304
Year 8	\$12,784,539	\$46,664
Year 9	\$13,168,075	\$48,063
Year 10	\$13,563,117	\$49,505
Year 11	\$13,970,011	\$50,991
Year 12	\$14,389,111	\$52,520
Year 13	\$14,820,784	\$54,096
Year 14	\$15,265,408	\$55,719
Year 15	\$15,723,370	\$57,390
Year 16	\$16,195,071	\$59,112
Year 17	\$16,680,923	\$60,885
Year 18	\$17,181,351	\$62,712
Year 19	\$17,696,792	\$64,593
Year 20	\$18,227,695	\$66,531
Year 21	\$18,774,526	\$68,527
Year 22	\$19,337,762	\$70,583
Year 23	\$19,917,895	\$72,700
Year 24	\$20,515,432	\$74,881
Year 25	\$21,130,895	\$77,128
Total		\$1,368,295

Taxable value and property taxes paid on the facility's real property:

	Value of the Facility's Real Property on Tax Rolls	County Taxes (\$ <i>.365 per \$100</i> <i>of Valuation</i>)
Year 1	\$0	\$0
Year 2	\$4,785,000	\$17,465
Year 3	\$39,010,800	\$142,389
Year 4	\$74,986,170	\$273,700
Year 5	\$82,168,890	\$299,916
Year 6	\$80,477,610	\$293,743
Year 7	\$78,786,330	\$287,570
Year 8	\$77,095,050	\$281,397
Year 9	\$75,403,770	\$275,224
Year 10	\$73,712,490	\$269,051
Year 11	\$72,021,210	\$262,877
Year 12	\$70,329,930	\$256,704
Year 13	\$68,638,650	\$250,531
Year 14	\$66,947,370	\$244,358
Year 15	\$65,256,090	\$238,185
Year 16	\$63,564,810	\$232,012
Year 17	\$61,873,530	\$225,838
Year 18	\$60,182,250	\$219,665
Year 19	\$58,490,970	\$213,492
Year 20	\$56,799,690	\$207,319
Year 21	\$55,108,410	\$201,146
Year 22	\$53,417,130	\$194,973
Year 23	\$51,725,850	\$188,799
Year 24	\$50,034,570	\$182,626
Year 25	\$48,343,290	\$176,453
Total		\$5,435,433

Estimated property taxes to be abated:

	Taxes Abated on Value of Property Added In:				Abatement Percentage Beginning in First Year Placed on Tax Rolls	Total Taxes to be Abated
	Year 2	Year 3	Year 4	Year 5		
Year 1					100%	\$0
Year 2	\$17,465				100%	\$17,465
Year 3	\$17,116	\$125,273			90%	\$142,389
Year 4	\$15,090	\$122,768	\$134,165		90%	\$272,023
Year 5	\$14,776	\$108,236	\$131,482	\$31,755	90%	\$286,248
Year 6	\$14,461	\$105,981	\$115,918	\$31,120	80%	\$267,481
Year 7	\$12,575	\$103,726	\$113,503	\$27,436	80%	\$257,241
Year 8	\$12,296	\$90,197	\$111,089	\$26,865	70%	\$240,446
Year 9	\$10,514	\$88,193	\$96,599	\$26,293	70%	\$221,598
Year 10	\$10,270	\$75,415	\$94,452	\$22,864		\$203,000
Year 11	\$0	\$73,661	\$80,767	\$22,356		\$176,784
Year 12	\$0	\$0	\$78,889	\$19,117		\$98,005
Year 13	\$0	\$0	\$0	\$18,672		\$18,672
Year 14	\$0	\$0	\$0	\$0		\$0
Year 15	\$0	\$0	\$0	\$0		\$0
Year 16	\$0	\$0	\$0	\$0		\$0
Year 17	\$0	\$0	\$0	\$0		\$0
Year 18	\$0	\$0	\$0	\$0		\$0
Year 19	\$0	\$0	\$0	\$0		\$0
Year 20	\$0	\$0	\$0	\$0		\$0
Year 21	\$0	\$0	\$0	\$0		\$0
Year 22	\$0	\$0	\$0	\$0		\$0
Year 23	\$0	\$0	\$0	\$0		\$0
Year 24	\$0	\$0	\$0	\$0		\$0
Year 25	\$0	\$0	\$0	\$0		\$0
Total taxes to be abated						\$2,201,353

Property taxes paid on the firm's real property after abatement:

	Taxes Levied	Taxes Abated	Tax Collections After Abatement
Year 1	\$0	\$0	\$0
Year 2	\$17,465	\$17,465	\$0
Year 3	\$142,389	\$142,389	\$0
Year 4	\$273,700	\$272,023	\$1,677
Year 5	\$299,916	\$286,248	\$13,668
Year 6	\$293,743	\$267,481	\$26,262
Year 7	\$287,570	\$257,241	\$30,329
Year 8	\$281,397	\$240,446	\$40,951
Year 9	\$275,224	\$221,598	\$53,625
Year 10	\$269,051	\$203,000	\$66,051
Year 11	\$262,877	\$176,784	\$86,094
Year 12	\$256,704	\$98,005	\$158,699
Year 13	\$250,531	\$18,672	\$231,859
Year 14	\$244,358	\$0	\$244,358
Year 15	\$238,185	\$0	\$238,185
Year 16	\$232,012	\$0	\$232,012
Year 17	\$225,838	\$0	\$225,838
Year 18	\$219,665	\$0	\$219,665
Year 19	\$213,492	\$0	\$213,492
Year 20	\$207,319	\$0	\$207,319
Year 21	\$201,146	\$0	\$201,146
Year 22	\$194,973	\$0	\$194,973
Year 23	\$188,799	\$0	\$188,799
Year 24	\$182,626	\$0	\$182,626
Year 25	\$176,453	\$0	\$176,453
Total	\$5,435,433	\$2,201,353	\$3,234,080

Taxable value and property taxes paid on personal property at the facility including inventories:

	Vehicles, Furniture and Fixtures	Taxable Inventories	Total Taxable Personal Property	County Taxes \$.365 per \$100 of Valuation)
Year 1	\$100,000	\$0	\$100,000	\$365
Year 2	\$100,000	\$10,000,000	\$10,100,000	\$36,865
Year 3	\$100,000	\$15,000,000	\$15,100,000	\$55,115
Year 4	\$100,000	\$21,662,000	\$21,762,000	\$79,431
Year 5	\$100,000	\$21,662,000	\$21,762,000	\$79,431
Year 6	\$100,000	\$22,095,240	\$22,195,240	\$81,013
Year 7	\$100,000	\$22,537,145	\$22,637,145	\$82,626
Year 8	\$100,000	\$22,987,888	\$23,087,888	\$84,271
Year 9	\$100,000	\$23,447,645	\$23,547,645	\$85,949
Year 10	\$180,000	\$23,916,598	\$24,096,598	\$87,953
Year 11	\$180,000	\$24,394,930	\$24,574,930	\$89,698
Year 12	\$180,000	\$24,882,829	\$25,062,829	\$91,479
Year 13	\$180,000	\$25,380,486	\$25,560,486	\$93,296
Year 14	\$180,000	\$25,888,095	\$26,068,095	\$95,149
Year 15	\$180,000	\$26,405,857	\$26,585,857	\$97,038
Year 16	\$180,000	\$26,933,974	\$27,113,974	\$98,966
Year 17	\$180,000	\$27,472,654	\$27,652,654	\$100,932
Year 18	\$180,000	\$28,022,107	\$28,202,107	\$102,938
Year 19	\$180,000	\$28,582,549	\$28,762,549	\$104,983
Year 20	\$190,000	\$29,154,200	\$29,344,200	\$107,106
Year 21	\$190,000	\$29,737,284	\$29,927,284	\$109,235
Year 22	\$190,000	\$30,332,030	\$30,522,030	\$111,405
Year 23	\$190,000	\$30,938,670	\$31,128,670	\$113,620
Year 24	\$190,000	\$31,557,444	\$31,747,444	\$115,878
Year 25	\$190,000	\$32,188,592	\$32,378,592	\$118,182
Total				\$2,222,924

Summary of property taxes to be paid to the county on residential property and the firm's property, after any abatement on the facility's real property:

	Paid by the Facility			Total Tax Collections from the Facility	Total County Property Taxes
	New Residential Property	Business Personal Property	Real Property After Abatement		
Year 1	\$28,547	\$365	\$0	\$365	\$28,912
Year 2	\$35,358	\$36,865	\$0	\$36,865	\$72,223
Year 3	\$38,336	\$55,115	\$0	\$55,115	\$93,451
Year 4	\$41,460	\$79,431	\$1,677	\$81,108	\$122,568
Year 5	\$42,704	\$79,431	\$13,668	\$93,099	\$135,803
Year 6	\$43,985	\$81,013	\$26,262	\$107,275	\$151,260
Year 7	\$45,304	\$82,626	\$30,329	\$112,954	\$158,259
Year 8	\$46,664	\$84,271	\$40,951	\$125,222	\$171,886
Year 9	\$48,063	\$85,949	\$53,625	\$139,574	\$187,638
Year 10	\$49,505	\$87,953	\$66,051	\$154,003	\$203,509
Year 11	\$50,991	\$89,698	\$86,094	\$175,792	\$226,783
Year 12	\$52,520	\$91,479	\$158,699	\$250,178	\$302,698
Year 13	\$54,096	\$93,296	\$231,859	\$325,155	\$379,251
Year 14	\$55,719	\$95,149	\$244,358	\$339,506	\$395,225
Year 15	\$57,390	\$97,038	\$238,185	\$335,223	\$392,613
Year 16	\$59,112	\$98,966	\$232,012	\$330,978	\$390,090
Year 17	\$60,885	\$100,932	\$225,838	\$326,771	\$387,656
Year 18	\$62,712	\$102,938	\$219,665	\$322,603	\$385,315
Year 19	\$64,593	\$104,983	\$213,492	\$318,475	\$383,069
Year 20	\$66,531	\$107,106	\$207,319	\$314,425	\$380,956
Year 21	\$68,527	\$109,235	\$201,146	\$310,380	\$378,907
Year 22	\$70,583	\$111,405	\$194,973	\$306,378	\$376,961
Year 23	\$72,700	\$113,620	\$188,799	\$302,419	\$375,119
Year 24	\$74,881	\$115,878	\$182,626	\$298,504	\$373,386
Year 25	\$77,128	\$118,182	\$176,453	\$294,635	\$371,763
Total	\$1,368,295	\$2,222,924	\$3,234,080	\$5,457,004	\$6,825,299

Appendix D
Additional Revenues for the City of Beaumont

Payments in lieu of taxes to be paid to the City of Beaumont

(Although the facility will be located outside of the City of Beaumont corporate limits, it is in their ETJ and the facility may make payments in lieu of taxes to the city for ten years under an industrial district agreement.)

Payments in lieu of taxes percentage:

Year 1	80%
Year 2	80%
Year 3	75%
Year 4	75%
Year 5	75%
Year 6	75%

	The Facility's Property On Tax Rolls			City Taxes (\$.64 per \$100 of Valuation)	Payments in Lieu of Taxes to the City
	Real Property	Business	Total		
		Personal Property			
Year 1	\$0	\$100,000	\$100,000	\$640	\$512
Year 2	\$4,785,000	\$10,100,000	\$14,885,000	\$95,264	\$76,211
Year 3	\$39,010,800	\$15,100,000	\$54,110,800	\$346,309	\$259,732
Year 4	\$74,986,170	\$21,762,000	\$96,748,170	\$619,188	\$464,391
Year 5	\$82,168,890	\$21,762,000	\$103,930,890	\$665,158	\$498,868
Year 6	\$80,477,610	\$22,195,240	\$102,672,850	\$657,106	\$492,830
Year 7	\$78,786,330	\$22,637,145	\$101,423,475	\$649,110	\$0
Year 8	\$77,095,050	\$23,087,888	\$100,182,938	\$641,171	\$0
Year 9	\$75,403,770	\$23,547,645	\$98,951,415	\$633,289	\$0
Year 10	\$73,712,490	\$24,096,598	\$97,809,088	\$625,978	\$0
Year 11	\$72,021,210	\$24,574,930	\$96,596,140	\$618,215	\$0
Year 12	\$70,329,930	\$25,062,829	\$95,392,759	\$610,514	\$0
Year 13	\$68,638,650	\$25,560,486	\$94,199,136	\$602,874	\$0
Year 14	\$66,947,370	\$26,068,095	\$93,015,465	\$595,299	\$0
Year 15	\$65,256,090	\$26,585,857	\$91,841,947	\$587,788	\$0
Year 16	\$63,564,810	\$27,113,974	\$90,678,784	\$580,344	\$0
Year 17	\$61,873,530	\$27,652,654	\$89,526,184	\$572,968	\$0
Year 18	\$60,182,250	\$28,202,107	\$88,384,357	\$565,660	\$0
Year 19	\$58,490,970	\$28,762,549	\$87,253,519	\$558,423	\$0
Year 20	\$56,799,690	\$29,344,200	\$86,143,890	\$551,321	\$0
Year 21	\$55,108,410	\$29,927,284	\$85,035,694	\$544,228	\$0
Year 22	\$53,417,130	\$30,522,030	\$83,939,160	\$537,211	\$0
Year 23	\$51,725,850	\$31,128,670	\$82,854,520	\$530,269	\$0
Year 24	\$50,034,570	\$31,747,444	\$81,782,014	\$523,405	\$0
Year 25	\$48,343,290	\$32,378,592	\$80,721,882	\$516,620	\$0
Total					\$1,792,544

Property taxes that may be collected on new residential property built in the city by some direct and indirect workers who move to the are:

	Value of New Residential Property to Be Built in the County	Value of Residential Property to be Built in the City of Beaumont <i>(About 35% of Total Value)</i>	City Taxes <i>(\$.64 per \$100 of Valuation)</i>
Year 1	\$7,821,000	\$2,737,350	\$17,519
Year 2	\$9,687,150	\$3,390,503	\$21,699
Year 3	\$10,502,910	\$3,676,019	\$23,527
Year 4	\$11,358,897	\$3,975,614	\$25,444
Year 5	\$11,699,664	\$4,094,882	\$26,207
Year 6	\$12,050,654	\$4,217,729	\$26,993
Year 7	\$12,412,174	\$4,344,261	\$27,803
Year 8	\$12,784,539	\$4,474,589	\$28,637
Year 9	\$13,168,075	\$4,608,826	\$29,496
Year 10	\$13,563,117	\$4,747,091	\$30,381
Year 11	\$13,970,011	\$4,889,504	\$31,293
Year 12	\$14,389,111	\$5,036,189	\$32,232
Year 13	\$14,820,784	\$5,187,275	\$33,199
Year 14	\$15,265,408	\$5,342,893	\$34,195
Year 15	\$15,723,370	\$5,503,180	\$35,220
Year 16	\$16,195,071	\$5,668,275	\$36,277
Year 17	\$16,680,923	\$5,838,323	\$37,365
Year 18	\$17,181,351	\$6,013,473	\$38,486
Year 19	\$17,696,792	\$6,193,877	\$39,641
Year 20	\$18,227,695	\$6,379,693	\$40,830
Year 21	\$18,774,526	\$6,571,084	\$42,055
Year 22	\$19,337,762	\$6,768,217	\$43,317
Year 23	\$19,917,895	\$6,971,263	\$44,616
Year 24	\$20,515,432	\$7,180,401	\$45,955
Year 25	\$21,130,895	\$7,395,813	\$47,333
Total		\$131,206,322	\$839,720

Sales taxes that will be collected from workers' spending during construction of the facility and after the facility begins operations:

	Total Construction Worker Taxable Spending in the County	Total Taxable Spending by Direct and Indirect Workers in the County Once the Facility Begins Operations	Total Taxable Spending by Workers in Jefferson County	Total Taxable Spending by Workers in Beaumont <i>(About 35% of Total)</i>	City of Beaumont Sales Tax Collections on Workers' Spending <i>(1.5% of Taxable Spending)</i>
Year 1	\$1,090,740	\$3,847,932	\$4,938,672	\$1,728,535	\$25,928
Year 2	\$7,823,578	\$4,766,078	\$12,589,656	\$4,406,380	\$66,096
Year 3	\$8,378,864	\$5,167,432	\$13,546,296	\$4,741,203	\$71,118
Year 4	\$1,983,163	\$5,588,577	\$7,571,740	\$2,650,109	\$39,752
Year 5		\$5,756,235	\$5,756,235	\$2,014,682	\$30,220
Year 6		\$5,928,922	\$5,928,922	\$2,075,123	\$31,127
Year 7		\$6,106,789	\$6,106,789	\$2,137,376	\$32,061
Year 8		\$6,289,993	\$6,289,993	\$2,201,498	\$33,022
Year 9		\$6,478,693	\$6,478,693	\$2,267,543	\$34,013
Year 10		\$6,673,054	\$6,673,054	\$2,335,569	\$35,034
Year 11		\$6,873,245	\$6,873,245	\$2,405,636	\$36,085
Year 12		\$7,079,443	\$7,079,443	\$2,477,805	\$37,167
Year 13		\$7,291,826	\$7,291,826	\$2,552,139	\$38,282
Year 14		\$7,510,581	\$7,510,581	\$2,628,703	\$39,431
Year 15		\$7,735,898	\$7,735,898	\$2,707,564	\$40,613
Year 16		\$7,967,975	\$7,967,975	\$2,788,791	\$41,832
Year 17		\$8,207,014	\$8,207,014	\$2,872,455	\$43,087
Year 18		\$8,453,225	\$8,453,225	\$2,958,629	\$44,379
Year 19		\$8,706,822	\$8,706,822	\$3,047,388	\$45,711
Year 20		\$8,968,026	\$8,968,026	\$3,138,809	\$47,082
Year 21		\$9,237,067	\$9,237,067	\$3,232,973	\$48,495
Year 22		\$9,514,179	\$9,514,179	\$3,329,963	\$49,949
Year 23		\$9,799,604	\$9,799,604	\$3,429,862	\$51,448
Year 24		\$10,093,592	\$10,093,592	\$3,532,757	\$52,991
Year 25		\$10,396,400	\$10,396,400	\$3,638,740	\$54,581
Total		\$184,438,602	\$203,714,947	\$71,300,231	\$1,069,503

Total revenues for the City of Beaumont over the first 25 years of the project:

	Payments in Lieu of Taxes	Property Taxes on New Residential Property	Sales Taxes Collected on Workers' Spending	Total Revenues
Year 1	\$512	\$17,519	\$25,928	\$43,959
Year 2	\$76,211	\$21,699	\$66,096	\$164,006
Year 3	\$259,732	\$23,527	\$71,118	\$354,376
Year 4	\$464,391	\$25,444	\$39,752	\$529,587
Year 5	\$498,868	\$26,207	\$30,220	\$555,296
Year 6	\$492,830	\$26,993	\$31,127	\$550,950
Year 7	\$0	\$27,803	\$32,061	\$59,864
Year 8	\$0	\$28,637	\$33,022	\$61,660
Year 9	\$0	\$29,496	\$34,013	\$63,510
Year 10	\$0	\$30,381	\$35,034	\$65,415
Year 11	\$0	\$31,293	\$36,085	\$67,377
Year 12	\$0	\$32,232	\$37,167	\$69,399
Year 13	\$0	\$33,199	\$38,282	\$71,481
Year 14	\$0	\$34,195	\$39,431	\$73,625
Year 15	\$0	\$35,220	\$40,613	\$75,834
Year 16	\$0	\$36,277	\$41,832	\$78,109
Year 17	\$0	\$37,365	\$43,087	\$80,452
Year 18	\$0	\$38,486	\$44,379	\$82,866
Year 19	\$0	\$39,641	\$45,711	\$85,352
Year 20	\$0	\$40,830	\$47,082	\$87,912
Year 21	\$0	\$42,055	\$48,495	\$90,550
Year 22	\$0	\$43,317	\$49,949	\$93,266
Year 23	\$0	\$44,616	\$51,448	\$96,064
Year 24	\$0	\$45,955	\$52,991	\$98,946
Year 25	\$0	\$47,333	\$54,581	\$101,914
Total	\$1,792,544	\$839,720	\$1,069,503	\$3,701,768

Costs of services to new workers at the facility and workers in spin-off jobs created in the county who may move to the City:

Number of new direct and indirect jobs to be created by the project's operations	395
Percent of workers who may live in Jefferson County	66%
Percent of total worker who may move to Jefferson County	20%

Number of new worker households in Jefferson County	79
Estimated percent of these workers who will move to the City of Beaumont	35%
Number of workers who may move to the City of Beaumont	28
Estimated annual costs for the city to provide services to a typical new worker household in the city	\$400
Estimated annual costs for the city to provides services to the households of new direct and direct workers who move to the city	\$31,600
Average annual increase in the city's annual cost of providing services	3%

City of Beaumont's costs to provide services to the households of direct and indirect workers who move to the city:

Year 1	\$31,600
Year 2	\$32,548
Year 3	\$33,524
Year 4	\$34,530
Year 5	\$35,566
Year 6	\$36,633
Year 7	\$37,732
Year 8	\$38,864
Year 9	\$40,030
Year 10	\$41,231
Year 11	\$42,468
Year 12	\$43,742
Year 13	\$45,054
Year 14	\$46,406
Year 15	\$47,798
Year 16	\$49,232
Year 17	\$50,709
Year 18	\$52,230
Year 19	\$53,797
Year 20	\$55,411
Year 21	\$57,073
Year 22	\$58,785
Year 23	\$60,549
Year 24	\$62,365
Year 25	\$64,236
Total	\$1,087,965

Appendix E
Revenues for Beaumont ISD

Property tax collections on business personal property:

	Taxable Value of Business Personal Property			School
	Vehicles, Furniture and Fixtures	Taxable Inventories	Total Taxable Personal Property	District Taxes <i>\$1.31 per \$100 of Valuation)</i>
Year 1	\$100,000	\$0	\$100,000	\$1,310
Year 2	\$100,000	\$10,000,000	\$10,100,000	\$132,310
Year 3	\$100,000	\$15,000,000	\$15,100,000	\$197,810
Year 4	\$100,000	\$21,662,000	\$21,762,000	\$285,082
Year 5	\$100,000	\$21,662,000	\$21,762,000	\$285,082
Year 6	\$100,000	\$22,095,240	\$22,195,240	\$290,758
Year 7	\$100,000	\$22,537,145	\$22,637,145	\$296,547
Year 8	\$100,000	\$22,987,888	\$23,087,888	\$302,451
Year 9	\$100,000	\$23,447,645	\$23,547,645	\$308,474
Year 10	\$180,000	\$23,916,598	\$24,096,598	\$315,665
Year 11	\$180,000	\$24,394,930	\$24,574,930	\$321,932
Year 12	\$180,000	\$24,882,829	\$25,062,829	\$328,323
Year 13	\$180,000	\$25,380,486	\$25,560,486	\$334,842
Year 14	\$180,000	\$25,888,095	\$26,068,095	\$341,492
Year 15	\$180,000	\$26,405,857	\$26,585,857	\$348,275
Year 16	\$180,000	\$26,933,974	\$27,113,974	\$355,193
Year 17	\$180,000	\$27,472,654	\$27,652,654	\$362,250
Year 18	\$180,000	\$28,022,107	\$28,202,107	\$369,448
Year 19	\$180,000	\$28,582,549	\$28,762,549	\$376,789
Year 20	\$190,000	\$29,154,200	\$29,344,200	\$384,409
Year 21	\$190,000	\$29,737,284	\$29,927,284	\$392,047
Year 22	\$190,000	\$30,332,030	\$30,522,030	\$399,839
Year 23	\$190,000	\$30,938,670	\$31,128,670	\$407,786
Year 24	\$190,000	\$31,557,444	\$31,747,444	\$415,892
Year 25	\$190,000	\$32,188,592	\$32,378,592	\$424,160
Total				\$7,978,165

Possible School District Tax Abatement Under Texas Tax Code Chapter 313

Beaumont ISD may be asked for tax abatement or credits for the facility under the Texas Economic Development Act. This abatement will begin in 2011 when the facility is fully placed on school district tax rolls.

In 2001, the 77th Texas Legislature enacted House Bill 1200 creating Tax Code Chapter 313, Texas Economic Development Act. This Act allows school districts to attract new taxable property by offering a tax credit and an eight-year limitation on the appraised value of a property for the maintenance and operations portion of the school district property tax. The most recent adopted rules by the Texas Comptroller of Public Accounts and forms for Chapter 313 were published in Texas Register June 18, 2010.

Qualification under the Act in Beaumont ISD would require the firm have an estimated minimum qualified investment of \$30 million. The firm's plans to invest \$97 billion in the facility -- more than the minimum qualified investment.

The tax limitation applies to property used in connection with manufacturing, research and development, and renewable energy electric generation. The company's property qualifies for the tax limit since the firm produces methacrylates.

The Act provides for a tax credit and appraised value limitation.

Tax Credit:

For the first two years after the finalization of an agreement, the company will pay school property tax on its full-appraised value.

However, the company may receive a credit for the property taxes paid on the portion of value exceeding the investment limitation in the first two years. The credit would be granted by the school district in seven annual installments beginning in the year following the approval of the application by the school district or in the fourth year. The credit for any year could not exceed 50% of the year's property taxes imposed on the qualified property.

Appraised Value Limitation:

In addition, beginning in the third year, and for a total of seven years, the appraised value of the property for maintenance and operations property taxes will be capped at the lower of the investment limitation, as determined by the total property wealth of the school district, or its market value.

Based on the requirements of Chapter 313, Beaumont ISD will collect taxes from the firm during the first two years but the firm will receive a credit for these taxes collected on the firm's investment value exceeding \$30 million.

Calculation of tax credit:

During the first two years of the qualifying period, the firm will pay the following property taxes to the school district that will be subject to tax credit:

	Estimated Assessed Market Value of the Facility	Total Appraised Value of Qualified Property	Property Taxes (\$1.31 per \$100 of Valuation)
Year 1	\$0	\$0	\$0
Year 2	\$4,785,000	\$4,785,000	\$62,684
Year 3	\$39,010,800	\$39,010,800	\$511,041
Year 4	\$74,986,170		
Year 5	\$82,168,890		
Year 6	\$80,477,610		
Year 7	\$78,786,330		
Year 8	\$77,095,050		
Year 9	\$75,403,770		
Year 10	\$73,712,490		
Year 11	\$72,021,210		

Credit for taxes paid on the appraised value of qualified property exceeding \$30 million not to exceed 50% of the total amount of school property taxes imposed on the qualified property in the tax year:

	Property Taxes Paid on Qualified Property (\$1.31 per \$100 of Valuation)	Possible Tax Credits	Amount of Tax On \$30 Million Appraised Value Limitation (\$1.31 per \$100 of Valuation)	Maximum Eligible Credit (Not to Exceed 50% Taxes on Eligible Property)	Tax Credit Taken
	\$0				
1	\$62,684				
2	\$511,041				
3			\$393,000	\$196,500	\$196,500
4		\$81,961	\$393,000	\$196,500	\$196,500
5		\$81,961	\$393,000	\$196,500	\$196,500
6		\$81,961	\$393,000	\$196,500	\$196,500
7		\$81,961	\$393,000	\$196,500	\$196,500
8		\$81,961	\$393,000	\$196,500	\$196,500
9		\$81,961	\$393,000	\$196,500	\$196,500
10		\$81,961	\$393,000	\$196,500	\$196,500
Total	\$573,725	\$573,725	\$3,144,000	\$1,572,000	\$1,572,000

Calculation of property taxes based on appraised value limitation:

In years 3 through 10, the value of property subject to the portion of the school district's property taxes for maintenance and operations (\$1.04 per \$100 of valuation), will be on only \$30 million. Therefore, the school district will collect the following taxes and the following taxes will not be collected on the firm's qualified property over and above property valued at \$30 million:

	M&O Property Taxes Paid on \$30 Million (<i>\$1.04 per \$100 of Valuation</i>)	Total Qualified Property	I&S Property Taxes on Total Qualified Property (<i>\$.27 per \$100 of Valuation</i>)	Total Taxes to be Paid on Qualified Property
		\$0		
1		\$4,785,000		
2		\$39,010,800		
3	\$312,000	\$74,986,170	\$202,463	\$514,463
4	\$312,000	\$82,168,890	\$221,856	\$533,856
5	\$312,000	\$80,477,610	\$217,290	\$529,290
6	\$312,000	\$78,786,330	\$212,723	\$524,723
7	\$312,000	\$77,095,050	\$208,157	\$520,157
8	\$312,000	\$75,403,770	\$203,590	\$515,590
9	\$312,000	\$73,712,490	\$199,024	\$511,024
10	\$312,000	\$72,021,210	\$194,457	\$506,457
Total	\$2,496,000		\$1,659,559	\$3,649,102

Property tax payments to the school district over the first 25 years on qualified real property improvements:

	Full Taxes in the First Two Years	Less Tax Credits	M&O Taxes on \$30 Million in Qualified Property	I&S Taxes on \$30 Million in Qualified Property	Value of the Property on Tax Rolls	Property Taxes on All Property After 10 Years
Year 1	\$0					\$0
Year 2	\$62,684					\$62,684
Year 3	\$511,041					\$511,041
Year 4		(\$196,500)	\$312,000	\$202,463		\$317,963
Year 5		(\$196,500)	\$312,000	\$221,856		\$337,356
Year 6		(\$196,500)	\$312,000	\$217,290		\$332,790
Year 7		(\$196,500)	\$312,000	\$212,723		\$328,223
Year 8		(\$196,500)	\$312,000	\$208,157		\$323,657
Year 9		(\$196,500)	\$312,000	\$203,590		\$319,090
Year 10		(\$196,500)	\$312,000	\$199,024		\$314,524
Year 11		(\$196,500)	\$312,000	\$194,457		\$309,957
Year 12					\$70,329,930	\$1,138,642
Year 13					\$68,638,650	\$1,111,260
Year 14					\$66,947,370	\$1,083,878
Year 15					\$65,256,090	\$1,056,496
Year 16					\$63,564,810	\$1,029,114
Year 17					\$61,873,530	\$1,001,732
Year 18					\$60,182,250	\$974,351
Year 19					\$58,490,970	\$946,969
Year 20					\$56,799,690	\$919,587
Year 21					\$55,108,410	\$892,205
Year 22					\$53,417,130	\$864,823
Year 23					\$51,725,850	\$837,442
Year 24					\$50,034,570	\$810,060
Year 25					\$48,343,290	\$782,678

Summary of property taxes to be paid by the facility to the school district after credits and appraised value limitations on real property improvements and on business personal property:

	Property Taxes on Business Personal Property	Real Property Improvements		Net Taxes Paid	Total Taxes Paid by the Firm
		Property Taxes Paid	Tax Credit Settle -Up in Year 11		
Year 1	\$1,310	\$0		\$0	\$1,310
Year 2	\$132,310	\$62,684		\$62,684	\$194,994
Year 3	\$197,810	\$511,041		\$511,041	\$708,851
Year 4	\$285,082	\$317,963		\$317,963	\$603,045
Year 5	\$285,082	\$337,356		\$337,356	\$622,438
Year 6	\$290,758	\$332,790		\$332,790	\$623,547
Year 7	\$296,547	\$328,223		\$328,223	\$624,770
Year 8	\$302,451	\$323,657		\$323,657	\$626,108
Year 9	\$308,474	\$319,090		\$319,090	\$627,564
Year 10	\$315,665	\$314,524		\$314,524	\$630,189
Year 11	\$321,932	\$309,957		\$309,957	\$631,889
Year 12	\$328,323	\$1,138,642	(\$998,275)	\$2,136,917	\$2,465,240
Year 13	\$334,842	\$1,111,260		\$1,111,260	\$1,446,102
Year 14	\$341,492	\$1,083,878		\$1,083,878	\$1,425,370
Year 15	\$348,275	\$1,056,496		\$1,056,496	\$1,404,771
Year 16	\$355,193	\$1,029,114		\$1,029,114	\$1,384,307
Year 17	\$362,250	\$1,001,732		\$1,001,732	\$1,363,982
Year 18	\$369,448	\$974,351		\$974,351	\$1,343,798
Year 19	\$376,789	\$946,969		\$946,969	\$1,323,758
Year 20	\$384,409	\$919,587		\$919,587	\$1,303,996
Year 21	\$392,047	\$892,205		\$892,205	\$1,284,253
Year 22	\$399,839	\$864,823		\$864,823	\$1,264,662
Year 23	\$407,786	\$837,442		\$837,442	\$1,245,227
Year 24	\$415,892	\$810,060		\$810,060	\$1,225,951
Year 25	\$424,160	\$782,678		\$782,678	\$1,206,837
Total	\$7,978,165	\$16,606,520	(\$998,275)	\$17,604,795	\$25,582,960

Property taxes that may be collected on new residential property built in the city by some direct and indirect workers:

	Value of New Residential Property to Be Built in the District	Value of Residential Property to be Built in Beaumont ISD <i>(About 35% of Total Value)</i>	School District Taxes <i>(\$1.31 per \$100 of Valuation)</i>
Year 1	\$7,821,000	\$2,737,350	\$35,859
Year 2	\$9,687,150	\$3,390,503	\$44,416
Year 3	\$10,502,910	\$3,676,019	\$48,156
Year 4	\$11,358,897	\$3,975,614	\$52,081
Year 5	\$11,699,664	\$4,094,882	\$53,643
Year 6	\$12,050,654	\$4,217,729	\$55,252
Year 7	\$12,412,174	\$4,344,261	\$56,910
Year 8	\$12,784,539	\$4,474,589	\$58,617
Year 9	\$13,168,075	\$4,608,826	\$60,376
Year 10	\$13,563,117	\$4,747,091	\$62,187
Year 11	\$13,970,011	\$4,889,504	\$64,052
Year 12	\$14,389,111	\$5,036,189	\$65,974
Year 13	\$14,820,784	\$5,187,275	\$67,953
Year 14	\$15,265,408	\$5,342,893	\$69,992
Year 15	\$15,723,370	\$5,503,180	\$72,092
Year 16	\$16,195,071	\$5,668,275	\$74,254
Year 17	\$16,680,923	\$5,838,323	\$76,482
Year 18	\$17,181,351	\$6,013,473	\$78,776
Year 19	\$17,696,792	\$6,193,877	\$81,140
Year 20	\$18,227,695	\$6,379,693	\$83,574
Year 21	\$18,774,526	\$6,571,084	\$86,081
Year 22	\$19,337,762	\$6,768,217	\$88,664
Year 23	\$19,917,895	\$6,971,263	\$91,324
Year 24	\$20,515,432	\$7,180,401	\$94,063
Year 25	\$21,130,895	\$7,395,813	\$96,885
Total		\$131,206,322	\$1,718,803

Total property taxes to be collected by the school district from the facility and on new residential property to be built in the district for some direct and indirect workers:

	Property to be Collected		
	From the Facility	On New Residential Property	Total Collections
Year 1	\$1,310	\$35,859	\$37,169
Year 2	\$194,994	\$44,416	\$239,409
Year 3	\$708,851	\$48,156	\$757,007
Year 4	\$603,045	\$52,081	\$655,125
Year 5	\$622,438	\$53,643	\$676,081
Year 6	\$623,547	\$55,252	\$678,799
Year 7	\$624,770	\$56,910	\$681,680
Year 8	\$626,108	\$58,617	\$684,725
Year 9	\$627,564	\$60,376	\$687,940
Year 10	\$630,189	\$62,187	\$692,376
Year 11	\$631,889	\$64,052	\$695,941
Year 12	\$2,465,240	\$65,974	\$2,531,214
Year 13	\$1,446,102	\$67,953	\$1,514,055
Year 14	\$1,425,370	\$69,992	\$1,495,362
Year 15	\$1,404,771	\$72,092	\$1,476,862
Year 16	\$1,384,307	\$74,254	\$1,458,562
Year 17	\$1,363,982	\$76,482	\$1,440,464
Year 18	\$1,343,798	\$78,776	\$1,422,575
Year 19	\$1,323,758	\$81,140	\$1,404,898
Year 20	\$1,303,996	\$83,574	\$1,387,570
Year 21	\$1,284,253	\$86,081	\$1,370,334
Year 22	\$1,264,662	\$88,664	\$1,353,326
Year 23	\$1,245,227	\$91,324	\$1,336,551
Year 24	\$1,225,951	\$94,063	\$1,320,014
Year 25	\$1,206,837	\$96,885	\$1,303,723
Total	\$25,582,960	\$1,718,803	\$27,301,763

Appendix F
Revenues for the Port of Beaumont

Property tax collections on business personal property:

	Taxable Value of Business Personal Property			Total Taxes \$.074 per \$100 of Valuation)
	Vehicles, Furniture and Fixtures	Taxable Inventories	Total Taxable Personal Property	
Year 1	\$100,000	\$0	\$100,000	\$74
Year 2	\$100,000	\$10,000,000	\$10,100,000	\$7,477
Year 3	\$100,000	\$15,000,000	\$15,100,000	\$11,178
Year 4	\$100,000	\$21,662,000	\$21,762,000	\$16,109
Year 5	\$100,000	\$21,662,000	\$21,762,000	\$16,109
Year 6	\$100,000	\$22,095,240	\$22,195,240	\$16,430
Year 7	\$100,000	\$22,537,145	\$22,637,145	\$16,757
Year 8	\$100,000	\$22,987,888	\$23,087,888	\$17,091
Year 9	\$100,000	\$23,447,645	\$23,547,645	\$17,431
Year 10	\$180,000	\$23,916,598	\$24,096,598	\$17,838
Year 11	\$180,000	\$24,394,930	\$24,574,930	\$18,192
Year 12	\$180,000	\$24,882,829	\$25,062,829	\$18,553
Year 13	\$180,000	\$25,380,486	\$25,560,486	\$18,921
Year 14	\$180,000	\$25,888,095	\$26,068,095	\$19,297
Year 15	\$180,000	\$26,405,857	\$26,585,857	\$19,680
Year 16	\$180,000	\$26,933,974	\$27,113,974	\$20,071
Year 17	\$180,000	\$27,472,654	\$27,652,654	\$20,470
Year 18	\$180,000	\$28,022,107	\$28,202,107	\$20,877
Year 19	\$180,000	\$28,582,549	\$28,762,549	\$21,291
Year 20	\$190,000	\$29,154,200	\$29,344,200	\$21,722
Year 21	\$190,000	\$29,737,284	\$29,927,284	\$22,154
Year 22	\$190,000	\$30,332,030	\$30,522,030	\$22,594
Year 23	\$190,000	\$30,938,670	\$31,128,670	\$23,043
Year 24	\$190,000	\$31,557,444	\$31,747,444	\$23,501
Year 25	\$190,000	\$32,188,592	\$32,378,592	\$23,968
Total				\$450,827

Taxable value and property taxes paid on the facility's real property:

	Value of the Facility's Real Property	Port Taxes (<i>\$.074025 per \$100 of Valuation</i>)
Year 1	\$0	\$0
Year 2	\$4,785,000	\$3,542
Year 3	\$39,010,800	\$28,878
Year 4	\$74,986,170	\$55,509
Year 5	\$82,168,890	\$60,826
Year 6	\$80,477,610	\$59,574
Year 7	\$78,786,330	\$58,322
Year 8	\$77,095,050	\$57,070
Year 9	\$75,403,770	\$55,818
Year 10	\$73,712,490	\$54,566
Year 11	\$72,021,210	\$53,314
Year 12	\$70,329,930	\$52,062
Year 13	\$68,638,650	\$50,810
Year 14	\$66,947,370	\$49,558
Year 15	\$65,256,090	\$48,306
Year 16	\$63,564,810	\$47,054
Year 17	\$61,873,530	\$45,802
Year 18	\$60,182,250	\$44,550
Year 19	\$58,490,970	\$43,298
Year 20	\$56,799,690	\$42,046
Year 21	\$55,108,410	\$40,794
Year 22	\$53,417,130	\$39,542
Year 23	\$51,725,850	\$38,290
Year 24	\$50,034,570	\$37,038
Year 25	\$48,343,290	\$35,786
Total		\$1,102,351

Estimated property taxes to be abated:

	Taxes Abated on Value of Property Added In:				Abatement Percentage Beginning in First Year Placed on Tax Rolls	Total Taxes to be Abated
	Year 2	Year 3	Year 4	Year 5		
Year 1					100%	\$0
Year 2	\$3,542				100%	\$3,542
Year 3	\$3,471	\$25,406			90%	\$28,878
Year 4	\$3,060	\$24,898	\$27,210		90%	\$55,168
Year 5	\$2,997	\$21,951	\$26,666	\$6,440	90%	\$58,054
Year 6	\$2,933	\$21,494	\$23,509	\$6,311	80%	\$54,247
Year 7	\$2,550	\$21,037	\$23,019	\$5,564	80%	\$52,171
Year 8	\$2,494	\$18,293	\$22,530	\$5,448	70%	\$48,764
Year 9	\$2,132	\$17,886	\$19,591	\$5,332	70%	\$44,942
Year 10	\$2,083	\$15,295	\$19,156	\$4,637		\$41,170
Year 11	\$0	\$14,939	\$16,380	\$4,534		\$35,853
Year 12	\$0	\$0	\$15,999	\$3,877		\$19,876
Year 13	\$0	\$0	\$0	\$3,787		\$3,787
Year 14	\$0	\$0	\$0	\$0		\$0
Year 15	\$0	\$0	\$0	\$0		\$0
Year 16	\$0	\$0	\$0	\$0		\$0
Year 17	\$0	\$0	\$0	\$0		\$0
Year 18	\$0	\$0	\$0	\$0		\$0
Year 19	\$0	\$0	\$0	\$0		\$0
Year 20	\$0	\$0	\$0	\$0		\$0
Year 21	\$0	\$0	\$0	\$0		\$0
Year 22	\$0	\$0	\$0	\$0		\$0
Year 23	\$0	\$0	\$0	\$0		\$0
Year 24	\$0	\$0	\$0	\$0		\$0
Year 25	\$0	\$0	\$0	\$0		\$0
Total taxes to be abated						\$446,453

Property taxes paid on the firm's real property after abatement:

	Taxes Levied	Taxes Abated	Tax Collections After Abatement
Year 1	\$0	\$0	\$0
Year 2	\$3,542	\$3,542	\$0
Year 3	\$28,878	\$28,878	\$0
Year 4	\$55,509	\$55,168	\$340
Year 5	\$60,826	\$58,054	\$2,772
Year 6	\$59,574	\$54,247	\$5,326
Year 7	\$58,322	\$52,171	\$6,151
Year 8	\$57,070	\$48,764	\$8,305
Year 9	\$55,818	\$44,942	\$10,876
Year 10	\$54,566	\$41,170	\$13,396
Year 11	\$53,314	\$35,853	\$17,461
Year 12	\$52,062	\$19,876	\$32,185
Year 13	\$50,810	\$3,787	\$47,023
Year 14	\$49,558	\$0	\$49,558
Year 15	\$48,306	\$0	\$48,306
Year 16	\$47,054	\$0	\$47,054
Year 17	\$45,802	\$0	\$45,802
Year 18	\$44,550	\$0	\$44,550
Year 19	\$43,298	\$0	\$43,298
Year 20	\$42,046	\$0	\$42,046
Year 21	\$40,794	\$0	\$40,794
Year 22	\$39,542	\$0	\$39,542
Year 23	\$38,290	\$0	\$38,290
Year 24	\$37,038	\$0	\$37,038
Year 25	\$35,786	\$0	\$35,786
Total	\$1,102,351	\$446,453	\$655,898

Summary of property taxes to be paid to the port on business personal property and on real property improvements, after abatement on the facility's real property:

	On Facility's Business Personal Property	On Facility's Real Property	Total Port Property Taxes
Year 1	\$74	\$0	\$74
Year 2	\$7,477	\$0	\$7,477
Year 3	\$11,178	\$0	\$11,178
Year 4	\$16,109	\$340	\$16,449
Year 5	\$16,109	\$2,772	\$18,881
Year 6	\$16,430	\$5,326	\$21,756
Year 7	\$16,757	\$6,151	\$22,908
Year 8	\$17,091	\$8,305	\$25,396
Year 9	\$17,431	\$10,876	\$28,307
Year 10	\$17,838	\$13,396	\$31,233
Year 11	\$18,192	\$17,461	\$35,652
Year 12	\$18,553	\$32,185	\$50,738
Year 13	\$18,921	\$47,023	\$65,944
Year 14	\$19,297	\$49,558	\$68,855
Year 15	\$19,680	\$48,306	\$67,986
Year 16	\$20,071	\$47,054	\$67,125
Year 17	\$20,470	\$45,802	\$66,272
Year 18	\$20,877	\$44,550	\$65,427
Year 19	\$21,291	\$43,298	\$64,589
Year 20	\$21,722	\$42,046	\$63,768
Year 21	\$22,154	\$40,794	\$62,948
Year 22	\$22,594	\$39,542	\$62,136
Year 23	\$23,043	\$38,290	\$61,333
Year 24	\$23,501	\$37,038	\$60,539
Year 25	\$23,968	\$35,786	\$59,754
Total		\$655,898	\$1,106,725

Appendix G
Revenues for Sabine - Neches Navigation District

Property tax collections on business personal property:

	Taxable Value of Business Personal Property			Total Taxes \$.027 per \$100 of Valuation)
	Vehicles, Furniture and Fixtures	Taxable Inventories	Total Taxable Personal Property	
Year 1	\$100,000	\$0	\$100,000	\$27
Year 2	\$100,000	\$10,000,000	\$10,100,000	\$2,767
Year 3	\$100,000	\$15,000,000	\$15,100,000	\$4,137
Year 4	\$100,000	\$21,662,000	\$21,762,000	\$5,962
Year 5	\$100,000	\$21,662,000	\$21,762,000	\$5,962
Year 6	\$100,000	\$22,095,240	\$22,195,240	\$6,081
Year 7	\$100,000	\$22,537,145	\$22,637,145	\$6,202
Year 8	\$100,000	\$22,987,888	\$23,087,888	\$6,326
Year 9	\$100,000	\$23,447,645	\$23,547,645	\$6,452
Year 10	\$180,000	\$23,916,598	\$24,096,598	\$6,602
Year 11	\$180,000	\$24,394,930	\$24,574,930	\$6,733
Year 12	\$180,000	\$24,882,829	\$25,062,829	\$6,867
Year 13	\$180,000	\$25,380,486	\$25,560,486	\$7,003
Year 14	\$180,000	\$25,888,095	\$26,068,095	\$7,142
Year 15	\$180,000	\$26,405,857	\$26,585,857	\$7,284
Year 16	\$180,000	\$26,933,974	\$27,113,974	\$7,429
Year 17	\$180,000	\$27,472,654	\$27,652,654	\$7,576
Year 18	\$180,000	\$28,022,107	\$28,202,107	\$7,727
Year 19	\$180,000	\$28,582,549	\$28,762,549	\$7,880
Year 20	\$190,000	\$29,154,200	\$29,344,200	\$8,040
Year 21	\$190,000	\$29,737,284	\$29,927,284	\$8,199
Year 22	\$190,000	\$30,332,030	\$30,522,030	\$8,362
Year 23	\$190,000	\$30,938,670	\$31,128,670	\$8,529
Year 24	\$190,000	\$31,557,444	\$31,747,444	\$8,698
Year 25	\$190,000	\$32,188,592	\$32,378,592	\$8,871
Total				\$166,859

Taxable value and property taxes paid on the facility's real property:

	Value of the Facility's Real Property	Taxes (\$.027398 per \$100 of Valuation)
Year 1	\$0	\$0
Year 2	\$4,785,000	\$1,311
Year 3	\$39,010,800	\$10,688
Year 4	\$74,986,170	\$20,545
Year 5	\$82,168,890	\$22,513
Year 6	\$80,477,610	\$22,049
Year 7	\$78,786,330	\$21,586
Year 8	\$77,095,050	\$21,123
Year 9	\$75,403,770	\$20,659
Year 10	\$73,712,490	\$20,196
Year 11	\$72,021,210	\$19,732
Year 12	\$70,329,930	\$19,269
Year 13	\$68,638,650	\$18,806
Year 14	\$66,947,370	\$18,342
Year 15	\$65,256,090	\$17,879
Year 16	\$63,564,810	\$17,415
Year 17	\$61,873,530	\$16,952
Year 18	\$60,182,250	\$16,489
Year 19	\$58,490,970	\$16,025
Year 20	\$56,799,690	\$15,562
Year 21	\$55,108,410	\$15,099
Year 22	\$53,417,130	\$14,635
Year 23	\$51,725,850	\$14,172
Year 24	\$50,034,570	\$13,708
Year 25	\$48,343,290	\$13,245
Total		\$408,000

Estimated property taxes to be abated:

	Taxes Abated on Value of Property Added In:				Abatement Percentage Beginning in First Year Placed on Tax Rolls	Total Taxes to be Abated
	Year 2	Year 3	Year 4	Year 5		
Year 1					100%	\$0
Year 2	\$1,311				100%	\$1,311
Year 3	\$1,285	\$9,403			90%	\$10,688
Year 4	\$1,133	\$9,215	\$10,071		90%	\$20,419
Year 5	\$1,109	\$8,125	\$9,869	\$2,384	90%	\$21,487
Year 6	\$1,086	\$7,955	\$8,701	\$2,336	80%	\$20,078
Year 7	\$944	\$7,786	\$8,520	\$2,059	80%	\$19,309
Year 8	\$923	\$6,770	\$8,339	\$2,017	70%	\$18,049
Year 9	\$789	\$6,620	\$7,251	\$1,974	70%	\$16,634
Year 10	\$771	\$5,661	\$7,090	\$1,716		\$15,238
Year 11	\$0	\$5,529	\$6,063	\$1,678		\$13,270
Year 12	\$0	\$0	\$5,922	\$1,435		\$7,357
Year 13	\$0	\$0	\$0	\$1,402		\$1,402
Year 14	\$0	\$0	\$0	\$0		\$0
Year 15	\$0	\$0	\$0	\$0		\$0
Year 16	\$0	\$0	\$0	\$0		\$0
Year 17	\$0	\$0	\$0	\$0		\$0
Year 18	\$0	\$0	\$0	\$0		\$0
Year 19	\$0	\$0	\$0	\$0		\$0
Year 20	\$0	\$0	\$0	\$0		\$0
Year 21	\$0	\$0	\$0	\$0		\$0
Year 22	\$0	\$0	\$0	\$0		\$0
Year 23	\$0	\$0	\$0	\$0		\$0
Year 24	\$0	\$0	\$0	\$0		\$0
Year 25	\$0	\$0	\$0	\$0		\$0
Total taxes to be abated						\$165,240

Property taxes paid on the firm's real property after abatement:

	Taxes Levied	Taxes Abated	Tax Collections After Abatement
Year 1	\$0	\$0	\$0
Year 2	\$1,311	\$1,311	\$0
Year 3	\$10,688	\$10,688	\$0
Year 4	\$20,545	\$20,419	\$126
Year 5	\$22,513	\$21,487	\$1,026
Year 6	\$22,049	\$20,078	\$1,971
Year 7	\$21,586	\$19,309	\$2,277
Year 8	\$21,123	\$18,049	\$3,074
Year 9	\$20,659	\$16,634	\$4,025
Year 10	\$20,196	\$15,238	\$4,958
Year 11	\$19,732	\$13,270	\$6,462
Year 12	\$19,269	\$7,357	\$11,912
Year 13	\$18,806	\$1,402	\$17,404
Year 14	\$18,342	\$0	\$18,342
Year 15	\$17,879	\$0	\$17,879
Year 16	\$17,415	\$0	\$17,415
Year 17	\$16,952	\$0	\$16,952
Year 18	\$16,489	\$0	\$16,489
Year 19	\$16,025	\$0	\$16,025
Year 20	\$15,562	\$0	\$15,562
Year 21	\$15,099	\$0	\$15,099
Year 22	\$14,635	\$0	\$14,635
Year 23	\$14,172	\$0	\$14,172
Year 24	\$13,708	\$0	\$13,708
Year 25	\$13,245	\$0	\$13,245
Total	\$408,000	\$165,240	\$242,760

Summary of property taxes to be paid to the navigation district on business personal property and on real property after abatement on the facility's real property:

	Facility's Business Personal Property	Facility's Real Property	Total Property Taxes
Year 1	\$27	\$0	\$27
Year 2	\$2,767	\$0	\$2,767
Year 3	\$4,137	\$0	\$4,137
Year 4	\$5,962	\$126	\$6,088
Year 5	\$5,962	\$1,026	\$6,988
Year 6	\$6,081	\$1,971	\$8,052
Year 7	\$6,202	\$2,277	\$8,479
Year 8	\$6,326	\$3,074	\$9,400
Year 9	\$6,452	\$4,025	\$10,477
Year 10	\$6,602	\$4,958	\$11,560
Year 11	\$6,733	\$6,462	\$13,196
Year 12	\$6,867	\$11,912	\$18,779
Year 13	\$7,003	\$17,404	\$24,407
Year 14	\$7,142	\$18,342	\$25,484
Year 15	\$7,284	\$17,879	\$25,163
Year 16	\$7,429	\$17,415	\$24,844
Year 17	\$7,576	\$16,952	\$24,528
Year 18	\$7,727	\$16,489	\$24,216
Year 19	\$7,880	\$16,025	\$23,906
Year 20	\$8,040	\$15,562	\$23,602
Year 21	\$8,199	\$15,099	\$23,298
Year 22	\$8,362	\$14,635	\$22,998
Year 23	\$8,529	\$14,172	\$22,700
Year 24	\$8,698	\$13,708	\$22,407
Year 25	\$8,871	\$13,245	\$22,116
Total	\$166,859	\$242,760	\$409,619

Appendix H
Revenues for Drainage District # 7

Property tax collections on business personal property:

	Taxable Value of Business Personal Property			Total Taxes \$.138 per \$100 of Valuation)
	Vehicles, Furniture and Fixtures	Taxable Inventories	Total Taxable Personal Property	
Year 1	\$100,000	\$0	\$100,000	\$139
Year 2	\$100,000	\$10,000,000	\$10,100,000	\$14,037
Year 3	\$100,000	\$15,000,000	\$15,100,000	\$20,986
Year 4	\$100,000	\$21,662,000	\$21,762,000	\$30,244
Year 5	\$100,000	\$21,662,000	\$21,762,000	\$30,244
Year 6	\$100,000	\$22,095,240	\$22,195,240	\$30,846
Year 7	\$100,000	\$22,537,145	\$22,637,145	\$31,460
Year 8	\$100,000	\$22,987,888	\$23,087,888	\$32,087
Year 9	\$100,000	\$23,447,645	\$23,547,645	\$32,726
Year 10	\$180,000	\$23,916,598	\$24,096,598	\$33,489
Year 11	\$180,000	\$24,394,930	\$24,574,930	\$34,154
Year 12	\$180,000	\$24,882,829	\$25,062,829	\$34,832
Year 13	\$180,000	\$25,380,486	\$25,560,486	\$35,523
Year 14	\$180,000	\$25,888,095	\$26,068,095	\$36,229
Year 15	\$180,000	\$26,405,857	\$26,585,857	\$36,948
Year 16	\$180,000	\$26,933,974	\$27,113,974	\$37,682
Year 17	\$180,000	\$27,472,654	\$27,652,654	\$38,431
Year 18	\$180,000	\$28,022,107	\$28,202,107	\$39,194
Year 19	\$180,000	\$28,582,549	\$28,762,549	\$39,973
Year 20	\$190,000	\$29,154,200	\$29,344,200	\$40,782
Year 21	\$190,000	\$29,737,284	\$29,927,284	\$41,592
Year 22	\$190,000	\$30,332,030	\$30,522,030	\$42,419
Year 23	\$190,000	\$30,938,670	\$31,128,670	\$43,262
Year 24	\$190,000	\$31,557,444	\$31,747,444	\$44,122
Year 25	\$190,000	\$32,188,592	\$32,378,592	\$44,999
Total				\$846,398

Taxable value and property taxes paid on the facility's real property:

	Value of the Facility's Real Property	Taxes (\$ <i>.138977</i> <i>per \$100</i> <i>of Valuation</i>)
Year 1	\$0	\$0
Year 2	\$4,785,000	\$6,650
Year 3	\$39,010,800	\$54,216
Year 4	\$74,986,170	\$104,214
Year 5	\$82,168,890	\$114,196
Year 6	\$80,477,610	\$111,845
Year 7	\$78,786,330	\$109,495
Year 8	\$77,095,050	\$107,144
Year 9	\$75,403,770	\$104,794
Year 10	\$73,712,490	\$102,443
Year 11	\$72,021,210	\$100,093
Year 12	\$70,329,930	\$97,742
Year 13	\$68,638,650	\$95,392
Year 14	\$66,947,370	\$93,041
Year 15	\$65,256,090	\$90,691
Year 16	\$63,564,810	\$88,340
Year 17	\$61,873,530	\$85,990
Year 18	\$60,182,250	\$83,639
Year 19	\$58,490,970	\$81,289
Year 20	\$56,799,690	\$78,939
Year 21	\$55,108,410	\$76,588
Year 22	\$53,417,130	\$74,238
Year 23	\$51,725,850	\$71,887
Year 24	\$50,034,570	\$69,537
Year 25	\$48,343,290	\$67,186
Total		\$2,069,590

Estimated property taxes to be abated:

	Taxes Abated on Value of Property Added In:				Abatement Percentage Beginning in First Year Placed on Tax Rolls	Total Taxes to be Abated
	Year 2	Year 3	Year 4	Year 5		
Year 1					100%	\$0
Year 2	\$6,650				100%	\$6,650
Year 3	\$6,517	\$47,699			90%	\$54,216
Year 4	\$5,746	\$46,745	\$51,084		90%	\$103,575
Year 5	\$5,626	\$41,212	\$50,063	\$12,091	90%	\$108,992
Year 6	\$5,506	\$40,353	\$44,137	\$11,849	80%	\$101,846
Year 7	\$4,788	\$39,495	\$43,217	\$10,447	80%	\$97,947
Year 8	\$4,682	\$34,343	\$42,298	\$10,229	70%	\$91,552
Year 9	\$4,003	\$33,580	\$36,781	\$10,011	70%	\$84,376
Year 10	\$3,910	\$28,715	\$35,963	\$8,706		\$77,294
Year 11	\$0	\$28,047	\$30,753	\$8,512		\$67,312
Year 12	\$0	\$0	\$30,038	\$7,279		\$37,316
Year 13	\$0	\$0	\$0	\$7,110		\$7,110
Year 14	\$0	\$0	\$0	\$0		\$0
Year 15	\$0	\$0	\$0	\$0		\$0
Year 16	\$0	\$0	\$0	\$0		\$0
Year 17	\$0	\$0	\$0	\$0		\$0
Year 18	\$0	\$0	\$0	\$0		\$0
Year 19	\$0	\$0	\$0	\$0		\$0
Year 20	\$0	\$0	\$0	\$0		\$0
Year 21	\$0	\$0	\$0	\$0		\$0
Year 22	\$0	\$0	\$0	\$0		\$0
Year 23	\$0	\$0	\$0	\$0		\$0
Year 24	\$0	\$0	\$0	\$0		\$0
Year 25	\$0	\$0	\$0	\$0		\$0
Total taxes to be abated						\$838,185

Property taxes paid on the firm's real property after abatement:

	Taxes Levied	Taxes Abated	Tax Collections After Abatement
Year 1	\$0	\$0	\$0
Year 2	\$6,650	\$6,650	\$0
Year 3	\$54,216	\$54,216	\$0
Year 4	\$104,214	\$103,575	\$638
Year 5	\$114,196	\$108,992	\$5,204
Year 6	\$111,845	\$101,846	\$10,000
Year 7	\$109,495	\$97,947	\$11,548
Year 8	\$107,144	\$91,552	\$15,593
Year 9	\$104,794	\$84,376	\$20,418
Year 10	\$102,443	\$77,294	\$25,149
Year 11	\$100,093	\$67,312	\$32,781
Year 12	\$97,742	\$37,316	\$60,426
Year 13	\$95,392	\$7,110	\$88,282
Year 14	\$93,041	\$0	\$93,041
Year 15	\$90,691	\$0	\$90,691
Year 16	\$88,340	\$0	\$88,340
Year 17	\$85,990	\$0	\$85,990
Year 18	\$83,639	\$0	\$83,639
Year 19	\$81,289	\$0	\$81,289
Year 20	\$78,939	\$0	\$78,939
Year 21	\$76,588	\$0	\$76,588
Year 22	\$74,238	\$0	\$74,238
Year 23	\$71,887	\$0	\$71,887
Year 24	\$69,537	\$0	\$69,537
Year 25	\$67,186	\$0	\$67,186
Total	\$2,069,590	\$838,185	\$1,231,405

Summary of property taxes to be paid to the drainage district on business personal property and on real property improvements after abatement on the facility's real property:

	Facility's Business Personal Property	Facility's Real Property	Total Property Taxes
Year 1	\$139	\$0	\$139
Year 2	\$14,037	\$0	\$14,037
Year 3	\$20,986	\$0	\$20,986
Year 4	\$30,244	\$638	\$30,883
Year 5	\$30,244	\$5,204	\$35,448
Year 6	\$30,846	\$10,000	\$40,846
Year 7	\$31,460	\$11,548	\$43,008
Year 8	\$32,087	\$15,593	\$47,679
Year 9	\$32,726	\$20,418	\$53,144
Year 10	\$33,489	\$25,149	\$58,638
Year 11	\$34,154	\$32,781	\$66,934
Year 12	\$34,832	\$60,426	\$95,258
Year 13	\$35,523	\$88,282	\$123,806
Year 14	\$36,229	\$93,041	\$129,270
Year 15	\$36,948	\$90,691	\$127,639
Year 16	\$37,682	\$88,340	\$126,023
Year 17	\$38,431	\$85,990	\$124,421
Year 18	\$39,194	\$83,639	\$122,834
Year 19	\$39,973	\$81,289	\$121,262
Year 20	\$40,782	\$78,939	\$119,720
Year 21	\$41,592	\$76,588	\$118,180
Year 22	\$42,419	\$74,238	\$116,656
Year 23	\$43,262	\$71,887	\$115,149
Year 24	\$44,122	\$69,537	\$113,658
Year 25	\$44,999	\$67,186	\$112,185
Total	\$846,398	\$1,231,405	\$2,077,803

Appendix I
Sales Tax Collections by Other Cities in Jefferson County on
Workers Spending

Sales taxes to be collected by other cities in the county during construction of the facility and over the first 25 years of the project:

	Sales Taxes to be Collected on Construction Worker Spending	Sales Taxes to be Collected on Worker Spending Once the Facility is Operational	Total Sales Tax Collections in Cities	Less Sales Tax Collections in Beaumont	Sales Tax Collections in Other Cities
Year 1	\$16,361	\$57,719	\$74,080	\$25,928	\$48,152
Year 2	\$117,354	\$71,491	\$188,845	\$66,096	\$122,749
Year 3	\$125,683	\$77,511	\$203,194	\$71,118	\$132,076
Year 4	\$29,747	\$83,829	\$113,576	\$39,752	\$73,824
Year 5		\$86,344	\$86,344	\$30,220	\$56,123
Year 6		\$88,934	\$88,934	\$31,127	\$57,807
Year 7		\$91,602	\$91,602	\$32,061	\$59,541
Year 8		\$94,350	\$94,350	\$33,022	\$61,327
Year 9		\$97,180	\$97,180	\$34,013	\$63,167
Year 10		\$100,096	\$100,096	\$35,034	\$65,062
Year 11		\$103,099	\$103,099	\$36,085	\$67,014
Year 12		\$106,192	\$106,192	\$37,167	\$69,025
Year 13		\$109,377	\$109,377	\$38,282	\$71,095
Year 14		\$112,659	\$112,659	\$39,431	\$73,228
Year 15		\$116,038	\$116,038	\$40,613	\$75,425
Year 16		\$119,520	\$119,520	\$41,832	\$77,688
Year 17		\$123,105	\$123,105	\$43,087	\$80,018
Year 18		\$126,798	\$126,798	\$44,379	\$82,419
Year 19		\$130,602	\$130,602	\$45,711	\$84,892
Year 20		\$134,520	\$134,520	\$47,082	\$87,438
Year 21		\$138,556	\$138,556	\$48,495	\$90,061
Year 22		\$142,713	\$142,713	\$49,949	\$92,763
Year 23		\$146,994	\$146,994	\$51,448	\$95,546
Year 24		\$151,404	\$151,404	\$52,991	\$98,413
Year 25		\$155,946	\$155,946	\$54,581	\$101,365
	\$289,145	\$2,766,579	\$3,055,724	\$1,069,503	\$1,986,221

Appendix J

Property Taxes to be Collected by Other Cities, School Districts
and Special Taxing Districts on the Residential Property Built for
Some Direct and Indirect Workers

Estimated total property tax rate for a city, school district, and special taxing district	
City, excluding the City of Beaumont	\$0.64
School district, excluding Beaumont ISD	\$1.365
Special taxing districts, excluding the Navigation District which is countywide and estimated on previous pages	\$0.24
Total	\$2.25

Percent to total new residential property in other cities, school districts and special taxing districts in the county 65%

Value of new residential property and property taxes to be collected on this property:

	Property Tax Collections				Total
	Value of New Residential Property	Other Cities	Other School Districts	Other Special Taxing Districts	
	65% of Property & \$.64 per \$100 of Valuation)	(65% of Property \$1.365 per \$101 of Valuation)	(65% of Property \$1.365 per \$101 of Valuation)	(5% of Property \$.24 per \$102 of Valuation)	
Year 1	\$7,821,000	\$32,535	\$69,392	\$12,221	\$114,148
Year 2	\$9,687,150	\$40,299	\$85,949	\$15,137	\$141,385
Year 3	\$10,502,910	\$43,692	\$93,187	\$16,412	\$153,291
Year 4	\$11,358,897	\$47,253	\$100,782	\$17,749	\$165,784
Year 5	\$11,699,664	\$48,671	\$103,805	\$18,282	\$170,758
Year 6	\$12,050,654	\$50,131	\$106,919	\$18,830	\$175,881
Year 7	\$12,412,174	\$51,635	\$110,127	\$19,395	\$181,157
Year 8	\$12,784,539	\$53,184	\$113,431	\$19,977	\$186,592
Year 9	\$13,168,075	\$54,779	\$116,834	\$20,576	\$192,189
Year 10	\$13,563,117	\$56,423	\$120,339	\$21,194	\$197,955
Year 11	\$13,970,011	\$58,115	\$123,949	\$21,830	\$203,894
Year 12	\$14,389,111	\$59,859	\$127,667	\$22,484	\$210,011
Year 13	\$14,820,784	\$61,654	\$131,497	\$23,159	\$216,311
Year 14	\$15,265,408	\$63,504	\$135,442	\$23,854	\$222,800
Year 15	\$15,723,370	\$65,409	\$139,506	\$24,569	\$229,484
Year 16	\$16,195,071	\$67,371	\$143,691	\$25,306	\$236,369
Year 17	\$16,680,923	\$69,393	\$148,001	\$26,066	\$243,460
Year 18	\$17,181,351	\$71,474	\$152,442	\$26,848	\$250,764
Year 19	\$17,696,792	\$73,619	\$157,015	\$27,653	\$258,286
Year 20	\$18,227,695	\$75,827	\$161,725	\$28,483	\$266,035
Year 21	\$18,774,526	\$78,102	\$166,577	\$29,337	\$274,016
Year 22	\$19,337,762	\$80,445	\$171,574	\$30,217	\$282,237
Year 23	\$19,917,895	\$82,858	\$176,722	\$31,124	\$290,704
Year 24	\$20,515,432	\$85,344	\$182,023	\$32,057	\$299,425
Year 25	\$21,130,895	\$87,905	\$187,484	\$33,019	\$308,408
Total		\$1,559,481	\$3,326,080	\$585,780	\$5,471,341

Applicant Name
ISD Name
Lucite International
Beaumont, ISD

PROPERTY INVESTMENT AMOUNTS

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

Year	School Year (YYYY-YYYY)	Tax Year (Fill in actual tax year below) YYYY	Column A: Tangible Personal Property The amount of new investment (original cost) placed in service during this year	Column B: Building or permanent nonremovable component of building (annual amount only)	Column C: Sum of A and B Qualifying Investment (during the qualifying time period)	Column D: Other investment that is not qualified investment but investment affecting economic impact and total value	Column E: Total Investment (A+B+D)
	2011-2012	2011	\$ -			\$ 19,898,000	\$ 19,898,000
	2012-13	2012	\$ -				
Complete tax years of qualifying time period	1	2013-14	\$ 46,300,000		\$ 46,300,000		\$ 46,300,000
	2	2014-15	\$ 17,650,000		\$ 17,650,000		\$ 17,650,000
	3	2015-16	\$ 1,000,000		\$ 1,000,000		\$ 1,000,000
	4	2016-17					
	5	2017-18					
	6	2018-19					
	7	2019-20					
	8	2020-21					
	9	2021-22					
	10	2022-23					
Value Limitation Period	11	2023-24					
	12	2024-25					
	13	2025-26					
	14	2026-27					
	15	2027-28					
Credit Settle-Up Period	Continue to Maintain Viable Presence						
	Post-Settle-Up Period						
Post-Settle-Up Period							

Qualifying Time Period usually begins with the final board approval of the application and extends generally for the following two complete tax years.
Column A: This represents the total dollar amount of planned investment in tangible personal property the applicant considers qualified investment - as defined in Tax Code §513.021(1)(A)-(D). For the purposes of investment, please list amount invested each year, not cumulative totals.

Column B: For the years outside the qualifying time period, this number should simply represent the planned investment in tangible personal property. For the years outside the qualifying time period, this number should simply represent the planned investment in tangible personal property. Include estimates of investment for "replacement" property-property that is part of original agreement but scheduled for probable replacement during limitation period. The total dollar amount of planned investment each year in buildings or nonremovable component of buildings that the applicant considers qualified investment under Tax Code §513.021(1)(E).

Column C: For the years outside the qualifying time period, this number should simply represent the planned investment in new buildings or nonremovable components of buildings. Dollar value of other investment that may not be qualified investment but that may affect economic impact and total value for planning, construction and operation of the facility. The most significant example for many projects would be land. Other examples may be items such as professional services, etc. Note: Land can be listed as part of investment during the "pre-year 1" time period. It cannot be part of qualifying investment.

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

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

SIGNATURE OF AUTHORIZED COMPANY REPRESENTATIVE

[Signature] 2/20/12 DATE

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

Applicant Name
 ISD Name

Beaumont, ISD

Form 50-296

Year	School Year (YYYY-YYYY)	Tax Year (Fill in actual tax year) YYYY	Qualified Property			Reductions from Market Value	Estimated Taxable Value	Final taxable value for M&O--after all reductions
			Estimated Market Value of Land	Estimated Total Market Value of new buildings or other new improvements	Estimated Total Market Value of tangible personal property in the new building or "in or on the new improvement"			
pre-year 1	2012-13	2012	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
1	2013-14	2013	\$ -	\$ 44,261,419	\$ 100,000	\$ -	\$ 44,361,419	\$ 44,361,419
2	2014-15	2014	\$ -	\$ 59,034,410	\$ 100,000	\$ -	\$ 59,134,410	\$ 59,134,410
3	2015-16	2015	\$ -	\$ 58,879,251	\$ 100,000	\$ -	\$ 58,979,251	\$ 30,000,000
4	2016-17	2016	\$ -	\$ 57,667,341	\$ 100,000	\$ -	\$ 57,767,341	\$ 30,000,000
5	2017-18	2017	\$ -	\$ 56,455,431	\$ 100,000	\$ -	\$ 56,555,431	\$ 30,000,000
6	2018-19	2018	\$ -	\$ 55,243,521	\$ 100,000	\$ -	\$ 55,343,521	\$ 30,000,000
7	2019-20	2019	\$ -	\$ 54,031,611	\$ 180,000	\$ -	\$ 54,211,611	\$ 30,000,000
8	2020-21	2020	\$ -	\$ 52,819,701	\$ 180,000	\$ -	\$ 52,999,701	\$ 30,000,000
9	2021-22	2021	\$ -	\$ 51,607,791	\$ 180,000	\$ -	\$ 51,787,791	\$ 30,000,000
10	2022-23	2022	\$ -	\$ 50,395,881	\$ 180,000	\$ -	\$ 50,575,881	\$ 30,000,000
11	2023-24	2023	\$ -	\$ 49,183,971	\$ 180,000	\$ -	\$ 49,363,971	\$ 49,363,971
12	2024-25	2024	\$ -	\$ 47,972,061	\$ 180,000	\$ -	\$ 48,152,061	\$ 48,152,061
13	2025-26	2025	\$ -	\$ 46,760,151	\$ 180,000	\$ -	\$ 46,940,151	\$ 46,940,151
14	2026-27	2026	\$ -	\$ 45,548,241	\$ 180,000	\$ -	\$ 45,728,241	\$ 45,728,241
15	2027-28	2027	\$ -	\$ 45,548,241	\$ 180,000	\$ -	\$ 45,728,241	\$ 45,728,241

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

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

[Signature]

SIGNATURE OF AUTHORIZED COMPANY REPRESENTATIVE

2/20/12

DATE

Schedule C- Application: Employment Information

Form 50-296

Applicant Name
Lucite International
ISD Name
Beaumont ISD

	Year	School Year (YYYY-YYYY)	Tax Year (Fill in actual tax year) YYYY	Construction		New Jobs		Qualifying Jobs		
				Column A: Number of Construction FTE's or man- hours (specify)	Column B: Average annual wage rates for construction workers	Column C: Number of new jobs applicant commits to create (cumulative)	Column D: Average annual wage rate for all new jobs.	Column E: Number of qualifying jobs applicant commits to create meeting all criteria of Sec. 313.021(3) (cumulative)	Column F: Average annual wage of qualifying jobs	
	pre-year 1	2012-13	2012	28 FTE	\$ 83,000					
	1	2013-14	2013	197 FTE	\$ 83,000					
	2	2014-15	2014	211 FTE	\$ 83,000	10	82,000	8	64,000	
	3	2015-16	2015	50 FTE	\$ 83,000	10	84,460	8	64,000	
	4	2016-17	2016			10	86,994	8	64,000	
	5	2017-18	2017			10	89,604	8	64,000	
	6	2018-19	2018			10	92,292	8	64,000	
	7	2019-20	2019			10	95,061	8	64,000	
	8	2020-21	2020			10	97,913	8	64,000	
	9	2021-22	2021			10	100,850	8	64,000	
	10	2022-23	2022			10	103,875	8	64,000	
	11	2023-24	2023			10	106,992	8	64,000	
	12	2024-25	2024			10	110,201	8	64,000	
	13	2025-26	2025			10	113,507	8	64,000	
	14	2026-27	2026			10	116,913	8	64,000	
	15	2027-28	2027			10	120,420	8	64,000	
Tax Credit Period (with 50% cap on credit)										
				Complete tax years of qualifying time period						
				Value Limitation Period						
Credit Settle-Up Period				Continue to Maintain Viable Presence						
Post- Settle-Up Period										
Post- Settle-Up Period										

Notes: For job definitions see TAC §9.1051(14) and Tax Code §313.021(3).

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



SIGNATURE OF AUTHORIZED COMPANY REPRESENTATIVE

11/29/11

DATE

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

Applicant Name

Lucite International

ISD Name

Beaumont ISD

Form 50-296

	Sales Tax Information			Other Property Tax Abatements Sought						
	Year	School Year (YYYY-YYYY)	Tax/Calendar Year YYYY	Column F: Estimate of total annual expenditures* subject to state sales tax	Column G: Estimate of total annual expenditures* made in Texas NOT subject to sales tax	Franchise Tax	County	City	Hospital	Other
The year preceding the first complete tax year of the qualifying time period (assuming no deferrals)		2012-13	2012	\$ 164,000	\$ 46,300,000	\$ 55,000	0	N/A	N/A	N/A
Tax Credit Period (with 50% cap on credit)	1	2013-14	2013	\$ 671,000	\$ 17,650,000	\$ 57,750	100	N/A	N/A	100
	2	2014-15	2014	\$ 950,000	\$ 2,554,000	\$ 60,638	100	N/A	N/A	100
	3	2015-16	2015	\$ 1,083,000	\$ 1,748,000	\$ 63,669	90	N/A	N/A	90
	4	2016-17	2016	\$ 1,137,000	\$ 1,835,000	\$ 60,638	90	N/A	N/A	90
	5	2017-18	2017	\$ 1,194,000	\$ 1,927,000	\$ 63,669	80	N/A	N/A	80
	6	2018-19	2018	\$ 1,254,000	\$ 2,023,000	\$ 66,853	70	N/A	N/A	70
	7	2019-20	2019	\$ 1,316,000	\$ 2,124,000	\$ 63,669	60	N/A	N/A	60
	8	2020-21	2020	\$ 1,382,000	\$ 2,230,000	\$ 66,853	0	N/A	N/A	N/A
	9	2021-22	2021	\$ 1,451,000	\$ 2,342,000	\$ 70,195	0	N/A	N/A	N/A
	10	2022-23	2022	\$ 1,524,000	\$ 2,459,000	\$ 66,853	0	N/A	N/A	N/A
	11	2023-24	2023	\$ 1,600,000	\$ 2,582,000	\$ 70,195	0	N/A	N/A	N/A
	12	2024-25	2024	\$ 1,680,000	\$ 2,711,000	\$ 73,705	0	N/A	N/A	N/A
	13	2025-26	2025	\$ 1,764,000	\$ 2,847,000	\$ 70,195	0	N/A	N/A	N/A
	14	2026-27	2026	\$ 1,852,000	\$ 2,989,000	\$ 73,705	0	N/A	N/A	N/A
	15	2027-28	2027	\$ 1,945,000	\$ 3,138,000	\$ 77,391	0	N/A	N/A	N/A

*For planning, construction and operation of the facility.

[Signature]

SIGNATURE OF AUTHORIZED COMPANY REPRESENTATIVE

DATE

11/29/11

Notice of Meeting and Agenda and Minutes
March 14, 2011

1

Regular Session, March 14, 2011

BE IT REMEMBERED that on **March 14, 2011**, there was begun and holden a Regular Session of the Commissioners Court of Jefferson County, Texas, with the following members and officers present and participating except those absent as indicated:

Honorable Jeff Branick, County Judge

Commissioner Eddie Arnold, Commissioner Pct. No. 1

Commissioner Brent Weaver, Commissioner Pct. No. 2

Commissioner Michael Sinegal, Commissioner Pct. No. 3

Commissioner Everette D. Alfred, Commissioner Pct. No. 4

Honorable G. Mitch Woods, Sheriff

Honorable Carolyn L. Guidry, County Clerk -

when the following proceedings were had and orders made, to-wit:

SEE ITEM 5



Jeff R. Branick, County Judge
Eddie Arnold, Commissioner, Precinct One
Brent A. Weaver, Commissioner, Precinct Two
Michael S. Sinegal, Commissioner, Precinct Three
Everette "Bo" Alfred, Commissioner, Precinct Four

**NOTICE OF MEETING AND AGENDA
OF COMMISSIONERS' COURT
OF JEFFERSON COUNTY, TEXAS
March 14, 2011**

Notice is hereby given that the Commissioners' Court of Jefferson County, Texas, will meet at **1:30 p.m.**, on the **14th** day of **March 2011** at its regular meeting place in the Commissioners' Courtroom, 4th Floor, Jefferson County Courthouse, 1149 Pearl Street, Beaumont, Texas.

Said meeting will be a **Regular Meeting** for the purpose of transacting the routine business of the County. Persons with disabilities requiring auxiliary aids for services who wish to attend this meeting should contact the County Judge's Office to arrange for assistance.

In addition to the routine business of the County, the subject of said meeting will be the following:

INVOCATION: Eddie Arnold, Commissioner, Precinct No. 1

PLEDGE OF ALLEGIANCE: Brent A. Weaver, Commissioner, Precinct No. 2

PURCHASING:

1. Consider and approve specifications for Invitation for Bid (IFB 11-016/AW), Term Contract for Microfilm Supplies for Jefferson County.

Motion by: Commissioner Sinegal
Second by: Commissioner Weaver
Action: APPROVED

2. Consider and possibly approve, execute, receive, and file a Professional Services Agreement (PROF 11-017/KJS) with Mike Barnes Group, to provide Leadership of the Jefferson County Government Strategic Planning Workshop. The service will be provided at a fee of \$1465.00. This fee includes all travel expenses, including meals and lodging, and mileage is calculated at the rate of \$.51/mile.

SEE ATTACHED PAGES 7 -14

Motion by: Commissioner Sinegal
Second by: Commissioner Weaver
Action: APPROVED

3. Consider and possibly approve, execute, receive, and file a Professional Services Agreement (PROF 11-018/KJS) for Arbitrage Rebate Services between Jefferson County and First Southwest Asset Management at a fee rate shown on Attachment A.

SEE ATTACHED PAGES 15 -20

Motion by: Commissioner Sinegal
Second by: Commissioner Weaver
Action: APPROVED

COUNTY COMMISSIONERS:

4. Consider authorizing the County Judge to enter/ terminate a Burn Ban Order.

Action: TABLED

5. Consider and possibly approve an Order establishing a Lucite International LLC Reinvestment Zone. **SEE ATTACHED PAGES 21 - 58**

Motion by: Commissioner Alfred
Second by: Commissioner Weaver
Action: APPROVED

6. Consider and possibly approve Out of State Travel for Judge Larry Thorne, to attend the National Council of Juvenile and Family Court Judges Conference being held in New York July 24-27, 2011.

Motion by: Commissioner Alfred
Second by: Commissioner Weaver
Action: APPROVED

COUNTY AUDITOR:

7. Consider and approve budget transfer - 252nd District Court - additional cost.

120-2037-412-3078	Office Supplies	\$	2,500	
120-2037-412-5072	Pauper Attorney Fees			\$ 2,500

Motion by: Commissioner Arnold
Second by: Commissioner Alfred
Action: APPROVED

8. Regular County Bills - check #350628 through check #350933.

SEE ATTACHED PAGES 59 - 69

Motion by: Commissioner Arnold
Second by: Commissioner Alfred
Action: APPROVED

ENGINEERING DEPARTMENT:

9. Consider and possibly approve Revised Amount to make final offer to purchase property from William T. and Donna Kondo, Parcel 24- LaBelle Road, in the amount of \$19,012.50. This property is located in Precinct No. 4.

Motion by: Commissioner Alfred
Second by: Commissioner Sinegal
Action: APPROVED

10. Consider and possibly approve Revised Amount to make final offer to purchase property from Linda Z. Neff, Parcel 29 - LaBelle Road, in the amount of \$85,000.00. This property is located in Precinct No. 4.

Motion by: Commissioner Alfred
Second by: Commissioner Sinegal
Action: APPROVED

*****DISCUSSION ON ANY OTHER ITEM NOT ON AGENDA WITHOUT TAKING ACTION.**

Jeff R. Branick
County Judge

Attachment A

Description	Annual Fee
ANNUAL FEE	\$1,200
COMPREHENSIVE ARBITRAGE COMPLIANCE SERVICES INCLUDE:	
<ul style="list-style-type: none"> • Commingled Funds Analysis & Calculations • Spending Exception Analysis & Calculations • Yield Restriction Analysis & Calculations (for yield restricted Project Funds, Reserve Funds, Escrow Funds, etc.) • Parity Reserve Fund Allocations • Transferred Proceeds Calculations • Universal Cap Calculations • Debt Service Fund Calculations (including earnings test when required) • Preparation of all Required IRS Paperwork for Making a Rebate Payment / Yield Reduction Payment • Retention of Records Provided for Arbitrage Computations • IRS Audit Assistance • Delivery of Rebate Calculations Each Year That Meets the Timing Requirements of the Audit Schedule • On-Site Meetings, as Appropriate, to Discuss Calculation Results / Subsequent Planning Items 	INCLUDED
OTHER SERVICES AVAILABLE:	
IRS Refund Request – Update calculation, prepare refund request package, and assist issuer as necessary in responding to subsequent IRS Information Requests	\$750
Commercial Paper Calculations – Per allocated issue	\$1,600



**ADDENDUM TO
NOTICE OF MEETING
OF COMMISSIONERS' COURT
OF JEFFERSON COUNTY, TEXAS**

Notice having been heretofore posted of a **Regular Meeting** to Commissioners' Court of Jefferson County, Texas, on the 14th of **March 2011** in the Commissioners' Courtroom, 4TH Floor, Jefferson County Courthouse, 1149 Pearl Street, Beaumont, Texas, notice is hereby given of the following additional subject to be considered:

PURCHASING:

11. Consider, approve and execute Contract (CONT 11-019/KJS) with The Kansas City Southern Railway for Drainage Improvements to the South Central Gardens Area in the amount of \$9,375.00. This is reimbursable item with TDRA.

Motion by: Commissioner Sinegal
Second by: Commissioner Weaver
Action: APPROVED

DISTRICT ATTORNEY:

12. Consider and possibly approve hiring Mitch Templeton to provide legal services in connection with the defense of civil litigation in the case of John Franklin v. Jefferson County, et.al. (inmate case).

Motion by: Commissioner Alfred
Second by: Commissioner Weaver
Action: APPROVED

Jeff R. Branick
County Judge

Regular Session, March 14, 2011

There being no further business to come before the Court at this time, same is
now here adjourned on this date, March 14, 2011

AN ORDER OF THE COMMISSIONERS COURT OF JEFFERSON
COUNTY, TEXAS DESIGNATING A REINVESTMENT ZONE
PURSUANT TO SEC 312 201 OF THE TAX CODE
(THE PROPERTY REDEVELOPMENT AND TAX ABATEMENT ACT)

BE IT REMEMBERED at a meeting of Commissioners Court of Jefferson County, Texas, held on the ____ day of _____, 2011, on motion made by _____, Commissioner of Precinct No _____, and seconded by _____, Commissioner of Precinct No __, the following Order was adopted

WHEREAS, the Commissioners Court of Jefferson County, Texas desires to create the proper economic and social environment to induce the investment of private resources in productive business enterprises located in the county and to provide employment to residents of the area; and,

WHEREAS, it is in the best interest of the county to designate the LUCITE INTERNATIONAL facility near Beaumont, TX a reinvestment zone, pursuant to Sec, 312 201, Tax Code (The Property Redevelopment and Tax Abatement Act)

IT IS THEREFORE ORDERED BY THE COMMISSIONERS COURT OF JEFFERSON COUNTY, TEXAS

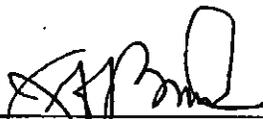
- Section 1. That the Commissioners Court hereby designates the Lucite International property, _____, Beaumont, TX (mailing purposes only), Jefferson County, Texas 77640, further described in the legal description attached hereto as Exhibit "A", and made apart hereof for all purposes, as a Reinvestment Zone (the "Zone")
- Section 2 That the Commissioners Court finds that the Zone area meets the qualifications of the Texas Redevelopment and Tax Abatement Act (hereinafter referred to as the "Act".)
- Section 3. That the Commissioners Court has heretofore adopted Guidelines and Criteria for Granting Tax Abatements in Reinvestment Zones in Jefferson County, Texas
- Section 4 That the Commissioners Court held a public hearing to consider this Order on the ____ day of _____, 2011.



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- Section 5. The Commissioners Court finds that such improvements are feasible and will benefit the Zone after the expiration of the agreement
- Section 6. The Commissioners Court finds that creation of the Zone is likely to contribute to the retention or expansion of primary employment in the area and/or would contribute to attract major investments that would be a benefit to the property and that would contribute to the economic development of the community
- Section 7. That this Order shall take effect from and after its passage as the law in such cases provides.

Signed this 14th day of March, 2011.



 JEFF R. BRANICK
 County Judge



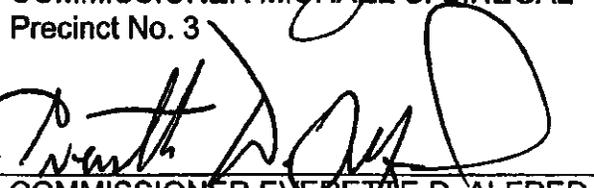
 COMMISSIONER EDDIE ARNOLD
 Precinct No. 1



 COMMISSIONER MICHAEL S. SINEGAL
 Precinct No. 3



 COMMISSIONER BRENT A. WEAVER
 Precinct No. 2



 COMMISSIONER EVERETT D. ALFRED
 Precinct No 4



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EXHIBIT A



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COMMSPVC5P31256LUCITE

2. THE INTEREST IN THE LAND COVERED BY THIS COMMITMENT IS: (Fee Simple, Leasehold, Easement, etc., - identity or describe)

LOT NO. 14: Leasehold estate as set forth in that certain Lease dated July 4, 1994, a Memorandum of which was dated 12-6-1999 filed 1-3-2000 under County Clerk's File No. 2000000053 Official Public Records of Real Property of Jefferson County, Texas, by and between E. I. du Pont de Nemours and Company, a Delaware corporation, and INEOS Acrylics, Inc. (fka ICI Acrylics Inc).

LOT NO. 29: Leasehold estate as set forth in that certain Lease dated September 15, 2005, a Memorandum of which was dated as of 9-15-2005 filed 10-11-2005 under County Clerk's File No. 2005037284 Official Public Records of Real Property of Jefferson County, Texas, executed by and between E.I. Du Pont De Nemours and Company and Lucite International, Inc., as amended on _____, 2007, a Memorandum of which was filed _____, 2007 under County Clerk's File No. _____, Official Public Records of Real Property of Jefferson County, Texas.

EASEMENT: Easement estate as set forth in (i) that certain Lease dated September 15, 2005, a Memorandum of which was dated as of 9-15-2005 filed 10-11-2005 under County Clerk's File No. 2005037284 Official Public Records of Real Property of Jefferson County, Texas, executed by and between E.I. Du Pont De Nemours and Company and Lucite International, Inc., as amended on _____, 2007, a Memorandum of which was filed _____, 2007 under County Clerk's File No. _____, Official Public Records of Real Property of Jefferson County, Texas and/or (ii) that certain Declaration of Easements and Covenants executed by E.I. du Pont de Nemours and Company as recorded under County Clerk's Film Code No. 104-01-0533 Real Property Records of Jefferson County, Texas.

3. RECORD TITLE TO THE LAND ON THE EFFECTIVE DATE APPEARS TO BE VESTED IN:

Fee Simple: E.I. du Pont de Nemours and Company, a Delaware corporation

4. LEGAL DESCRIPTION OF LAND:

The three tracts of land known as Lot No. 14, Lot No. 29 and an Easement as more fully described as follows:

LOT NO. 14:

All that certain tract or parcel of land lying and being situated in Jefferson County, Texas, a part of the J.S. Johnston Survey, Abstract No. 34 and being Lot No. 14 of the DuPont - Beaumont Works Industrial Park Subdivision, plat of which is filed as an affidavit in County Clerk's File No. 2006048240 of the Official Public Records of Jefferson County, Texas with said Lot No. 14 being the same tract or parcel formerly identified as Lot 1 of Dupont-Beaumont Industrial Site No. 2 and Lot 1 of Replat of Dupont-Beaumont Industrial Site No. 2, plats of which are recorded in Volume 15, Page 111 and Volume 17, Page 394, respectively, of the Map Records of Jefferson County, Texas, with the said Lot No. 14 also being a part of three adjoining tracts, conveyed to E.I. DUPONT DE NEMOURS AND COMPANY, containing 235.116 acres, 49.839 acres and 52.667 acres and recorded in Volume 845, Page 48, Volume 845, Page 63 and Volume 845, Page 73, respectively, of the Deed Records of Jefferson County, Texas with the herein described Lot No. 14 being described more particularly as follows:



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COMMENCING at a 1" pipe found in the northeasterly line of the Kansas City Southern Railroad 100 foot wide right-of-way at the intersection with the west line of the J.S. Johnston Survey, Abstract No. 34 and being the southwest corner of the said 52.667 acre tract with said 1" pipe and being an angle point in the southwest line of Lot No. 6 of the said Dupont-Beaumont Industrial Park Subdivision and from which a ½" rod with cap stamped "SPI INC" set in the west line of the J.S. Johnston Survey for an angle point in the northeast line of the said Lot No. 6 bears North 00° 10' 05" East a distance of 71.61 feet;

THENCE South 78° 03' 30" East for a distance of 2447.21 feet to a ½" rod with cap stamped "SPI INC" set for the south corner and POINT OF BEGINNING of the herein described Lot No. 14;

THENCE with the boundary of the herein described Lot No. 14 as follows:

North 44° 07' 41" West, 1785.00 feet;
 North 45° 52' 19" East, 170.00 feet;
 North 44° 07' 41" West, 151.50 feet;
 North 45° 52' 19" East, 120.00 feet;
 North 44° 07' 41" West, 55.50 feet;
 North 45° 52' 19" East, 106.50 feet;
 South 44° 07' 41" East, 290.70 feet;
 South 57° 34' 59" East, 131.08 feet;
 South 44° 07' 41" East, 377.81 feet;
 North 45° 52' 19" East, 22.00 feet;
 South 44° 07' 41" East, 529.50 feet;
 South 45° 52' 19" West, 113.02 feet;
 South 38° 40' 29" East, 220.23 feet;
 South 28° 47' 04" East, 97.79 feet;
 South 24° 38' 36" East, 82.40 feet;
 South 21° 42' 03" East, 129.54 feet;
 South 14° 47' 53" East, 95.82 feet;
 South 45° 52' 19" West, 45.34 feet;
 South 44° 07' 41" East, 72.00 feet;
 South 45° 52' 19" West, 120.00 feet back to the Point of Beginning and containing 16.047 acres of land.

LOT NO. 29:

All that certain tract or parcel of land lying and being situated in Jefferson County, Texas, a part of the J.S. Johnston Survey, Abstract No. 34 and a part of the Pelham Humphries League, Abstract No. 32 and being Lot No. 29 of the Dupont-Beaumont Works Industrial Park Subdivision, plat of which is filed as an affidavit in County Clerk's File No. 2006048240 of the Official Public Records of Jefferson County, Texas with said Lot No. 29 being all of Lot 4 and part of Lot 2 of Replat of Dupont-Beaumont Industrial Site No. 2, plat of which is recorded in Volume 17, Page 394 of the Map Records of Jefferson County, Texas, part of Lot 2 of Dupont-Beaumont Industrial Site No. 2, plat of which is recorded in Volume 15, Page 111 of the Map Records of Jefferson County, Texas, and part of Lot 3 of Dupont-Beaumont Industrial Site No. 1, plat of which is recorded in Volume 15, Page 4 of the Map Records of Jefferson County, Texas with the said Lot No. 29 also being out of and a part of those certain tracts conveyed to E. I. DUPONT DE NEMOURS AND COMPANY more fully described as 235.116 acres recorded in Volume 845, Page 48, 124.708 acres and 49.839 acres recorded in Volume 845, Page 63, 52.667 acres and 82.072 acres recorded in

3)



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Volume 845, Page 73 and a tract of land recorded in Volume 1507, Page 91 of the Deed Records of Jefferson County, Texas with the herein described Lot No. 29 being more particularly described as follows:

COMMENCING at a 1" pipe found in the northeasterly line of the Kansas City Southern Railroad 100 foot wide right-of-way at the intersection with the west line of the J.S. Johnston Survey, Abstract No. 34, being the east line of the Pelham Humphries League, Abstract No. 32 and being the southwest corner of the said 52.667 acre tract, the most southerly corner of the said 124.708 acre tract, the most southerly corner of the said Lot 3 of the Dupont-Beaumont Industrial Site No. 1 and the southerly southwest corner of both said Lot 2 of Dupont-Beaumont Industrial Site No. 2 and Lot 2 of Replat of Dupont-Beaumont Industrial Site No. 2 with said 1" pipe also being an angle point in the southwest line of Lot No. 6 of the said Dupont-Beaumont Works Industrial Park Subdivision;

THENCE North 00° 10' 05" East along the west line of the J.S. Johnston Survey, Abstract No. 34, the east line of the said Lot 3 of Dupont-Beaumont Industrial Site No. 1, the west line of the said Lot 2 of Dupont-Beaumont Industrial Site No. 2 and the west line of the said Lot 2 of Replat of Dupont-Beaumont Industrial Site No. 2 for a distance of 71.61 feet to a ½" rod with cap stamped "SPI INC" found for an angle point in the northeast line of Lot No. 6 of the said Dupont-Beaumont Works Industrial Park Subdivision and being the POINT OF BEGINNING of the exterior boundary of the herein described Lot No. 29 with said ½" rod with cap being identified hereinafter as Point "A";

THENCE North 44° 06' 57" West along the northeast line of the said Lot No. 6 of Dupont-Beaumont Works Industrial Park for a distance of 1828.51 feet to a ½" rod with cap stamped "SPI INC";

THENCE North 45° 52' 19" East, at 27.60 feet pass a ½" rod with cap stamped "SPI INC" found for an ell corner in the southwesterly line of Lot No. 7 of the said Dupont-Beaumont Works Industrial Park Subdivision, with said Lot No. 7 being formerly known as Lot 2 of said Dupont-Beaumont Industrial Site No. 1, and continue on the same course for a total distance of 85.60 feet to a ½" rod with cap stamped "SPI INC" found for another ell corner in the southwesterly line of said Lot No. 7;

THENCE along and with the boundary of the said Lot No. 7 as follows:

South 44° 07' 41" East, 495.00 feet;
 North 45° 52' 19" East, 20.00 feet;
 South 44° 07' 41" East, 437.00 feet;
 North 45° 52' 19" East, 222.00 feet;
 South 44° 07' 41" East, 173.00 feet;
 North 45° 52' 19" East, 146.00 feet;

North 44° 07' 41" West, 1130.00 feet to a ½" rod with cap stamped "SPI INC" found at the intersection of the northeast line of the said Lot No. 7 with the westward projection of a southeast line of Lot No. 16 of the said Dupont-Beaumont Works Industrial Park Subdivision, with said Lot No. 16 being formerly known as Lot 1 of said Dupont-Beaumont Industrial Site No. 1;

THENCE North 45° 52' 18" East along the said southeast line of Lot No. 16 and its projection, at 496.00 feet pass a ½" rod with cap stamped "SPI INC" found for the south corner of the said Lot



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No. 16 and continue on the same course for a total distance of 1248.05 feet to a ½" rod with cap stamped "SPI INC";

THENCE North 73° 54' 08" West for a distance of 233.74 feet to a ½" rod with cap stamped "SPI INC";

THENCE North 45° 52' 52" East a distance of 272.44 feet to a ½" rod with cap stamped "SPI INC";

THENCE North 44° 07' 42" West a distance of 84.22 feet to a ½" rod with cap stamped "SPI INC";

THENCE North 45° 52' 18" East a distance of 62.64 feet to a ½" rod with cap stamped "SPI INC";

THENCE North 74° 18' 27" East a distance of 64.84 feet to a ½" rod with cap stamped "SPI INC";

THENCE South 76° 01' 55" East a distance of 239.12 feet to a ½" rod with cap stamped "SPI INC";

THENCE South 45° 08' 47" East a distance of 211.56 feet to a ½" rod with cap stamped "SPI INC";

THENCE South 16° 05' 52" West a distance of 273.94 feet to a ½" rod with cap stamped "SPI INC";

THENCE South 73° 46' 34" East a distance of 218.07 feet to a ½" rod with cap stamped "SPI INC";

THENCE North 03° 17' 48" East a distance of 109.66 feet to a ½" rod with cap stamped "SPI INC";

THENCE North 45° 34' 48" East a distance of 239.26 feet to a ½" rod with cap stamped "SPI INC";

THENCE South 44° 07' 08" East a distance of 47.07 feet to a ½" rod with cap stamped "SPI INC";

THENCE North 33° 45' 40" East a distance of 220.41 feet to a ½" rod with cap stamped "SPI INC";

THENCE South 56° 23' 55" East a distance of 138.11 feet to a ½" rod with cap stamped "SPI INC";

THENCE North 45° 52' 52" East a distance of 87.21 feet to an "X" chiseled on the side of a concrete barrier wall found in the southwest line of Lot No. 18 of the said Dupont-Beaumont Works Industrial Park Subdivision, with the said Lot No. 18 being formerly known as Lot 3 of said Replat of Dupont-Beaumont Industrial Site No. 2;



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THENCE South 55° 22' 21" East along the southwest line of the said Lot No. 18 for a distance of 217.77 feet to a ½" rod with cap stamped "SPI INC" found for the south corner of the said Lot No. 18;

THENCE North 15° 47' 48" East along the southeast line of the said Lot No. 18 for a distance of 107.43 feet to a point for corner on the southerly bank of the Neches River;

THENCE in a southeasterly direction and with the southerly bank of said Neches River with its meanders as follows:

South 02° 23' 55" East, 51.02 feet;
 South 58° 37' 58" East, 193.33 feet;
 South 82° 26' 29" East, 205.63 feet;
 North 50° 02' 56" East, 35.43 feet;
 North 88° 01' 01" East, 109.70 feet;
 South 67° 43' 14" East, 219.02 feet;
 South 57° 28' 11" East, 324.40 feet;
 South 79° 44' 28" East, 69.81 feet;
 South 58° 21' 53" East, 90.68 feet;
 South 43° 53' 59" East, 102.73 feet;
 North 78° 28' 31" East, 206.26 feet;
 South 47° 09' 37" East, 79.82 feet;
 South 17° 31' 34" East, 25.60 feet;
 North 88° 17' 08" East, 52.61 feet;
 North 09° 19' 05" East, 49.21 feet;
 North 86° 38' 35" East, 81.53 feet;

South 73° 11' 23" East, 524.53 feet to a point for corner, being in the easterly line of the said Dupont 235.116 acre tract and J.S. Johnston Survey, same being the westerly line of the William Carroll League, Abstract No. 13 and the remainder of that certain City of Nederland called 934.0 acre tract recorded in County Clerk's File No. 101-27-1067 of the Official Public Records of Jefferson County, Texas;

THENCE South 00° 44' 52" West along and with the easterly line of the said Dupont 235.116 acre tract and J.S. Johnston Survey same being the westerly line of the William Carroll League, passing at a distance 204.45 feet a 1" iron rod found for reference, passing at 382.73 feet a 5/8" iron rod with cap stamped "WORTECH SURVEYORS" found for the northwest corner of that certain 65.00 acre tract conveyed to E.I. DuPont de Nemours and Company recorded in County Clerk's File No. 94-9433962 of the Official Public Records of Jefferson County, Texas and continuing on the same course for a total distance of 3416.61 feet to a point for corner in an old canal (unable to set) with said point being the northeast corner of Lot No. 11 of the said Dupont-Beaumont Works Industrial Park Subdivision;

THENCE along and with the northerly line of the said Lot No. 11 as follows:

South 45° 52' 44" West, 474.40 feet;
 South 33° 53' 44" West, 824.22 feet;

South 10° 16' 44" West, 426.94 feet to a ½" rod with cap stamped "SPI INC" found in the northeasterly line of the said Lot No. 6 of Dupont-Beaumont Works Industrial Park Subdivision;

THENCE North 44° 07' 17" West along and with the northeasterly line of the said Lot No. 6 for a distance of 3703.96 feet to a ½" rod with cap stamped "SPI INC" found for an angle point;

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THENCE North 48° 11' 36" West continuing along the northeasterly line of said Lot No. 6 for a distance of 351.99 feet back to the Point of Beginning and containing 368.185 acres of land.

SAVE AND EXCEPT from the above described 368.185 acre tract, fifteen tracts known as Lot No's. 8, 9, 10, 12, 13, 14, 15, 17, 20, 21, 22, 23, 25, 26, and 27 of the said Dupont-Beaumont Works Industrial Park Subdivision, described herein and which are situated within the perimeter of the above described 368.185 acre tract. The total acreage of the said fifteen tracts being 93.051 acres with a resultant acreage for the above described Lot No. 29 containing 275.134 acres. The fifteen **SAVE AND EXCEPT** tracts being described as follows:

SAVE AND EXCEPT LOT NO. 8 - 13.679 ACRE TRACT

BEING a 13.679 acre tract situated in Jefferson County, Texas, a part of the J.S. Johnston Survey, Abstract No. 34 and a part of the Pelham Humphries League, Abstract No. 32 and being Lot 8 of the Dupont-Beaumont Works Industrial Park Subdivision, plat of which is filed as an affidavit in County Clerk's File No. 2006048240 of the Official Public Records of Jefferson County, Texas with said Lot No. 8 being a part of those tracts formerly known as Lot 3 of Dupont-Beaumont Industrial Site No. 1, Lot 2 of Dupont-Beaumont Industrial Site No. 2 and Lot 2 of Replat of Dupont-Beaumont Industrial Site No. 2, plats of which are recorded in Volume 15, Page 4, Volume 15, Page 111 and Volume 17, Page 394, respectively, of the Map Records of Jefferson County, Texas with the said Lot No. 8 also being a part of three adjoining tracts, conveyed to E.L. DuPont de Nemours and Company, containing 124.708 acres, 52.667 acres and 49.839 acres and recorded in Volume 845, Page 63, Volume 845, Page 73 and Volume 845, Page 63, respectively, of the Deed Records of Jefferson County, Texas with the herein described Lot No. 8 being described more particularly as follows:

COMMENCING at the above identified Point "A":

THENCE North 04° 21' 26" East for a distance of 657.05 feet to the south corner and Point of Beginning of the herein described Lot No. 8;

THENCE the following courses and distances:

North 44° 07' 41" West, 458.00 feet;

North 45° 52' 19" East, 1301.00 feet;

South 44° 07' 41" East, 458.00 feet;

South 45° 52' 19" West, 1301.00 feet back to the Point of Beginning and containing 13.679 acres of land.

SAVE AND EXCEPT LOT NO. 9 - 5.251 ACRE TRACT

Being a 5.251 acre tract situated in Jefferson County, Texas, a part of the J.S. Johnston Survey, Abstract No. 34 and being Lot No. 9 of the Dupont-Beaumont Works Industrial Park Subdivision, plat of which is filed as an affidavit in County Clerk's File No. 2006048240 of the Official Public Records of Jefferson County, Texas with said Lot No. 9 being a part of those tracts formerly known as Lot 2 of Dupont-Beaumont Industrial Site No. 2 and Lot 2 of Replat of Dupont-Beaumont Industrial Site No. 2, plats of which are filed in Volume 15, Page 111 and Volume 17, Page 394, respectively, of the Map Records of Jefferson County, Texas with the said Lot No. 9 also being a part of that 52.667 acre tract conveyed to E. L. DUPONT DE NEMOURS AND COMPANY which is recorded in Volume 845, Page 73 of the Deed Records of Jefferson County, Texas with the herein described Lot No. 9 being more particularly described as follows:



COMMENCING at the above identified Point "A";

THENCE South 76° 12' 31" East for a distance of 928.23 feet to the south corner and Point of Beginning of the herein described Lot No. 9;

THENCE the following courses and distances;

North 44° 07' 41" West, 542.00 feet;

North 45° 52' 19" East, 422.00 feet;

South 44° 07' 41" East, 542.00 feet;

South 45° 52' 19" West, 422.00 feet back to the Point of Beginning and containing 5.251 acres of land.

SAVE AND EXCEPT LOT NO. 10 - 10.337 ACRE TRACT

Being a 10.337 acre tract situated in Jefferson County, Texas, a part of the J.S. Johnston Survey, Abstract No. 34 and being Lot No. 10 of the Dupont-Beaumont Works Industrial Park Subdivision, plat of which is filed as an affidavit in County Clerk's File No. 2006048240 of the Official Public Records of Jefferson County, Texas with the said Lot No. 10 being a part of those tracts formerly known as Lot 2 of Dupont-Beaumont Industrial Site No. 2 and Lot 2 of Replat of Dupont-Beaumont Industrial Site No. 2, plats of which are recorded in Volume 15, Page 111 and Volume 17, Page 394, respectively, of the Map Records of Jefferson County, Texas with the said Lot No. 10 also being a part of two adjoining tracts, conveyed to E. I. DUPONT DE NEMOURS AND COMPANY, containing 52.667 acres and 235.116 acres and recorded in Volume 845, Page 73 and Volume 845, Page 48, respectively, of the Deed Records of Jefferson County, Texas with the herein described Lot No. 10 being more particularly described as follows:

COMMENCING at the above identified Point "A";

THENCE South 47° 09' 43" East for a distance of 1341.37 feet to the south corner and Point of Beginning of the herein described Lot No. 10;

THENCE the following courses and distances;

North 44° 07' 41" West, 533.50 feet;

North 45° 52' 19" East, 844.00 feet;

South 44° 07' 41" East, 533.50 feet;

South 45° 52' 19" West, 844.00 feet back to the Point of Beginning and containing 10.337 acres of land.

SAVE AND EXCEPT LOT NO. 12 - 7.247 ACRE TRACT

Being a 7.247 acre tract situated in Jefferson County, Texas, a part of the J. S. Johnston Survey, Abstract No. 34 and being Lot No. 12 of the Dupont-Beaumont Works Industrial Park Subdivision, plat of which is filed as an affidavit in County Clerk's File No. 2006048240 of the Official Public Records of Jefferson County, Texas with the said Lot No. 12 being a part those tracts formerly known as Lot 2 of Dupont-Beaumont Industrial Site No. 2 and Lot 2 of Replat of Dupont-Beaumont Industrial Site No. 2, plats of which are recorded in Volume 15, Page 111 and Volume 17, Page 394, respectively, of the Map Records of Jefferson County, Texas with the said Lot No. 12 also being a part of that certain 235.116 acre tract conveyed to E.I. DuPont de Nemours and Company and recorded in Volume 845, Page 48 of the Deed Records of Jefferson County, Texas with the herein described Lot No. 12 being more particularly described as follows:



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COMMENCING at the above identified Point "A";

THENCE South 62° 38' 46" East for a distance of 3049.38 feet to the south corner and Point of Beginning of the herein described Lot No. 12;

THENCE the following courses and distances;

North 44° 07' 41" West, 861.00 feet;

North 45° 52' 19" East, 517.50 feet;

South 25° 23' 27" East, 479.41 feet;

South 22° 50' 42" East, 436.79 feet;

South 45° 52' 19" West, 204.95 feet back to the Point of Beginning and containing 7.247 acres of land.

SAVE AND EXCEPT LOT NO. 13 - 9.806 ACRE TRACT

Being a 9.806 acre tract situated in Jefferson County, Texas, a part of the J.S. Johnston Survey, Abstract No. 34 and being Lot No. 13 of the Dupont-Beaumont Works Industrial Park Subdivision, plat of which is filed as an affidavit in County Clerk's File No. 2006048240 of the Official Public Records of Jefferson County, Texas with the said Lot No. 13 being a part of those tracts formerly known as Lot 2 of Dupont-Beaumont Industrial Site No. 2 and Lot 2 of Replat of Dupont-Beaumont Industrial Site No. 2, plats of which are recorded in Volume 15, Page 111 and Volume 17, Page 394, respectively of the Map Records of Jefferson County, Texas with the said Lot No. 13 also being a part of two adjoining tracts, conveyed to E.I. DuPont de Nemours and Company, containing 235.116 acres and 52.667 acres recorded in Volume 845, Page 48 and Volume 845, Page 73, respectively, of the Deed Records of Jefferson County, Texas with the herein described Lot No. 13 being more particularly described as follows:

COMMENCING at the above identified Point "A";

THENCE South 70° 43' 22" East for a distance of 2163.39 feet to the south corner and Point of Beginning of the herein described Lot No. 13;

THENCE the following courses and distances;

North 44° 07' 41" West, 1128.50 feet;

North 45° 52' 19" East, 378.50 feet;

South 44° 07' 41" East, 1128.50 feet;

South 45° 52' 19" West, 378.50 feet back to the Point of Beginning and containing 9.806 acres of land.

SAVE AND EXCEPT LOT NO. 14 - 16.047 ACRE TRACT

Being a 16.047 acre tract situated in Jefferson County, Texas, a part of the J.S. Johnston Survey, Abstract No. 34 and being Lot No. 14 of the Dupont-Beaumont Works Industrial Park Subdivision, plat of which is filed as an affidavit in County Clerk's File No. 2006048240 of the Official Public Records of Jefferson County, Texas with said Lot No. 14 being the same tract formerly known as Lot 1 of Dupont-Beaumont Industrial Site No. 2 and Lot 1 of Replat of Dupont-Beaumont Industrial Site No. 2, plats of which are recorded in Volume 15, Page 111 and Volume 17, Page 394 of the Map Records of Jefferson County, Texas, respectively with the said Lot No. 14 also being a part of three adjoining tracts, conveyed to E.I. DuPont De Nemours and Company, containing 235.116 acres, 49.839 acres and 52.667 acres and recorded in Volume 845,



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Page 48, Volume 845, Page 63 and Volume 845, Page 73, respectively, of the Deed Records of Jefferson County, Texas with the herein described Lot No. 14 being described more particularly as follows:

COMMENCING at the above identified Point "A";

THENCE South 78° 03' 30" East for a distance of 2447.21 feet to the south corner and Point of Beginning of the herein described Lot No. 14;

THENCE the following courses and distances;

North 44° 07' 41" West, 1785.00 feet;
 North 45° 52' 19" East, 170.00 feet;
 North 44° 07' 41" West, 151.50 feet;
 North 45° 52' 19" East, 120.00 feet;
 North 44° 07' 41" West, 55.50 feet;
 North 45° 52' 19" East, 106.50 feet;
 South 44° 07' 41" East, 290.70 feet;
 South 57° 34' 59" East, 131.08 feet;
 South 44° 07' 41" East, 377.81 feet;
 North 45° 52' 19" East, 22.00 feet;
 South 44° 07' 41" East, 529.50 feet;
 South 45° 52' 19" West, 113.02 feet;
 South 38° 40' 29" East, 220.23 feet;
 South 28° 47' 04" East, 97.79 feet;
 South 24° 38' 36" East, 82.40 feet;
 South 21° 42' 03" East, 129.54 feet;
 South 14° 47' 53" East, 95.82 feet;
 South 45° 52' 19" West, 45.34 feet;
 South 44° 07' 41" East, 72.00 feet;

South 45° 52' 19" West, 120.00 feet back to the Point of Beginning and containing 16.047 acres of land.

SAVE AND EXCEPT LOT NO. 15 - 3.312 ACRE TRACT

Being a 3.312 acre tract situated in Jefferson County, Texas, a part of the J.S. Johnston Survey, Abstract No. 34 and being Lot No. 15 of the Dupont-Beaumont Works Industrial Park Subdivision, plat of which is filed as an affidavit in County Clerk's File No. 2006048240 of the Official Public Records of Jefferson County, Texas with the said Lot No. 15 being a part of those tracts formerly known as Lot 2 of Dupont-Beaumont Industrial Site No. 2 and Lot 2 of Replat of Dupont-Beaumont Industrial Site No. 2, plats of which are recorded in Volume 15, Page 111 and Volume 17, Page 394, respectively, of the Map Records of Jefferson County, Texas with the said Lot No. 15 also being a part of that certain 49.839 acre tract conveyed to E.I. DuPont de Nemours and Company and recorded in Volume 845, Page 63 of the Deed Records of Jefferson County, Texas with the herein described Lot No. 15 being more particularly described as follows:

COMMENCING at the above identified Point "A";

THENCE North 52° 20' 43" East for a distance of 1920.23 feet to the south corner and Point of Beginning of the herein described Lot No. 15;



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THENCE the following courses and distances:

North 44° 07' 41" West, 417.00 feet;

North 45° 52' 19" East, 346.00 feet;

South 44° 07' 41" East, 417.00 feet;

South 45° 52' 19" West, 346.00 feet back to the Point of Beginning and containing 3.312 acres of land.

SAVE AND EXCEPT LOT NO. 17 - 2.135 ACRE TRACT

Being a 2.135 acre tract situated in Jefferson County, Texas, a part of the J.S. Johnston Survey, Abstract No. 34 and being Lot No. 17 of the Dupont-Beaumont Works Industrial Park Subdivision, plat of which is filed as an affidavit in County Clerk's File No. 2006048240 of the Official Public Records of Jefferson County, Texas with the said Lot No. 17 being a part of those tracts formerly known as Lot 2 of Dupont-Beaumont Industrial Site No. 2 and Lot 2 of Replat of Dupont-Beaumont Industrial Site No. 2, plats of which are recorded in Volume 15, Page 111 and Volume 17, Page 394, respectively, of the Map Records of Jefferson County, Texas with the said Lot No. 17 also being a part of that certain 235.116 acre tract conveyed to E. L. DUPONT DE NEMOURS AND COMPANY and recorded in Volume 845, Page 48 of the Deed Records of Jefferson County, Texas with the herein described Lot No. 17 being described more particularly as follows:

COMMENCING at the above identified Point "A";

THENCE North 50° 39' 19" East for a distance of 3116.77 feet to the south corner and Point of Beginning of the herein described Lot No. 17;

THENCE the following course and distances:

North 72° 09' 54" West, 230.50 feet;

North 19° 43' 50" East, 265.91 feet;

South 72° 09' 54" East, 323.13 feet;

South 35° 56' 53" East, 32.87 feet to a point of curvature of a curve to the right having a central angle of 95° 33' 17" and a radius of 95.00 feet;

THENCE along said curve to the right for a total arc distance of 158.44 feet subtended by a chord distance of 140.70 feet which bears South 11° 49' 46" West;

South 59° 36' 25" West, 63.63 feet;

South 77° 22' 54" West, 116.33 feet back to the Point of Beginning and containing 2.135 acres of land.

SAVE AND EXCEPT LOT NO. 20 - 3.893 ACRE TRACT

Being a 3.893 acre tract situated in Jefferson County Texas, a part of the J. S. Johnston Survey, Abstract No. 34 and being Lot No. 20 of the Dupont-Beaumont Works Industrial Park Subdivision, plat of which is filed as an affidavit in County Clerk's File No. 2006048240 of the Official Public Records of Jefferson County, Texas with the said Lot No. 20 being a part of those tracts formerly known as Lot 2 of Dupont-Beaumont Industrial Site No. 2 and Lot 2 of Replat of Dupont-Beaumont Industrial Site No. 2, plats of which are recorded in Volume 15, Page 111 and Volume 17, Page 394, respectively, of the Map Records of Jefferson County, Texas with the said Lot No. 20 also being a part of two adjoining tracts, conveyed to E. L. DUPONT DE NEMOURS AND COMPANY containing 49.839 acres and 82.072 acres recorded in Volume 845, Page 63 and Volume 845, Page



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73, respectively, of the Deed Records of Jefferson County, Texas with the herein described Lot No. 20 being described more particularly as follows:

COMMENCING at the above identified Point "A":

THENCE North 40° 04' 13" East for a distance of 2541.58 feet to the south corner and Point of Beginning of the herein described Lot No. 20;

THENCE the following courses and distances;

North 53° 24' 25" West, 462.65 feet;

North 29° 18' 21" East, 80.93 feet;

South 55° 37' 05" East, 45.80 feet;

North 35° 42' 52" East, 272.15 feet;

South 62° 20' 08" East, 637.00 feet;

South 20° 26' 52" West, 67.50 feet;

North 69° 22' 08" West, 335.50 feet;

South 16° 54' 52" West, 314.27 feet back to the Point of Beginning and containing 3.893 acres of land.

SAVE AND EXCEPT LOT NO. 21 - 0.782 ACRE TRACT

Being a 0.782 acre tract situated in Jefferson County Texas, a part of the J. S. Johnston Survey, Abstract No. 34 and being Lot No. 21 of the Dupont-Beaumont Works Industrial Park Subdivision, plat of which is filed as an affidavit in County Clerk's File No. 2006048240 of the Official Public Records of Jefferson County, Texas with the said Lot No. 21 being a part of those tracts formerly known as Lot 2 of Dupont-Beaumont Industrial Site No. 2 and Lot 2 of Replat of Dupont-Beaumont Industrial Site No. 2, plats of which are recorded in Volume 15, Page 111 and Volume 17, Page 394, respectively, of the Map Records of Jefferson County, Texas with the said Lot No. 21 also being a part of that certain 49.839 acre tract conveyed to E. L. DUPONT DE NEMOURS AND COMPANY and recorded in Volume 845, Page 73 of the Deed Records of Jefferson County, Texas with the herein described Lot No. 21 being described more particularly as follows:

COMMENCING at the above identified Point "A":

THENCE North 30° 53' 26" East for a distance of 2184.98 feet to the south corner and Point of Beginning of the herein described Lot No. 21;

THENCE the following courses and distances;

North 41° 45' 13" West, 272.59 feet;

North 41° 42' 27" East, 90.07 feet;

South 56° 42' 36" East, 274.41 feet;

South 41° 55' 59" West, 161.28 feet back to the Point of Beginning and containing 0.782 acres of land.



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SAVE AND EXCEPT LOT NO. 22 -- 0.143 ACRE TRACT

Being a 0.143 acre tract situated in Jefferson County Texas, a part of the J. S. Johnston Survey, Abstract No. 34 and being Lot No. 22 of the Dupont-Beaumont Works Industrial Park Subdivision, plat of which is filed as an affidavit in County Clerk's File No. 2006048240 of the Official Public Records of Jefferson County, Texas with the said Lot No. 22 being a part of those tracts formerly known as Lot 2 of Dupont-Beaumont Industrial Site No. 2 and Lot 2 of Replat of Dupont-Beaumont Industrial Site No. 2, plats of which are recorded in Volume 15, Page 111 and Volume 17, Page 394, respectively, of the Map Records of Jefferson County, Texas with the said Lot No. 22 also being a part of that certain 49.839 acre tract conveyed to E. I. DUPONT DE NEMOURS AND COMPANY and recorded in Volume 845, Page 63 of the Deed Records of Jefferson County, Texas with the herein described Lot No. 22 being described more particularly as follows:

COMMENCING at the above identified Point "A":

THENCE North 30° 03' 09" East for a distance of 2129.50 feet to the south corner and Point of Beginning of the herein described Lot No. 22;

THENCE the following courses and distances:

North 46° 18' 18" West, 113.44 feet;

North 47° 26' 35" East, 58.36 feet;

South 43° 50' 00" East, 110.37 feet;

South 44° 22' 37" West, 53.48 feet back to the Point of Beginning and containing 0.143 acres of land.

SAVE AND EXCEPT LOT NO. 23 -- 18.933 ACRE TRACT

Being a 18.933 acre tract situated in Jefferson County Texas, a part of the J. S. Johnston Survey, Abstract No. 34 and being Lot No. 23 of the Dupont-Beaumont Works Industrial Park Subdivision, plat of which is filed as an affidavit in County Clerk's File No. 2006048240 of the Official Public Records of Jefferson County, Texas with the said Lot No. 23 being a part of those tracts formerly known as Lot 2 of Dupont-Beaumont Industrial Site No. 2 and Lot 2 of Replat of Dupont-Beaumont Industrial Site No. 2, plats of which are recorded in Volume 15, Page 111 and Volume 17, Page 394, respectively, of the Map Records of Jefferson County, Texas with the said Lot No. 23 also being a part of two adjoining tracts, conveyed to E. I. DUPONT DE NEMOURS AND COMPANY, containing 7.69 acres and 235.116 acres and recorded in Volume 1507, Page 91 and Volume 845, Page 48, respectively, of the Deed Records of Jefferson County, Texas with the herein described Lot No. 23 being more particularly described as follows:

COMMENCING at the above identified Point "A":

THENCE South 81° 28' 22" East for a distance of 3589.28 feet to the south corner and Point of Beginning of the herein described Lot No. 23;

THENCE the following courses and distances:

North 68° 11' 08" West, 637.40 feet;

North 00° 44' 52" East, 1272.00 feet;

South 89° 15' 08" East, 594.80 feet;

South 00° 44' 52" West, 1501.12 feet back to the Point of Beginning and containing 18.933 acres of land.



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SAVE AND EXCEPT LOT NO. 25 - 0.625 ACRE TRACT

Being a 0.625 acre tract situated in Jefferson County, Texas, a part of the J.S. Johnston Survey, Abstract No. 34 and being Lot No. 25 of the Dupont-Beaumont Works Industrial Park Subdivision, plat of which is filed as an affidavit in County Clerk's File No. 2006048240 of the Official Public Records of Jefferson County, Texas with said Lot No. 25 being a part of those tracts formerly known as Lot 2 of Dupont-Beaumont Industrial Site No. 2 and Lot 2 of Replat of Dupont-Beaumont Industrial Site No. 2, plats of which are filed in Volume 15, Page 111 and Volume 17, Page 394, respectively, of the Map Records of Jefferson County, Texas with the said Lot No. 25 also being a part of that 52.667 acre tract conveyed to E. I. DUPONT DE NEMOURS AND COMPANY which is recorded in Volume 845, Page 73 of the Deed Records of Jefferson County, Texas with the herein described Lot No. 25 being more particularly described as follows:

COMMENCING at the above identified Point "A";

THENCE South 67° 17' 54" East for a distance of 676.02 feet to the south corner and Point of Beginning of the herein described Lot No. 25;

THENCE the following courses and distances:

North 44° 07' 41" West, 210.00 feet;

North 45° 52' 19" East, 91.00 feet;

South 44° 07' 41" East, 15.00 feet;

North 45° 52' 19" East, 57.00 feet;

South 44° 07' 41" East, 142.00 feet;

South 45° 52' 19" West, 57.00 feet;

South 44° 07' 41" East, 53.00 feet;

South 45° 52' 19" West, 91.00 feet back to the Point of Beginning and containing 0.625 acres of land.

SAVE AND EXCEPT LOT NO. 26 - 0.643 ACRE TRACT

Being a 0.643 acre tract situated in Jefferson County Texas, a part of the J. S. Johnston Survey, Abstract No. 34 and being Lot No. 26 of the Dupont-Beaumont Works Industrial Park Subdivision, plat of which is filed as an affidavit in County Clerk's File No. 2006048240 of the Official Public Records of Jefferson County, Texas with the said Lot No. 26 being a part of those tracts formerly known as Lot 2 of Dupont-Beaumont Industrial Site No. 2 and Lot 2 of Replat of Dupont-Beaumont Industrial Site No. 2, plats of which are recorded in Volume 15, Page 111 and Volume 17, Page 394, respectively, of the Map Records of Jefferson County, Texas with the said Lot No. 26 also being a part of that certain 235.116 acre tract conveyed to E. I. DUPONT DE NEMOURS AND COMPANY and recorded in Volume 845, Page 73 of the Deed Records of Jefferson County, Texas with the herein described Lot No. 26 being described more particularly as follows:

COMMENCING at the above identified Point "A";

THENCE South 47° 08' 38" East for a distance of 3249.99 feet to the south corner and Point of Beginning of the herein described Lot No. 26;

THENCE the following courses and distances:

North 44° 07' 41" West, 127.00 feet;

North 45° 52' 19" East, 251.00 feet;



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South 44° 07' 41" East, 89.00 feet;
South 45° 52' 19" West, 102.00 feet;
South 44° 07' 41" East, 38.00 feet;
South 45° 52' 19" West, 149.00 feet back to the Point of Beginning and containing 0.643 acres of land.

SAVE AND EXCEPT LOT NO. 27 - 0.218 ACRE TRACT

Being a 0.218 acre tract situated in Jefferson County, Texas, a part of the J. S. Johnston Survey, Abstract No. 34 and being Lot No. 27 of the Dupont-Beaumont Works Industrial Park Subdivision, plat of which is filed as an affidavit in County Clerk's File No. 2006048240 of the Official Public Records of Jefferson County, Texas with the said Lot No. 27 being a part those tracts formerly known as Lot 2 of Dupont-Beaumont Industrial Site No. 2 and Lot 2 of Replat of Dupont-Beaumont Industrial Site No. 2, plats of which are recorded in Volume 15, Page 111 and Volume 17, Page 394, respectively, of the Map Records of Jefferson County, Texas with the said Lot No. 27 also being a part of that certain 235.116 acre tract conveyed to E.I. DuPont de Nemours and Company and recorded in Volume 845, Page 48 of the Deed Records of Jefferson County, Texas with the herein described Lot No. 27 being more particularly described as follows:

COMMENCING at the above identified Point "A";

THENCE South 47° 10' 53" East for a distance of 3454.40 feet to the south corner and Point of Beginning of the herein described Lot No. 27;

THENCE the following course and distances:

North 44° 07' 41" West, 109.00 feet;
North 45° 52' 19" East, 109.00 feet;
South 44° 07' 41" East, 68.00 feet;
South 45° 52' 19" West, 58.00 feet;
South 44° 07' 41" East, 41.00 feet;
South 45° 52' 19" West, 51.00 feet back to the Point of Beginning and containing 0.218 acres of land.

EASEMENT:

Easement estate as set forth in Declaration of Easements and Covenants executed by E.I. du Pont de Nemours and Company as recorded under County Clerk's Film Code No. 104-01-0533 Real Property Records of Jefferson County, Texas.

NOTE: THE COMPANY DOES NOT REPRESENT THAT THE ABOVE ACREAGE OR SQUARE FOOTAGE CALCULATIONS ARE CORRECT.



I CERTIFY THIS IS A TRUE COPY
Witness my Hand and Seal of Office

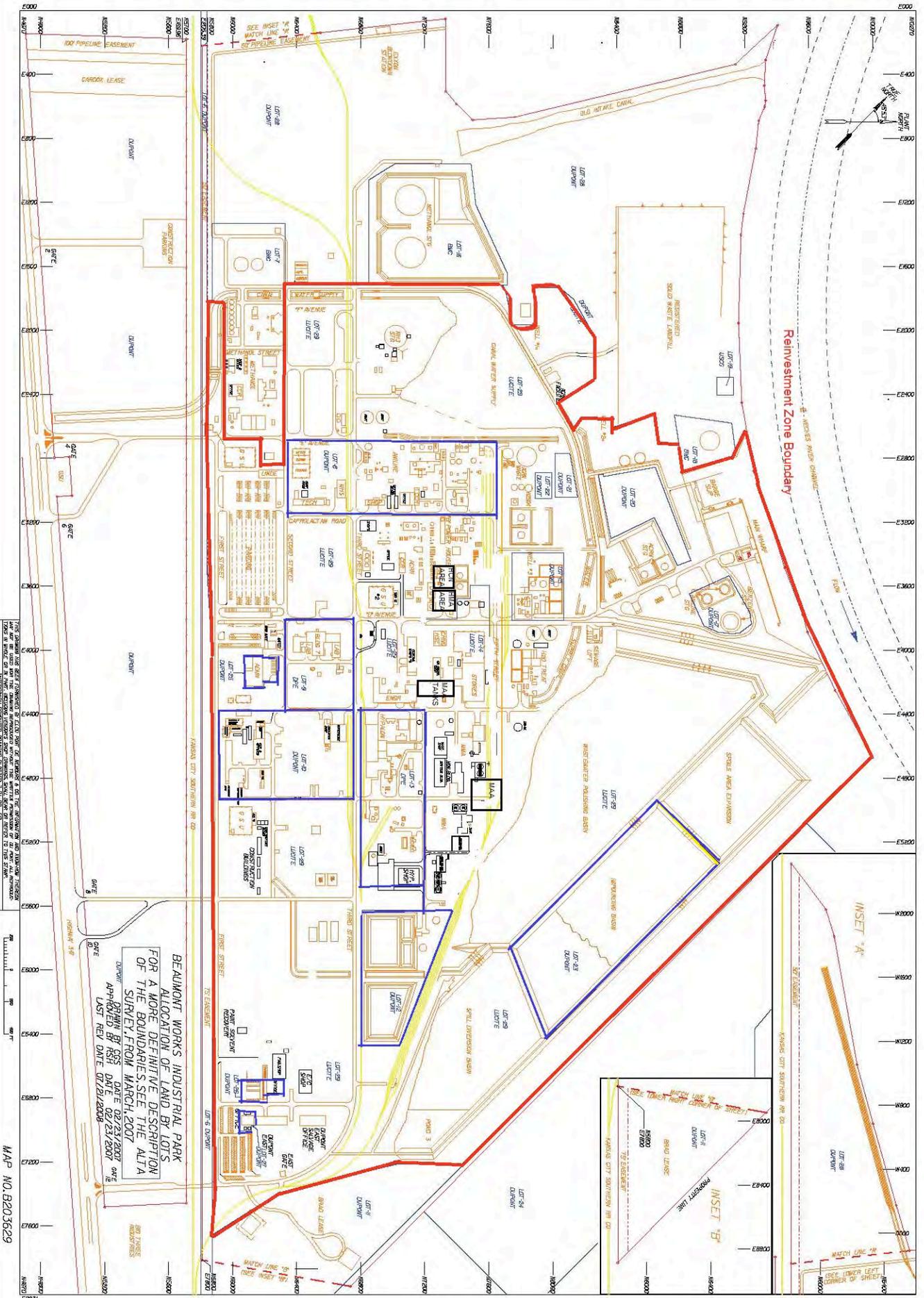
FEB 21 2012

CAROLYN L. GUIDRY, COUNTY CLERK
JEFFERSON COUNTY, TEXAS

BY Susie Belt DEPUTY
Susie Belt

Attachment 21
Map of Reinvestment Zone

Parcels outlined in blue are excluded from RZ description



BEAUMONT WORKS INDUSTRIAL PARK
ALLOCATION OF LAND BY LOTS
FOR A MORE DEFINITIVE DESCRIPTION
OF THE BOUNDARIES SEE THE ALTA
SURVEY FROM MARCH, 2007.
DRAWN BY RSH DATE 02/23/2007
APPROVED BY RSH DATE 02/23/2007
LAST REV DATE 07/21/2008

MAP NO. B203629

JEFFERSON COUNTY UNIFORM TAX ABATEMENT POLICY-2009

ADMONITORY PROVISIONS

The final determination of value to be abated is vested with the Jefferson County Appraisal District (JCAD), an agency autonomous from Jefferson County. The Procedures used by JCAD are attached as Exhibit "A" and incorporated and adopted in this Abatement Policy for all purposes. These provisions are illustrative only and shall not limit the Appraisal District in making determinations in any manner otherwise allowed by law.

Businesses applying for tax abatement with the County are advised that any agreement with the County applies only to taxes assessed by Jefferson County. Any abatement agreement with other taxing entities must be negotiated directly with such entities. In addition, each individual or business receiving an abatement retains the responsibility for annually applying to the Jefferson County Appraisal District for recognition and implementation of such abatement agreement.

STATEMENT OF PURPOSE

SECTION I

(a) The Commissioners Court of Jefferson County, Texas adopts this tax abatement policy to provide incentives to the owner of real property who proposes a Project to develop, redevelop or improve eligible facilities. The incentives will consist of a limited special exemption from certain taxes provided that the Owner agrees to accept and abide by this Policy and provided that the real property is located in a lawfully created Reinvestment or Enterprise Zone.

(b) This policy is intended to improve the quality of life in economically depressed areas and throughout the County by stimulating industrial development, and job creation and retention.

DEFINITIONS

SECTION II

(a) "**Abatement**" means the full or partial exemption from ad valorem taxes of certain real property values and/or tangible personal property values in a reinvestment or enterprise zone designated by the County for economic development purposes.

(b) "**Agreement**" means a contractual agreement between a property owner and/or lessee and the County.

(c) "**Base Year**" means the calendar year in which the abatement contract is executed (signed).

(d) "**Base Year Value**" means the assessed value of eligible property January 1 preceding the execution of the agreement plus the value of eligible property improvements and Tangible Personal Property made after January 1, but before the execution of the Agreement, and which property is owned by the owner, co-owner, and/or its parent companies, subsidiaries, partners, co-venturers, or any entity exercising legal control over the owner or subject to control by the owner.

(e) “**Deferred Maintenance**” means improvements necessary for continued operation which that do not improve productivity, or alter the process technology, reduce pollution or conserve resources.

(f) “**Distribution Center**” means buildings and structures, including fixed machinery and equipment, used or to be used primarily to receive, store, service or distribute goods or materials owned by the Facility operator where a majority of the goods or services are distributed to points beyond Jefferson County.

(g) “**Eligible Facilities**” or “Eligible Projects” means new, expanded or modernized buildings and structures, tangible personal property as defined in the Texas Tax Code, including fixed machinery and equipment, which is reasonably likely as a result of granting abatement to contribute to the retention or expansion of primary employment or to attract major investment in the reinvestment or enterprise zone that would be a benefit to the property and that would contribute to the economic development within the County, but does not include facilities which are intended primarily to provide goods or services to residents or existing businesses located in the County such as, but not limited to, restaurants and retail sales establishments. Eligible facilities may include, but shall not be limited to, industrial buildings and warehouses. Eligible facilities may also include facilities designed to serve a regional population greater than the County for medical, scientific, recreational or other purposes.

(h) “**Expansion**” means the addition of buildings, structures, machinery, tangible personal property, equipment, payroll or other taxable value for purposes of increasing production capacity.

(i) “**Modernization**” means a complete or partial demolition of facilities and the complete or partial reconstruction or installation of a facility of similar or expanded production capacity. Modernization may result from the construction, alteration, or installation of buildings, structures, machinery, equipment, pollution control devices or resource conservation equipment. Modernization shall include improvements for the purpose of increasing productivity or updating the technology of machinery and equipment, or both.

(j) “**Facility**” means property improvements completed or in the process of construction which together comprise and integral whole.

(k) “**New Facility**” means a property previously undeveloped which is placed into service by means other than in conjunction with Expansion or Modernization.

(l) “**Productive Life**” means the number of years a property improvement is expected to be in service in a facility.

(m) “**Tangible Personal Property**” means tangible personal property classified as such under state law, but excluding inventory and/or supplies and tangible personal property that was located in the investment or enterprise zone at any time before the period covered by the agreement with the County.

WHEN ABATEMENT AUTHORIZED

SECTION III

(a) **Eligible Facilities.** Upon application, Eligible Facilities shall be considered for tax abatement as hereinafter provided.

(b) **Creation of New Value.** Abatement may only be granted for the creation of additional value to eligible facilities made subsequent to and specified in an abatement agreement between the County and the property owner or lessee, subject to such limitations as the County may require. Under no circumstances will abatements be considered or granted once construction on a facility or project has begun.

(c) **New and Existing Facilities.** Abatement may be granted for new facilities and improvements to existing facilities for purposes of modernization or expansion.

(d) **Eligible Property.** Abatement may be extended to the value of buildings, structures, fixed machinery and equipment, site improvements, and related fixed improvements necessary to the operation and administration of the facility.

(e) **Ineligible Property.** The following types of property shall be fully taxable and ineligible for tax abatement: land, supplies, inventory, vehicles, vessels, housing, improvements for the generation or transmission of electrical energy not wholly consumed by a new facility or expansion; any improvements, including those to produce, store or distribute natural gas, fluids or gases, which are not integral to the operation of the facility; deferred maintenance, property to be rented or leased (except as provided in Section III(f), property which has a productive life of less than ten years, or any other property for which abatement is not allowed by state law.

(f) **Owned/Leased Facilities.** If a leased facility is granted abatement, both the owner/lessor and the lessee shall be parties to the abatement contract with the County.

(g) **Economic Qualification.** In order for an Eligible Facility to receive tax abatement the planned improvement:

(1) Must create an increased appraised ad valorem tax value based upon the Jefferson County Appraisal District's assessment of the eligible property; and

(2) Must prevent the loss of payroll or retain, increase or create payroll (full-time employment) on a permanent basis in the County.

(3) Must not have the effect of displacing workers or transferring employment from one part of the County to another.

(4) Must demonstrate by an independent economic impact analysis that the local economic benefit will be substantially in excess of the amount of anticipated foregone tax revenues resulting from the abatement.

Factors Considered By County In Considering Abatement Requests

Section IV

(a) **Standards For Tax Abatement.** The following non-exclusive factors may be considered in determining whether to grant tax abatements for an Eligible Facility or Project, and if so, the percentage of value to be abated and the duration of the tax abatement:

- (1) Existing improvements, if any;
- (2) Type and value of proposed improvements;
- (3) Productive life of proposed improvements;
- (4) Number of existing jobs to be retained by proposed improvements;
- (5) Number and types of new jobs to be created by proposed improvements;
- (6) The extent to which new jobs to be created will be filled by persons who are economically disadvantaged, including residents of a Reinvestment or Enterprise Zone;
- (7) The extent to which local labor, local subcontractors and local vendors and suppliers will be used in the construction phase of the project;
- (8) The amount of local taxes to be generated directly;
- (9) The amount the property tax base valuation will be increased during term of abatement and after abatement;
- (10) The amount of economic impact the Eligible Facility will provide to the local community;
- (11) The costs to be incurred by the County to provide facilities or services directly resulting from the new improvements;
- (12) The amount of ad valorem taxes to be paid to the County during the abatement period considering (a) the existing values; (b) the percentage of new value abated; (c) the abatement period; and (d) the value after expiration of the abatement period;
- (13) The population growth of the County projected to occur directly as a result of new improvements;
- (14) The types and values of public improvements, if any, to be made by the applicant seeking abatement;
- (15) Whether the proposed improvements compete with existing businesses to the detriment of the local economy;
- (16) The impact of the proposed project on the business opportunities of existing businesses;

(17) The attraction of other new businesses to the area as a result of the project;

(18) The overall compatibility with the zoning ordinances and comprehensive plan for the area;

(19) Whether the project is environmentally compatible with no negative impact on quality of life perceptions;

Each application for tax abatement shall be reviewed on its merits utilizing the factors provided above. After such review, abatement may be denied entirely or may be granted to the extent deemed appropriate after full evaluation.

(b) Local Employment. For purposes of evaluating Section III(h)(7): Local labor is defined as those laborers or skilled craftsmen who are residents and domiciliaries of the nine county region comprised of Jefferson, Orange, Hardin, Jasper, Newton, Liberty, Tyler and Chambers counties, as well as the Bolivar Peninsula area of Galveston County. Local vendors and suppliers shall include only those located or having a principal office in Jefferson County. Local Subcontractors shall include only those located or having a principal office in Jefferson County.

Each recipient of property tax abatement shall additionally agree to give preference and priority to local manufacturers, suppliers, vendors, contractors and labor, except where not reasonably possible to do so without significant added expense, substantial inconvenience, or sacrifice in operating efficiency. In any such exception, cases involving purchases over \$10,000.00, a justification for such purchase shall be included in the annual report. Each recipient shall further acknowledge that is a legal and moral obligation of persons receiving property tax abatement to favor local manufacturers, suppliers, contractors and labor, all other factors being equal. In the event of breach of the "buy-local" provision, the percentage of abatement shall be proportionately reduced in an amount equal to the amount the disqualified contract bears to the total construction cost for the project.

(c) Each recipient of a property tax abatement must also provide bidding information to local contractors, manufacturers and labor to allow them to have sufficient information and time to submit their bids and pre-bid meetings must be held between the owner and potential local bidders and suppliers of services and materials.

(d) Historically Underutilized Businesses/Disadvantaged Business Enterprises. The County will also strongly consider the extent to which the project will encourage and promote the utilization of Historically Underutilized Businesses (HUBs) (also known as Disadvantaged Business Enterprises, or DBEs) by the owner and general contractor by ensuring that qualified HUB vendors and contractors are given an opportunity to bid on all contracts.

1. A Historically Underutilized Business (HUB) is a business owned or controlled by Socially and Economically Disadvantaged Individuals as defined by all applicable federal or state laws and local policies, including Black Americans, Hispanic Americans, Native Americans, Asian-Pacific Americans, Asian-Indian Americans, women and individuals with disabilities.

A HUB is one that is at least 51 percent owned or controlled by one or more women or Socially and Economically Disadvantaged Individuals who actively participate in the conduct of the business or, in the case of a publicly owned business, one in which at least 51 percent of the stock is controlled by one or more women or Socially and Economically Disadvantaged Individuals. A business that has been certified as a HUB/DBE by an agency of the federal government or the State of Texas is presumed to be a HUB/DBE for purposes of this policy. Only a HUB/DBE with its principal office in Jefferson, Hardin or Orange counties will be recognized as a HUB/DBE for purposes of this policy.

2. The County will require that each abatement contract between itself and any individual or entity seeking the abatement of ad valorem taxes contain a provision requiring the owner, on at least a quarterly basis, and at owner's cost, to allow the full examination by County or its designated representative(s) of all documents necessary for County to assure that best efforts have been used by owner to utilize local labor, subcontractors, vendors, suppliers and HUB's/DBE's. The County will also require that such contracts contain provisions binding the engineering/construction firms utilized as general contractors on the Project to the terms of the abatement contract.

(e) **Denial of Abatement.** Neither a reinvestment or enterprise zone nor abatement agreement shall be authorized if it is determined that:

- (1) There would be a substantial adverse affect on the provision of government service or tax base;
- (2) The applicant has insufficient financial capacity;
- (3) Planned or potential use of the property would constitute a substantial hazard to public safety, health or morals;
- (4) The project would cause a violation of state or federal laws; or
- (5) For any other reason deemed appropriate by the County including the pendency of litigation between the individual or entity requesting the creation of the reinvestment or enterprise zone and the County.

(f) **"Taxability"** From the execution of the abatement agreement to the end of the agreement period, taxes shall be payable as follows:

- (1) The value of ineligible property as provided in Section II(e) shall be fully taxable; and
- (2) The base year value of existing eligible property as determined each year shall be fully taxable.

APPLICATION PROCESS SECTION V

(a) Any present owner, potential owner or Lessee of taxable property in the County may request the creation of a reinvestment or enterprise zone and tax abatement by filing a written request with the County Judge.

(b) The application shall consist of a completed application form which shall provide detailed information on the items described in Section III(h) hereof; a map and property description; a time schedule for undertaking and completing the planned improvements. In the case of modernization, a statement of the assessed value of the facility, separately stated for real and personal property, shall be given for the tax year immediately preceding the application. The application form may require such financial and other information as may be deemed appropriate for evaluating the financial capacity and other factors of the applicant. The County shall also require an application fee in the amount of \$1,000.00 to be submitted with the application. If the application is granted and an abatement contract is entered into by and between the applicant and the County, such application fee will be refunded to applicant.

(c) Prior to the adoption of an ordinance order designating a reinvestment or application by the County for designation of an enterprise zone, the County shall: (1) give written notice to the

presiding officer of the governing body of each taxing unit in which the property to be subject to the agreement is located not later than seventh (7th) day before the public hearing; and (2) publish notice of a public hearing in a newspaper of general circulation within such taxing jurisdiction not later than the seventh (7th) day before the public hearing. Before acting upon the application, the County shall, through public hearing, afford the applicant and the designated representative of any governing body referenced hereinabove opportunity to show cause why the abatement should or should not be granted.

(d) The County shall make every reasonable effort to either approve or disapprove the application for tax abatement within forty-five (45) days after receipt of the application. The County shall notify the applicant of approval or disapproval.

(e) The County shall not establish a reinvestment or enterprise zone or enter into an abatement agreement if it finds that the request for the abatement was filed after the commencement of construction, alteration, or installation or improvements related to a proposed modernization, expansion or new facility.

(f) Information that is provided to the County in connection with an application or request for tax abatement and that describes the specific processes or business activities to be conducted or the equipment or other property to be located on the property for which a tax abatement agreement is requested is confidential and not subject to public disclosure pursuant to the Texas Public Information Act until the tax abatement agreement is executed. That information in the possession of a taxing unit after the agreement is executed is not confidential and is subject to disclosure.

AGREEMENT SECTION VI

(a) Not later than the seventh (7th) day before the date on which the County enters into the abatement agreement, the County shall deliver to the presiding officer of the governing body of each other taxing unit in which the property is located a written notice that the County intends to enter into the agreement. The notice shall include a copy of the prepared agreement.

(b) The County shall formally pass a resolution and execute an agreement with the owner of the facility and lessee, as the case may be, which shall include at least the following terms:

- (1) Estimated value to be abated and the base year value;
- (2) Percent of value to be abated each year as provided in Section III(g);
- (3) The commencement date and the termination date of abatement;
- (4) The proposed use of the facility, nature of construction, time schedule, map, property description and improvement list as provided in application, Section IV(b);
- (5) Contractual obligations in the event of default, violation of terms or conditions, delinquent taxes, or assignment;
- (6) Provision for access to and authorization for inspection of the property by County employees to ensure that the improvements or repairs are made according to the specifications and conditions of the agreement;
- (7) Limitations on the uses of the property consistent with the general purpose of encouraging development or redevelopment of the zone during the period that property tax exemptions are in effect;
- (8) Provision for recapturing property tax revenue lost as a result of the agreement if the owner of the property fails to make the improvements or repairs as provided by the agreement;

(9) Provision that all permanent jobs be registered with the Texas Workforce Commission and that all contractors shall give preference to and to seek qualified workers through the Texas Workforce Commission.

(10) Contain each and every term agreed to by the owner of the property;

(11) Requirement that the owner or lessee of the property certify annually to the governing body of each taxing unit that the owner or lessee is in compliance with each applicable term of the agreement; and

(12) All terms required by Texas Tax Code §312.205, as amended;

Such agreement shall normally be executed within sixty (60) days after the applicant has forwarded all necessary information and documentation to the County.

RECAPTURE SECTION VII

(a) In the event that the company or individual (1) allows its ad valorem taxes owed the County to become delinquent and fails to timely and properly follow the legal procedures for their protest and/or contest; or (2) violates any of the terms and conditions of the abatement agreement; and fails to cure during the cure period, or discontinues production the agreement then may be terminated and all taxes previously abated by virtue of the agreement will be recaptured and paid within thirty (30) days of the termination.

(b) Should the County determine that the company or individual is in default according to the terms and conditions of its agreement, the County shall notify the company or individual of such default in writing at the address stated in the agreement; and if such is not cured within thirty (30) days from the date of such notice ("Cure Period"), then the agreement may be terminated. Alternatively, County may, as a penalty for default or non-compliance with the provisions of an abatement contract, reduce the term of the abatement period and/or the annual percentage abatements available thereunder.

(c) Payment in Lieu of Taxes: If, during the period of this abatement, any Federal or State law provides an additional tax exemption for the property that is already the subject of this agreement, Applicant agrees to decline that tax exemption during the period of this abatement. If Applicant is unable to decline that tax exemption, Applicant agrees to pay the taxes, or payment in lieu of taxes, on the reduction of property tax revenue to the County that is the result of said exemption. Any payment in lieu of taxes shall be due on or before November 15 of the year in which payment is due.

ADMINISTRATION SECTION VIII

(a) The Chief Appraiser of the Jefferson County Appraisal District will annually determine an assessment of the real and personal property subject to each abatement agreement. Each year, the company or individual receiving abatement shall furnish the appraiser with such information as may be necessary to determine compliance with the abatement agreement. Once value has been established, the Chief Appraiser will notify the County of the amount of the assessment.

(b) The abatement agreement shall stipulate that employees and/or designated representatives of the County will have access to the facility during the term of the abatement to inspect the facility to determine if the terms and conditions of the agreement are being met. Inspections will only be conducted in such manner as to not unreasonably interfere with the construction and/or

operation of the facility. All inspections will be made with one or more representative of the company or individual and in accordance with its safety standards.

(c) Upon completion of construction, the designated representative of the Owner shall annually evaluate each facility receiving abatement to insure compliance with the agreement, and a formal report shall be made to the County.

(d) During the course of construction of the Project, Owner and its general contractor shall, on at least a quarterly basis, meet with designated County representatives to assure compliance with the terms of the abatement agreement. Owner shall be responsible to County for the payment of costs associated with such monitoring. In the event it is determined that Owner or its contractors have failed to comply with the terms of the abatement agreement, then County may terminate the abatement agreement or, in County's discretion, reduce the duration or annual percentages of such abatement.

(e) During construction, the Applicant shall maintain appropriate records of the employees affected by this abatement, including but not limited to, proof of employees' legal residence, proof of immigration-resident status, and, if applicable, such other documentation that may be required to document compliance with the Agreement

(f) The Chief Appraiser of the Jefferson County Appraisal District shall timely file with the Texas Department of Economic Development and the State Property Tax Board all information required by the Tax Code.

(g) All requirements of the Abatement Agreement shall apply to Applicant's contractors/subcontractors and Applicant shall ensure that they abide by the terms of the Agreement.

AGREEMENT SECTION IX

Abatement may be transferred, assumed and assigned in whole or in part by the holder to a new owner or lessee of the same facility upon the approval by resolution of the Commissioners' Court; subject to the financial capacity of the assignee and provided that all conditions and obligations in the abatement agreement are guaranteed. No assignment or transfer shall be approved if the parties to the existing agreement, the new owner or new lessee are liable to any jurisdiction for outstanding taxes or other obligations. Approval shall not be unreasonably withheld. As a condition of transfer, an assignment fee of 1% may be required, with the maximum fee being \$10,000.00

SUNSET PROVISION SECTION X

These guidelines and criteria are effective upon the date of their adoption and will remain in force for two years, unless amended by three-quarters of the Commissioners' Court at which time all reinvestment and enterprise zones and tax abatement agreements created pursuant to these provisions will be reviewed to determine whether the goals have been achieved. Based on that review, the guidelines and criteria may be modified, renewed or eliminated.

DISCRETION OF THE COUNTY SECTION XI

The adoption of these guidelines and criteria by the County does not:

- (1) Limit the discretion of the County to decide whether to enter into a specific tax abatement agreement;
- (2) Limit the discretion of the County to delegate to its employees the authority to determine whether or not the County should consider a particular application or request for tax abatement;
or
- (3) Create any property, contract, or other legal rights in any person to have the County consider or grant a specific application or request for tax abatement.

QUESTIONS TO BE ANSWERED IN ORDER TO DEVELOP AN APPLICATION AND ECONOMIC IMPACT STATEMENT FOR VALUE ADDED TAX ABATEMENTS IN JEFFERSON COUNTY

General:

Jefferson County will provide a representative to assist in preparation and presentation of all documents and to guide them through the abatement process.

Opening Paragraph:

The application should include a summary statement about the company and its operations. This information can come from an annual report, corporate 10K or other document provided by the company. (Please include these documents with this questionnaire.)

Economic Impact Analysis:

The application must include the attachment of an independently prepared economic impact analysis of the proposed facility as it impacts the local economy detailing the information referred in Section III herein.

Maps and Plats

Provide maps, plats, and drawings necessary to establish the location of the improvements and their relationships to the boundaries of cities, ETJ's, and reinvestment or enterprise zone boundaries.

Questions to be Answered

- (1) Is your project within a city limit? . Name of City
- (2) Is your project within an ETJ? . Name of City
- (3) Is your project within an Enterprise or Reinvestment Zone? Which?

(4) Will you own the realty or lease the realty?

(5) Present Appraisal District value of land and any EXISTING improvements owned by the

OWNER:

(Answer this question based on Appraisal District records for the specific site you select.)

Cost of Land (If you are purchasing): \$ _____

Number of Acres: _____ or Square Feet: _____

(6) Type and value of proposed improvements: _____

Type of construction:

(Tiltwall, Build-Out of Existing Facility, Etc.)

Value of Construction:

Value of Equipment:

Value of Personal Property:

Value of Pollution Control Devices:

(7) Productive life of proposed improvements: _____ years, or term of initial lease: _____

(8) Number of existing jobs to be retained by proposed improvements: _____

(Answer only if the location is already in or near Jefferson County and now employs Jefferson residents.)

(9) Number and types of new jobs to be created by proposed improvements: _____

(10) Amount of Annual local payroll to be created: _____.

(11) What percentage and type of jobs to be created will Jefferson residents have the opportunity to fill? _____

(12) Amount property tax base valuation will be increased:

During term of abatement: _____

After term of abatement: _____

(13) The costs to be incurred by local government to provide facilities or services directly resulting from the new improvements: _____

(Explain any costs for development or depletion of infrastructure the city is being asked to absorb, if any.)

(14) The amount of ad valorem taxes to be paid to the county during the abatement period considering: (a) the existing values; (b) the percentage of new value abated; (c) the abatement period; and (d) the value after expiration of the abatement period.

(15) The population growth of the county that will occur directly as a result of new improvements: _____

(If you relocate to Jefferson County, how many of your employees do you anticipate to relocate?)

(16) The types and values of public improvements, if any, to be made by applicant seeking abatement:

—

(List any facilities from which the public might benefit.)

(17) Do the proposed improvements compete with existing businesses to the detriment of the local economy:

(18) The impact on the business opportunities of existing businesses:

(Are there possibilities for local businesses to become suppliers? Any new retail opportunities?)

(19) The attraction of other new businesses to the area:

(Will any of your suppliers, customers, parent, or sister companies relocate because of your relocation?)

(20) The overall compatibility with the zoning ordinances and comprehensive plan for the area:

(21) Describe, including the estimated value, all pollution control devices and other improvements for which you intend to seek TNRCC exemption from taxation:

NOTE: Failure to accurately disclose exempted property may result in a total default under the Abatement Contract, resulting in recapture of previously abated taxes and forfeiture of future abatement.

EXHIBIT "A"

JEFFERSON COUNTY APPRAISAL DISTRICT
PROCEDURE FOR CALCULATING ABATEMENTS

Purpose

The purpose of this procedure is to clarify the method used in calculating the tax abatement under the attached Contract. This requires calculation of the current market Value, Base Year Value, and taxable Value as these terms are defined below. By deducting the abatable value from the current market Value the Taxable Value may be determined. However, in accordance with the Jefferson County Uniform Tax Abatement Policy, the Real Property Owner's Current Taxable Value shall not be less than the Base Year Value in order for a project to receive the full amount of abatement.

Calculation of "Current Market Value"

"Current Market Value" is determined by calculating for that Tax Year the market value of all industrial realty improvements of a property owner that comprise the "Base year Value" or each taxing entity.

Calculation Base Year Value"

"Base Year Value" for each taxing entity executing an abatement contract is the market value of all industrial realty improvements of a property owner located within that entity for the tax period defined as the "Base Year" less the abated value of all projects granted by that entity for the "Base year." "Base year" is defined as the calendar year in which the abatement contract is executed (signed).

Calculation of "Taxable Value"

"Taxable Value" for each taxing entity is determined by deducting from the appraised market value of all industrial realty improvements of a property owner the amount of any applicable abatements granted for that Tax Year.

Calculation of Value Potentially Eligible for Abatement

The following procedures are followed for each project for which a tax abatement contract has been executed and for each taxing entity granting the abatement.

1. The project base value, if applicable, is subtracted from the current year project value, and the percentage of abatement to be granted is then applied to the net amount determine the project value subject to abatement.
2. The Base Year Value is subtracted from the current Market Value. If the difference is greater than zero (0), then the remaining value is the value potentially eligible for abatement to the extent that it does not exceed the project value subject to abatement.

If the difference is zero (0) or less, then the project is not eligible for an abatement for that Tax Year.

Calculation of Abated Value

Each project that remains potentially eligible for abatement is then tested for each taxing entity granting the abatement on an individual basis in chronological order based on the date the contract was executed.

1. For the project being tested, the Base year Value plus the value potentially eligible for abatement for all other projects is subtracted from the Current Market Value. If the difference is greater than zero (0), then the remaining value is the value of the project to be abated to the extent that it does not exceed the project value subject to abatement for that year. If the difference is zero (0) or less, then the project is not eligible for an abatement for that Tax Year.

If a subsequent project being tested is determined to be ineligible for the full value potentially eligible for abatement calculated previously after performing the calculation stated above, then the test process must be redone for all prior projects using the actual value subject to abatement for the subsequent project to determine if there is any effect on the abatement for each project and each taxing entity for that Tax Year.