HENSLEE SCHWARTZ LLP

ATTORNEYS AT LAW

2700 VIA FORTUNA
SUITE 100
AUSTIN, TEXAS 78746

AUSTIN • DALLAS • FT. WORTH • HOUSTON • SAN ANTONIO

PHONE: (512) 708-1804
TOLL FREE: (800) 969-7444
FAX: (512) 708-9037

JEFFREY D. JANOTA
Partner
jjanota@hensleeschwartz.com

March 5, 2013

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

RE: Application to the La Porte Independent School District from Equistar Chemicals LP

To the Local Government Assistance & Economic Analysis Division:

By copy of this letter transmitting the application for review to the Comptroller's Office, the La Porte Independent School District is notifying the Applicant Noltex, LLC of its intent to consider the application for appraised value limitation on qualified property. The Applicant submitted the Application to the school district on February 19, 2013. The Board voted to accept the application on February 26, 2013. The application was determined completed on February 26, 2013. Please prepare the economic impact report.

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

The school district has determined that the wage information included in the application represents the most recent wage data available at the time of the application.

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

Please feel free to contact me with questions.

Sincerely,

Jeffrey D. Janota

cc: Chief Appraiser
Harris County Appraisal District

Lloyd Graham, La Porte ISD

Noltex L.L.C.

Application for Appraised Value Limitation on Qualified Property (Texas Tax Code, Chapter 313)

Jurisdiction: La Porte Independent School District

Submittal Date: February 19, 2013

United States

Version: Final

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Executive Summary

Dear La Porte I.S.D. representative:

We respectfully request your review of our application for appraised value limitation pursuant to Texas Tax Code, Chapter 313. Please find enclosed the completed application form 50-296 and associated exhibits.

Noltex was formed in June of 1994 as a Joint Venture between Nippon Gohsei (U.S.A.) Co., Ltd. (a fully owned subsidiary of Japan's Nippon Synthetic Chemical Industry Company Co., Ltd.) and Mitsubishi Chemical America, Inc. (a fully owned subsidiary of Japan's Mitsubishi Chemical Corporation). Noltex purchased the idled Du Pont EVOH manufacturing facilities in La Porte, Texas, following Du Pont's failed attempts to produce an effective EVOH barrier resin. Noltex began production of Soarnol resin in early 1996 after retrofitting the first of our plant's production lines with Nippon Gohsei technology.

In its first full year of production, Noltex produced roughly 40% more EVOH resin than its predecessor had planned for. Earlier last year Noltex completed a retrofit of its second production line, and immediately brought it on line. The plant now services the needs of the North and South American, and the European markets, with a total annual production capacity of 18,000 metric tons. This additional capacity has allowed Noltex to expand its EVOH product line to include specialty Soarnol grades in order to better meet the increased demand for this unique gas barrier resin.

In addition to a steadily increasing demand in traditional food packaging applications, new markets (such as plastic vehicle fuel tanks and the nascent plastic beer bottle) will also be served by this expanded production capability. Although the current plant is already one of the largest of its kind in the world, Noltex is now planning to increase its current capacity by 20%, through implementation of a proactive "de-bottlenecking" program. Noltex continues to expand its capacity, and horizons, in order to meet the needs of a continually evolving market place and, a rapidly changing world. Soarnol is distributed in NAFTA markets (U.S., Canada and Mexico) exclusively through Soarus, LLC.

As part of its efforts to successfully meet the increasing demand for its products, Noltex intends to design and build a plant to produce an ethylene-vinyl alcohol co-polymer ("EVOH") with a production capacity of 15,000 metric tons of EVOH per annum in its complex located in La Porte, Texas based on certain proprietary processes and technologies owned by and/or licensed to Noltex. This new planned facility is the subject of the application for appraised value limitation.

Noltex has been an active corporate citizen in the La Porte I.S.D. and intends to continue doing so. As part of the planned build-out of the new facility, Noltex will continue to uphold its responsibility to its neighbors by introducing new employment to the area and produce additional tax revenue to the local jurisdictions.

We respectfully request that the La Porte I.S.D. review and accept our application for appraised value limitation with reference to the aforementioned planned construction of manufacturing facilities within its jurisdiction. If there are any questions, please feel free to reach out to taxpayer's representative, Shawn McDermott of KPMG. His contact information may be found within the enclosed application form 50-296.

Application Form 50-296

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: 19 Feb 13

First Name	Last Name
Lloyd W.	Graham

Title: Superintendent

School District Name: La Porte ISD

Street Address: 1002 San Jacinto Street

Mailing Address: 1002 San Jacinto Street

City	State	ZIP
La Porte	TX	77571-6496

Phone Number	Fax Number
281-604-7015	281-604-7020

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

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

Will consultant be primary contact? ☑ Yes ☐ No

SCHOOL DISTRICT INFORMATION - CERTIFICATION OF APPLICATION (CONTINUED)

Authorized School District Consultant (If Applicable)

First Name: Daniel T.
Last Name: Casey
Title: Partner
Firm Name: Moak, Casey & Associates LLP
Street Address: 400 W. 15th Street, Suite 1410
Mailing Address: 400 W. 15th Street, Suite 1410
City: Austin
State: TX
ZIP: 78701-1648
Phone Number: 512-485-7878
Fax Number: 512-485-7888
Mobile Number (Optional):
E-mail Address: dcasey@moakcasey.com

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

Signature *(Authorized School District Representative)*
Date: 26 FEB 13

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

If yes, date determined complete. 26 FEB 13

Have you completed the school finance documents required by TAC 9.1054(c)(3)? ☒ Yes ☐ No

SCHOOL DISTRICT CHECKLIST AND REQUESTED ATTACHMENTS

	Checklist	Page X of 16	Check Completed
1	Date application received by the ISD	1 of 16	✓
2	Certification page signed and dated by authorized school district representative	2 of 16	✓
3	Date application deemed complete by ISD	2 of 16	✓
4	Certification pages signed and dated by applicant or authorized business representative of applicant	4 of 16	✓
5	Completed company checklist	12 of 16	✓
6	School finance documents described in TAC 9.1054(c)(3) (Due within 20 days of district providing notice of completed application)	2 of 16	✓

APPLICANT INFORMATION - CERTIFICATION OF APPLICATION

Authorized Business Representative (Applicant)

First Name	Last Name	
Bob	Rose	
Title		
Vice President		
Organization		
Noltex L.L.C.		
Street Address		
12220 Strang Road		
Mailing Address		
12220 Strang Road		
City	**State**	**ZIP**
La Porte	TX	77571-9740
Phone Number	**Fax Number**	
281-842-5002	281-842-5095	
Mobile Number (optional)	**Business e-mail Address**	
	Bob_Rose@Noltex.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	
Brian	Kinkopf	
Title		
Director of Operations		
Organization		
Noltex, LLC		
Street Address		
12220 Strang Road		
Mailing Address		
12220 Strang Road		
City	**State**	**ZIP**
La Porte	TX	77571-9740
Phone Number	**Fax Number**	
281-842-5043	281-842-5095	
Mobile Number (optional)	**E-mail Address**	
	Brian_Kinkopf@Noltex.com	

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	Last Name
Shawn	McDermott

Title
Principal

Firm Name
KPMG

Street Address
811 Main Street

Mailing Address
811 Main Street

City	State	ZIP
Houston	TX	77002

Phone Number	Fax Number
713-319-2472	713-513-5598

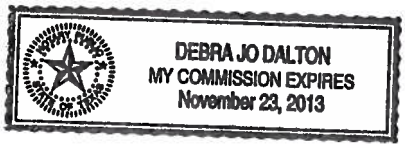
Business email Address
smcdermott@kpmg.com

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
	2/19/2013

GIVEN under my hand and seal of office this 19th day of February, 2013



Debra Jo Dalton

Notary Public, State of Texas

(Notary Seal)

My commission expires 11/23/13

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. See Exhibit #1

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

Noltex L.L.C

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

1-75-2546330-7

NAICS code

325211

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

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

APPLICANT BUSINESS STRUCTURE

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

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

Limited Liability Corporation

1. Is the applicant a combined group, or comprised of members of a combined group, as defined by Texas Tax Code Chapter 171.0001(7)? ☐ Yes ☑ No
   If so, please attach documentation of the combined group membership and contact information.
   Refer to Exhibit 3
2. Is the applicant current on all tax payments due to the State of Texas? ☑ Yes ☐ No
   Refer to Exhibit 2
3. Are all applicant members of the combined group current on all tax payments due to the State of Texas? ☑ NA ☐ Yes ☐ No

If the answer to either question is no, please explain and/or disclose any history of default, delinquencies and/or any material litigation, including litigation involving the State of Texas. (Use attachment if necessary.)

ELIGIBILTY UNDER TAX CODE CHAPTER 313.024

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

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

(1) manufacturing ☑ Yes ☐ No

(2) research and development. ☐ Yes ☑ No

(3) a clean coal project, as defined by Section 5.001, Water Code ☐ Yes ☑ No

(4) an advanced clean energy project, as defined by Section 382.003, Health and Safety Code ☐ Yes ☑ No

(5) renewable energy electric generation ☐ Yes ☑ No

(6) electric power generation using integrated gasification combined cycle technology ☐ Yes ☑ No

(7) nuclear electric power generation ☐ Yes ☑ No

(8) a computer center that is used as an integral part or as a necessary auxiliary part for the activity conducted by applicant in one or more activities described by Subdivisions (1) through (7) ☐ Yes ☑ No

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

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

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

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

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

PROJECT DESCRIPTION

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

See Exhibit #4

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

See Exhibit #5

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 Q2 2013 Begin Hiring New Employees Q2 2013

Construction Complete Q4 2014 Fully Operational Q1 2015

Purchase Machinery & Equipment Q2 2013 - Q4 2014

Do you propose to construct a new building or to erect or affix a new improvement after your application review start date (date your application is finally determined to be complete)? ☑ Yes ☐ No
Note: Improvements made before that time may not be considered qualified property.

When do you anticipate the new buildings or improvements will be placed in service? Q1 2015

ECONOMIC INCENTIVES

Identify state programs the project will apply for:

State Source	Amount
To be determined	
Total	

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

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

THE PROPERTY

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

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

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

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

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

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

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

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

Other (describe): See exhibit 6 (Name and percent of project)

Other (describe): n/a (Name and percent of project)

Is the project located entirely within this ISD? ☑ Yes ☐ No

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

INVESTMENT

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

At the time of application, what is the estimated minimum qualified investment required for this school district? $30,000,000

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

What is your total estimated *qualified* investment? $180,000,000

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? February 19, 2013

What is the anticipated date of the beginning of the qualifying time period? February 19, 2013

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? $180,000,000

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, Refer to Exhibit 4

(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. Refer to Exhibits 7

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? March 29, 2013

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

Will the project be on leased land? ☑ Yes* ☐ No

*The new facility will be built on portions of owned land with the majority located on adjacent leased land. Refer to Exhibit 8 for the legal descriptions of each of the four plats of land.

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 Refer to Exhibit 8
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 Refer to Exhibit 7

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) Refer to Exhibit 12

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

Miscellaneous

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

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

List current market value of existing property at site as of most recent tax year. See Attachment 9 (Market Value) 2012 (Tax Year)

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

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

WAGE AND EMPLOYMENT INFORMATION

What is the estimated number of permanent jobs (more than 1,600 hours a year), with the applicant or a contractor of the applicant, on the proposed qualified property during the last complete quarter before the application review start date (date your application is finally determined to be complete)? -0-

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

☐ First Quarter ☐ Second Quarter ☐ Third Quarter ☑ Fourth Quarter of 2012 (year)

What were the number of permanent jobs (more than 1,600 hours a year) this applicant had in Texas during the most recent quarter reported to the TWC? 85

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.

Total number of new jobs that will have been created when fully operational 8**

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).** See Exhibit 13

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).

**8 new jobs will be created at the facility upon first operational start-up.

Up to an additional 4 new jobs for Noltex operators will be added as production increases over the next several years. An additional 12-15 permanent contract jobs will be created as well as numerous additional jobs related to maintenance and turn-around activities post construction; however, such jobs are not "qualifying jobs" as defined in TAC Section 9.1051 (14) in that the Applicant does not have a significant degree of control over the creation of the jobs, the job descriptions, or the job characteristics or performance.

WAGE AND EMPLOYMENT INFORMATION (CONTINUED)

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

110% of the county average weekly wage for all jobs (all industries) in the county is $1,346

110% of the county average weekly wage for manufacturing jobs in the county is $1,669

110% of the county average weekly wage for manufacturing jobs in the region is $1,136

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? $59,082

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? $59,470

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? N/A

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 exhibit 11

ECONOMIC IMPACT

Is an Economic Impact Analysis attached (If supplied by other than the Comptroller's office)? ☐ Yes ☑ No

Is Schedule A completed and signed for all years and attached? ☑ Yes ☐ No

Is Schedule B completed and signed for all years and attached? ☑ Yes ☐ No

Is Schedule C (Application) completed and signed for all years and attached? ☑ Yes ☐ No

Is Schedule D completed and signed for all years and attached? ☑ Yes ☐ No

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

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

CONFIDENTIALITY NOTICE

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

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

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

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

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

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

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

Other information in the custody of a school district or the comptroller submitted in connection with the application, including information related to the economic impact of a project or the essential elements of eligibility under Texas Tax Code, Chapter 313, such as the nature and amount of the projected investment, employment, wages, and benefits, will not be considered confidential business information and will be posted on the internet.

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

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

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

COMPANY CHECKLIST AND REQUESTED ATTACHMENTS

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

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

Schedule A (Rev. May 2010): Investment

Applicant Name Nolex, LLC
ISD Name La Porte Independent School District

Form 50-296

PROPERTY INVESTMENT AMOUNTS

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

		Year	School Year (YYYY-YYYY)	Tax Year (Fill in actual tax year below) YYYY	Column A: Tangible Personal Property The amount of new investment (original cost) placed in service during this year	Column B: Building or permanent nonremovable component of building (annual amount only)	Column C: Sum of A and B Qualifying Investment (during the qualifying time period)	Column D: Other investment that is not qualified investment but investment affecting economic impact and total value	Column E: Total Investment (A+B+D)
The year preceding the first complete tax year of the qualifying time period (assuming no deferrals)	Investment made before filing complete application with district (neither qualified property nor eligible to become qualified investment)		2013-2014	2013	0	0		0	0
	Investment made after filing complete application with district, but before final board approval of application (eligible to become qualified property)				0	6,811,000	6,811,000	0	6,811,000
	Investment made after final board approval of application and before Jan. 1 of first complete tax year of qualifying time period (qualified investment and eligible to become qualified property)				0	65,189,000	65,189,000	0	65,189,000
	Complete tax years of qualifying time period	1	2014-2015	2014	0	108,000,000	108,000,000	0	108,000,000
		2	2015-2016	2015	0	0	0	0	0
	Value Limitation Period	3	2016-2017	2016	0	0		0	0
Tax Credit Period (with 50% cap on credit)		4	2017-2018	2017	0	0		0	0
		5	2018-2019	2018	0	0		0	0
		6	2019-2020	2019	0	0		0	0
		7	2020-2021	2020	0	0		0	0
		8	2021-2022	2021	0	0		0	0
		9	2022-2023	2022	0	0		0	0
		10	2023-2024	2023	0	0		0	0
Credit Settle-Up Period	Continue to Maintain Viable Presence	11	2024-2025	2024	0	0		0	0
		12	2025-2026	2025	0	0		0	0
		13	2026-2027	2026	0	0		0	0
Post- Settle-Up Period		14	2027-2028	2027	0	0		0	0
Post- Settle-Up Period		15	2028-2029	2028	0	0		0	0

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

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

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

Column D: Dollar value of other investment that may not be qualified investment but that may affect economic impact and total value-for planning, construction and operation of the facility.
The most significant example for many projects would be land. Other examples may be items such as professional services, etc.
Note: Land can be listed as part of investment during the "pre-year 1" time period. It cannot be part of qualifying investment.

Notes: For advanced clean energy projects, nuclear projects, projects with deferred qualifying time periods, and projects with lengthy application review periods, insert additional rows as needed.

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

SIGNATURE OF AUTHORIZED COMPANY REPRESENTATIVE

2-19-13
DATE

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

Applicant Name: **Nolex, LLC**

ISD Name: **La Porte Independent School District**

Form 50-296

					Qualified Property			Reductions from Market Value	Estimated Taxable Value	
		Year	School Year (YYYY-YYYY)	Tax Year (Fill in actual tax year) YYYY	Estimated Market Value of Land	Estimated Total Market Value of new buildings or other new improvements	Estimated Total Market Value of tangible personal property in the new building or "in or on the new improvement"	Exempted Value	Final taxable value for I&S - after all reductions	Final taxable value for M&O--after all reductions
		pre- year 1	2013-2014	2013						
	Complete tax years of qualifying time period	1	2014-2015	2014			22,500,000		22,500,000	22,500,000
		2	2015-2016	2015			177,537,780	12,427,645	165,110,135	165,110,135
	Value Limitation Period	3	2016-2017	2016			171,332,844	11,993,299	159,339,545	30,000,000
Tax Credit Period (with 50% cap on credit)		4	2017-2018	2017			165,102,322	11,557,163	153,545,159	30,000,000
		5	2018-2019	2018			158,838,029	11,118,662	147,719,367	30,000,000
		6	2019-2020	2019			152,531,197	10,677,184	141,854,013	30,000,000
		7	2020-2021	2020			146,172,888	10,232,102	135,940,785	30,000,000
		8	2021-2022	2021			139,753,905	9,782,773	129,971,131	30,000,000
		9	2022-2023	2022			133,264,235	9,328,496	123,935,738	30,000,000
		10	2023-2024	2023			126,693,637	8,868,555	117,825,083	30,000,000
Credit Settle-Up Period	Continue to Maintain Viable Presence	11	2024-2025	2024			119,412,850	8,358,899	111,053,950	111,053,950
		12	2025-2026	2025			112,102,139	7,847,150	104,254,989	104,254,989
		13	2026-2027	2026			104,750,830	7,332,558	97,418,272	97,418,272
Post- Settle-Up Period		14	2027-2028	2027			97,348,211	6,814,375	90,533,837	90,533,837
Post- Settle-Up Period		15	2028-2029	2028			89,882,819	6,291,797	83,591,022	83,591,022

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.

_____ 2-19-13

SIGNATURE OF AUTHORIZED COMPANY REPRESENTATIVE **DATE**

Schedule C- Application: Employment Information

Applicant Name Noltex, LLC
ISD Name La Porte Independent School District

Form 50-296

					Construction		New Jobs		Qualifying Jobs	
		Year	**School Year** (YYYY-YYYY)	**Tax Year** (Fill in actual tax year) YYYY	**Column A:** Number of Construction FTE's or man-hours (specify)	**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	2013-2014	2013	120 FTE's	60,000	8	59,470	8	59,470
	Complete tax years of qualifying time period	1	2014-2015	2014	80 FTE's	60,000	8	66,983	8	66,983
		2	2015-2016	2015			8	73,950	8	73,950
	Value Limitation Period	3	2016-2017	2016			8	73,950	8	73,950
Tax Credit Period (with 50% cap on credit)		4	2017-2018	2017			8	73,950	8	73,950
		5	2018-2019	2018			8	73,950	8	73,950
		6	2019-2020	2019			8	73,950	8	73,950
		7	2020-2021	2020			8	73,950	8	73,950
		8	2021-2022	2021			8	73,950	8	73,950
		9	2022-2023	2022			8	73,950	8	73,950
		10	2023-2024	2023			8	73,950	8	73,950
Credit Settle-Up Period	Continue to Maintain Viable Presence	11	2024-2025	2024			8	73,950	8	73,950
		12	2025-2026	2025			8	73,950	8	73,950
		13	2026-2027	2026			8	73,950	8	73,950
Post- Settle-Up Period		14	2027-2028	2027			8	73,950	8	73,950
Post- Settle-Up Period		15	2028-2029	2028			8	73,950	8	73,950

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

2-19-13
DATE

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

Applicant Name Noltex LLC **ISD Name** La Porte Independent School District **Form 50-296**

					Sales Tax Information		Franchise Tax	Other Property Tax Abatements Sought			
					Sales Taxable Expenditures		Franchise Tax	County	City	Hospital	Other
		Year	School Year (YYYY-YYYY)	Tax/ Calendar Year YYYY	Column F: Estimate of total annual expenditures* subject to state sales tax	Column G: Estimate of total annual expenditures* made in Texas NOT subject to sales tax	Column H: Estimate of Franchise tax due from (or attributable to) the applicant	Fill in percentage exemption requested or granted in each year of the Agreement	Fill in percentage exemption requested or granted in each year of the Agreement	Fill in percentage exemption requested or granted in each year of the Agreement	Fill in percentage exemption requested or granted in each year of the Agreement
The year preceding the first complete tax year of the qualifying time period (assuming no deferrals)			2013-2014	2013	5,120,000	66,880,000	6,000	0%	0%	0%	0%
	Complete tax years of qualifying time period	1	2014-2015	2014	7,680,000	100,320,000	6,000	0%	0%	0%	0%
		2	2015-2016	2015	930,000	2,400,000	6,000	0%	0%	0%	0%
	Value Limitation Period	3	2016-2017	2016	930,000	2,400,000	6,000				
Tax Credit Period (with 50% cap on credit)		4	2017-2018	2017	930,000	2,400,000	6,000	0%	0%	0%	0%
		5	2018-2019	2018	930,000	2,400,000	6,000				
		6	2019-2020	2019	930,000	2,400,000	6,000	0%	0%	0%	0%
		7	2020-2021	2020	930,000	2,400,000	6,000				
		8	2021-2022	2021	930,000	2,400,000	6,000	0%	0%	0%	0%
		9	2022-2023	2022	930,000	2,400,000	6,000				
		10	2023-2024	2023	930,000	2,400,000	6,000	0%	0%	0%	0%
Credit Settle-Up Period	Continue to Maintain Viable Presence	11	2024-2025	2024	930,000	2,400,000	6,000				
		12	2025-2026	2025	930,000	2,400,000	6,000	0%	0%	0%	0%
		13	2026-2027	2026	930,000	2,400,000	6,000				
Post- Settle-Up Period		14	2027-2028	2027	930,000	2,400,000	6,000	0%	0%	0%	0%
Post- Settle-Up Period		15	2028-2029	2028	930,000	2,400,000	6,000				

*For planning, construction and operation of the facility.

SIGNATURE OF AUTHORIZED COMPANY REPRESENTATIVE

2-19-13

DATE

Exhibit 1: Copy of payment to La Porte I.S.D.

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

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

Exhibit 2: Certificate of good standing

TEXAS COMPTROLLER OF PUBLIC ACCOUNTS

SUSAN COMBS • COMPTROLLER • AUSTIN, TEXAS 78774

February 6, 2013

CERTIFICATE OF ACCOUNT STATUS

THE STATE OF TEXAS
COUNTY OF TRAVIS
I, Susan Combs, Comptroller of Public Accounts of the State of Texas, DO HEREBY CERTIFY that according to the records of this office

NOLTEX L.L.C.

is, as of this date, in good standing with this office having no franchise tax reports or payments due at this time. This certificate is valid through the date that the next franchise tax report will be due May 15, 2013.

This certificate does not make a representation as to the status of the entity's registration, if any, with the Texas Secretary of State.

This certificate is valid for the purpose of conversion when the converted entity is subject to franchise tax as required by law. This certificate is not valid for any other filing with the Texas Secretary of State.
GIVEN UNDER MY HAND AND
SEAL OF OFFICE in the City of
Austin, this 6th day of
February 2013 A.D.

Susan Combs
Texas Comptroller
Taxpayer number: 17525463307
File number: 0800211119

Form 05-304 (Rev. 12-07/17)

Exhibit 3: Combined group information

Noltex LLC is not part of a combined group.

Exhibit 4: Scope of construction activities

Scope of Expansion

As part of its efforts to successfully meet the increasing demand for its products, Noltex intends to design and build a plant to produce an ethylene-vinyl alcohol co-polymer ("EVOH") with a production capacity of 15,000 metric tons of EVOH per annum in its complex located in La Porte, Texas based on and under certain proprietary processes and technologies owned by and/or licensed to Noltex. The expansion of this facility is the subject of the application for appraised value limitation. The planned total cost for the new facility is approximately $180,000,000.

Types of Equipment

This process requires reactors, columns, pumps, vessels, fans and towers common for processing chemicals and specifically plastics. This process is controlled by a distributive control system.

Anticipated Timeline

The planned ground breaking for this expansion is targeted to commence on May of 2013. Mechanical completion is targeted for November of 2014 with the facility fully operational during the first quarter of 2015.

Exhibit 5: Site selection

Noltex was formed in June of 1994 as a Joint Venture between Nippon Gohsei (U.S.A.) Co., Ltd. (a fully owned subsidiary of Japan's Nippon Synthetic Chemical Industry Company Co., Ltd.) and Mitsubishi Chemical America, Inc. (a fully owned subsidiary of Japan's Mitsubishi Chemical Corporation). Noltex purchased the idled Du Pont EVOH manufacturing facilities in La Porte, Texas, following Du Pont's failed attempts to produce an effective EVOH barrier resin. Noltex began production of Soarnol resin in early 1996 after retrofitting the first of its plant's production lines with Nippon Gohsei technology.

Noltex is capable of constructing a new facility versus expanding its current La Porte facility in many countries around the world, as well as numerous potential locations in the United States.

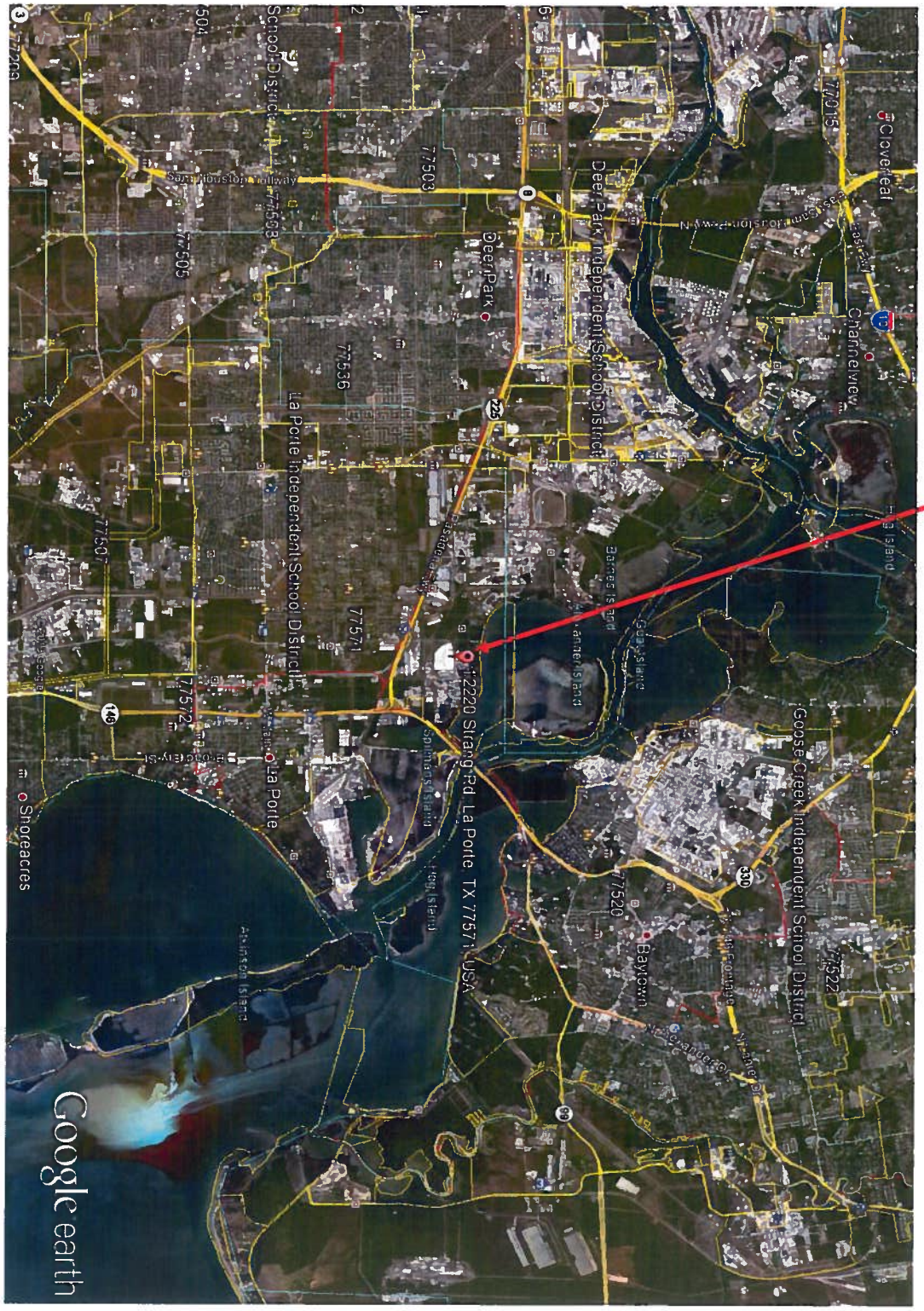
Exhibit 6: Local taxing jurisdictions

The project is located in the following taxing jurisdictions:

- La Porte ISD
- Harris County
- Harris County Flood Control
- Port of Houston Authority
- Harris County Hospital District
- Harris County Education Department
- San Jacinto Com Col D

Exhibit 7: Plot Plan

See attached maps.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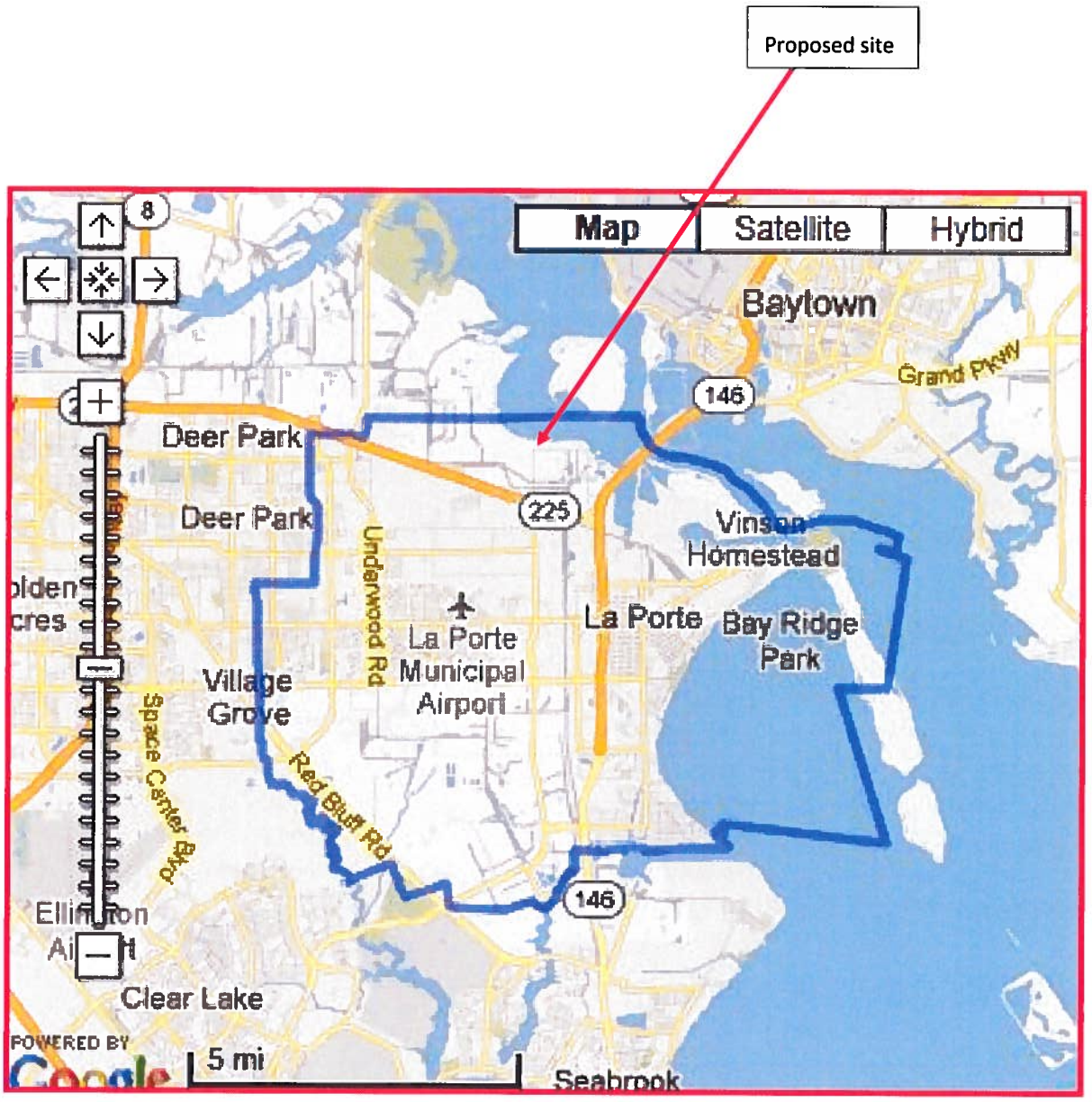
12220 Strang Rd La Porte TX 77571 USA
Google earth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Satellite
Hybrid
Baytown
Grand Pkwy
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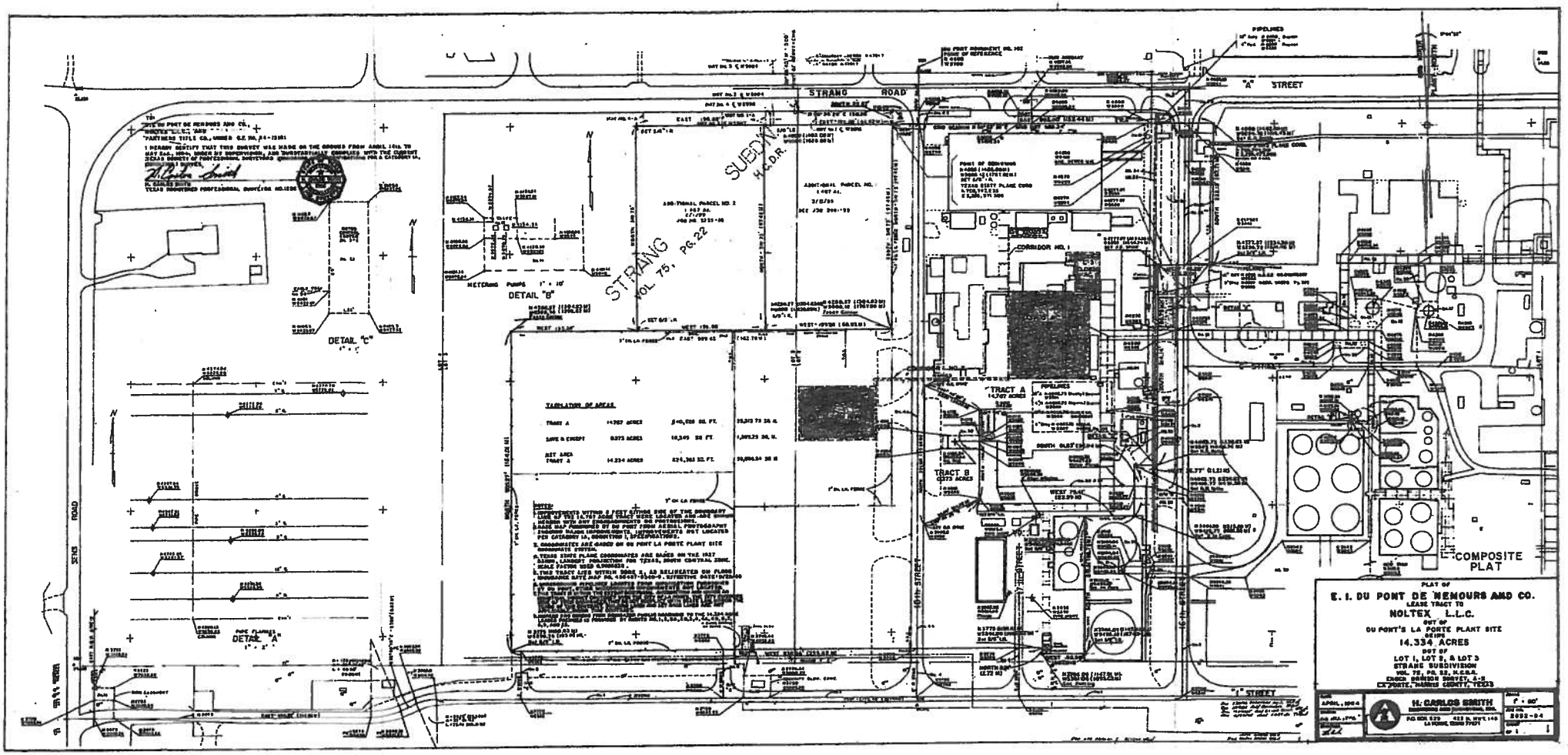
Deer Park
Deer Park
225
Underwood Rd
Vinson Homestead
La Porte
Bay Ridge Park
La Porte Municipal Airport
Village Grove
Space Center Blvd
Red Bluff Rd
146
Clear Lake
POWERED BY Google
5 mi
Seabrook


STRANG ROAD
"A" STREET
SENS ROAD
10th STREET
DETAIL "B"
DETAIL "C"
DETAIL "A"
STRANG VOL. 75, PG. 22
TRACT A
14.707 ACRES
TRACT B
0.372 ACRES
COMPOSITE PLAT
PLAT OF
E. I. DU PONT DE NEMOURS AND CO.
LEASE TRACT TO
NOLTEX L.L.C.
OUT OF
DU PONT'S LA PORTE PLANT SITE
BEING
14.334 ACRES
OUT OF
LOT 1, LOT 2, & LOT 3
STRANG SUBDIVISION
VOL. 75, PG. 22, H.C.D.R.
ISAAC DAWSON SURVEY, A-8
LA PORTE, HARRIS COUNTY, TEXAS
H. CARLOS SMITH
SURVEYING AND ENGINEERING, INC.
2002-04

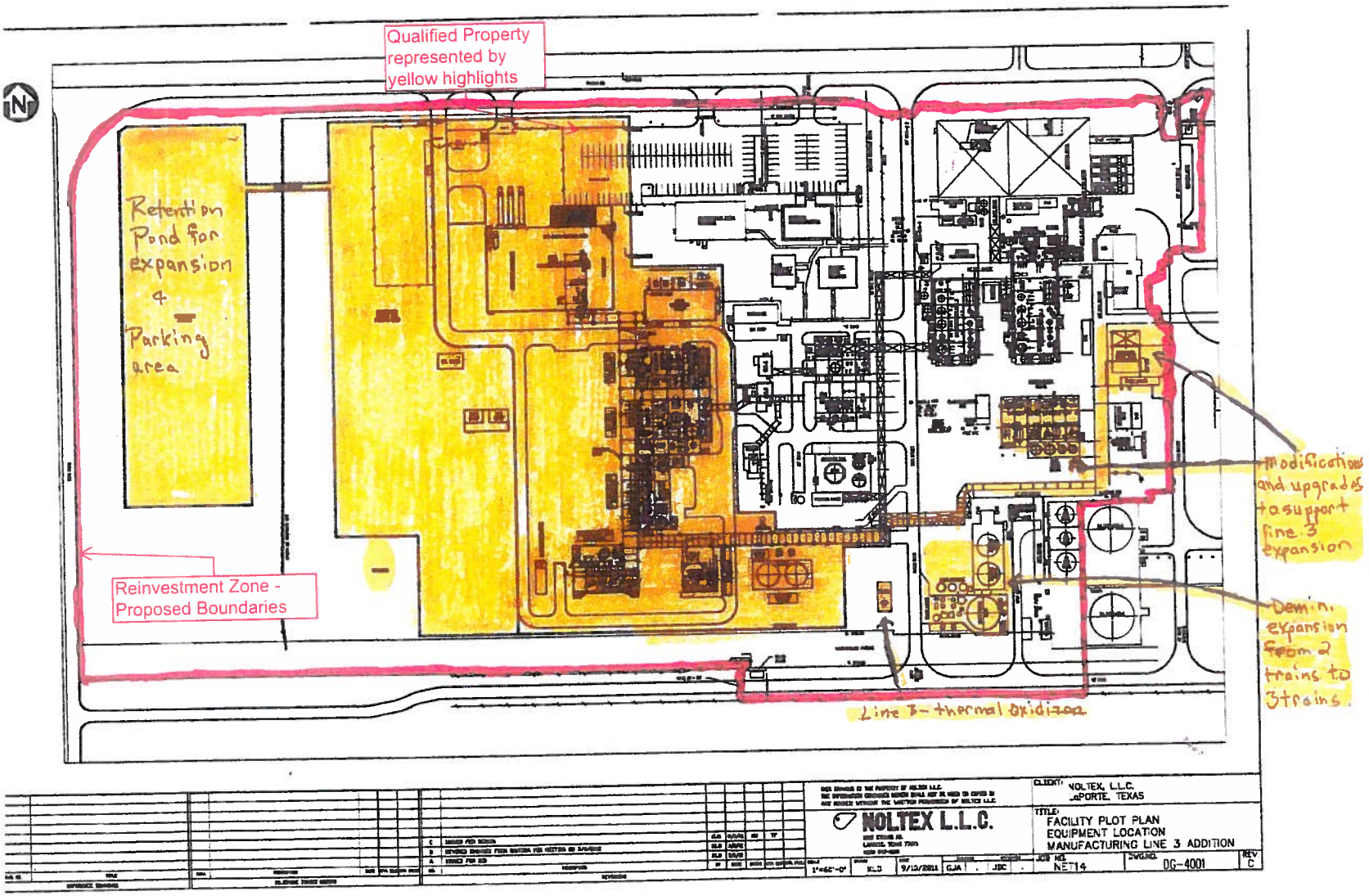

Qualified Property represented by yellow highlights
Retention Pond for expansion & Parking area
Reinvestment Zone - Proposed Boundaries
Modifications and upgrades to support line 3 expansion
Demin. expansion from 2 trains to 3 trains.
Line 3 - thermal oxidizer
NOLTEX L.L.C.
CLIENT: NOLTEX, L.L.C. LaPORTE, TEXAS
TITLE: FACILITY PLOT PLAN EQUIPMENT LOCATION MANUFACTURING LINE 3 ADDITION
JOB NO. NET14
DWG NO. DG-4001
REV C

Exhibit 8: Legal description of land

See attached. The reinvestment zone will include the boundaries set forth within the four plats of land listed below, collectively.

METES AND BOUNDS DESCRIPTION

Being a 14.707 acre (640,628 square feet) (59,515.79 square meters) tract wholly contained within the E. I. DuPont de Nemours and Company, La Porte, Harris County, Texas plant site, and being out of Lot 1, Lot 2, and Lot 3, of the Strang Subdivision, as recorded in Volume 75 at Page 22, of the Harris County Deed Records, in the Enoch Brinson Survey, A-5, La Porte, Harris County, Texas, as further conveyed by deeds to E. I. DuPont de Nemours and Co.,as recorded in Volume 8025, at Page 318; Volume 2487, at Page 217; Volume 8111, at Page 60; Volume 2488, at Page 2191; by Harris County Film File No. 119-31-2191; by Harris County Film File No. 169-33-0421 and by Harris County Film File No. 135-38-0587; said 14.707 gross acre tract consisting of a 14.334 net acre tract referred to as " 14.334 acre LEASED PREMISES " and a 0.373 acre tract reserved by E.I. DuPont de Nemours and Company; the said 14.707 gross acre tract and the 0.373 acre reserved tract being further described by metes and bounds based on the E. I. DuPont de Nemours and Company La Porte plant site coordinate system as follows:

Commencing at the original Northeast corner of Lot 3 of the aforementioned Strang Subdivision.

Thence, South 00 degrees 08 minutes 40 seconds West; coincident with the East boundary line of Lot 3 and the West boundary of Lot 2; a distance of 5.00 feet (1.52 M) to the existing South right-of-way line of Strang Road (based on a width of 80.00 feet).

Thence North 89 degrees 56 minutes 20 seconds East; coincident with the South right-of-way line of Strang Road; a distance of 150.26 feet (45.80M) to a point for corner.

Thence, South a distance of 22.67 feet (6.91M) to a 5/8" iron rod set for the Northwest corner of this 14.707 acre tract and the POINT OF BEGINNING; said point having DuPont La Porte plant site coordinates North 4600 and West 5800.12 and Texas State Plane Coordinates Lambert Projection South Central Zone (1927 Datum) North 700,747.235 and East 3,255,971.306; and from which DuPont La Porte Monument No. 102; located at DuPont La Porte Plant site coordinates N 4690, West 5760; bears N 24 degrees 02 Minutes 27 Seconds E a distance of 98.53 feet (30.03M).

Thence East; along the North line of the said 14.707 acre tract; a distance of 503.40 feet (153.44 M) to a railroad spike set for the Northeast corner of this 14.707 acre tract; said point having DuPont La Porte plant site coordinates North 4600 and West 5296.72 and Texas State Plane Coordinates (1927 Datum) North 700,774.510 and East 3,256,473.908;

Thence South; along the most Easterly line of the said 14.707 acre tract; a distance of 222.13 feet (67.71 M) to a 5/8" iron rod set for a Southeast corner of this 14.707 acre tract; said point having DuPont La Porte plant site coordinates North 4377.87 and West 5296.72;

Thence West; along a South line of the said 14.707 acre tract; a distance of 86.28 feet (26.30 M) to a rail road spike set for an interior Northwest corner of this 14.707 acre tract; said point having DuPont La Porte plant site coordinates North 4377.87 and West 5383;

Thence South; along an interior East line of the said 14.707 acre tract; a distance of 314.14 feet (95.75 M) to a rail road spike set for a Southeast corner of this 14.707 acre tract; said point having DuPont La Porte plant site coordinates North 4063.73 and West 5383;

Thence West; along a South line of said 14.707 acre tract; a distance of 36.77 feet (11.21 M) to a railroad spike set for an interior Southeast corner of this 14.707 acre tract; said point having DuPont La Porte plant site coordinates North 4063.73 and West 5419.77;

Thence South; along an interior East line of said 14.707 acre tract; a distance of 81.83 feet (24.94M) to an "X" marked in a concrete curb for a Southeast corner of this 14.707 acre tract; said point having DuPont La Porte plant site coordinates North 3981.90 and West 5419.77;

Thence West; along a South line of said 14.707 acre tract; a distance of 75.41 feet (22.99M) to a 5/8" iron rod set for an interior Southeast corner of this 14.707 acre tract; said point having DuPont La Porte plant site coordinates North 3981.90 and West 5495.18;

Thence South; along an East line of said 14.707 acre tract; a distance of 215.81 feet (65.78M) to a 1/2" iron rod set for the Southeast corner of this 14.707 acre tract; said point having DuPont La Porte plant site coordinates of North 3766.09 and West 5495.18;

Thence West; along the most Southerly South line of said 14.707 acre tract; a distance of 65.90 feet (20.09M) to the Southwest corner of a concrete footing for a flare; said point having DuPont La Porte plant site coordinates of North 3766.09 and West 5561.08;

Thence North; along the West side of the concrete flare footing; a distance of 8.91 feet (2.72M) to a 5/8" iron rod set for an interior Southeast corner; said point having DuPont La Porte plant site coordinates North 3775 and West 5561.08;

Thence West; along a South line of said 14.707 acre tract; a distance of 838.66 feet (255.62M) to a 5/8" iron rod set for corner in a 7 foot chain link fence for the Southwest corner of this 14.707 acre tract; said point having DuPont La Porte plant site coordinates North 3775 and West 6399.74;

Thence North; along and in a 7 foot chain link fence; a distance of 505.27 feet (154.01M) to a corner post of the 7 foot chain link fence; being the most Westerly Northwest corner of this 14.707 acre tract; said point having DuPont La Porte plant site coordinates North 4280.27 and West 6399.74;

Thence East; along and in a 7 foot chain link fence; a distance of 599.62 feet (182.76M) to a corner post of the 7 foot chain link fence; being an interior Northwest corner of this 14.707 acre tract; said point having DuPont La Porte plant site coordinates North 4280.27 and West 5800.12;

Thence North; along and in a 7 foot chain link fence; a distance of 319.73 feet (97.45M) returning to the **POINT OF BEGINNING.**

Save and except a 0.373 acre (16,245 Square feet) (1,509.25 Square meters) tract of land enclosing DuPont's injection well; said 0.373 acre tract being more particularly described by metes and bounds as follows:

Commencing at an interior Northwest corner of the said 14.707 acre tract of land; being a corner post of a 7 foot chain link fence; said point having DuPont La Porte plant site coordinates North 4280.27 and West 5800.12;

Thence, East a distance of 40.12 feet (12.23M) to the centerline of 18th. Street to a point for corner; said point having DuPont La Porte plant site coordinates North 4280.27 and West 5760;

Thence South; along the centerline of 18th. Street; a distance of 89.77 feet (27.36M) to a point for corner; said point having DuPont La Porte plant site coordinates North 4190.50 and West 5760;

Thence, East a distance of 10.00 feet (3.05M)to a railroad spike set for the POINT OF BEGINNING of this 0.373 acre tract of land; said point having DuPont La Porte plant site coordinates North 4190.5 and West 5750;

Thence, South 65 degrees 46 minutes 20 seconds East, a distance of 98.69 feet (30.08M) to a 5/8" iron rod set for corner; said point having DuPont La Porte plant site coordinates North 4150 and West 5660;

Thence, South a distance of 140.00 feet (42.67M) to a 5/8" iron rod set for corner; said point having DuPont La Porte plant site coordinates North 4010 and West 5660;

Thence, South 65 degrees 46 minutes 20 seconds West, a distance of 98.69 feet (30.08M) to a railroad spike set for corner; said point having DuPont La Porte plant site coordinates North 3969.5 and West 5750;

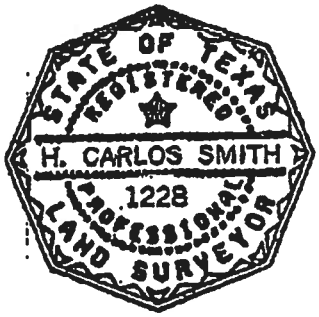
Thence, North a distance of 221.00 feet (67.36M) returning to the POINT OF BEGINNING of this 0.373 acre tract.

Said NOLTEX, L.L.C. " LEASED PREMISES " containing a net area of 14.334 acres of land (624,383 Square Feet) (58,008.49 Square Meters).

Said 14.707 acre tract subject to pipeline easements granted to Union Carbide Corporation by instrument recorded under Harris County Clerk's File No. D5902287; and to Gulf Oil Corporation by instrument recorded in Volume 8570 at Page 395 of the Harris County Deed Records.

H. Carlos Smith
Texas Registered Professional Surveyor No. 1228
April 28, 1994

REv. 7/19/94



NOLTEX,L.L.C. LEASED PREMISES

METES AND BOUNDS DESCRIPTION

Being a 1.467 acre (63,908 square feet) (5,936.65 square meters) tract wholly contained within the E. I. DuPont de Nemours and Company, La Porte, Harris County, Texas plant site, and being out of Lot 2 and Lot 3, of the Strang Subdivision, as recorded in Volume 75 at Page 22, of the Harris County Deed Records, in the Enoch Brinson Survey, A-5, La Porte, Harris County, Texas, as further conveyed by deeds to E. I. DuPont de Nemours and Co.,as recorded in Volume 8111, at Page 60 Harris County Deed Records and by Harris County Film File No. 169-33-0421; said 1.467 acre tract referred to as the "ADDITIONAL PARCEL', being further described by metes and bounds based on the E. I. DuPont de Nemours and Company La Porte plant site coordinate system as follows:

Commencing at the original Northeast corner of Lot 3 and the Northwest corner of Lot 2 of the aforementioned Strang Subdivision.

Thence, S 00 degrees 08 minutes 40 seconds W a distance of 5.00 feet (1.52 M) to a point for corner coincident with the existing south right-of-way line of Strang Road.

Thence, N 89 degrees 56 minutes 20 seconds E; coincident with the existing South right-of-way line of Strang Road based on a width of 60.00 feet; a distance of 150.26 feet (45.80 M) to a point for corner.

Thence South, a distance of 22.67 feet (6.91M) to a 5/8" iron rod found for the Northeast corner of the "ADDITIONAL PARCEL" and the POINT OF BEGINNING; said point being coincident with the Northwest corner of that certain 14.707 acre leased premises as recorded under Harris County Clerk's file Number R014037; said point having DuPont La Porte plant site coordinates North 4600 and West 5800.12 and Texas State Plane Coordinates Lambert Projection South Central Zone (1927 Datum) North 700,747.235 and East 3,255,971.306;

Thence, South; along and in a 7 foot chain link fence and coincident with a West boundary line of the aforementioned 14.707 acre leased premises; distance of 319.73 feet (97.45 M) to a corner post of the 7 foot chain link fence; said point being the Southeast corner of this 1.467 acre tract and being an interior corner of the said 14.707 acre leased premises; said point having DuPont La Porte Plant site coordinates N 4280.27 and W 5800.12 .

EXHIBIT A-1

Thence, West; along and in a 7 foot chain link fence and coincident with a North boundary line of the aforementioned 14.707 acre leased premises; a distance of 199.88 feet (60.92 M) to a 5/8 inch iron rod set for the Southwest corner of the "ADDITIONAL PARCEL" and having DuPont La Porte Plant site coordinates N 4280.27 and W 6000.

Thence, North a distance of 319.73 feet (97.45 M) to a 5/8 inch iron rod set for the Northwest corner of the "ADDITIONAL PARCEL" said point having DuPont La Porte Plant site coordinates N 4600 and W 6000.

Thence, East a distance of 199.88 feet (60.92 M); returning to the POINT OF BEGINNING.

H. Carlos Smith
Texas Registered Professional Surveyor No. 1228
March 15,1995
Revised April 4, 1995

EXHIBIT A-2

Leased Plat 3 of 4

NOLTEX, L.L.C. LEASED PREMISES

METES AND BOUNDS DESCRIPTION

ADDITIONAL PARCEL NO. 2

Being a 1.467 acre (63,908 square feet) (5,936.65 square meters) tract wholly contained within the E. I. DuPont de Nemours and Company, La Porte, Harris County, Texas plant site, and being out of Lot 3, of the Strang Subdivision, as recorded in Volume 75 at Page 22, of the Harris County Deed Records, in the Enoch Brinson Survey, A-5, La Porte, Harris County, Texas, as further conveyed by deeds to E. I. DuPont de Nemours and Co., as recorded in Volume 8111, at Page 60 Harris County Deed Records and by Harris County Film Code No. 169-33-0421; said 1.467 acre tract referred to as the "ADDITIONAL PARCEL NO. 2", being further described by metes and bounds based on the E. I. DuPont de Nemours and Company La Porte plant site coordinate system as follows:

Commencing at the original Northeast corner of Lot 3 and the Northwest corner of Lot 2 of the aforementioned Strang Subdivision.

Thence, S 00 degrees 08 minutes 40 seconds W a distance of 5.00 feet (1.52 M) to a point for corner coincident with the existing south right-of-way line of Strang Road.

Thence, S 89 degrees 56 minutes 20 seconds W; coincident with the existing South right-of-way line of Strang Road based on a width of 60.00 feet; a distance of 49.62 feet (15.12 M) to a point for corner.

Thence South, a distance of 22.46 feet (6.85M) to a 5/8" iron rod found for the Northwest corner of the "ADDITIONAL PARCEL" herein after called "ADDITIONAL PARCEL NO. 1" and the Northwest corner of the herein described "ADDITIONAL PARCEL NO. 2" and the **POINT OF BEGINNING** said point having DuPont La Porte Plant Site coordinates N 4600.00 (1402.08 M) and W 6000.00 (1828.80 M);

Thence, South; coincident with a West boundary line of the aforementioned "ADDITIONAL PARCEL NO. 1", 1.467 acre leased parcel, a distance of 319.73 feet (97.45 M) to a point for corner in a 7 foot chain link fence, said point being the Southwest corner of the 1.467 acre "ADDITIONAL PARCEL NO. 1" and the Southeast corner of the herein described "ADDITIONAL PARCEL NO. 2, and being a point on a North line of the said 14.707 acre leased premises; said point having DuPont La Porte Plant site coordinates N 4280.27 (1304.63 M and W 6000.00 (1828.80 M);

EXHIBIT A-1

Thence, West; along and in a 7 foot chain link fence and coincident with a North boundary line of the 14.707 acre leased remises as recorded under Harris County Clerk's file Number M014037; a distance of 199.88 feet (60.92 M) to a 5/8 inch iron rod set for the Southwest corner of the "ADDITIONAL PARCEL NO. 2" and having DuPont La Porte Plant site coordinates N 4280.27 (1304.63 M) and W 6199.88 (1889.72 M), said point being found 0.35 feet (0.11 M) South of the 7 foot chain link fence;

Thence, North a distance of 319.73 feet (97.45 M) to a 5/8 inch iron rod set for the Northwest corner of this "ADDITIONAL PARCEL NO. 2" said point having DuPont La Porte Plant site coordinates N 4600 (1402.08 M) and W 6199.88 (1889.72 M);

Thence, East a distance of 199.88 feet (60.92 M); returning to the POINT OF BEGINNING.

H. Carlos Smith

H. Carlos Smith
Texas Registered Professional Surveyor No. 1228
February 1,1999

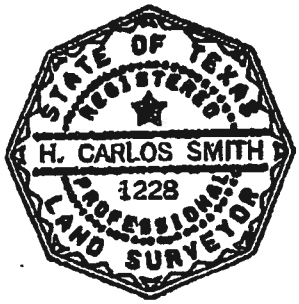


EXHIBIT A-2

SPECIAL WARRANTY DEED

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

THE STATE OF TEXAS §
§ KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF HARRIS §

E. I. DU PONT DE NEMOURS AND COMPANY, a Delaware corporation ("Grantor"), for and in consideration of the payment by NOLTEX, LLC, a Delaware limited liability company ("Grantee"), of a certain cash consideration the receipt of which is acknowledged by Grantor, and for the additional consideration set forth below, has GRANTED, BARGAINED, SOLD and CONVEYED, and by these presents does hereby GRANT, BARGAIN, SELL and CONVEY, unto Grantee all of its interest in the surface estate of that certain land situated in Harris County, Texas, and described on Exhibit A which is attached hereto and incorporated herein by reference for all purposes, together with all of Grantor's right, title and interest in and to all appurtenances thereof or in anywise appertaining thereto and all of Grantor's right, title and interest in and to all buildings, structures, fixtures and improvements located thereon (said land, real property, rights, improvements and appurtenances being herein together referred to as the "**Property**").

This conveyance is made and accepted subject, subordinate and inferior to the easement reserved herein and the easements, covenants and the other matters and exceptions of record with respect to the Property other than conveyances, but only to the extent the same pertain to the Property and remain of force and effect, including, but not limited to, those matters set forth on Exhibit B attached hereto and made a part hereof for all purposes (the "**Permitted Exceptions**").

Grantor expressly reserves the easements (the "**Reserved Easement**") more specifically described on Schedule 1 attached hereto.

Grantor expressly excepts from this conveyance and reserves unto Grantor, and to Grantor's successors and assigns, all minerals, oil and gas owned by Grantor (including but not by way of limitation, oil, gas, sulfur, coal, lignite and uranium) in, under and that may be produced from the Property, including all royalties, bonus and delay rentals due and payable under any applicable oil, gas and mineral lease covering said Property, including any and all executive rights. Grantor agrees that it will not use or occupy any portion of the surface of the Property for any purpose in connection with the exploration or development of reserved mineral interest in, on, or under the Property, including, without limitation, the drilling of

wells; the development and transmission or storage of oil, gas or other minerals; or the exploration, drilling or development of and production of oil, gas or other minerals substance; and will not place any fixtures, equipment, buildings or structures of any kind on the surface of the Property for mineral exploration. However, nothing herein contained shall be construed as waiving, releasing or relinquishing any right, title or interest of Grantor in and to the oil and gas and other minerals reserved herein or Grantor's right to exploit, develop or produce such oil, gas and other minerals with wells drilled at surface locations off the Property by means of directional drilling or any other method which does not require use of the surface of the Property. Grantor shall also have the right to pool or unitize said oil, gas or other minerals with other lands located outside the boundaries of the Property. Grantor waives any and all other rights of ingress and egress in and to the Property for mineral exploration purposes.

TO HAVE AND TO HOLD the Property, subject to the Reserved Easement and the Permitted Exceptions, unto Grantee, its heirs, successors and assigns, forever; and Grantor does hereby bind itself, its successors and assigns, to WARRANT and FOREVER DEFEND, all and singular, the Property, subject to the Permitted Exceptions, unto Grantee, its successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof by, through or under Grantor, but not otherwise.

Taxes for the year 2011 have been prorated and paid, and Grantee, by its acceptance of this Special Warranty Deed, assumes payment of taxes for 2012.

The mailing address of Grantee is set forth below:

NOLTEX, LLC
12220 Strang Road
LaPorte, TX 77571

[Remainder of page intentionally left blank.]

EXECUTED effective as of the 16th day of December, 2011.

GRANTOR:

E. I. DU PONT DE NEMOURS AND COMPANY,
a Delaware corporation

By: _____

Printed Name: Christopher J. Heck

Title: Manager - Corporate Real Estate and Strategic Planning

THE STATE OF De §
§
COUNTY OF New Castle §

This instrument was acknowledged before me on the 16th day of December, 2011, by Christopher J. Heck, Manager of E. I. DU PONT DE NEMOURS AND COMPANY, a Delaware corporation, on behalf of said corporation.

_____

Notary Public, State of _____

CAROLE L. WEBBER
NOTARY PUBLIC
STATE OF DELAWARE
My commission expires May 2, 2015

Exhibit A to Special Warranty Deed

Property Description

Of 14.3641 acres or 625,702 square feet of land out of Lots 3 and 4 of Strang Subdivision as recorded in Volume 75, Page 22 of Harris County Deed Records located in the Enoch Brinson Survey, Abstract No. 5, Harris County, Texas. Said 14.3641 acres being a portion of those certain tracts of land conveyed by deed to E. I. du Pont de Nemours and Company, (called Tract 1) 11.0768 acres, (called Tract 2) East 1/2 Lot 4 and (called Tract 3) 2.0267 acres, as recorded in Harris County Clerks File No. E007094 and called 3.329 acres as recorded in Harris County Clerk's File No. Z403590 of the Deed Records of Harris County. Texas and being more particularly described by metes and bounds as follows, (Bearings based on the E. I. du Pont de Nemours and Company La Porte plant site coordinate system as follows);

BEGINNING at a 5/8 inch iron rod with cap set for corner, said point bearing North 00°21'38" West a distance of 15.00 feet from the southwesterly corner of said Lot 4, same being the southwesterly corner of said called 2.0267 acre E. I. du Pont de Nemours and Company tract (called Tract 3), and the northwesterly corner of E. I. du Pont de Nemours and Company tract as recorded in Volume 8025, Page 318 and Volume 8111, Page 60 of the Deed Records of Harris County. Texas, said iron rod being in the easterly right-of-way line of Sens Road (60 foot wide R.O.W. Vol. 2488, Page 262 & 263) having E. I. du Pont de Nemours and Company La Porte plant site coordinates of North 3767.55, West 4463.59;

THENCE North 00°21'38" West along the westerly line of said called 2.0267 acre E. I. du Pont de Nemours and Company tract same being the easterly line of said Sens Road, passing at a distance of 306.05 feet a 5/8 inch iron rod found at the northwesterly corner of said called 2.0267 acre E. I. du Pont de Nemours and Company tract same being the southwesterly corner of said called 3.329 acre E. I. du Pont de Nemours and Company tract, and continuing for a total distance of 701.00 feet to a point for corner being the beginning of a curve to the right, from said point a 5/8 inch iron rod was found bearing North 1.00 feet;

THENCE continuing along the easterly right-of-way line of said Sens Road and along said curve to the right having a radius of 150.00 feet, a central angle of 90°21'50", an arc length of 236.57 feet, and a chord bearing and distance of North 44°20'12" East - 212.80 feet to a 5/8 inch iron rod with cap found for corner, said point being in the southerly right-of-way line of Strang Road (60' wide R.O.W. based upon Volume 2488, Page 256 & 258 and the recorded plat of Ramsey, Section One recorded in Volume 345, Page 41 of the Deed Records of Harris County, Texas);

THENCE North 89°44'0018" East along the southerly line of said Strang Road, passing at a distance of 128.42 feet the common northerly corner of said called 3.329 acre E. I. du Pont de Nemours and Company tract and said called East 1/2 of Lot 4 (called Tract 2) E. I. du Pont de Nemours and Company tract, passing at a distance of 406.02 feet the common northerly corner of said called East 1/2 of Lot 4 (called Tract 2) E. I. du Pont de Nemours and Company tract and said (called Tract 1) 11.0768 acre E. I. du Pont de Nemours and Company tract, and continuing for a total distance of 712.29 feet to a 5/8 inch iron rod with cap set for corner, from said point DuPont La Porte Plant Monument No. 102 bears North 81°28'21" East a distance of 444.71 feet, said Monument No. 102 having E. I. du Pont de Nemours and Company La Porte plant site coordinates of North 4690.00, West 5760.00;

THENCE South 00°04'42" East, passing at a distance of 24.60 feet the northwesterly corner of a called 1.467 acre tract (Called Additional Parcel No. 2 Noltex, L.L.C. Leased Premises), and continuing along the westerly line of said called 1.467 acre tract, for a distance of 344.33 feet to a 5/8 inch iron rod with cap found for corner being the southwesterly corner of said called 1.467 acre tract, same being an interior corner of a called 14.707 Gross acre tract (called Noltex, L.L.C. Leased Premises);

THENCE South 89°55'18" West, along the most westerly north line of said called 14.707 Gross acre tract for a distance of 200.06 feet to a 5/8 inch iron rod with cap found for corner, said point being the most westerly northwest corner of said called 14.707 Gross acre tract;

THENCE South 00°04'42" East, along the westerly line of said called 14.707 Gross acre tract for a distance of 506.49 feet to a 5/8 inch iron rod with cap set for corner, said point bearing North 00°04'42" West a distance of 15.00' from the southerly line of said Lot 3, Strang Subdivision;

THENCE South 89°31'44" West along a line 15.00 feet north of and parallel to the southerly line of said Strang Subdivision for a distance of 657.73 feet to the **PLACE OF BEGINNING** of the herein described tract of land and containing within these calls 14.3641 acres or 625,702 square feet of land.

Exhibit B to Special Warranty Deed

Permitted Exceptions

1. Interest in and to oil, gas and other minerals as set forth in the document recorded in Volume 7551, Page 170 (C882833) of the Deed Records of Harris County, Texas.

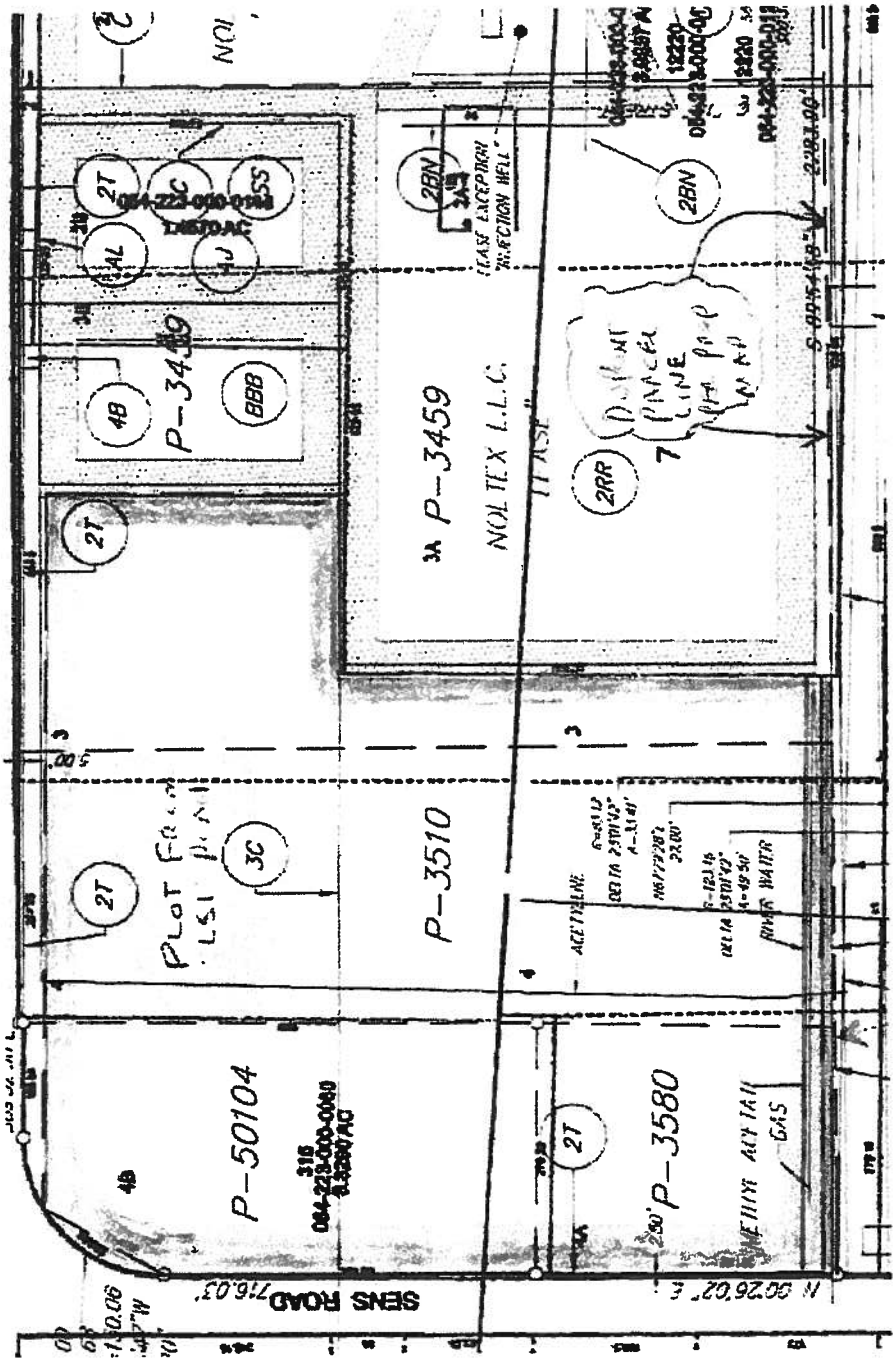
2. Pipeline Easement shown on DUPONT's internal property maps (a copy of which is attached hereto) as Item 3C, a copy of which is attached to this Exhibit B.

3. Those matters shown on the December 9, 2011, survey of the Property prepared by Scott Lowe including:

   a. Two (2) wastewater discharge pipeline electric boxes;
   b. Equistar PL (methyl acetate); and
   c. Noltex Pipeline (river water and/or wastewater).

Exhibit B to Special Warranty Deed, Pg. 2

DUPONT INTERNAL PROPERTY MAP



Schedule 1 to Special Warranty Deed

RESERVED PIPELINE EASEMENT

Burdened Property:	That certain real property described by metes and bounds on Exhibit A, which exhibit is attached hereto and incorporated herein by reference for all purposes.
Benefited Property:	All property currently owned by (i) Grantor, or (ii) any entity owned or controlled by Grantor, or leased by Grantor to any third party, which adjoins the Easement Property, and which is located in Harris County, Texas, as shown on the property map attached as Exhibit B to this Schedule 1, which exhibit is attached hereto and incorporated herein by reference for all purposes.
Easement Property:	**[One (1)]** ten (10)-foot wide strip of land being five (5) feet on either side of the center line of the underground pipeline described on Exhibit C to this Schedule 1, which exhibit is attached hereto and incorporated herein by reference for all purposes.
Reservations From And Exceptions To Conveyance and Warranty:	All easements, rights-of-way and other instruments of public record other than conveyances, but only to the extent the same pertain to the Easement Property and remain of force and effect.

GRANTOR does hereby reserve: (i) a non-exclusive easement and right of way along, over, under, and across the Easement Property to operate, repair, maintain, inspect, replace, reconstruct, upgrade or remove (in whole or in part) the existing underground pipeline lying within the Easement Property and all necessary and desirable appurtenances and structures associated with the operation, repair, maintenance, inspection, replacement, reconstruction, upgrade, removal (in whole or in part), construction and maintenance of such existing underground pipeline to the extent serving or extending from the Benefited Property as of the effective date hereof, which pipeline is listed and described on Exhibit C to this Schedule 1 (the "Pipeline"); (ii) the right to abandon-in-place the Pipeline, such that Grantor shall have no obligation or liability to Grantee or its successors or

assigns to move or remove such Pipeline, except to the extent required by applicable law, rules, regulations and ordinances, which obligation shall survive such abandonment; and (iii) the right of ingress and egress to the Easement Property from public streets over and across roadways located on the Burdened Property, to the extent reasonably necessary for Grantor's access to and use of the Easement Property (collectively, the "Easement").

The Easement reserved herein is subject to the following terms and conditions:

1. Grantee reserves and shall have and enjoy the right for itself, its successors and assigns to use and enjoy the Easement Property for all purposes that do not unreasonably interfere with or interrupt the use or enjoyment of the Easement Property by Grantor for the Easement purposes stated above.

2. Except as otherwise expressly provided herein, improvement and maintenance of the Easement Property and the Pipeline within the Easement Property for the stated purpose will be at the sole option and expense of Grantor. Grantor has the right to eliminate any encroachments into the Easement Property that unreasonably interfere with or interrupt the use or enjoyment of the Easement Property by Grantor for the Easement purposes stated above. Subject to the other expressed terms and conditions hereof, Grantor has the right to reconstruct, maintain, replace, and remove Pipeline within any portion of the Easement Property; provided, however, that, notwithstanding anything to the contrary herein, in no event may Grantor (1) increase the size of the existing Pipeline, (2) increase the number of pipelines within the Easement Property, (3) decrease the depth of the existing pipeline, or (4) change the use of or materials transported within the existing pipeline from the use and materials transported as of the effective date hereof (as such use is identified on Exhibit C to this Schedule 1). All matters concerning the Pipeline and its configuration, construction, installation, maintenance, replacement, and removal are at Grantor's sole discretion, subject to performance of Grantor's obligations under these terms and conditions. Grantor has the right to remove or relocate any fences within the Easement Property or along or near its boundary lines if reasonably necessary to reconstruct, install, maintain, replace, or remove the Pipeline, subject to replacement of the fences to their original condition on the completion of the work.

3. Grantor covenants and agrees that:

(1) All work and operations by Grantor on the Easement Property pertaining to or arising from Grantor's exercise of the

rights granted under this Easement Agreement shall be performed in a commercially reasonable manner that does not materially interfere with Grantee's use and operation of the Easement Property; and

(2) Upon the completion of any work by Grantor on the Easement Property, Grantor shall promptly restore the Easement Property and the Burdened Property to substantially the same condition it was in prior to commencement of the work, but Grantor shall not be required to replace any landscaping within the Easement Property that Grantor has reasonably removed to prevent interference with its use of the Easement Property; and

(3) Grantor shall be responsible for compliance with all applicable laws, rules, regulations and ordinances in connection with Grantor's use of the Reserved Easement.

4. Grantor acknowledges and agrees that (1) the Easement Property is comprised of one (1) strip of land and (2) this Easement shall be deemed to have expired upon the abandonment of the use of such strip of land; which abandonment shall be deemed to have occurred, in any event, upon the cessation of the continuous use of the pipeline located in such strip of land for the stated purpose thereof for at least one hundred eighty (180) consecutive days, or the cumulative cessation of such use for at least one hundred eighty (180) total days within any consecutive period of three hundred sixty five (365) days, excluding any periods that such use is ceased as a result of repair, maintenance, replacement, reconstruction or upgrade.

5. This Easement may be enforced by restraining orders and injunctions (temporary or permanent) prohibiting interference and commanding compliance. Restraining orders and injunctions will be obtainable on proof of the existence of interference or threatened interference, without the necessity of proof of inadequacy of legal remedies or irreparable harm, and will be obtainable only by the parties to or those benefited by this agreement; provided, however, that the act of obtaining an injunction or restraining order will not be deemed to be an election of remedies or a waiver of any other rights or remedies available at law or in equity.

6. The Easement herein reserved is appurtenant to, run with, and inure to the benefit of all or any portion of the Benefited Property, whether or not the Easement is referenced or described in any conveyance of all or such portion of the Benefited Property. The Easement is nonexclusive and irrevocable. The Easement is for the benefit of DUPONT and DUPONT's successors, and assigns who at any time own or lease any interest in the Benefited Property.

7. If either Grantor or Grantee retains an attorney to enforce the Easements herein reserved, the party prevailing in litigation is entitled to recover reasonable attorney's fees and court and other costs.

8. These terms and conditions shall bind and inure to the benefit of the parties and their respective successors, and permitted assigns.

9. These terms and conditions will be construed under the laws of the state of Texas, without regard to choice-of-law rules of any jurisdiction. Venue is in the county or counties in which the Easement Property is located.

10. It is not a waiver of or consent to default if the nondefaulting party fails to declare immediately a default or delays in taking any action. Pursuit of any remedies set forth in this agreement does not preclude pursuit of other remedies in this agreement or provided by law.

11. Each party agrees to indemnify, defend, and hold harmless the other party from any loss, reasonable attorney's fees, expenses, or claims attributable to breach or default of any of these terms and conditions by the indemnifying party, provided, however, any such loss or damages shall be limited to actual damages and shall not include punitive or consequential damages.

EXHIBIT A TO SCHEDULE 1

Burdened Property

Of 14.3641 acres or 625,702 square feet of land out of Lots 3 and 4 of Strang Subdivision as recorded in Volume 75, Page 22 of Harris County Deed Records located in the Enoch Brinson Survey, Abstract No. 5, Harris County, Texas. Said 14.3641 acres being a portion of those certain tracts of land conveyed by deed to E. I. du Pont de Nemours and Company, (called Tract 1) 11.0768 acres, (called Tract 2) East 1/2 Lot 4 and (called Tract 3) 2.0267 acres, as recorded in Harris County Clerks File No. E007094 and called 3.329 acres as recorded in Harris County Clerk's File No. Z403590 of the Deed Records of Harris County. Texas and being more particularly described by metes and bounds as follows, (Bearings based on the E. I. du Pont de Nemours and Company La Porte plant site coordinate system as follows);

BEGINNING at a 5/8 inch iron rod with cap set for corner, said point bearing North 00°21'38" West a distance of 15.00 feet from the southwesterly corner of said Lot 4, same being the southwesterly corner of said called 2.0267 acre E. I. du Pont de Nemours and Company tract (called Tract 3), and the northwesterly corner of E. I. du Pont de Nemours and Company tract as recorded in Volume 8025, Page 318 and Volume 8111, Page 60 of the Deed Records of Harris County. Texas, said iron rod being in the easterly right-of-way line of Sens Road (60 foot wide R.O.W. Vol. 2488, Page 262 & 263) having E. I. du Pont de Nemours and Company La Porte plant site coordinates of North 3767.55, West 4463.59;

THENCE North 00°21'38" West along the westerly line of said called 2.0267 acre E. I. du Pont de Nemours and Company tract same being the easterly line of said Sens Road, passing at a distance of 306.05 feet a 5/8 inch iron rod found at the northwesterly corner of said called 2.0267 acre E. I. du Pont de Nemours and Company tract same being the southwesterly corner of said called 3.329 acre E. I. du Pont de Nemours and Company tract, and continuing for a total distance of 701.00 feet to a point for corner being the beginning of a curve to the right, from said point a 5/8 inch iron rod was found bearing North 1.00 feet;

THENCE continuing along the easterly right-of-way line of said Sens Road and along said curve to the right having a radius of 150.00 feet, a central angle of 90°21'50", an arc length of 236.57 feet, and a chord bearing and distance of North 44°20'12" East - 212.80 feet to a 5/8 inch iron rod with cap found for corner, said point being in the southerly right-of-way line of Strang Road (60' wide R.O.W. based upon Volume 2488, Page 256 & 258 and the recorded plat of Ramsey, Section One recorded in Volume 345, Page 41 of the Deed Records of Harris County, Texas);

THENCE North 89°44'0018" East along the southerly line of said Strang Road, passing at a distance of 128.42 feet the common northerly corner of said called 3.329 acre E. I. du Pont de Nemours and Company tract and said called East 1/2 of Lot 4 (called Tract 2) E. I. du Pont de Nemours and Company tract, passing at a distance of 406.02 feet the common northerly corner of said called East 1/2 of Lot 4 (called Tract 2) E. I. du Pont de Nemours and Company tract and said (called Tract 1) 11.0768 acre E. I. du Pont de Nemours and Company tract, and continuing for a total distance of 712.29 feet to a 5/8 inch iron rod with cap set for corner, from said point DuPont La Porte Plant Monument No. 102 bears North 81°28'21" East a distance of 444.71 feet, said Monument No. 102 having E. I. du Pont de Nemours and Company La Porte plant site coordinates of North 4690.00, West 5760.00;

THENCE South 00°04'42" East, passing at a distance of 24.60 feet the northwesterly corner of a called 1.467 acre tract (Called Additional Parcel No. 2 Noltex, L.L.C. Leased Premises), and continuing along the westerly line of said called 1.467 acre tract, for a distance of 344.33 feet to a 5/8 inch iron rod with cap found for corner being the southwesterly corner of said called 1.467 acre tract, same being an interior corner of a called 14.707 Gross acre tract (called Noltex, L.L.C. Leased Premises);

THENCE South 89°55'18" West, along the most westerly north line of said called 14.707 Gross acre tract for a distance of 200.06 feet to a 5/8 inch iron rod with cap found for corner, said point being the most westerly northwest corner of said called 14.707 Gross acre tract;

THENCE South 00°04'42" East, along the westerly line of said called 14.707 Gross acre tract for a distance of 506.49 feet to a 5/8 inch iron rod with cap set for corner, said point bearing North 00°04'42" West a distance of 15.00' from the southerly line of said Lot 3, Strang Subdivision;

THENCE South 89°31'44" West along a line 15.00 feet north of and parallel to the southerly line of said Strang Subdivision for a distance of 657.73 feet to the **PLACE OF BEGINNING** of the herein described tract of land and containing within these calls 14.3641 acres or 625,702 square feet of land.

EXHIBIT B TO SCHEDULE 1, Page 1
Property Maps

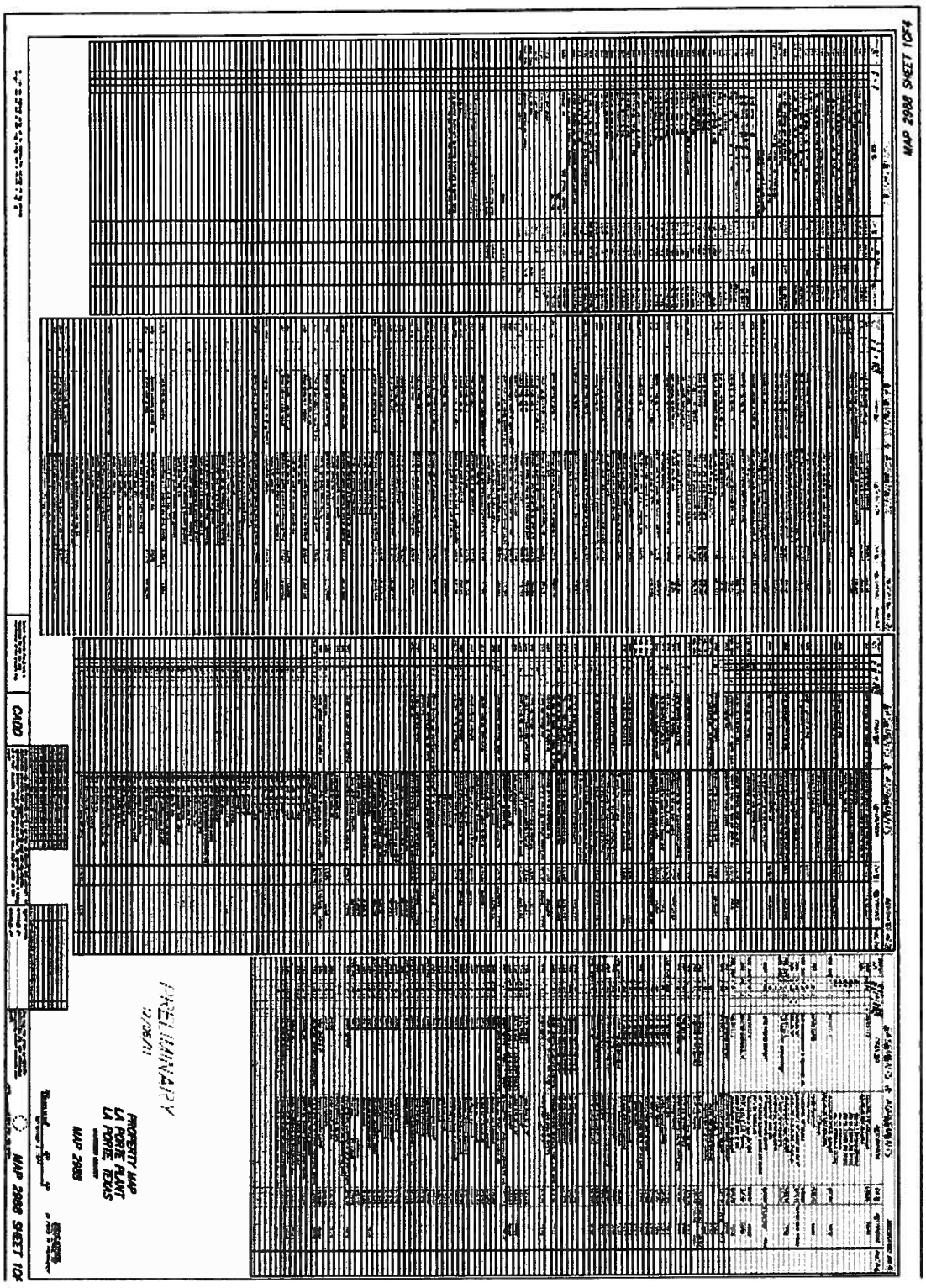


EXHIBIT B TO SCHEDULE 1, Page 2
Property Maps

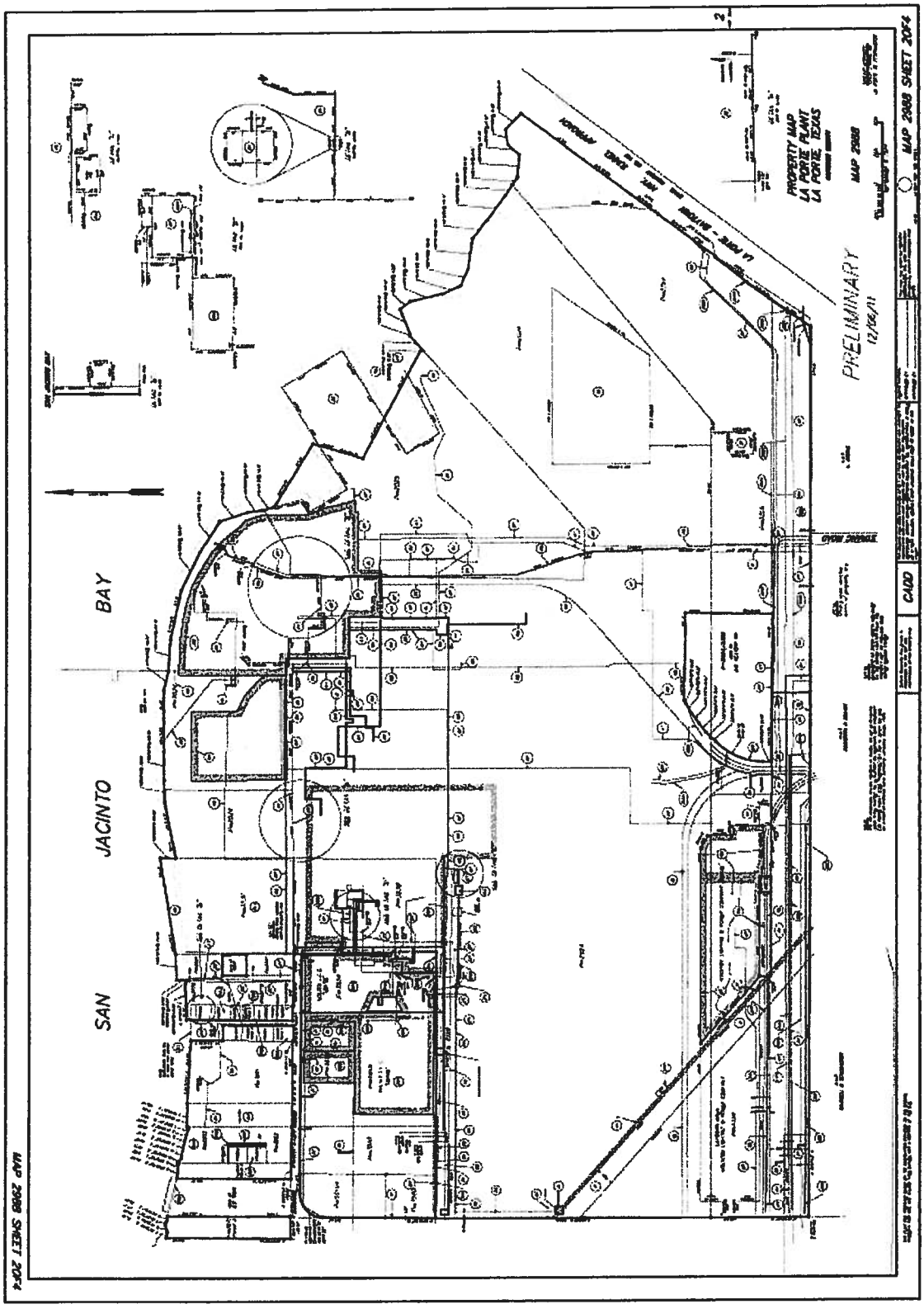


EXHIBIT B TO SCHEDULE 1, Page 3
Property Maps

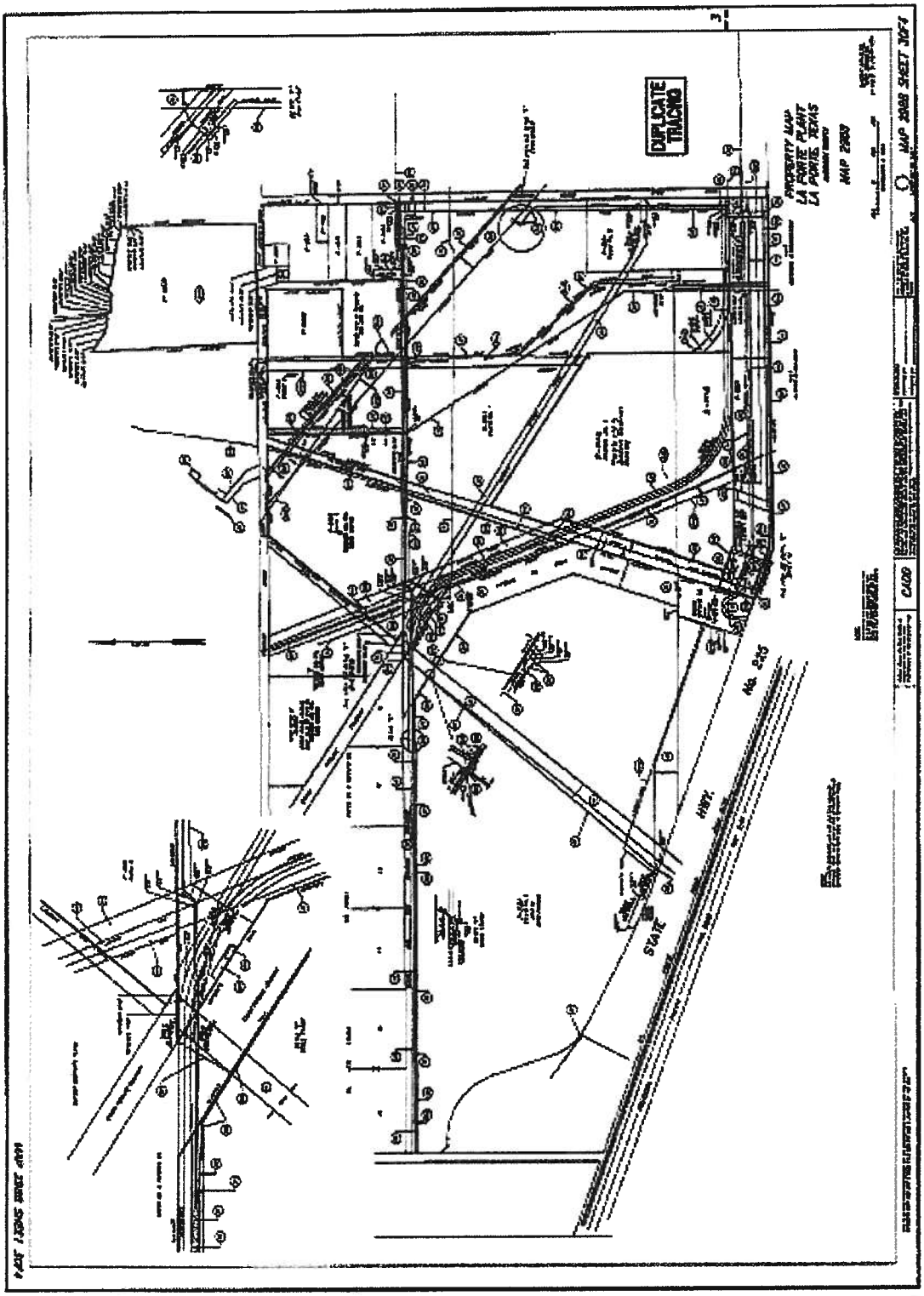


EXHIBIT B TO SCHEDULE 1, Page 4
Property Maps

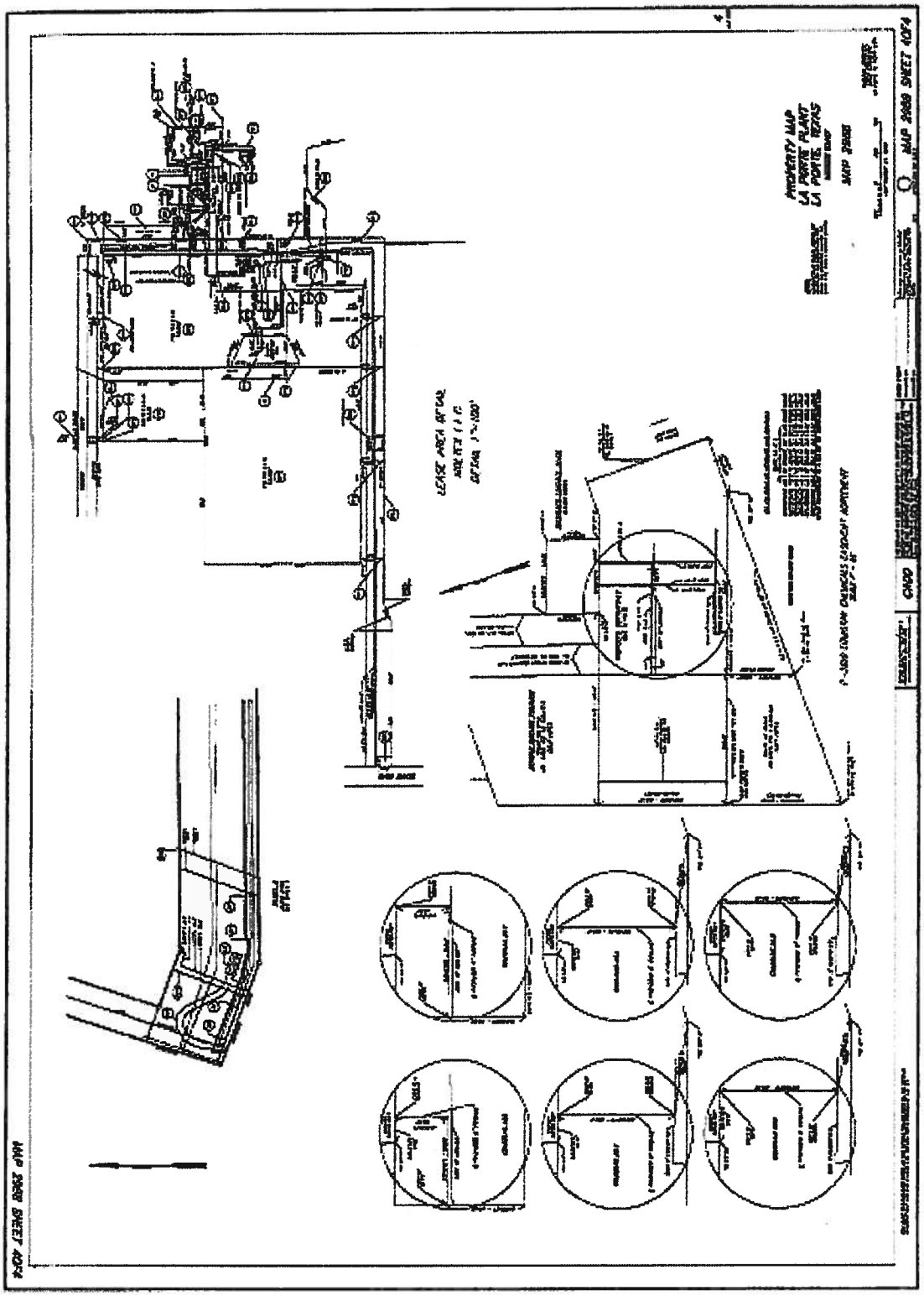


EXHIBIT C TO SCHEDULE 1

Pipeline

The following underground Pipeline as shown by Note A on the Survey of the Burdened Property prepared by Scott Lowe of Land Surveying, Inc. dated May 27, 2011, and revised on June 8, 2011, December 5, 2011, and December 9, 2011:

A. Buckeye PL (12" acetylene)

Exhibit 9: Appraisal district 2012 property valuation

See below and attached.

ACCOUNT INFORMATION						
Account Number	Owner Name	Property Address	Zip	Impr Sq Ft	Market Value	Appraised Value
0642230000112	NOLTEX L L C	12220 STRANG RD	77571	0	$36,560,630	$36,560,630
0642230000123	NOLTEX L L C	12220 STRANG RD	77571	0	$5,816,510	$5,816,510
0642230000169	NOLTEX LLC	0 STRANG RD	77571	0	$168,241	$168,241
0642230000060	NOLTEX LLC	315 SENS RD	77571	0	$50,754	$50,754

HARRIS COUNTY APPRAISAL DISTRICT
REAL PROPERTY ACCOUNT INFORMATION
0642230000112

Tax Year: 2012

Print

Owner and Property Information			
Owner Name & Mailing Address:	**NOLTEX L L C** **12220 STRANG RD** **LA PORTE TX 77571-9740**	Legal Description:	**LTS 1 2 & 58 (IMPS ONLY) (LAND*064223000001) STRANG**
		Property Address:	**12220 STRANG RD** **LA PORTE TX 77571**

State Class Code	Land Use Code	Building Class	Total Units	Land Area	Total Living Area	Net Rentable Area	Neighborhood	Map Facet	Key Map®
F2 -- Real, Industrial	3300 -- Industrial Imps Only Land	--	0	0 SF	0	0	9701	6155B	539M

Value Status Information

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

Exemptions and Jurisdictions

Exemption Type	Districts	Jurisdictions	ARB Status	2011 Rate	2012 Rate
None	020	**LA PORTE ISD**	Certified: 08/10/2012	1.355000	1.330000
	040	**HARRIS COUNTY**	Certified: 08/10/2012	0.391170	0.400210
	041	**HARRIS CO FLOOD CNTRL**	Certified: 08/10/2012	0.028090	0.028090
	042	**PORT OF HOUSTON AUTHY**	Certified: 08/10/2012	0.018560	0.019520
	043	**HARRIS CO HOSP DIST**	Certified: 08/10/2012	0.192160	0.182160
	044	**HARRIS CO EDUC DEPT**	Certified: 08/10/2012	0.006581	0.006617
	047	**SAN JACINTO COM COL D**	Certified: 08/10/2012	0.185602	0.185602

Valuations

Value as of January 1, 2011			Value as of January 1, 2012		
	Market	Appraised		Market	Appraised
Land	0		Land	0	
Improvement	35,598,790		Improvement	36,560,630	
Total	35,598,790	35,598,790	Total	36,560,630	36,560,630

Land

Market Value Land

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

Building

Vacant (No Building Data)

HARRIS COUNTY APPRAISAL DISTRICT
REAL PROPERTY ACCOUNT INFORMATION
0642230000123

Tax Year: 2012

Print

Owner and Property Information			
Owner Name & Mailing Address:	**NOLTEX L L C** **12220 STRANG RD** **LA PORTE TX 77571-9740**	Legal Description:	**LTS 1 2 & 58 (IMPS ONLY) (LAND*0642230000001) (POLLUTION CONTROL) STRANG**
		Property Address:	**12220 STRANG RD** **LA PORTE TX 77571**

State Class Code	Land Use Code	Building Class	Total Units	Land Area	Total Living Area	Net Rentable Area	Neighborhood	Map Facet	Key Map®
F2 -- Real, Industrial	3300 -- Industrial Imps Only Land	--	0	0 SF	0	0	9701	6155B	539M

Value Status Information

Capped Account	Value Status	Notice Date	Shared CAD
No	Noticed	04/27/2012	No

Exemptions and Jurisdictions

Exemption Type	Districts	Jurisdictions	ARB Status	2011 Rate	2012 Rate
Pollution Control	020	LA PORTE ISD	Certified: 08/10/2012	1.355000	1.330000
	040	HARRIS COUNTY	Certified: 08/10/2012	0.391170	0.400210
	041	HARRIS CO FLOOD CNTRL	Certified: 08/10/2012	0.028090	0.028090
	042	PORT OF HOUSTON AUTHY	Certified: 08/10/2012	0.018560	0.019520
	043	HARRIS CO HOSP DIST	Certified: 08/10/2012	0.192160	0.182160
	044	HARRIS CO EDUC DEPT	Certified: 08/10/2012	0.006581	0.006617
	047	SAN JACINTO COM COL D	Certified: 08/10/2012	0.185602	0.185602

Valuations

Value as of January 1, 2011			Value as of January 1, 2012		
	Market	Appraised		Market	Appraised
Land	0		Land	0	
Improvement	5,928,740		Improvement	5,816,510	
Total	5,928,740	5,928,740	Total	5,816,510	5,816,510

Land

Market Value Land

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

Building

Vacant (No Building Data)

HARRIS COUNTY APPRAISAL DISTRICT
REAL PROPERTY ACCOUNT INFORMATION
0642230000169

Tax Year: 2012

Print

Owner and Property Information			
Owner Name & Mailing Address:	**NOLTEX LLC** **12220 STRANG RD** **LA PORTE TX 77571-9740**	Legal Description: Property Address:	**TRS 3D 4A-1 & 4C STRANG** **0 STRANG RD** **LA PORTE TX 77571**

State Class Code	Land Use Code	Building Class	Total Units	Land Area	Building Area	Net Rentable Area	Neighborhood	Map Facet	Key Map®
C2 -- Real, Vacant Commercial	4400 -- Vacant Industrial Land	E	0	480,688 SF	0	0	4999.12	6155B	539M

Value Status Information

Capped Account	Value Status	Notice Date	Shared CAD
No	Noticed	06/15/2012	No

Exemptions and Jurisdictions

Exemption Type	Districts	Jurisdictions	ARB Status	2011 Rate	2012 Rate
None	020	LA PORTE ISD	Certified: 08/10/2012	1.355000	1.330000
	040	HARRIS COUNTY	Certified: 08/10/2012	0.391170	0.400210
	041	HARRIS CO FLOOD CNTRL	Certified: 08/10/2012	0.028090	0.028090
	042	PORT OF HOUSTON AUTHY	Certified: 08/10/2012	0.018560	0.019520
	043	HARRIS CO HOSP DIST	Certified: 08/10/2012	0.192160	0.182160
	044	HARRIS CO EDUC DEPT	Certified: 08/10/2012	0.006581	0.006617
	047	SAN JACINTO COM COL D	Certified: 08/10/2012	0.185602	0.185602

Valuations

Value as of January 1, 2011			Value as of January 1, 2012		
	Market	Appraised		Market	Appraised
Land	--		Land	168,241	
Improvement	--		Improvement	0	
Total	--	--	Total	168,241	168,241

Land

Market Value Land

Line	Description	Site Code	Unit Type	Units	Size Factor	Site Factor	Appr O/R Factor	Appr O/R Reason	Total Adj	Unit Price	Adj Unit Price	Value
1	4400 -- Vacant Industrial Land	--	AC	11.0351	1.00	1.00	1.00	--	1.00	15,246.00	15,246.00	168,241

Building

Vacant (No Building Data)

HARRIS COUNTY APPRAISAL DISTRICT
REAL PROPERTY ACCOUNT INFORMATION
0642230000060

Tax Year: 2012

Print

Owner and Property Information			
Owner Name & Mailing Address:	**NOLTEX LLC** **12220 STRANG RD** **LA PORTE TX 77571-9740**	Legal Description: Property Address:	**TR 4B** **PT W 1/2 OF LT 4** **STRANG** **315 SENS RD** **LA PORTE TX 77571**

State Class Code	Land Use Code	Land Area	Total Living Area	Neighborhood	Map Facet	Key Map®
C3 -- Real, Vacant Lots/Tracts (Not in City)	2000 -- Residential Vacant	145,011 SF	0 SF	2162	6155B	539M

Value Status Information

Capped Account	Value Status	Notice Date	Shared CAD
No	Noticed	03/30/2012	No

Exemptions and Jurisdictions

Exemption Type	Districts	Jurisdictions	ARB Status	2011 Rate	2012 Rate
None	020	LA PORTE ISD	Certified: 08/10/2012	1.355000	1.330000
	040	HARRIS COUNTY	Certified: 08/10/2012	0.391170	0.400210
	041	HARRIS CO FLOOD CNTRL	Certified: 08/10/2012	0.028090	0.028090
	042	PORT OF HOUSTON AUTHY	Certified: 08/10/2012	0.018560	0.019520
	043	HARRIS CO HOSP DIST	Certified: 08/10/2012	0.192160	0.182160
	044	HARRIS CO EDUC DEPT	Certified: 08/10/2012	0.006581	0.006617
	047	SAN JACINTO COM COL D	Certified: 08/10/2012	0.185602	0.185602

Valuations

Value as of January 1, 2011			Value as of January 1, 2012		
	Market	Appraised		Market	Appraised
Land	50,754		Land	50,754	
Improvement	0		Improvement	0	
Total	50,754	50,754	Total	50,754	50,754

Land

Market Value Land												
Line	Description	Site Code	Unit Type	Units	Size Factor	Site Factor	Appr O/R Factor	Appr O/R Reason	Total Adj	Unit Price	Adj Unit Price	Value
1	2000 -- Res Vacant Override	SF5	SF	145,011	1.00	1.00	1.00	--	1.00	0.35	0.35	50,754

Building

Vacant (No Building Data)

Exhibit 10: Wage Analysis

The calculation of the three possible wage requirements with TWC documentation is attached. Noltex has chosen to use $59,470 as the wage rate for permanent jobs. This amount meets the requirements set forth under existing qualification and exceeds 110% of the current regional wage rate of $59,082 ($53,711 *110% = 59,082) and fulfills the minimum standard qualifications set forth pursuant to Texas Tax Code Section 313.021(3)(E) in order to meet the definition of a "qualifying job".

Noltex LLC
Chapter 313 Appraisal Value Limitation
Minimum Wage Target Calculation
Data Source: Texas Workforce Commission QCEW System, February 2013

Calculation 1: Harris County Average Wage for All Jobs

Year	Period	Area	Ownership	Division	Level	Ind Code	Industry	Avg Weekly Wages
2011	4th Qtr	Harris County	Total All	0	0	10	Total, All Industries	$1,240
2012	1st Qtr	Harris County	Total All	0	0	10	Total, All Industries	$1,338
2012	2nd Qtr	Harris County	Total All	0	0	10	Total, All Industries	$1,164
2012	3rd Qtr	Harris County	Total All	0	0	10	Total, All Industries	$1,154
Average								$1,224.00
								110%
Minimum Wage Target @110% of Average								**$1,346.40**

Calculation 2: Harris County Average Wage for Manufacturing Jobs

Year	Period	Area	Ownership	Division	Level	Ind Code	Industry	Avg Weekly Wages
2011	4th Qtr	Harris County	Total All	31	2	31-33	Manufacturing	$1,556
2012	1st Qtr	Harris County	Total All	31	2	31-33	Manufacturing	$1,672
2012	2nd Qtr	Harris County	Total All	31	2	31-33	Manufacturing	$1,413
2012	3rd Qtr	Harris County	Total All	31	2	31-33	Manufacturing	$1,429
Average								$1,517.50
								110%
Minimum Wage Target @110% of Average								**$1,669.25**

Quarterly Employment and Wages (QCEW)

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Year	Period	Area	Ownership	Division	Level	Ind Code	Industry	Avg Weekly Wages
2011	4th Qtr	Harris County	Total All	00	0	10	Total, All Industries	$1,240

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Quarterly Employment and Wages (QCEW)

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Year	Period	Area	Ownership	Division	Level	Ind Code	Industry	Avg Weekly Wages
2012	1st Qtr	Harris County	Total All	00	0	10	Total, All Industries	$1,338
2012	2nd Qtr	Harris County	Total All	00	0	10	Total, All Industries	$1,164
2012	3rd Qtr	Harris County	Total All	00	0	10	Total, All Industries	$1,154

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Year	Period	Area	Ownership	Division	Level	Ind Code	Industry	Avg Weekly Wages
2011	4th Qtr	Harris County	Total All	31	2	31-33	Manufacturing	$1,556

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Year	Period	Area	Ownership	Division	Level	Ind Code	Industry	Avg Weekly Wages
2012	1st Qtr	Harris County	Total All	31	2	31-33	Manufacturing	$1,672
2012	2nd Qtr	Harris County	Total All	31	2	31-33	Manufacturing	$1,413
2012	3rd Qtr	Harris County	Total All	31	2	31-33	Manufacturing	$1,429

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Calculation 3:

2011 Manufacturing Wages by Council of Government Region
Wages for All Occupations

COG	Hourly	Annual
Texas	**$22.89**	**$47,610**
1. Panhandle Regional Planning Commission	$19.32	$40,196
2. South Plains Association of Governments	$16.45	$34,210
3. NORTEX Regional Planning Commission	$18.14	$37,733
4. North Central Texas Council of Governments	$24.03	$49,986
5. Ark-Tex Council of Governments	$16.52	$34,366
6. East Texas Council of Governments	$18.27	$37,995
7. West Central Texas Council of Governments	$17.76	$36,949
8. Rio Grande Council of Governments	$15.69	$32,635
9. Permian Basin Regional Planning Commission	$21.32	$44,349
10. Concho Valley Council of Governments	$15.92	$33,123
11. Heart of Texas Council of Governments	$18.82	$39,150
12. Capital Area Council of Governments	$26.46	$55,047
13. Brazos Valley Council of Governments	$15.71	$33,718
14. Deep East Texas Council of Governments	$15.48	$32,207
15. South East Texas Regional Planning Commission	$28.23	$58,724
16. Houston-Galveston Area Council	$25.82	$53,711
17. Golden Crescent Regional Planning Commission	$20.38	$42,391
18. Alamo Area Council of Governments	$18.00	$37,439
19. South Texas Development Council	$13.85	$28,806
20. Coastal Bend Council of Governments	$22.35	$46,489
21. Lower Rio Grande Valley Development Council	$15.08	$31,365
22. Texoma Council of Governments	$20.76	$43,190
23. Central Texas Council of Governments	$16.17	$33,642
24. Middle Rio Grande Development Council	$13.65	$28,382

$53,711 x 110% = $59,082

Source: Texas Occupational Employment and Wages
Data published: July 2012
Data published annually, next update will be summer 2013
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.

Exhibit 11: Employee health benefit confirmation

Noltex provides to its employees medical coverage equal to or greater than 80% of the associated premiums or other charges assessed for employee-only coverage under the plan, regardless of whether an employee may voluntarily waive the coverage. This fulfills the minimum standard qualifications set forth pursuant to Texas Tax Code Section 313.021(3)(D) in order to meet the definition of a "qualifying job".

Exhibit 12: Reinvestment zone discussion

The reinvestment zone will be established by the Board of Trustees of La Porte ISD and will be certified by the school district. Maps and land description information are included in Exhibits 7 and 8. The reinvestment zone boundaries will consist of the three leased plats of land and a forth plat of land owned by Noltex as described in the legal description of each property listed in Exhibit 8. The qualified investment for the expansion will extend into each plat in Exhibit 8 as documented in Exhibit 7, requiring all four plats to be included in the reinvestment zone. The term of the lease agreements for the three plats of leased property extend well beyond the life of the Appraised Value Limitation Agreement.

Exhibit 13: Minimum new job waiver request

See attached letter which provides evidence required by Form 50-296 that the La Porte ISD should waive the requirement to create ten new jobs as permitted by Texas Tax Code Section 313.025(f)(1).

NOLTEX
12220 Strang Road La Porte, TX 77571-9740
Phone: 281-842-5000 Fax: 281-842-5095

February 19, 2013

Ms. Kathy Green
President, Board of Trustees
La Porte Independent School District
1002 San Jacinto Street
La Porte, TX 77571

Re: Noltex LLC Chapter 313 Application

Dear Ms. Green:

Noltex LLC ("Noltex") intends to design and build a plant to produce an ethylene-vinyl alcohol co-polymer ("EVOH") with a production capacity of 15,000 metric tons of EVOH per annum in its complex located in La Porte, Texas. In doing so, Noltex has filed the enclosed Application for Appraised Value Limitation on Qualified Property (Form 50-296) with La Porte ISD for this new capital investment. We have stated in the application that this new capital expansion will generate eight (8) new jobs, as defined by Texas Administrative Code Section 9.1051 (14).

We are writing this letter to provide evidence required by Form 50-296 that the La Porte ISD should waive the requirement to create ten new jobs as permitted by Texas Tax Code Section 313.025(f)(1).

Based on Noltex's experience as the operator of other similar facilities and overall industry knowledge, eight new employees exceed the industry standard for the number of personnel reasonably necessary for the operation of this new facility. There is a possibility that an additional 4 new jobs will be added as production increases over the next several years. We will also be employing contract labor to assist, as needed, with the operations and maintenance of this facility. However, those positions are not new jobs as defined in Texas Administrative Code Section 9.1051 (14).

Sincerely,

Bob Rose
Vice President