

CITY OF TAYLOR

Application for Tax Abatement

1. Contact Person: Jim Gentry

Address: 206 Allison Drive, Taylor, TX 76574

Phone Number: (512) 352-5591 ext. 225

2. Description of Applicant:

a. Name of Applicant Laboratory Tops Inc.

b. Type: Sole Proprietorship _____

Partnership _____

Corporation _____

In what State: Delaware

Headquarters (address): 206 Allison Drive

Taylor, TX 76574

c. The company is investing a minimum of \$3,250,000.00 in this project

3. Type of Products: Counter Tops, Sinks, Fumehood Bases, Pegboards, etc..

4. Description of Operations/Business: Laboratory Tops, Inc. is a leading molder, fabricator, and marketer of epoxy resin countertops, sinks, and related accessories to the global laboratory supply market. The Company is one of five worldwide producers that have the unique capability to formulate, mix, mold, and fabricate epoxy resin countertop, fumehood countertops, sinks, and related products.

5. Geographical Location:

Taylor, TX- geographical location

Legal description of smallest area to encompass real property improvements (attach separate sheet if necessary).

See "Exhibit A" attached and separate sheet of proposed capital addition to existing plant manufacturing facility.

6. Project to be located in Taylor Independent School District.

7. Facility Criteria (in square feet):

| | <u>Current Buildings (sf)</u> | <u>Project Only (sf)</u> | <u>Total (sf)</u> |
|------------------------------|-------------------------------|--------------------------|-------------------|
| Manufacturing | <u>72,000</u> | <u>14,000</u> | <u>86,000</u> |
| Warehouse | <u>n/a</u> | <u>10,000</u> | <u>10,000</u> |
| Office | <u>9,000</u> | <u>5,000</u> | <u>14,000</u> |
| Other | <u> </u> | <u> </u> | <u> </u> |
| Total Building Area: approx. | <u>81,000</u> | <u>29,000</u> | <u>110,000</u> |

8. Estimated Dates - Project

- a. Start Construction: October 1, 2003
- b. Full Production and Completion: April 30, 2004

9. Operations

| | <u>Current</u> | <u>Project Only</u> | <u>Total</u> |
|--------------------------|-------------------|---------------------|-------------------|
| Number of Shifts per Day | <u>3</u> | <u> </u> | <u>3</u> |
| Days per week | <u>7</u> | <u> </u> | <u>7</u> |
| Seasonal (yes/no) | <u>yes</u> | <u> </u> | <u>yes</u> |
| Other (Explain): | <u> </u> | <u> </u> | <u> </u> |

10. Personnel

| | <u>-Project- Current</u> | <u>Project Only</u> | <u>Total</u> |
|----------------------|------------------------------|-------------------------|---------------------------|
| Personnel Required | <u> </u> | <u> </u> | <u> </u> |
| Hourly: Skilled | <u> </u> | <u> </u> | <u> </u> |
| Hourly: Semi-Skilled | <u>±160</u> | <u>± 100</u> | <u>±260⁽¹⁾</u> |
| Hourly: Other | <u> </u> | <u> </u> | <u> </u> |

(1) by 2007. See capacity plan attached



14. Please mail the completed application to:

City Manager
City of Taylor
P. O. Box 810
Taylor, TX 76574



| | 2004 | 2005 | 2006 | 2007 |
|-------------------------------------|-------------------|-------------------|-------------------|-------------------|
| Domestic | \$ 30,986,000 | \$ 33,697,000 | \$ 36,918,000 | \$ 40,191,000 |
| International | \$ 5,011,000 | \$ 7,606,000 | \$ 10,106,000 | \$ 12,000,000 |
| Direct % | 60% | 41% | 29% | 25% |
| Fabrication % | 40% | 59% | 71% | 75% |
| Direct Sales | \$ 3,006,600 | \$ 3,118,460 | \$ 2,930,740 | \$ 3,000,000 |
| Fabrication Sales | \$ 2,004,400 | \$ 4,487,540 | \$ 7,175,260 | \$ 9,000,000 |
| Fabrication 3/4" @ 70% | \$ 1,403,080 | \$ 3,141,278 | \$ 5,022,682 | \$ 6,300,000 |
| Fabrication 1" @ 30% | \$ 601,320 | \$ 1,346,262 | \$ 2,152,578 | \$ 2,700,000 |
| Domestic Pricing @ | \$ 1.27 | per lb | | |
| Domestic Packed Lbs | 24,398,425 | 26,533,071 | 29,069,291 | 31,646,457 |
| Int'l Direct Pricing @ | \$ 1.27 | per lb | | |
| Int'l Direct Packed Lbs | 2,367,402 | 2,455,480 | 2,307,669 | 2,362,205 |
| Int'l 3/4" Fab Pricing @ | \$ 7.00 | per SF = | \$ 0.87 | per lb |
| Int'l 3/4" Fab Slab Lbs | 1,608,531 | 3,601,251 | 5,758,146 | 7,222,500 |
| % of Total Int'l Fab Slab @ 368 lbs | 65% | 65% | 65% | 65% |
| Int'l 1" Fab Pricing @ | \$ 7.50 | per SF = | \$ 0.70 | per lb |
| Int'l 1" Fab Slab Lbs | 857,883 | 1,920,667 | 3,071,011 | 3,852,000 |
| % of Total Int'l Fab Slab @ 490 lbs | 35% | 35% | 35% | 35% |
| Total Packed Pounds | 29,232,241 | 34,510,469 | 40,206,118 | 45,083,161 |
| Total Piece Pounds | 25,052,814 | 27,133,284 | 29,368,835 | 31,832,107 |
| Total Slab Pounds | 2,466,414 | 5,521,918 | 8,829,157 | 11,074,500 |
| Total Sink Pounds | 1,713,013 | 1,855,267 | 2,008,125 | 2,176,554 |
| check | 29,232,241 | 34,510,469 | 40,206,118 | 45,083,161 |
| Total Pieces @ 79 lbs | 317,124 | 343,459 | 371,757 | 402,938 |
| Total Slabs @ 410 lbs ¹ | 6,016 | 13,468 | 21,535 | 27,011 |
| Total Sinks @ 41 lbs | 41,781 | 45,250 | 48,979 | 53,087 |
| Yield on Piece Lbs | 74% | 74% | 74% | 74% |
| Yield on Slab Lbs | 95% | 95% | 95% | 95% |
| Total Mix Pounds | 38,766,262 | 44,986,263 | 51,695,148 | 57,615,019 |
| | Flats | Specials | | |
| % of mix by weight | 81% | 19% | | |
| % of mix by slab | 61% | 39% | | |
| Average weight | 478 | 179 | | |

¹410 lbs/slab = 3/4" @ 368 lbs x 65% + 1" @ 490 lbs x 35%

| | | | | |
|---------------------------------|------------|------------|------------|------------|
| Total Packed Pounds | 29,232,241 | 34,510,469 | 40,206,118 | 45,083,161 |
| Pounds/Hour @ 6% Improvement | 60.2 | 63.8 | 67.6 | 71.6 |
| Total STE Production Hours | 485,949 | 541,219 | 594,852 | 629,253 |
| STE Hours/Worker @ 15% OT | 2400 | 2400 | 2400 | 2400 |
| Estimated Hourly Workers | 202 | 226 | 248 | 262 |

| | 2004 | 2005 | 2006 | 2007 |
|-------------------------------------|-------------------|-------------------|-------------------|-------------------|
| Domestic | \$ 30,986,000 | \$ 33,697,000 | \$ 36,918,000 | \$ 40,191,000 |
| International | \$ 5,011,000 | \$ 7,606,000 | \$ 10,106,000 | \$ 12,000,000 |
| Direct % | 60% | 41% | 29% | 25% |
| Fabrication % | 40% | 59% | 71% | 75% |
| Direct Sales | \$ 3,006,600 | \$ 3,118,460 | \$ 2,930,740 | \$ 3,000,000 |
| Fabrication Sales | \$ 2,004,400 | \$ 4,487,540 | \$ 7,175,260 | \$ 9,000,000 |
| Fabrication 3/4" @ 70% | \$ 1,403,080 | \$ 3,141,278 | \$ 5,022,682 | \$ 6,300,000 |
| Fabrication 1" @ 30% | \$ 601,320 | \$ 1,346,262 | \$ 2,152,578 | \$ 2,700,000 |
| Domestic Pricing @ | \$ 1.27 per lb | | | |
| Domestic Packed Lbs | 24,398,425 | 26,533,071 | 29,069,291 | 31,646,457 |
| Int'l Direct Pricing @ | \$ 1.27 per lb | | | |
| Int'l Direct Packed Lbs | 2,367,402 | 2,455,480 | 2,307,669 | 2,362,205 |
| Int'l 3/4" Fab Pricing @ | \$ 7.00 per SF = | \$ 0.87 per lb | | |
| Int'l 3/4" Fab Slab Lbs | 1,608,531 | 3,601,251 | 5,758,146 | 7,222,500 |
| % of Total Int'l Fab Slab @ 368 lbs | 65% | 65% | 65% | 65% |
| Int'l 1" Fab Pricing @ | \$ 7.50 per SF = | \$ 0.70 per lb | | |
| Int'l 1" Fab Slab Lbs | 857,883 | 1,920,667 | 3,071,011 | 3,852,000 |
| % of Total Int'l Fab Slab @ 490 lbs | 35% | 35% | 35% | 35% |
| Total Packed Pounds | 29,232,241 | 34,510,469 | 40,206,118 | 45,083,161 |
| Total Piece Pounds | 25,052,814 | 27,133,284 | 29,368,835 | 31,832,107 |
| Total Slab Pounds | 2,466,414 | 5,521,918 | 8,829,157 | 11,074,500 |
| Total Sink Pounds | 1,713,013 | 1,855,267 | 2,008,125 | 2,176,554 |
| check | 29,232,241 | 34,510,469 | 40,206,118 | 45,083,161 |
| Total Pieces @ 79 lbs | 317,124 | 343,459 | 371,757 | 402,938 |
| Total Slabs @ 410 lbs ¹ | 6,016 | 13,468 | 21,535 | 27,011 |
| Total Sinks @ 41 lbs | 41,781 | 45,250 | 48,979 | 53,087 |
| Yield on Piece Lbs | 74% | 74% | 74% | 74% |
| Yield on Slab Lbs | 95% | 95% | 95% | 95% |
| Total Mix Pounds | 38,766,262 | 44,986,263 | 51,695,148 | 57,615,019 |
| | Flats | Specials | | |
| % of mix by weight | 81% | 19% | | |
| % of mix by slab | 61% | 39% | | |
| Average weight | 478 | 179 | | |

¹410 lbs/slab = 3/4" @ 368 lbs x 65% + 1" @ 490 lbs x 35%

| | | | | |
|---------------------------------|------------|------------|------------|------------|
| Total Packed Pounds | 29,232,241 | 34,510,469 | 40,206,118 | 45,083,161 |
| Pounds/Hour @ 6% Improvement | 60.2 | 63.8 | 67.6 | 71.6 |
| Total STE Production Hours | 485,949 | 541,219 | 594,852 | 629,253 |
| STE Hours/Worker @ 15% OT | 2400 | 2400 | 2400 | 2400 |
| Estimated Hourly Workers | 202 | 226 | 248 | 262 |

| | <u>2004</u> | <u>2005</u> | <u>2006</u> | <u>2007</u> | |
|-------------------------------------|---|-----------------------------|-------------|-------------|--|
| Avg Mix Systems | 2.2 | 2.4 | 2.7 | 2.9 | |
| 5 day Peak Mix Systems | 2.5 | 2.8 | 3.2 | 3.4 | |
| 6 day Peak Mix Systems | 2.3 | 2.5 | 2.8 | 3.0 | 1 mix system 2 pouring cranes |
| Commodity Gel Ovens | | | | | |
| # Ovens, 6 day peak | 4.5 | 5.4 | 6.3 | 7.0 | 1-3 bay oven |
| Specials Gel Ovens | | | | | |
| # Ovens, 6 day peak | 3.6 | 3.9 | 4.2 | 4.6 | 1-#7 type oven, taller |
| Curing Ovens | | | | | |
| # Ovens, 6 day peak | 3.5 | 4.0 | 4.6 | 5.2 | 1 std cure oven 2 flipover cranes - 1std, 1narrow 2 extractor cranes |
| Saw # Units, 6 day peak | | | | | |
| Schelling | 0.3 | 0.3 | 0.3 | 0.3 | Option: Replace Schelling, |
| Saw #1 | 1.1 | 1.2 | 1.3 | 1.4 | miter, gang saws with one |
| Saw #2 | 0.8 | 0.9 | 1.0 | 1.1 | CNC curb unit |
| Saw #3 | 0.8 | 0.9 | 1.0 | 1.1 | |
| 1, 2, 3 | 2.8 | 3.0 | 3.3 | 3.5 | 1-3 head saw |
| # Routers, Avg | 5.6 | 5.3 | 5.2 | 5.1 | (Incr in pcs/hr from 3.0 to 4.2) |
| # Routers, Peak, 5 day week | 7.0 | 6.7 | 6.5 | 6.3 | |
| # Routers, Peak, 6 day week | 6.9 | 6.6 | 6.4 | 6.3 | 2 routers |
| Finishing Lines required | 7.7 | 8.4 | 9.1 | 9.8 | |
| + 2 Gluing | 9.7 | 10.4 | 11.1 | 11.8 | 3 finishing lines 1 edge finisher |
| Dust collectors | ? | Air permit capacity | | | |
| Air compressors | ? | | | | |
| Materials handling | Sink making to sink packaging/storage Saw drop to curb unit to dumpsters Router drop to dumpsters | | | | |
| Storage | 600 finished job pallet rack spaces 100 finished sink job pallet rack spaces | | | | |
| Other Space Requirements: | SF | | | | |
| Laboratory/pilot plant | ? | | | | |
| Maintenance | 6400 | 4800 + 1600 parts mezzanine | | | |
| Mold storage/Mold repair | 2400 | | | | |
| Specials storage | 4000 | | | | |
| Finished sink/small parts storage | 3600 | | | | |
| Production offices | ? | | | | |
| Shipping/driver office/area | ? | | | | |
| HR, employment offices | ? | | | | |
| Break, training, locker, rest rooms | ? | | | | |
| Drafting area | ? | | | | |
| G & A areas | ? | | | | |
| Pallet Storage | 4000 | outside | | | |
| Estimated Office Workers | ? | ? | ? | ? | |
| Estimated Hourly Workers | 202 | 226 | 248 | 262 | |
| | ##### | ##### | ##### | ##### | |

OTHER:
Custodial space
Lift truck charging area

| | 2004 | 2005 | 2006 | 2007 |
|------------------------|------------|------------|------------|------------|
| Total Mix Pounds | 38,766,262 | 44,986,263 | 51,695,148 | 57,615,019 |
| Avg Mix Pounds/Day | 153,834 | 178,517 | 205,139 | 228,631 |
| Peak Mix Pounds/Day | 192,293 | 223,146 | 256,424 | 285,789 |
| Avg Mix Systems | 2.2 | 2.4 | 2.7 | 2.9 |
| 5 day Peak Mix Systems | 2.5 | 2.8 | 3.2 | 3.4 |
| 6 day Peak Mix Systems | 2.3 | 2.5 | 2.8 | 3.0 |

1 mix system

Oven Requirements

| | | | | |
|-----------------------|------------|------------|------------|------------|
| Slab Pounds | 2,466,414 | 5,521,918 | 8,829,157 | 11,074,500 |
| Piece Pounds | 25,052,814 | 27,133,284 | 29,368,835 | 31,832,107 |
| Slab Mix @ 95% Yield | 2,596,225 | 5,812,545 | 9,293,850 | 11,657,368 |
| Piece Mix @ 74% Yield | 33,855,154 | 36,666,600 | 39,687,615 | 43,016,361 |
| check | 36,451,379 | 42,479,145 | 48,981,465 | 54,673,729 |

| | | | | |
|-----------------------|------------|------------|------------|------------|
| % Piece Mix Commodity | 81% | | | |
| Commodity Mix Pounds | 30,018,900 | 35,512,491 | 41,440,818 | 46,500,621 |
| Specials Mix Pounds | 6,432,479 | 6,966,654 | 7,540,647 | 8,173,109 |
| check | 36,451,379 | 42,479,145 | 48,981,465 | 54,673,729 |

Commodity Gel Ovens

| | | | | | |
|----------------------------------|--------|-----|-----|-----|------------------------------|
| Capacity Pounds per Oven per Day | 27,500 | | | | 25 min/slab |
| # Ovens, 6 day peak | 4.5 | 5.4 | 6.3 | 7.0 | 478 lbs/slab 1-3 bay oven |

Specials Gel Ovens

| | | | | | |
|----------------------------------|-------|-----|-----|-----|--|
| Capacity Pounds per Oven per Day | 7,400 | | | | 30 min/slab |
| # Ovens, 6 day peak | 3.6 | 3.9 | 4.2 | 4.6 | 179 lbs/slab Does not incl trough 1-#7 type oven, taller |

Curing Ovens

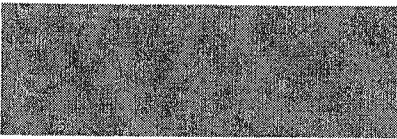
| | | | | | |
|----------------------------------|--------|-----|-----|-----|-----------------|
| Capacity Pounds per Oven per Day | 40,000 | | | | |
| # Ovens, 6 day peak | 3.8 | 4.4 | 5.1 | 5.7 | 1 std cure oven |

Notes:

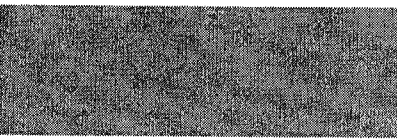
- 252 days per year, 5 day work week, 3 shifts
- 300 days per year, 6 day work week, 3 shifts
- Peak = 125% of average
- System 1 capacity = 30,000 lbs/day
- System 2 capacity = 105,000 lbs/day

| | 2004 | 2005 | 2006 | 2007 |
|-----------------------|---------|---------|---------|---------|
| Total Pieces @ 79 lbs | 317,124 | 343,459 | 371,757 | 402,938 |

% of Total

| | | | |
|-----------|------|---|-----------------------------|
| Schelling | 10% |  | 50% of pieces less than 18" |
| Saw #1 | 20% | | |
| Saw #2 | 35% | | |
| Saw #3 | 35% | | |
| | 100% | | |

Capacity Pcs per Day

| | | | |
|-----------|------|---|--------------|
| Schelling | 480 |  | 20 pcs/hr |
| Saw #1 | 240 | | 1.2 pcs/slab |
| Saw #2 | 550 | | 2.3 pcs/slab |
| Saw #3 | 550 | | 2.3 pcs/slab |
| | 1820 | | |

Requirements

Pieces per Avg Day

| | | | | |
|-----------|-----|-----|-----|-----|
| Schelling | 126 | 136 | 148 | 160 |
| Saw #1 | 252 | 273 | 295 | 320 |
| Saw #2 | 440 | 477 | 516 | 560 |
| Saw #3 | 440 | 477 | 516 | 560 |

Pieces per Peak Day

| | | | | |
|-----------|-----|-----|-----|-----|
| Schelling | 132 | 143 | 155 | 168 |
| Saw #1 | 264 | 286 | 310 | 336 |
| Saw #2 | 462 | 501 | 542 | 588 |
| Saw #3 | 462 | 501 | 542 | 588 |

Average # Units

| | | | | |
|-----------|-----|-----|-----|-----|
| Schelling | 0.3 | 0.3 | 0.3 | 0.3 |
| Saw #1 | 1.0 | 1.1 | 1.2 | 1.3 |
| Saw #2 | 0.8 | 0.9 | 0.9 | 1.0 |
| Saw #3 | 0.8 | 0.9 | 0.9 | 1.0 |
| 1, 2, 3 | 2.7 | 2.9 | 3.1 | 3.4 |

Peak # Units

| | | | | |
|-----------|-----|-----|-----|--------------------------------|
| Schelling | 0.3 | 0.3 | 0.3 | 0.3 Option: Replace Schelling, |
| Saw #1 | 1.1 | 1.2 | 1.3 | 1.4 miter, gang saws into one |
| Saw #2 | 0.8 | 0.9 | 1.0 | 1.1 CNC curb unit |
| Saw #3 | 0.8 | 0.9 | 1.0 | 1.1 |
| 1, 2, 3 | 2.8 | 3.0 | 3.3 | 3.5 1-3 head saw |

Notes:

252 days/year, 5 day work week, 3 shifts

300 days per year, 6 day work week, 3 shifts

Peak = 125% of average

Router Capacity

7/30/2003

| | 2004 | 2005 | 2006 | 2007 |
|-----------------------------|---------|---------|---------|---------------|
| Total Pieces @ 79 lbs | 317,124 | 343,459 | 371,757 | 402,938 |
| % Router Pieces | 32% | | | |
| Router Pieces | 101,480 | 109,907 | 118,962 | 128,940 |
| Pieces per Avg Day | 403 | 436 | 472 | 512 |
| Pieces per Peak Day | 503 | 545 | 590 | 640 |
| Pieces per Router per Hour | 3.0 | 3.4 | 3.8 | 4.2 |
| Pieces per Router per Day | 72 | 82 | 91 | 101 |
| # Routers, Avg | 5.6 | 5.3 | 5.2 | 5.1 |
| # Routers, Peak, 5 day week | 7.0 | 6.7 | 6.5 | 6.3 |
| # Routers, Peak, 6 day week | 6.9 | 6.6 | 6.4 | 6.3 2 routers |

Notes:

252 days per year, 5 day work week, 3 shifts

300 days per year, 6 day work week, 3 shifts

Peak = 125% of average

4500 packed pounds per shift hour
 8 finishing lines
 563 pounds per line per hour
 13,500 pounds per line per 24 hour day

| | 2004 | 2005 | 2006 | 2007 |
|---------------------------|------------|------------|------------|-------------------|
| Total Piece Pounds | 25,052,814 | 27,133,284 | 29,368,835 | 31,832,107 |
| Line-days | 1,856 | 2,010 | 2,175 | 2,358 |
| Line-days per quarter | 464 | 502 | 544 | 589 |
| Days/qtr @ 5 day weeks | 63 | 63 | 63 | 63 |
| Lines required | 7 | 8 | 9 | 9 |
| + 2 Gluing | 9 | 10 | 11 | 11 |
| Peak line-days/qtr @ 125% | 580 | 628 | 680 | 737 |
| Days/qtr @ 5 day weeks | 63 | 63 | 63 | 63 |
| Lines required | 9 | 10 | 11 | 12 |
| + 2 Gluing | 11 | 12 | 13 | 14 |
| Days/qtr @ 6 day weeks | 75 | 75 | 75 | 75 |
| Lines required | 8 | 8 | 9 | 10 |
| + 2 Gluing | 10 | 10 | 11 | 12 |
| | | | | 3 finishing lines |
| | | | | 1 edge finisher |

Slab Activity Breakout

7/30/2003

June, 2003 molding data

Scheduled Actual

| | | | | |
|-------------|-------|-----------|----------|---------|
| 761 | 1012 | 251 | 472 | 297 |
| 1303 | 1987 | 684 | 808 | 508 |
| 1096 | 1376 | 280 | 680 | 427 |
| 1023 | 1440 | 417 | 634 | 399 |
| 1077 | 1659 | 582 | 668 | 420 |
| 1167 | 1591 | 424 | 724 | 455 |
| 1086 | 1531 | 445 | 673 | 424 |
| 1311 | 1525 | 214 | 813 | 511 |
| 1399 | 1060 | -339 | 867 | 546 |
| 1442 | 1700 | 258 | 894 | 562 |
| 1452 | 1910 | 458 | 900 | 566 |
| 1412 | 1958 | 546 | 875 | 551 |
| 1369 | 1769 | 400 | 849 | 534 |
| 1427 | 1624 | 197 | 885 | 557 |
| 1323 | 1922 | 599 | 820 | 516 |
| 1199 | 1332 | 133 | 743 | 468 |
| 1438 | 2078 | 640 | 892 | 561 |
| 1532 | 1744 | 212 | 950 | 597 |
| 1537 | 1847 | 310 | 953 | 599 |
| 1495 | 1673 | 178 | 927 | 583 |
| 1625 | 1801 | 176 | 1008 | 634 |
| 1174 | 1764 | 590 | 728 | 458 |
| 1303 | 1353 | 50 | 808 | 508 |
| 1321 | 1611 | 290 | 819 | 515 |
| 1391 | 2214 | 823 | 862 | 542 |
| 1724 | 2018 | 294 | 1069 | 672 |
| | | 0 | | |
| 34387 | 43499 | 9112 | 21320 | 13411 |
| 1323 | 1673 | 350 | 10190931 | 2400556 |
| | | by weight | 81% | 19% |
| | | by flat | 61% | 39% |
| Avg Flat Wt | | | 478 | |
| Avg Spcl Wt | | | | 179 |

Peak Season Calculation

7/30/2003

| Qtr | 2002 | Qtr | | |
|-----|------------|-----------|-----------|------|
| 1 | 4,571,837 | Avg 1,2,4 | 4,998,999 | |
| 2 | 5,459,084 | | | |
| 3 | 6,975,119 | | | |
| 4 | 4,966,075 | | | |
| | 21,972,115 | | | |
| Avg | 5,493,029 | 3 | 6,975,119 | 127% |
| | 2,003 | | | |
| 1 | 5,608,345 | Avg 1,2,4 | 5,725,869 | |
| 2 | 6,261,571 | | | |
| 3 | 7,846,154 | | | |
| 4 | 5,307,692 | | | |
| | 25,023,762 | | | |
| Avg | 6,255,941 | 3 | 7,846,154 | 125% |

EXHIBIT "A"

BEING a 5.723 acre tract of land situated in the Parthina Coursey Survey, Abstract No. 131, City of Taylor, Williamson County, Texas, and being a part of that certain 27.51 acre tract of land as described in deed to Mohasco Carpet Corporation as recorded in Volume 1401, Page 168, Official Records, Williamson County, Texas. Surveyed on the ground in the month of November, 1988, under the supervision of R. T. Magness, Jr., Registered Public Surveyor, and being more particularly described as follows:

BEGINNING at a 2" pipe found set in the South line of U.S. Highway No. 79, marking the Northeast corner of said 27.51 acre Mohasco Carpet Corporation tract for the Northeast corner hereof;

THENCE with the East line of said 27.51 acre Mohasco Carpet Corporation tract, S 11° 00' 45" W, 367.06 feet to 2" pipe found; and S 31° 59' W, 89.94 feet to 1/2" iron pin found, marking the Northeast corner of that certain 8.00 acre tract of land conveyed by deed to Laboratory Tops, Inc., as recorded in Volume 1401, Page 153, Official Records, Williamson County, Texas;

THENCE N 85° 45' W, 511.08 feet to an iron pin found in the East line of Allison Drive, marking the Northwest corner of said 8.00 acre Laboratory Tops, Inc., tract for the Southwest corner hereof;

THENCE N 03° 54' E, 376.91 feet with the said East line of Allison Drive to concrete right-of-way monument found in the said South line of said U.S. Highway No. 79 for the most westerly Northwest corner hereof;

THENCE with the said South line of said U.S. Highway No. 79, N 58° 06' 45" E, 114.25 feet to concrete right-of-way monument found; and S 85° 44' E, 506.19 feet to the place of BEGINNING and containing 5.723 acres of land.

EXHIBIT "A"

Being an 8.00 acre tract of land situated in the Parthina Coursey Survey, Abstract No. 131, City of Taylor, Williamson County, Texas, and being a part of those certain tracts of land conveyed by deed to Kerr-Ban Furniture Manufacturing Company, Inc., described as a certain 11.29 acre tract of land recorded in Volume 568, Page 685, Deed Records, Williamson County, Texas; a certain 3.05 acre tract of land recorded in Volume 513, Page 374, Deed Records, Williamson County, Texas; a certain 10.00 acre tract of land recorded in Volume 524, Page 260, Deed Records, Williamson County, Texas; and a certain 0.26 acre strip of land abandoned by the City of Taylor by Resolution dated February 24, 1986, and recorded in Volume 1325, Page 49, Official Records, Williamson County, Texas. Surveyed on the ground in the month of April, 1986, under the supervision of R. T. Magness, Jr., Registered Public Surveyor, and being more particularly described as follows:

BEGINNING at an iron pin set in the East line of said 11.29 acre Kerr-Ban tract for the Northeast corner hereof; said corner being S 10° 48' 15" W, 367.30 feet, and S 32° 17' W, 89.92 feet from the Northeast corner of said 11.29 acre Kerr-Ban tract;

THENCE N 85° 44' W, 511.06 feet to an iron pin set in the West line of said 11.29 acre Kerr-Ban tract, also being the East line of existing 40 foot wide street right-of-way (known as Allison Lane) for the Northwest corner hereof;

THENCE S 3° 46' 30" W, 377.39 feet with the said East line of 40 foot wide street to an iron pin found, marking the Northeast corner of said abandoned street right-of-way for a corner hereof;

THENCE N 86° 13' 30" W, 2.50 feet with the North end of said abandoned street right-of-way to an iron pin set for a corner hereof, said corner also being the Northeast corner of a certain 15 foot wide access easement;

THENCE with the Southeast line of said existing 35 foot wide access easement:

S 3° 17' 15" W, 35.66 feet to an iron pin set;
S 19° 06' 30" W, 96.17 feet to an iron pin set;
S 31° 28' 30" W, 108.97 feet to an iron pin set;
S 41° 08' 45" W, 91.63 feet to an iron pin set; and
S 47° 44' 15" W, 72.68 feet to an iron pin set for a southerly Northwest corner hereof;

THENCE S 24° 43' 15" E, 196.62 feet to an iron pin found, and S 38° 24' 30" E, 169.36 feet to an iron pin found in the South line of said 3.05 acre Kerr-Ban tract, also being the North line of the Missouri-Pacific Railroad right-of-way, for the Southwest corner hereof;

THENCE N 67° 17' E, 325.65 feet with the said South line of 3.05 acre Kerr-Ban tract and the South line of said 11.29 acre Kerr-Ban tract to an iron pin found, marking the Southeast corner of said 11.29 acre Kerr-Ban tract for the Southeast corner hereof;

THENCE with the said East line of 11.29 acre Kerr-Ban tract:
N 31° 12' 30" W, 209.43 feet to an iron pin found;
N 21° 12' E, 512.40 feet to an iron pin found;
N 53° 39' 15" E, 110.79 feet to an iron pin found; and
N 32° 17' E, 164.08 feet to the place of BEGINNING and containing 8.00 acres of land, SUBJECT however to valid restrictions and easements of record.

