

Haas Automation, Inc.

2800 Sturgis Rd., CA 93030

Patrick Walsh, General Counsel

Date: March 17, 2022

Application Facts:

Industry	Manufacturing
NAICS	333517
Type of App	New
Location	Clark County
RDA	LVGEA, Michael Walsh

Company Profile

Haas Automation, Inc. (Haas Automation) plans to build a new facility in Henderson. Phase one of the project will include more than 2.3 million square feet of warehouse, manufacturing offices and showroom space. Haas Automation was founded in 1983 by its sole owner and President, Mr. Gene Haas. The company grew from a 5,000 square-foot single product line with three employees in Los Angeles, to its current operation in Oxnard, producing a variety of product lines. Today, the company's main product line consists of CNC machine tools that produce high-precision parts and sophisticated machine tools such as vertical machining centers and horizontal machining centers, lathes/turning centers, and rotary tables and indexers. It currently has 1300 full-time employees in Oxnard and expects its new facility, once operating, will reach 2000 employees combined. Mr. Haas also owns and operates several facilities in North Carolina housing a NASCAR race team, a Formula 1 race team, and a high-tech automotive wind tunnel. Mr. Haas is committed to the future of Nevada, has purchased a residence in Henderson, and is in the process of moving there. *Source: Haas Automation, Inc.*

Economic Development Rate Ride (EDRR) Provisions

Pursuant to NRS Chapter 704.7876, the Office, in consultation with the Public Utilities Commission of Nevada, can grant the Lead Participant a Certificate of Eligibility for an EDRR for discounts to be applied for 8 years on rates for up to 25 megawatts of power capacity used by the Company within the Project Site pursuant to a contract with a term of 10 years See Exhibit A (GOED Board approved application).

Pursuant to NRS 704.7881, and the ten (10) year contract entered into pursuant to NRS 704.7877, the Company shall be eligible for a discount to the base tariff energy rate portion of its electric power bill as follows:

- (1) In the first and second year of the contract, there shall be no discount of the base tariff energy rate;
- (2) In the third and fourth year of the contract, the reduction in the rates as a result of the discount must not exceed 30 percent of the base tariff energy rate;
- (3) In the fifth, sixth, seventh and eighth year of the contract, the reduction in the rates as a result of the discount must not exceed 20 percent of the base tariff energy rate; and
- (4) In the ninth and tenth year of the contract, the reduction in the rates as a result of the discount must not exceed 10 percent of the base tariff energy rate.

Companies Approved Tax Abatements (formerly approved - not part of this application)

Tax Abatement Requirements:	Statutory	Company Application	Meeting Requirements
Job Creation	50	500	Yes
Average Wage	\$22.54	\$24.04	Yes
Equipment Capex (SU & MBT)	\$1,000,000	\$100,000,000	Yes
Equipment Capex (PP)	\$5,000,000		Yes
Additional Requirements:			
Health Insurance	65%	75%	Yes
Revenues generated outside NV	51%	99%	Yes
Business License	<input checked="" type="checkbox"/> Current	<input type="checkbox"/> Pending	<input type="checkbox"/> Will comply



November 17, 2021

Mr. Michael Brown
Executive Director
Nevada Governor's Office of Economic Development
555 E. Washington Ave., Suite 5400
Las Vegas, Nevada 89101

RE: Haas Automation's Economic Development Rate Rider Application

Dear Mr. Brown,

After review, the electric utility has determined that the applicant's use of the load is not for a project, purpose or facility which carries an abnormal risk or is seasonal, intermittent, or temporary. This relates to the Economic Development Electric Rate Rider Program requirement reflected in NRS 704.7876, paragraph 3(d).

Sincerely,

A handwritten signature in black ink that reads "Jeff Brigger". The signature is fluid and cursive.

Jeff Brigger
Director of Business Development
NV Energy

Economic Development Rate Rider Program Pre-Approval Application

GOED OFFICE USE ONLY	
MMQ <input type="checkbox"/>	NQ <input type="checkbox"/>
DATE RECEIVED: 1/20/2022	
INITIALS	

Corporate Information

COMPANY NAME (Legal name under which business will be transacted in Nevada)
 Haas Automation, Inc.

CORPORATE ADDRESS 2800 Sturgis Road	CITY / TOWN Oxnard	STATE / PROVINCE CA	ZIP 93030
COMPANY CONTACT NAME Patrick Walsh	TITLE General Counsel	PHONE NUMBER 805-278-8526	E-MAIL ADDRESS Pwalsh@Haascnc.com

Nevada Facility

NEVADA FACILITY ADDRESS (If different from above) 2055 Via Inspirada, Henderson, NV	CITY / TOWN Henderson	COUNTY Clark County	ZIP 89044
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PROVIDE A DETAILED DESCRIPTION OF THE FACILITY (Attach separate sheet if necessary)
 165.2 acre site with 3 buildings. Building 1 = 1,137,988 SF (Office and assembly area); Building 2 = 754,119 SF (Warehouse); Building 3 = 557,480 SF machine shop. Future 650,000 SF warehouse building.

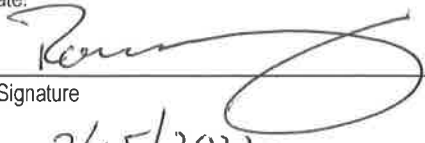
Program Information

WHAT IS THE ESTIMATED POWER DEMAND IN KILOWATTS FOR THE FACILITY (MUST EXCEED 300 kW)?	13.3 MW
WHAT IS THE ESTIMATED ANNUAL LOAD FACTOR FOR THE FACILITY (MUST EXCEED 50 PERCENT)?	58.00%
WHAT IS THE REQUESTED EDRR ALLOCATION AMOUNT FOR THIS APPLICATION	5 MW
IS YOUR COMPANY A NEW COMMERCIAL / INDUSTRIAL CUSTOMER OF AN ELECTRIC UTILITY IN NEVADA?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
DURING THE PRECEDING 12 MONTHS, HAS YOUR COMPANY BEEN A CUSTOMER OF ANY ELECTRIC UTILITY IN NEVADA?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
HAS YOUR COMPANY APPLIED FOR, OR PLAN TO APPLY FOR ALL ECONOMIC INCENTIVES FOR WHICH YOU ARE ELIGIBLE THAT ARE OFFERED BY THE STATE?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
PURSUANT TO NRS 704.7876(3)(D) AND (2)(C), AN APPLICATION SHOULD CONTAIN PROOF THAT "THE ELECTRIC UTILITY HAS DETERMINED THAT THE APPLICANT'S USE OF THE LOAD IS NOT FOR A PROJECT, PURPOSE OR FACILITY WHICH CARRIES AN ABNORMAL RISK OR IS SEASONAL, INTERMITTENT OR TEMPORARY." PLEASE ATTACH A DETERMINATION LETTER FROM THE UTILITY AND CHECK 'YES' TO INDICATE THIS HAS BEEN INCLUDED	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No

Certification

I, the undersigned, with signatory authorization for the company, attest that but for the electric rate rider incentive applicant would not have located or considered locating the business in Nevada. Further, the company understands the purpose of this form is to seek approval to participate in the program, with eligibility determined after review of the provided and other information requested by the State.

Robert P. Murray
Name of person authorized for signature
CFO / General Manager
Title


Signature
2/15/2022
Date

Program participation is based on eligibility of the applicant and availability of unallocated capacity. Submitting this application does not guarantee approval. If applicant is determined to be eligible, this office will issue a written letter of eligibility. Applicant will then be required to enter into a Service Agreement with Utility, including payment of a deposit consistent with rules of the Public Utilities Commission of Nevada. Prior to entering into a Service Agreement, the company must provide access to the facility, or plans for the facility, for the purpose of making recommendations concerning energy efficiency of the facility. Under Nevada Law, all information submitted will be deemed a public record.

Please e-mail pre-approval form to msheldon@diversifynevada.com and cc: jholguin@diversifynevada.com, tatjana.vukovic@diversifynevada.com

Nevada Governor's Office of Economic Development

555 E. Washington Ave., Ste 5400 • Las Vegas, Nevada 89101 • 702.486.2700 • (Fax) 702.486.2701 • www.diversifynevada.com

EXHIBIT A

**GOED BOARD
APPROVED
APPLICATION**

**HAAS AUTOMATION,
INC.**

Board Summary**Haas Automation, Inc.**

2800 Sturgis Rd., CA 93030
 Patrick Walsh, General Counsel
 Manufacturing - Machine and Tool

Date: June 27, 2019
 Main Location: Las Vegas

Business Type: New

County: Clark County

Development Authority Representative: Michael Walsh, LVGEA

APPLICATION HIGHLIGHTS

- Haas Automation, Inc. (Haas Automation) plans to build a new facility in Henderson. Phase one of the project will include more than 2.3 million square feet of warehouse, manufacturing offices and showroom space.
- Phase two of the project includes construction of up to 20 buildings, depending on demand, followed by a third phase including tentative plans for retail space, warehouse space, and some flex-building uses.
- The company's existing one million square-foot factory in Oxnard, California, opened in 1997, is operating at full capacity, and record sales require additional capacity to keep pace, hence the plans to open a Nevada facility.

PROFILE

Haas Automation is the largest machine tool builder in the western world and needs to expand manufacturing capacity to support its rapidly growing sales which exceeded \$1 billion in 2018. Haas Automation was founded in 1983 by its sole owner and President, Mr. Gene Haas. In 1988, Haas Automation introduced the first American-built vertical machining center (VMC) to sell for less than \$50,000 and quickly became the industry benchmark for affordable (Computer Numerical Control) CNC technology. The company grew from a 5,000 square-foot single product line with three employees in Los Angeles, to its current operation in Oxnard, producing a variety of product lines. Today, the company's main product line consists of CNC machine tools that produce high-precision parts and sophisticated machine tools such as vertical machining centers and horizontal machining centers, lathes/turning centers, and rotary tables and indexers. The company's products are used in a wide variety of industries worldwide including automotive, aerospace, mining, oil and gas, medical, and more. Haas Automation sells products in over 100 countries through its network of distributors. It currently has 1300 full-time employees in Oxnard and expects its new facility, once operating, will reach 2000 employees combined. Mr. Haas also owns and operates several facilities in North Carolina housing a NASCAR race team, a Formula 1 race team, and a high-tech automotive wind tunnel. Mr. Haas is committed to the future of Nevada, has purchased a residence in Henderson, and is in the process of moving there. *Source: Haas Automation, Inc.*

SIGNIFICANCE OF ABATEMENTS IN THE COMPANY'S DECISION TO RELOCATE/EXPAND

Haas Automation's goal is to do business in a state that provides favorable conditions for efficient manufacturing, allowing the company to compete successfully with competitors in countries with lower wage costs (primarily China and Korea). The tax and regulatory structure is part of the overall business climate sought by Haas Automation; thus, the abatement program is a key element. *Source: Haas Automation, Inc.*

SIGNIFICANCE OF ABATEMENTS IN	Statutory	Application	Sufficient	% Over / Under
Job Creation	50	500		900%
Average Wage	\$22.54	\$24.04	Company meets abatement	7%
Equipment Capex (SU & MBT)	\$1,000,000	\$100,000,000	eligibility requirements	9900%
Equipment Capex (PP)	\$5,000,000			1900%

INCENTIVES	Requested Terms	Estimated \$ Amount
Sales Tax Abmt.	2% for 2 years	\$6,250,000
Modified Business Tax Abmt.	50% for 4 years	\$959,393
Personal Property Tax Abmt.	50% for 10 years	\$3,291,690
Total		\$10,501,083

JOB CREATION	Contracted	24-Month Projection	5-Year Projection
	50	500	1400

OTHER CAPITAL INVESTMENT	Land	Building Purchase	BTS / Building Improvements
	\$27,370,000	\$0	\$200,000,000

ECONOMIC IMPACT ESTIMATES (10-Year Cumulative)	Total	Construction
Total Jobs Supported	2,405	2,197
Total Payroll Supported	\$970,907,645	\$104,884,988
Total Output Estimate	\$4,021,617,347	\$318,311,338

Estimate includes jobs, payroll & output by the company assisted as well as the secondary impacts to other local businesses.

NEW TAX REVENUE ESTIMATES (10-Year Cumulative)	Direct	Indirect	Total
Local Taxes			
Property	\$25,680,151	\$33,474,344	\$59,154,495
Sales	\$8,125,000	\$17,797,441	\$25,922,441
Lodging	\$0	\$787,455	\$787,455
State Taxes			
Property	\$1,404,551	\$1,935,148	\$3,339,699
Sales	\$4,600,000	\$6,019,627	\$10,619,627
Modified Business	\$6,844,274	\$5,241,803	\$12,086,077
Lodging	\$0	\$276,121	\$276,121
Total	\$46,653,976	\$65,531,939	\$112,185,915

NEVADA BUSINESS LICENSE			
<input checked="" type="checkbox"/>	Current	<input type="checkbox"/>	Pending
<input type="checkbox"/>	Will comply before receiving incentives		

EMPLOYEE BENEFITS
Health insurance requirements: Company must pay at least 65% of employee premiums and comply with standards outlined in the Affordable Care Act
- Company pays 75% of employee premiums and - \$4,693 annually per employee with options for dependents.
- Company also offers - PTO/Sick/Vacation, Merit Increases, Retirement Plan / Profit Sharing / 401(k), Tuition Assistance, Bonus, Overtime.

NOTES
- Percentage of revenue generated by the new jobs contained in this application from outside Nevada: 99%.
- The company is also considering North Carolina, Texas, and Louisiana as potential locations.



May 1, 2019

Mr. Kris Sanchez
Executive Director
Nevada Governor's Office of Economic Development
555 E. Washington Avenue, Suite 5400
Las Vegas, Nevada 89101

Dear Mr. Sanchez,

Haas Automation, Inc. is applying to the State of Nevada for tax abatement incentives to include the Sales and Use Tax Abatement, Modified Business Tax Abatement and Personal Property Tax Abatement. We are request that Haas Automation, Inc.'s application be placed on the June 27th GOED Board Meeting agenda.

Haas Automation, Inc. will be hiring 500 employees within the first 24 months of operations. The new hires will make an average hourly wage of \$24.00. Haas Automation, Inc. will make capital equipment purchases of \$100,000,000.00 within the first 24 months of operations. Their total investment for the project is \$327,370,000.00. which includes land and building costs.

The Las Vegas Global Economic Alliance has reviewed Haas Automation, Inc.'s application and found it to comply with the statutory requirements for abatements. Haas Automation, Inc.'s application has the full support and endorsement of the Las Vegas Global Economic Alliance.

Regards,

A handwritten signature in black ink, appearing to read 'Michael Walsh', with a long, sweeping horizontal stroke extending to the right.

Michael Walsh
Vice President – Economic Development



May 1, 2019

Mr. Kris Sanchez
Executive Director
Governor's Office of Economic Development
808 West Nye Lane
Carson City, NV 89703

Dear Mr. Sanchez,

By way of this letter and the attached application, Haas Automation, Inc. is requesting tax incentives to assist with its planned operation in the state of Nevada.

Recent strategic planning has the company focused on creating a presence in Nevada. A big part of this consideration is the economic incentives offered by the state. A review of our operating costs has shown that we will have lower operating costs in Nevada than we have at our headquarters in Oxnard, California. We anticipate hiring 500 full-time employees at an average wage of \$ 24.00 in our first year of operations.

A brief history of our company along with an overview of our products is attached.

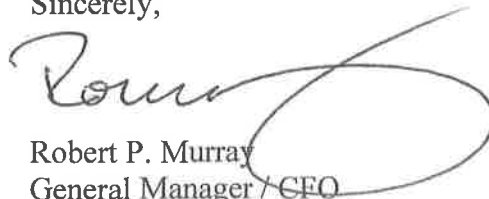
The economic development incentives offered by the State of Nevada have been an integral factor in our decision making process to locate our operation here in the state. Haas Automation, Inc. has examined multiple locations throughout the United States. Ultimately, after much due diligence and economic feasibility analysis, we chose Nevada for its overall incentive package and pro-business climate.

We expect to begin construction of a new state-of-the-art manufacturing facility in Henderson in the first half of 2020, and to complete the facility within two years of breaking ground. Under the current plan, our new facility would include roughly 2,300,000 square feet under roof.

Our experience with representatives from the Las Vegas Global Economic Alliance has been positive and we look forward to your approval of our application to assist us with our efforts to expand in Nevada. If you have any questions, please feel free to call me.

Thank you for your time and consideration.

Sincerely,



Robert P. Murray
General Manager / CEO



CITY OF HENDERSON
240 Water Street
P.O. Box 95050
Henderson, NV 89009

May 2, 2019

Mr. Kristopher Sanchez
Interim Executive Director
Nevada Governor's Office of Economic Development
555 E. Washington Avenue, Suite 5400
Las Vegas, NV 89101

Re: Letter of Support, Haas Automation, Inc. Tax Abatements

Dear Mr. Sanchez:

I am pleased to send this letter in support of Haas Automation, Inc. (Haas) for their request for sales and use tax abatements, modified business tax abatements, and personal property tax abatements from the Governor's Office of Economic Development (GOED).

Within its first phase, the Haas project in Henderson is expected to bring a capital investment of over \$327,370,000 and at least 500 new, high-quality jobs paying at least \$24 per hour. In conjunction, Haas will be building a new 2.34 Million square foot facility in our growing West Henderson employment area. These investments represent an important step in the growth of the local manufacturing and technology sectors and diversification of the southern Nevada economy.

We are very proud to support Haas' investment in Henderson and look forward to the significant positive economic impact that this project will provide our community and the region for generations to come. We appreciate your assistance and look forward to your favorable consideration of this application.

Please do not hesitate to contact me directly should you have any questions.

Sincerely,

Debra March
Mayor

cc: Gene Haas, President, Haas Automation, Inc.
Patrick Walsh, General Counsel, Haas Automation, Inc.
Michael Walsh, Vice President, Las Vegas Global Economic Alliance
Ken Chapa, Acting Director, Economic Development & Tourism



May 1, 2019

Mr. Kris Sanchez
Executive Director
Nevada Governor's Office of Economic Development
808 W. Nye Lane
Carson City, NV 89703

RE: REQUEST FOR CONFIDENTIALITY OF RECORDS AND DOCUMENTS

Dear Mr. Sanchez:

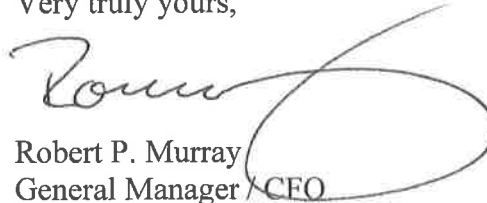
On May 1, 2019, Haas Automation, Inc. submitted an application to you as the Executive Director of the State of Nevada Governor's Office of Economic Development ("GOED") requesting approval of economic incentives for its new operation in Nevada. The purpose of this letter is to request confidentiality pursuant to Section 4 of Assembly Bill No. 17 (2015 Regular Session) as codified in NRS 231.069.

Please be advised that Haas Automation, Inc. specifically deems the following information proprietary and confidential:

- 1) The detailed schedule of Employment List
- 2) The detailed schedule of Capital Equipment List

Thank you for your consideration. If you have any questions or require any further information, please do not hesitate to contact me.

Very truly yours,



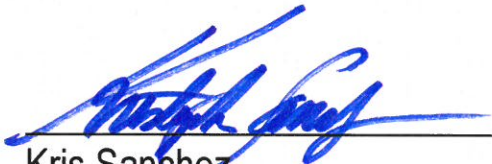
Robert P. Murray
General Manager / CEO

REQUEST FOR CONFIDENTIALITY DETERMINATION

Pursuant to NRS 231.069, and upon the request of applicant Haas Automation, Inc., the Executive Director of the Office has determined the:

- (i) The detailed schedule of Capital Equipment List, 5(A)
- (ii) The detailed schedule of Employment List, 5(B)

are confidential proprietary information of the business, are not public records, and shall be redacted in its entirety from the copy of the application that is disclosed to the public.


Kris Sanchez
Interim Executive Director


Date

ECONOMIC DEVELOPMENT

Incentive Application

Company Name: Haas Automation, Inc.
 Date of Application: May 1, 2019

Company is an / a: (check one)
 New location in Nevada
 Expansion of a Nevada company

Section 1 - Type of Incentives

Please check all that the company is applying for on this application:

- Sales & Use Tax Abatement
- Modified Business Tax Abatement
- Personal Property Tax Abatement
- Sales & Use Tax Deferral
- Recycling Real Property Tax Abatement
- Other: _____

Section 2 - Corporate Information

COMPANY NAME (Legal name under which business will be transacted in Nevada) <u>Haas Automation, Inc.</u>			FEDERAL TAX ID #
CORPORATE ADDRESS <u>2800 Sturgis Road</u>	CITY / TOWN <u>Oxnard</u>	STATE / PROVINCE <u>CA</u>	ZIP <u>93030</u>
MAILING ADDRESS TO RECEIVE DOCUMENTS (If different from above)	CITY / TOWN	STATE / PROVINCE	ZIP
TELEPHONE NUMBER <u>(805) 278-8526</u>	WEBSITE http://www.haascnc.com		
COMPANY CONTACT NAME <u>Patrick Walsh</u>	COMPANY CONTACT TITLE <u>General Counsel</u>		
pwalsh@haascnc.com	PREFERRED PHONE NUMBER <u>805-278-8526</u>		

Has your company ever applied and been approved for incentives available by the Governor's Office of Economic Development? Yes No
 If Yes, list the program awarded, date of approval, and status of the accounts (attach separate sheet if necessary):

Section 3 - Program Requirements

Please check two of the boxes below; the company must meet at least two of the three program requirements:

- A capital investment of \$1,000,000 in eligible equipment in urban areas or \$250,000 in eligible equipment in rural areas are required. This criteria is businesses. In cases of expanding businesses, the capital investment must equal at least 20% of the value of the tangible property owned by the business.
- New businesses locating in urban areas require fifty (50) or more permanent, full-time employees on its payroll by the eighth calendar quarter following quarter in which the abatement becomes effective. In rural areas, the requirement is ten (10) or more. For an expansion, the business must increase employees on its payroll by 10% more than its existing employees prior to expansion, or by 25 (urban) or 6 (rural) employees, whichever is greater.
- In urban areas, the average hourly wage that will be paid by the business to its new employees is at least 100% of the average statewide hourly wage. in rural areas, the average hourly wage will equal or exceed the lesser of the county-wide average hourly wage or statewide average hourly wage.

Note: Criteria is different depending on whether the business is in a county whose population is 100,000 or more or a city whose population is 60,000 or more (i.e., "urban" area), or if the business is in a county whose population is less than 100,000 or a city whose population is less than 60,000 (i.e., "rural" area).

Section 4 - Nevada Facility

Type of Facility:

- Headquarters
- Technology
- Back Office Operations
- Research & Development / Intellectual Property
- Service Provider
- Distribution / Fulfillment
- Manufacturing
- Other: _____

PERCENTAGE OF REVENUE GENERATED BY THE NEW JOBS CONTAINED IN THIS APPLICATION FROM OUTSIDE NEVADA <u>99%</u>	EXPECTED DATE OF NEW / EXPANDED OPERATIONS (MONTH / YEAR) <u>Jun-2019</u>		
NAICS CODE / SIC <u>333517</u>	INDUSTRY TYPE <u>Manufacturing</u>		
DESCRIPTION OF COMPANY'S NEVADA OPERATIONS <u>Manufacturing of computer numerical control machine tools</u>			
PROPOSED / ACTUAL NEVADA FACILITY ADDRESS <u>Via Inspirada</u>	CITY / TOWN <u>Henderson</u>	COUNTY <u>Clark County</u>	ZIP <u>89052</u>
WHAT OTHER STATES / REGIONS / CITIES ARE BEING CONSIDERED FOR YOUR COMPANY'S RELOCATION / EXPANSION / STARTUP? <u>North Carolina; Texas; Louisiana</u>			

Section 5 - Complete Forms (see additional tabs at the bottom of this sheet for each form listed below)

Check the applicable box when form has been completed.

- 5 (A) Equipment List
- 5 (B) Employment Schedule
- 5 (C) Evaluation of Health Plan, with supporting documents to show the employer paid portion of plan meets the minimum of 65%.

Section 6 - Real Estate & Construction (Fill in either New Operations/Startup or Expansion, not both.)

New Operations / Start Up - Plans Over the Next <u>Ten</u> Years	Expansions - Plans Over the Next <u>10</u> Years
<p>Part 1. Are you currently/planning on leasing space in Nevada? <u> No </u></p> <p>If No, skip to Part 2. If Yes, continue below:</p> <p style="padding-left: 40px;">What year(s)? _____</p> <p style="padding-left: 40px;">How much space (sq. ft.)? _____</p> <p style="padding-left: 40px;">Annual lease cost of space: _____</p> <p>Do you plan on making building tenant improvements? _____</p> <p>If No, skip to Part 2. If Yes *, continue below:</p> <p style="padding-left: 40px;">When to make improvements (month, year)? _____</p> <hr style="border-top: 1px dashed black;"/> <p>Part 2. Are you currently/planning on buying an owner occupied facility in Nevada? <u> No </u></p> <p>If No, skip to Part 3. If Yes *, continue below:</p> <p style="padding-left: 40px;">Purchase date, if buying (month, year): _____</p> <p style="padding-left: 40px;">How much space (sq. ft.)? _____</p> <p>Do you plan on making building improvements? _____</p> <p>If No, skip to Part 3. If Yes *, continue below:</p> <p style="padding-left: 40px;">When to make improvements (month, year)? _____</p> <hr style="border-top: 1px dashed black;"/> <p>Part 3. Are you currently/planning on building a build-to-suit facility in Nevada? <u> Yes </u></p> <p>If Yes *, continue below:</p> <p style="padding-left: 40px;">When to break ground, if building (month, year)? <u> Apr-2019 </u></p> <p style="padding-left: 40px;">Estimated completion date, if building (month, year): <u> Jun-2019 </u></p> <p style="padding-left: 40px;">How much space (sq. ft.)? <u> 2,340,000 </u></p> <p style="padding-left: 40px;">Note: The facility will be built by an affiliate and leased to Haas Automation.</p>	<p>Part 1. Are you currently leasing space in Nevada? _____</p> <p>If No, skip to Part 2. If Yes, continue below:</p> <p style="padding-left: 40px;">What year(s)? _____</p> <p style="padding-left: 40px;">How much space (sq. ft.)? _____</p> <p style="padding-left: 40px;">Annual lease cost at current space: _____</p> <p>Due to expansion, will you lease additional space? _____</p> <p>If No, skip to Part 3. If Yes, continue below:</p> <p style="padding-left: 40px;">Expanding at the current facility or a new facility? _____</p> <p style="padding-left: 40px;">What year(s)? _____</p> <p style="padding-left: 40px;">How much expanded space (sq. ft.)? _____</p> <p style="padding-left: 40px;">Annual lease cost of expanded space: _____</p> <p>Do you plan on making building tenant improvements? _____</p> <p>If No, skip to Part 3. If Yes *, continue below:</p> <p style="padding-left: 40px;">When to make improvements (month, year)? _____</p> <hr style="border-top: 1px dashed black;"/> <p>Part 2. Are you currently operating at an owner occupied building in Nevada? _____</p> <p>If No, skip to Part 3. If Yes, continue below:</p> <p style="padding-left: 40px;">How much space (sq. ft.)? _____</p> <p style="padding-left: 40px;">Current assessed value of real property? _____</p> <p>Due to expansion, will you be making building improvements? _____</p> <p>If No, skip to Part 3. If Yes *, continue below:</p> <p style="padding-left: 40px;">When to make improvements (month, year)? _____</p> <hr style="border-top: 1px dashed black;"/> <p>Part 3. Do you plan on building or buying a new facility in Nevada? _____</p> <p>If Yes *, continue below:</p> <p style="padding-left: 40px;">Purchase date, if buying (month, year): _____</p> <p style="padding-left: 40px;">When to break ground, if building (month, year)? _____</p> <p style="padding-left: 40px;">Estimated completion date, if building (month, year): _____</p> <p style="padding-left: 40px;">How much space (sq. ft.)? _____</p>
<p>* Please complete Section 7 - Capital Investment for New Operations / Startup.</p>	<p>* Please complete Section 7 - Capital Investment for Expansions below.</p>

BRIEF DESCRIPTION OF CONSTRUCTION PROJECT AND ITS PROJECTED IMPACT ON THE LOCAL ECONOMY (Attach a separate sheet if necessary):

The construction will include a state-of-the-art manufacturing facility with approximately 2,340,000 square feet under roof. The facility will include manufacturing and warehouse space, with support offices and showroom space for Haas products. The buildings will use concrete tilt-up construction with glass facade, similar in style to Haas's existing facilities in Oxnard CA.

Section 7 - Capital Investment (Fill in either New Operations/Startup or Expansion, not both.)

New Operations / Start Up	Expansions
How much capital investment is planned? (Breakout below):	How much capital investment is planned? (Breakout below):
Building Purchase (if buying): _____	Building Purchase (if buying): _____
Building Costs (if building / making improvements): <u>\$200,000,000</u>	Building Costs (if building / making improvements): _____
Land: <u>\$27,370,000</u>	Land: _____
Equipment Cost: <u>\$100,000,000</u>	Equipment Cost: _____
Total: <u>\$327,370,000</u>	Total: _____
	Is the equipment purchase for replacement of existing equipment? _____
	Current assessed value of personal property in NV: _____
	(Must attach the most recent assessment from the County Assessor's Office.)

Section 8 - Employment (Fill in either New Operations/Startup or Expansion, not both.)

New Operations / Start Up	Expansions
How many full-time equivalent (FTE*) employees will be created by the end of the first eighth quarter of new operations?: <u>500</u>	How many full-time equivalent (FTE*) employees will be created by the end of the first eighth quarter of expanded operations?: _____
Average hourly wage of these <u>new</u> employees: <u>\$24.04</u>	Average hourly wage of these <u>new</u> employees: _____
	How many FTE employees prior to expansion?: _____
	Average hourly wage of these <u>existing</u> employees: _____
	Total number of employees after expansion: _____

* FTE represents a permanent employee who works an average of 30 hours per week or more, is eligible for health care coverage, and whose position is a "primary job" as set forth in NAC 360.474.

OTHER COMPENSATION (Check all that apply):

- | | | | |
|---|---|---|---|
| <input checked="" type="checkbox"/> Overtime | <input checked="" type="checkbox"/> Merit increases | <input checked="" type="checkbox"/> Tuition assistance | <input checked="" type="checkbox"/> Bonus |
| <input checked="" type="checkbox"/> PTO / Sick / Vacation | <input type="checkbox"/> COLA adjustments | <input checked="" type="checkbox"/> Retirement Plan / Profit Sharing / 401(k) | <input type="checkbox"/> Other: _____ |

BRIEF DESCRIPTION OF ADDITIONAL COMPENSATION PROGRAMS AND ELIGIBILITY REQUIREMENTS (Attach a separate sheet if necessary):

Section 9 - Employee Health Insurance Benefit Program

Is health insurance for employees and an option for dependents offered?: Yes (copy of benefit plan must be attached) No

Package includes (check all that apply):

- Medical Vision Dental Other: EAD, Life, AD&D

Qualified after (check one):

- Upon employment Three months after hire date Six months after hire date Other: First calendar month after 60 days

Health Insurance Costs:	Percentage of health insurance coverage by (min 65%):
Cost of health insurance for company (annual amount per employee): <u>\$4,693</u>	Company: <u>75%</u>
Health Plan annual out-of-pocket maximum (individual): <u>\$3,000</u>	Employee: <u>25%</u>

[SIGNATURE PAGE FOLLOWS]

Section 10 - Certification

I, the undersigned, hereby grant to the Governor's Office of Economic Development access to all pertinent and relevant records and documents of the aforementioned company. I understand this requirement is necessary to qualify and to monitor for compliance of all statutory and regulatory provisions pertaining to this application.

Being owner, member, partner, officer or employee with signatory authorization for the company, I do hereby declare that the facts herein stated are true and that all licensing and permitting requirements will be met prior to the commencement of operations. In addition, I and /or the company's legal counsel have reviewed the terms of the GOED Tax Abatement and Incentives Agreement, the company recognizes this agreement is generally not subject to change, and any material revisions have been discussed with GOED in advance of board approval.

Robert P. Murray

Name of person authorized for signature

General Manager / CFO

Title



Signature
May 1, 2019

Date

Nevada Governor's Office of Economic Development
555 E. Washington Ave., Ste 5400 • Las Vegas, Nevada 89101 • 702.486.2700 • (Fax) 702.486.2701 • www.diversifynevada.com

Site Selection Factors

Company Name: Haas Automation, Inc.

County: Clark

Section I - Site Selection Ratings

Directions: Please rate the select factors by importance to the company's business (1 = very low; 5 = very high). Attach this form to the Incentives Application.

Availability of qualified workforce:	<u>5</u>	Transportation infrastructure:	<u>2</u>
Labor costs:	<u>3</u>	Transportation costs:	<u>2</u>
Real estate availability:	<u>3</u>	State and local tax structure:	<u>4</u>
Real estate costs:	<u>3</u>	State and local incentives:	<u>4</u>
Utility infrastructure:	<u>5</u>	Business permitting & regulatory structure:	<u>5</u>
Utility costs:	<u>4</u>	Access to higher education resources:	<u>2</u>

Please summarize the importance of the abatement program to your decision (please include at least a paragraph summary):

Our goal is to do business in a state that provides favorable conditions for efficient manufacturing, allowing us to compete successfully with competitors in countries with lower wage costs (primarily China and Korea). The tax and regulatory structure is part of the overall business climate that we seek; thus, the abatement program is a key element.

Equipment Schedule, Detailed

The Office has determined the detailed equipment schedule as described in this application constitutes confidential proprietary information of Haas Automation, Inc., and is not a public record.

Employment Schedule, Detailed

The Office has determined the detailed employment schedule as described in this application constitutes confidential proprietary information of Haas Automation, Inc., and is not a public record.

5(C) Evaluation of Health Plans Offered by Companies

Company Name: Haas Automation, Inc. County: Clark

Total Number of Full-Time Employees:	500
Average Hourly Wage per Employee	\$24.04
Average Annual Wage per Employee (implied)	\$50,003.20
Annual Cost of Health Insurance per Employee	\$4,693.00
Percentage of Cost Covered by:	
Company	75%
Employee	25%
Health Plan Annual Out-of-Pocket Maximum	\$3,000

Generalized Criteria for Essential Health Benefits (EHB)

[following requirements outlined in the Affordable Care Act and US Code, including 42 USC Section 18022]

Covered employee's premium not to exceed 9.5% of annual wage	3.1%	<input type="text" value="MMQ"/>
Annual Out-of-Pocket Maximum not to exceed \$7,900 (2019)	\$3,000	<input type="text" value="MMQ"/>

Minimum essential health benefits covered (Company offers PPO):

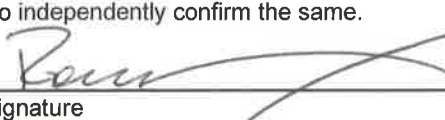
- (A) Ambulatory patient services
- (B) Emergency services
- (C) Hospitalization
- (D) Maternity and newborn care
- (E) Mental health/substance use disorder/behavioral health treatment
- (F) Prescription drugs
- (G) Rehabilitative and habilitative services and devices
- (H) Laboratory services
- (I) Preventive and wellness services and chronic disease management
- (J) Pediatric services, including oral and vision care

No Annual Limits on Essential Health Benefits

I, the undersigned, hereby declare to the Governor's Office of Economic Development that the facts herein stated are true, and that I have attached sufficient plan information highlighting where our plan reflects meeting the 65% minimum threshold for the employee paid portion of the plan for GOED to independently confirm the same.

Robert P. Murray
Name of person authorized for signature

General Manager / CFO
Title


Signature

1-May-19
Date

5(D) Company Information

Company Name: Haas Automation, Inc.

County: Clark

Section I - Company Ownership List

Directions: Please provide a detailed list of owners and/or members of the company. *The Governor's Office of Economic Development strives to maintain the highest standards of integrity, and it is vital that the public be confident of our commitment. Accordingly, any conflict or appearance of a conflict must be avoided. To maintain our integrity and credibility, the applicant is required to provide a detailed list of owners, members, equity holders and Board members of the company.*

(a) Name	(b) Title
Gene Haas (100% Owner)	President

Section 2 - Company Affiliates and/or Subsidiaries

Are there any subsidiary or affiliate companies to be associated with the applicant company? No Yes

If Yes, continue below:

Directions: In order to include affiliates/subsidiaries, under the exemption letter, they must to be added to the Contract. Per standard practice GOED requires a corporate schematic to understand the exact relationships between the companies. Please populate the below table to show the exact relationships between the companies and include:

1. The names as they would read on the tax exemption letter.
2. Which entity(ies) will do the hiring?
3. Which entity(ies) will be purchasing the equipment?

Name of Subsidiary or Affiliate Entity, Role and Legal Control Relationship

Please include any additional details below:

ENTITY INFORMATION

HAAS AUTOMATION, INC.	Entity Name:
E0090992019-0	Entity Number:
Foreign Corporation (80)	Entity Type:
Active	Entity Status:
02/26/2019	Formation Date:
NV20191156524	NV Business ID:
Perpetual	Termination Date:
2/28/2022	Annual Report Due Date:
California	Domicile Name:
	Jurisdiction: