

Valencia Pipe Company

28305 Livingston Ave, Valencia, CA 91355

Curt Myers, Chief Financial Officer

Date: October 3, 2024

Application Facts:

Industry	Manufacturing
NAICS	326199
Type of App	New
Location	Lyon County
RDA	NNDA, Hayden Poinier

Company Profile

Valencia Pipe Company (VPC) is moving operations from California to Wabuska, Lyon County. The company plans to establish first class commercial manufacturing facility producing plastic tanks for water and septic applications. VPC is a Division of VPC Global, specializes in manufacturing high quality products that meet or exceed plumbing standards. VPC Global supplies different types of pipes, tubing, water heater connections and other products. The company is committed to providing cutting-edge storage and containment solutions that meet the diverse needs of today's industries. A broad range of high-quality water tanks, storage containers, and plastic tanks, offers a premier source for reliable, durable storage solutions designed to serve the industrial, commercial, agricultural, and transportation sectors with unparalleled efficiency. VPC plans to use local contractors and laborers for much of the facility improvement work and will be purchasing materials locally. The company also plans to hire almost all its full-time employees from the local area. Community involvement and social responsibility is an important part of the VPC corporate ethos. VPC helps to support local charities and organizations in the communities it operates. The company also considered Arizona, Utah, and Oregon as potential locations for this project. *Source: Valencia Pipe Company*

Tax Abatement Requirements:	Statutory	Company Application	Meeting Requirements
Job Creation	10	21	Yes
Average Wage	\$32.51	\$27.73	No
Equipment Capex (SU & MBT)	\$250,000	\$3,083,235	Yes
Equipment Capex (PP)	\$1,000,000		Yes
Additional Requirements:			
Health Insurance	65%	80%	Yes
Revenues generated outside NV	51%	80%	Yes
Business License	<input type="checkbox"/> Current	<input type="checkbox"/> Pending	<input checked="" type="checkbox"/> Will comply

Total Tax Liability (without tax abatements)	Direct (company)	Total
	\$1,077,270	\$2,247,350

Tax Abatements	Contract Terms	Estimated Tax Abatement
Sales Tax Abmt.	4.6% for 2 years	\$77,081
Modified Business Tax Abmt.	25% for 4 years	\$27,022
Personal Property Tax Abmt.	25% for 10 years	\$187,568
Total Estimated Tax Abatement over 10 yrs.		\$291,671

Net New Tax Revenues	Direct	Indirect	Taxes after Abatements
Local Taxes			
Property	\$559,758	\$597,117	\$1,156,875
Sales	\$113,922	\$186,506	\$300,428
Lodging	\$0	\$37,066	\$37,066
State Taxes			
Property	\$27,304	\$52,023	\$79,327
Sales	\$74,903	\$130,632	\$205,535
Modified Business	\$94,502	\$80,638	\$175,140
Lodging	\$0	\$1,308	\$1,308
Total Estimated New Tax Revenue over 10 yrs.	\$870,389	\$1,085,290	\$1,955,679

Economic Impact over 10 yrs.	Economic	Construction	Total
Total Jobs Supported	40	9	49
Total Payroll Supported	\$21,069,692	\$585,528	\$21,655,220
Total Economic Value	\$109,287,179	\$1,709,191	\$110,996,370

Economic Impact Output per Abatement Dollar

\$375

New Total Tax per Abated Dollar

\$6.71

IMPORTANT TERMS & INFORMATION

Tax Abatements are reduction or discount of tax liability and companies do not receive any form of payment.

Total Estimated Tax Abatement is a tax reduction estimate. This estimated amount will be tax discounted from total tax liability.

Estimated New Tax Revenue is amount of tax revenues local and state government will collect after the abatement was given to applying company.

Economic Impact is economic effect or benefits that this company and it's operations will have on the community and state economy measured by total number of jobs, payroll and created output.

September 15, 2024

Tom Burns
Executive Director
Nevada Governor's Office of Economic Development
555 E. Washington Ave., Suite 5400
Las Vegas, NV 89101

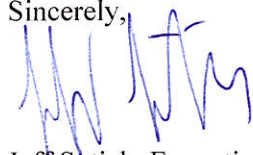
Dear Director Burns,

The Northern Nevada Development Authority (NNDA) is pleased to provide this letter of support for Valencia Pipe Company's application for the Sales and Use Tax Abatement, Modified Business Tax Abatement and Personal Property tax abatement. We believe that the project proposed by Valencia Pipe Company to establish their operation in Lyon County, Nevada is important for Lyon County and our region. The company did their due diligence to search for the best state to start their operations and they decided that Nevada would be the best place to relocate due to the business-friendly climate, stable and available utility service and incentive programs.

The company will be investing \$3.1 million and will create 20 new jobs in the Northern Nevada region, and they will work closely with DETR to source an available workforce.

NNDA respectfully requests the application to be considered by the Governor's Office of Economic Development Board to review and act.

Sincerely,



Jeff Sutich, Executive Director



August 22, 2024

Tom Burns, Executive Director
Nevada Governor's Office of Economic Development
555 E. Washington Ave.
Las Vegas, NV 89101

Dear Mr. Burns,

By way of this letter and the attached application, Valencia Pipe Company is requesting tax incentives to assist with our 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. The company started operations in 2007 in California, however due to growth and expansion of the business into Rotomolding of tanks, we started to search for the best location and state to build new operations to service the Western US. We searched different sites and looked at different states like AZ, UT, OR, and decided that Nevada would be the best place to relocate due to the friendly business climate, stable and available utility services, and incentive programs that are available to ease cost of building manufacturing operations.

A brief description of our company is attached to this application. Valencia Pipe Company, specializes in manufacturing and distribution of high quality products that meet or exceeds plumbing standards. Our dedication to product quality is matched only by our dedication to customer service.

Valencia Pipe Company supplies different types of tanks, pipes, fittings, tubing, water heater connections and other related products to big box retailers and smaller plumbing wholesalers. We strive to push forward advancements in product offerings, to continue to adapt to customer needs in an ever-changing future.

VPC anticipate hiring 20 new employees with an average wage of \$27.73, and investing \$3,083,235.00 in capital purchases. We will be hiring local employees and

Valencia Pipe Company
28305 Livingston Avenue, Valencia, CA 91355
Phone (661) 257-3923
Fax (661) 257-3928



look forward to connecting with DETRs program and staff to source needed employees, as well as connecting with WNC and other organizations to provide special trainings for our employees when required. We have secured a 58,000 sq.ft. facility on 48 acres at 270 N Highway 95A in Wabuska (Yerington) for our manufacturing operations.

Our experience with Northern Nevada development Authority staff has been positive and we are looking forward to your approval of our application to assist with our efforts in establishing our new home in Nevada. If you have any questions, please feel free to call me.

Thank you for your time and consideration.

Sincerely,

A handwritten signature in black ink, appearing to read "Chris Butler", is written over a horizontal line.

Chris Butler

Vice President of Manufacturing and Distribution



Incentive Application

Company Name: Valencia Pipe Company
Date of Application: August 12, 2024

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
- Recycling Real Property Tax Abatement
- Other: _____

Section 2 - Corporate Information

COMPANY NAME (Legal name under which business will be transacted in Nevada) <u>Valencia Pipe Company</u>			FEDERAL TAX ID # <u>26-0512099</u>
CORPORATE ADDRESS <u>28305 Livingston Ave</u>	CITY / TOWN <u>Valencia</u>	STATE / PROVINCE <u>CA</u>	ZIP <u>91355</u>
MAILING ADDRESS TO RECEIVE DOCUMENTS (If different from above)	CITY / TOWN	STATE / PROVINCE	ZIP
TELEPHONE NUMBER	WEBSITE www.valenciapipe.com		
COMPANY CONTACT NAME <u>Curt Meyer</u>	COMPANY CONTACT TITLE <u>CFO</u>		
E-MAIL ADDRESS curtmeyer@vpcglobal.com	PREFERRED PHONE NUMBER <u>661-257-3923</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 both urban and rural 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.

Note: Criteria is different depending on whether the business is in a county where the population is 100,000 or more or a city where the population is 60,000 or more "urban" area), or if the business is in a county where the population is less than 100,000 or a city where the 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>80%</u>	EXPECTED DATE OF NEW / EXPANDED OPERATIONS (MONTH / YEAR) <u>First Sales JAN 2025</u>		
NAICS CODE / SIC <u>326199</u>	INDUSTRY TYPE <u>Manufacturing - Roto Molding of Plastic Tanks</u>		
DESCRIPTION OF COMPANY'S NEVADA OPERATIONS <u>VPC manufactures water and septic tanks by roto molding where plastic pellets are melted in molds inside a gas oven to form the tanks.</u>			
PROPOSED / ACTUAL NEVADA FACILITY ADDRESS <u>270 N Highway 95A</u>	CITY / TOWN <u>Wabuska</u>	COUNTY <u>Lyon County</u>	ZIP <u>89447</u>
WHAT OTHER STATES / REGIONS / CITIES ARE BEING CONSIDERED FOR YOUR COMPANY'S RELOCATION / EXPANSION / STARTUP? <u>AZ, UT, OR</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%.
- 5 (D) Company Information Form

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>What year(s)? _____</p> <p>How much space (sq. ft.)? _____</p> <p>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>When to make improvements (month, year)? _____</p> <hr/> <p>Part 2. Are you currently/planning on buying an owner occupied facility in Nevada? <u> Yes </u></p> <p>If No, skip to Part 3. If Yes *, continue below:</p> <p>Purchase date, if buying (month, year): <u> Jul-2024 </u></p> <p>How much space (sq. ft.)? <u> 58,000 </u></p> <p>Do you plan on making building improvements? <u> Yes </u></p> <p>If No, skip to Part 3. If Yes *, continue below:</p> <p>When to make improvements (month, year)? <u> Jan-2025 </u></p> <hr/> <p>Part 3. Are you currently/planning on building a build-to-suit facility in Nevada? <u> No </u></p> <p>If Yes *, continue below:</p> <p>When to break ground, if building (month, year)? _____</p> <p>Estimated completion date, if building (month, year): _____</p> <p>How much space (sq. ft.)? _____</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>What year(s)? _____</p> <p>How much space (sq. ft.)? _____</p> <p>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>Expanding at the current facility or a new facility? _____</p> <p>What year(s)? _____</p> <p>How much expanded space (sq. ft.)? _____</p> <p>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>When to make improvements (month, year)? _____</p> <hr/> <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>How much space (sq. ft.)? _____</p> <p>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>When to make improvements (month, year)? _____</p> <hr/> <p>Part 3. Do you plan on building or buying a new facility in Nevada? _____</p> <p>If Yes *, continue below:</p> <p>Purchase date, if buying (month, year): _____</p> <p>When to break ground, if building (month, year)? _____</p> <p>Estimated completion date, if building (month, year): _____</p> <p>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):

VPC will be cleaning up the yard, and improving the buildings to be a first class commercial manufacturing facility of water and septic tanks. We will be using local contractors and laborers for much of the improvement work, and will be purchasing materials locally in Nevada. We will be hiring almost all of our full time employees from the local area. Our tank manufacturing and sales will bring new business for contractors, restaurants, hotels, trucking companies and other Nevada businesses, as well as new employment for residents.

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): <u>\$2,700,000</u>	Building Purchase (if buying): _____
Building Costs (if building / making improvements): <u>\$1,203,485</u>	Building Costs (if building / making improvements): _____
Land: _____	Land: _____
Equipment Cost: <u>\$3,083,235</u>	Equipment Cost: _____
Total: <u>\$6,986,720</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>21</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>\$27.73</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 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 is an option for dependents offered? Yes (**attach health plan and quote or invoice**) No

Package includes (check all that apply):

- Medical Vision Dental Other: _____

Qualified after (check one):

- Upon employment Three months after hire date Six months after hire date Other: First Day of Month Following Hire

Health Insurance Costs:	Percentage of health insurance premium by (min 65%):
Plan Type: <u>GOLD Full-PPO 500/30 OffEx</u>	
Employer Contribution (annual premium per employee): <u>\$ 5,750.69</u>	Company: <u>80%</u>
Employee Contribution (annual premium per employee) <u>\$ 1,437.67</u>	Employee: <u>20%</u>
Total Annual Premium: <u>\$ 7,188.36</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.

Curt Meyer
Name of person authorized for signature


Signature

CFO
Title

9/6/24
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: Valencia Pipe Company

County: Lyon

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

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

5(A) Capital Equipment List

Company Name: Valencia Pipe Company

County: Lyon

Section I - Capital Equipment List

Directions: Please provide an estimated list of the equipment [columns (a) through (c)] which the company intends to purchase over the two-year allowable period. For example, if the effective date of new / expanded operations begins April 1, 2015, the two-year period would be until March 31, 2017. Add an additional page if needed. For guidelines on classifying equipment, visit: tax.nv.gov/LocalGovt/PolicyPub/ArchiveFiles/Personal_Property_Manuals. Attach this form to the Incentives Application.

(a) Equipment Name/Description	(b) # of Units	(c) Price per Unit	(d) Total Cost
Roto Molding Equipment	1	\$ 1,167,000.00	\$ 1,167,000.00
Molds for listed above (24 molds per plant)	1	\$ 575,485.00	\$ 575,485.00
Auxiliary equipment	1	\$ 685,750.00	\$ 685,750.00
Compressed Air System	1	\$ 134,500.00	\$ 134,500.00
Fork lifts	1	\$ 122,850.00	\$ 122,850.00
Electrical upgrades for machines	1	\$ 50,000.00	\$ 50,000.00
Loading/Unloading System	1	\$ 127,650.00	\$ 127,650.00
Fire Suppresion Systema	1	\$ 75,000.00	\$ 75,000.00
Crane/Hoist	1	\$ 145,000.00	\$ 145,000.00
TOTAL EQUIPMENT COST			\$3,083,235.00

Is any of this equipment* to be acquired under an operating lease? Yes No

*Certain lease hold equipment does not qualify for tax abatements

5(B) Employment Schedule

Company Name: Valencia Pipe Company

County: Lyon

Section 1 - Full-Time Equivalent (FTE) Employees

Directions: Please provide an estimated list of full time employees [columns (a) through (d)] that will be hired and employed by the company by the end of the first eighth quarter of new / expanded operations. For example, if the effective date of new / expanded operations is April 1, 2015, the date would fall in Q2, 2015. The end of the first eighth quarter would be the last day of Q2, 2017 (i.e., June 30, 2017). Attach this form to the Incentives Application. A qualified employee must be employed at the site of a qualified project, scheduled to work an average minimum of 30 per week, if offered coverage under a plan of health insurance provided by his or her employer, is eligible for health care coverage, and whose position of a "primary job" as set forth in NAC 360.474.

Please use the Bureau of Labor Statistics Standard Occupational Classification System (SOC) link to populate section (b):

https://www.bls.gov/soc/2018/major_groups.htm#11-0000

(a) New Hire Position Title/Description	(b) Position SOC Code	(c) Number of Positions	(d) Average Hourly Wage	(e) US Bureau of Labor Statistics Average Hourly Wage	(f) Average Weekly Hours	(g) Annual Wage per Position	(h) Total Annual Wages
General and Operations Managers	11-1021	1	\$81.86	\$42.16	40	\$170,268.80	\$170,268.80
Secretaries and Administrative Assistants, Except Legal, Medical, and Executive	43-6014	1	\$24.51	\$21.36	40	\$50,980.80	\$50,980.80
Lathe and Turning Machine Tool Setters, Operators, and Tenders, Metal and Plastic	51-4034	2	\$23.04	\$19.32	40	\$47,923.20	\$95,846.40
Shipping, Receiving, and Inventory Clerks	43-5071	3	\$19.61	\$19.54	40	\$40,790.88	\$122,372.64
First-Line Supervisors of Production and Operating Workers	51-1011	3	\$39.22	\$37.97	40	\$81,577.60	\$244,732.80
Machine Feeders and Offbearers	53-7063	11	\$23.04	\$18.61	40	\$47,923.20	\$527,155.20
TOTAL		21	\$27.73	\$22.83			\$1,211,356.64

Section 2 - Employment Projections

Directions: Please estimate full-time job growth in Section 2, complete columns (b) and (c). These estimates are used for state economic impact and net tax revenue analysis that this agency is required to report. The company will not be required to reach these estimated levels of employment. Please enter the estimated new full time employees on a year by year basis (not cumulative)

(a) Year	(b) Number of New FTE(s)	(c) Average Hourly Wage	(d) Payroll
3-Year	2	\$27.73	\$115,356.80
4-Year	1	\$28.00	\$58,240.00
5-Year	2	\$28.00	\$116,480.00

* Column (e) determines if wage is commensurate to current wage ranges in the region the company plans to locate/is located. For these purposes the median average hourly wage for the location has been used.

U = Unknown / data set for region is not currently available.

Source: Lighcast™ county wages based on the Bureau of Labor Statistics Occupational Employment and Wage Statistics program and county-level administrative wage data.

5(C) Evaluation of Health Plans Offered by Companies

Company Name: Valencia Pipe Company

County: Lyon

Total Number of Full-Time Employees: 21

Average Hourly Wage per Employee \$27.73

Average Annual Wage per Employee (implied) \$57,678.40

COST OF HELATH INSURANCE

Annual Health Insurance Premium Cost: \$7,188.36

Percentage of Premium Covered by:

- Company 80%
- Employee 20%

HEALTH INSURANCE PLANS:

Base Health Insurance Plan*: GOLD Full-PPO 500/300 OffEx

Deductible - per employee \$ 500

Coinsurance 20% / 40%

Out-of-Pocket Maximum per employee \$ 8,500

Additional Health Insurance Plan*:

Deductible - per employee \$ -

Coinsurance 0% / 0%

Out-of-Pocket Maximum per employee \$ -

Additional Health Insurance Plan*:

Deductible - per employee \$ -

Coinsurance 0% / 0%

Out-of-Pocket Maximum per employee \$ -

*Note: *Please list only "In Network" for deducatable and out of the pocket amounts .*

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% MEC

Annual Out-of-Pocket Maximum not to exceed \$9,200 (2025) \$8,500 MEC

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 a qualified plan with 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.

Curt Mayer
Name of person authorized for signature


Signature

CFO
Title

9/6/24
Date

5(D) Paid Family and Medical Leave (PFML)

Company Name: Valencia Pipe Company

County: Lyon

After October 1, 2023, if the business will have at least 50 full-time employees on the payroll of the business by the eighth calendar quarter following the calendar quarter in which the abatement becomes effective the business, by the earlier of the eighth calendar quarter following the calendar quarter in which the abatement becomes effective or the date on which the business has at least 50 full-time employees on the payroll of the business, has a policy for paid family and medical leave and agrees that all employees who have been employed by the business for at least 1 year will be eligible for at least 12 weeks of paid family and medical leave at a rate of at least 55 percent of the regular wage of the employee.

I, the undersigned, hereby declare to the Governor's Office of Economic Development that the facts herein stated are true, and that the Applicant will meet this threshold for PFML.

Curt Mayer
Name of person authorized for signature


Signature

CFO
Title

9/6/24
Date

5(E) Company Information

Company Name: Valencia Pipe Company

County: Lyon

Section 1 - Company Interest 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
Andrew Dervin	President and CEO
Peter Dervin	Vice President
Curt Meyer	Secretary and Treasurer

Section 2 - Company Affiliates and/or Subsidiaries

Are there any subsidiary or affiliate companies sharing tax liability 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:



June 2024

Black and Green Vertical Water Tanks

P/N	UPC	Description
85-40703	810105237191	550g Black Vertical Water Tank
85-40631	810105237214	2500g Black Vertical Water Tank
85-40635	810105237238	3000g Black Vertical Water Tank
P/N	UPC	Description
85-40864	810105237207	550g Green Vertical Water Tank
85-40867	810105237221	2500g Green Vertical Water Tank
85-40868	810105237245	3000g Green Vertical Water Tank



IAPMO RESEARCH AND TESTING, INC.

5081 E. Philadelphia Street, Ontario, CA 91761 • Phone (909) 872-4100 • Fax (909) 872-4244 • www.iapmo.org



CERTIFICATE OF LISTING

IAPMO Research and Testing, Inc. is a product certification body in which its product certification system includes inspection and testing of samples taken from the supplier stock or from the market or combination of both to verify compliance to the requirements of applicable codes and standards. This activity is coupled with periodic surveillance of the supplier factory and/or marketplace on behalf of the registered Quality Assurance System. This listing is subject to the conditions set forth in the characteristics herein and is not to be construed as any governmental, advisory or guarantee by IAPMO Research and Testing, Inc. of the product compliance by the supplier having jurisdiction.

VALENCIA PIPE COMPANY

22505 COMPTON AVE, VALENCO, CA 91789, United States

Product: Drinking Water System Components - Health Effects

Products are certified to the following standard(s): NSF/ANSI/CAN 61-2023

File Number: N-15183
Effective Date: April 2024

Void After: April 2029*



VPC ADVANTAGE

- IAPMO Certified for potable water to NSF standard for all locations
 - New Palletizing/Shipping Strategy
 - 2-3 Day Vendor turn time



Underground Cistern Tanks

P/N	UPC	Description
88-41328	810105237306	600g White Underground Cistern Tank
88-41329	810105237313	1200g White Underground Cistern Tank
88-41330	810105237320	1700g White Underground Cistern Tank

IAPMO RESEARCH AND TESTING, INC.

3001 E. Philadelphia Street, Ontario, CA 91761 • Phone (909) 472-4100 • Fax (909) 472-4341 • www.iapmo.org



CERTIFICATE OF LISTING

IAPMO Research and Testing, Inc. is a product certification body in which its product certification system includes inspection and testing of samples taken from the supplier's stock in which the material or manufacturer of stock is fully compliant in the requirements of applicable codes and standards. This entity is issued with annual certification of its supplier's listing under applicable code as part of the requirements of the supplier's listing program. The listing is valid as long as the supplier meets the requirements of the code and the listing is maintained as any requirements, standards or provisions in accordance with IAPMO Research and Testing, Inc. of the product standards by the supplier's listing program.

VALENCIA PIPE COMPANY

2805 LIVINGSTON AVE VALENCIA, CA 91355, United States

Product: Drinking Water System Components - Health Effects

Products are certified in the following standards:
NSF/ANSI CAN 61-2023

File Number: 1616183
Effective Date: April 2024
Void After: April 2029*



VPC ADVANTAGE

- IAPMO Certified for potable water to NSF standard
 - Thicker Wall for Burial Structure
 - New Palletizing/Shipping Strategy
 - 2-3 Day Vendor turn time



Yellow Single Compartment Septic Tanks

P/N	UPC	Description
87-41320	810105237252	500g Yellow 1 Compartment Septic Tank
87-41718	810105237269	1000g Yellow 1 Compartment Septic Tank
87-41758	810105237293	1500g Yellow 1 Compartment Septic Tank

Yellow Two compartment Septic Tanks

P/N	UPC	Description
87-41720	810105237276	1000g Yellow 2 Compartment Septic Tank
87-41760	810105237290	1500g Yellow 2 Compartment Septic Tank



P/N	UPC	Description
87-44463	810105238259	1,000 gal, single compartment, Multi-Use, "Sasquatch"
87-44469	810105238266	1,500 gal, single compartment, Multi-Use, "Sasquatch"

P/N	UPC	Description
87-44465	810105238235	1,000 gal, 2 compartment, Multi-Use, "Sasquatch"
87-44471	810105238242	1,500 gal, 2 compartment, Multi-Use, "Sasquatch"



IAPMO RESEARCH AND TESTING, INC.

5001 E. Philadelphia Street, Ontario, CA 91761 • Phone (909) 472-4100 • Fax (909) 472-4244 • www.iapmo.org



CERTIFICATE OF LISTING

IAPMO Research and Testing, Inc. is a product certification body in which its product certification system includes inspection and testing of samples taken from the supplier's stock or from the market or a combination of both to verify compliance to the requirements of applicable codes and standards. This activity is coupled with periodic surveillance of the supplier's factory output, distribution, as well as the assessment of the supplier's Quality Assurance System. This listing is subject to the conditions set forth in the characteristics below and is not to be construed as any recommendation, assurance or guarantee by IAPMO Research and Testing, Inc. of the product acceptance by Authorities Having Jurisdiction.

Issued To:
VALENCIA PIPE COMPANY
28305 LIVINGSTON AVE VALENCIA, CA 91355, United States

Product:
Prefabricated Septic Tanks

Products are in compliance with the following code(s):
Uniform Plumbing Code (UPC) & National Plumbing Code of Canada

Products are certified to the following standard(s):
IAPMO/ANSI Z1500-2019 and CSA B56-2021

File Number: 16181
Effective Date: April 2024

Void After: April 2029*



VPC ADVANTAGE

- IAPMO Certified for NATIONAL DISTRIBUTION
- State Level Health Department Approvals Pending
 - New Palletizing/Shipping Strategy
 - 2-3 Day Vendor turn time



550 – Gallon Water tank



2500 – Gallon water tank



1000 – Gallon Septic tank

