

# Tech Core PVA, LLC

2567 Business Parkway Minden, NV, 89423

Ken Pruett, Accountant

Date: May 14, 2026

## Application Facts:

Industry	<b>Manufacturing</b>
NAICS	<b>334413</b>
Type of App	<b>New</b>
Location	<b>Douglas County</b>
RDA	NNDA, Tatjana Vukovic

## Company Profile

Tech Core PVA, LLC (Tech Core) plans to establish operations in Minden, leasing a 30,000-square-foot facility to manufacture and further develop its advanced PVA foam roller technology for semiconductor wafer cleaning. Tech Core is an advanced manufacturing company focused on developing innovative polyvinyl alcohol (PVA) brush systems used in semiconductor wafer cleaning. Its proprietary brush technology improves wafer cleaning performance by optimizing fluid distribution, reducing contamination, minimizing wafer defects, and increasing manufacturing yields. The patented design significantly reduces the use of deionized (DI) water, chemicals, and PVA material, supporting more efficient and environmentally responsible semiconductor production. Additionally, the company's proprietary Tech Core PVA Brush System improves wafer cleaning efficiency by reducing deionized (DI) water and chemical usage by up to 47% while using approximately 70% less PVA material than conventional brushes, supporting greater efficiency, sustainability, and precision within the semiconductor manufacturing supply chain. As a specialized manufacturing company with a significant research and development component, Tech Core intends to establish workforce development partnerships in Nevada to identify recruitment resources, training programs, and community networks. *Source: Tech Core PVA, LLC*

Tax Abatement Requirements:	Statutory	Company Application	Meeting Requirements
Job Creation	10	<b>24</b>	Yes
Average Wage	\$31.57	<b>\$38.87</b>	Yes
Equipment Capex (SU & MBT)	\$250,000	<b>\$1,002,166</b>	Yes
Equipment Capex (PP)	\$1,000,000		Yes

Additional Requirements:			
Health Insurance	65%	<b>76%</b>	Yes
Revenues generated outside NV	51%	<b>100%</b>	Yes
Business License	<input checked="" type="checkbox"/> Current	<input type="checkbox"/> Pending	<input type="checkbox"/> Will comply

Total Tax Liability (without tax abatements)	Direct (company)	Total
	<b>\$165,952</b>	<b>\$2,396,277</b>

Tax Abatements	Contract Terms	Estimated Tax Abatement
Sales Tax Abmt.	2% for 2 years	\$51,110
Modified Business Tax Abmt.	50% for 4 years	\$30,602
Personal Property Tax Abmt.	50% for 10 years	\$16,797
<b>Total Estimated Tax Abatement over 10 yrs.</b>		<b>\$98,509</b>

Net New Tax Revenues	Direct	Indirect	Taxes after Abatements
<b>Local Taxes</b>			
Property	\$533,913	\$966,562	\$1,500,475
Sales	\$14,025	\$205,236	\$219,261
Lodging	\$0	\$0	\$0
<b>State Taxes</b>			
Property	\$26,007	\$104,140	\$130,147
Sales	\$25,543	\$178,023	\$203,566
Modified Business	\$160,106	\$84,213	\$244,319
Lodging	\$0	\$0	\$0
<b>Total Estimated New Tax Revenue over 10 yrs.</b>	<b>\$759,594</b>	<b>\$1,538,174</b>	<b>\$2,297,768</b>

Economic Impact over 10 yrs.	Direct	Construction	Total
Total Jobs Supported	43	3	46
Total Payroll Supported	\$28,713,414	\$214,568	28,927,982
Total Economic Value	\$147,939,046	\$665,394	148,604,440

Economic Impact Output per Abatement Dollar	New Total Tax per Abated Dollar
<b>\$1,501.78</b>	<b>\$23.33</b>

## 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 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.

April 21, 2026

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

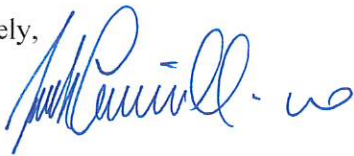
Dear Director Burns,

The Northern Nevada Development Authority (NNDA) is pleased to provide this letter of support for Tech Core PVA, LLC application for the Sales and Use Tax Abatement, Modified Business Tax Abatement, and Personal Property Tax Abatement. We believe that Tech Core PVA, LLC proposed project to establish operations in Douglas County, Nevada, will have significant positive impacts on both the county and the Northern Nevada region, but State as a whole.

Tech Core PVA, LLC will invest \$1.0 million in highly specialized equipment and create twenty-four new skilled labor positions with an average wage of \$38.87 per hour. This investment will contribute to the development of a skilled workforce, further strengthening the region's economic base and enhancing Northern Nevada's reputation as a hub for renewable energy and recycling.

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

Sincerely,



John Cassinelli, Executive Director  
Northern Nevada Development Authority

# TECHCORE PVA

DRIVING SUSTAINABLE MANUFACTURING

Tom Burns, Executive Director  
Nevada GOED  
555 E. Washington Ave.  
Las Vegas, NV 89101

Dear Mr. Burns,

By way of this letter the attached application Tech Core PVA, LLC, 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. By easing the upfront financial burden, it enables us to invest more quickly in hiring local employees, engaging Nevada-based contractors, and expanding our research and development and manufacturing operations. This support accelerates our growth while ensuring the community benefits from new jobs, increased economic activity, and long-term stability.

Tech Core PVA, LLC specializes in development of the PVA Brush System that maximizes the efficiency of DI water and cleaning chemistries, revolutionizing the wafer cleaning process. Our company produced the first PVA brush design innovation in over 20 years. With the Tech Core PVA brush, you'll witness a significant reduction in contaminating particles, translating to less break-in time, minimized wafer defects and significantly increased wafer production yields. The optimized fluid distribution delivers even cleaning performance and superior purging of contaminants

Tech Core PVA, LLC anticipates hiring at least 24 new employees with an average wage of \$ 38.87 per hour and investing over \$1.0 million in capital purchases. We have secured a 22,552 sq. ft. facility in Minden, Douglas County for our operations.

Our experience with Northern Nevada Development Authority staff has been very positive and we are looking forward to your approval of our application to assist with our efforts in establishing our new company stronghold in Nevada.

Thank you for your consideration.



Ken Pruett

Tech Core PVA, LLC

March 16, 2026

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

Dear Mr. Burns

## Healthcare Coverage Letter of Intent

If Tech Core PVA, LLC, (the company) makes a final decision to locate in the State of Nevada the company understands that a requirement for the tax abatements provided by the Governor's Office of Economic development is the offering of 65% of the health care premium coverage for the eligible employees of the company as per NRS 360.750:

*The business will, by the eighth calendar quarter following the calendar quarter in which the abatement becomes effective, offer a health insurance plan for all employees that includes an option for health insurance coverage for dependents of the employees, and the health care benefits the business offers to its employees in this State will meet the \*minimum requirements\* for health care benefits established by the Office*

*\* the Company agrees to pay at least sixty-five percent (65%) of the premium cost for the employee or the abatements may be reduced or eliminated at GOED's discretion.*



Ken Pruett  
Tech Core PVA, LLC

**ECONOMIC DEVELOPMENT**

**Incentive Application**

Company Name: Tech Core PVA, LLC  
 Date of Application: January 6, 2026

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>Tech Core PVA, LLC</u>			FEDERAL TAX ID # <u>93-3137283</u>
CORPORATE ADDRESS <u>2567 Business Parkway</u>	CITY / TOWN <u>Minden</u>	STATE / PROVINCE <u>NV</u>	ZIP <u>89423</u>
MAILING ADDRESS TO RECEIVE DOCUMENTS (If different from above) <u>4031 Alvis Court</u>	CITY / TOWN <u>Rocklin</u>	STATE / PROVINCE <u>CA</u>	ZIP <u>95677</u>
TELEPHONE NUMBER	WEBSITE <a href="https://www.techcorepva.com/">https://www.techcorepva.com/</a>		
COMPANY CONTACT NAME <u>Ken Pruet</u>	COMPANY CONTACT TITLE <u>Accountant</u>		
E-MAIL ADDRESS <a href="mailto:kpruet@techcorepva.com">kpruet@techcorepva.com</a>	PREFERRED PHONE NUMBER <u>916-470-7644</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 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: \_\_\_\_\_

<b>PERCENTAGE OF REVENUE GENERATED BY THE NEW JOBS CONTAINED IN THIS APPLICATION FROM OUTSIDE NEVADA</b> <u>100%</u>	EXPECTED DATE OF NEW / EXPANDED OPERATIONS (MONTH / YEAR) <u>Apr-2025</u>
NAICS CODE / SIC <u>334413</u>	INDUSTRY TYPE <u>Manufacturing</u>

**DESCRIPTION OF COMPANY'S NEVADA OPERATIONS**

TechCore PVA plans to establish operations in Minden, Nevada, by leasing a 30,000-square-foot facility to manufacture and further develop advanced PVA foam roller technology used in semiconductor wafer cleaning. The company's proprietary TechCore PVA Brush System improves wafer cleaning efficiency by reducing deionized (DI) water and chemical usage by up to 47% while using approximately 70% less PVA material compared to conventional brushes. This innovative technology supports greater efficiency, sustainability, and precision within the semiconductor manufacturing supply chain.

<u>2567 Business Parkway</u>	<u>Minden</u>	<u>Douglas County</u>	<u>89423</u>
------------------------------	---------------	-----------------------	--------------

WHAT OTHER STATES / REGIONS / CITIES ARE BEING CONSIDERED FOR YOUR COMPANY'S RELOCATION / EXPANSION / STARTUP?  
N/A

**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>Yes</u></p> <p><b>If No, skip to Part 2. If Yes, continue below:</b></p> <p style="padding-left: 40px;">What year(s)? <u>2026</u></p> <p style="padding-left: 40px;">How much space (sq. ft.)? <u>22,552</u></p> <p style="padding-left: 40px;">Annual lease cost of space: <u>\$320,000.00</u></p> <p>Do you plan on making building tenant improvements? <u>Yes</u></p> <p><b>If No, skip to Part 2. If Yes *, continue below:</b></p> <p style="padding-left: 40px;">When to make improvements (month, year)? <u>2026</u></p> <hr style="border-top: 1px dashed black;"/> <p>Part 2. Are you currently/planning on buying an owner occupied facility in Nevada? _____</p> <p><b>If No, skip to Part 3. If Yes *, continue below:</b></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><b>If No, skip to Part 3. If Yes *, continue below:</b></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? _____</p> <p><b>If Yes *, continue below:</b></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>Part 1. Are you currently leasing space in Nevada? _____</p> <p><b>If No, skip to Part 2. If Yes, continue below:</b></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><b>If No, skip to Part 3. If Yes, continue below:</b></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><b>If No, skip to Part 3. If Yes *, continue below:</b></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><b>If No, skip to Part 3. If Yes, continue below:</b></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><b>If No, skip to Part 3. If Yes *, continue below:</b></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><b>If Yes *, continue below:</b></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><b>* Please complete Section 7 - Capital Investment for New Operations / Startup.</b></p>	<p><b>* Please complete Section 7 - Capital Investment for Expansions below.</b></p>

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

We will be remodeling the existing building to fit with our manufacturing needs. All construction, renovation, and improvement work will be performed exclusively by licensed local contractors, supporting the regional workforce and economy.

**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>\$500,000</u>	Building Costs (if building / making improvements): _____
Land: _____	Land: _____
Equipment Cost: <u>\$1,002,166</u>	Equipment Cost: _____
<b>Total: <u>\$1,502,166</u></b>	<b>Total: _____</b>
	Is the equipment purchase for replacement of existing equipment? _____
	Current assessed value of personal property in NV: _____
	(Must <b>attach</b> 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>24</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>\$38.87</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 type="checkbox"/> Overtime	<input type="checkbox"/> Merit increases	<input type="checkbox"/> Tuition assistance	<input type="checkbox"/> Bonus
<input checked="" type="checkbox"/> PTO / Sick / Vacation	<input type="checkbox"/> COLA adjustments	<input 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: \_\_\_\_\_

Health Insurance Costs:	Percentage of health insurance premium by (min 65%):
Plan Type: <u>TBD</u>	
Employer Contribution (annual premium per employee): <u>TBD</u>	Company: <u>TBD</u>
Employee Contribution (annual premium per employee): <u>TBD</u>	Employee: <u>TBD</u>
<b>Total Annual Premium: <u>TBD</u></b>	

[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.

Ken Pruett

\_\_\_\_\_  
Name of person authorized for signature



\_\_\_\_\_  
Signature

Accountant

\_\_\_\_\_  
Title

March 16, 2026

\_\_\_\_\_  
Date

**Nevada Governor's Office of Economic Development**

1 State of Nevada Way, 4th Floor, Las Vegas, Nevada 89119 • 702.486.2700 • www.goed.nv.gov

# Site Selection Factors

Company Name: Tech Core PVA, LLC

County: Douglas

---

## 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>4</u>	Transportation infrastructure:	<u>2</u>
Labor costs:	<u>4</u>	Transportation costs:	<u>2</u>
Real estate availability:	<u>4</u>	State and local tax structure:	<u>5</u>
Real estate costs:	<u>4</u>	State and local incentives:	<u>5</u>
Utility infrastructure:	<u>4</u>	Business permitting & regulatory structure:	<u>4</u>
Utility costs:	<u>3</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):

By way of this letter the attached application Tech Core PY A, LLC, 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. By easing the upfront financial burden, it enables us to invest more quickly in hiring local employees, engaging Nevada-based contractors, and expanding our research and development and manufacturing operations. This support accelerates our growth while ensuring the community benefits from new jobs, increased economic activity, and long term stability.



## 5(B) Employment Schedule

Company Name: Tech Core PVA, LLC

County: Douglas

### 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](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 - Douglas County	(f) Average Weekly Hours	(g) Annual Wage per Position	(h) Total Annual Wages
Chief Executives	11-1011	2	\$71.88	\$76.02	40	\$149,510.40	\$299,020.80
Office and Administrative Support Workers, All Other	43-9199	3	\$41.57	\$29.15	40	\$86,465.60	\$259,396.80
Machinists	51-4041	3	\$43.58	\$28.42	40	\$90,646.40	\$271,939.20
Production Workers, All Other	51-9199	11	\$25.31	\$24.42	40	\$52,644.80	\$579,092.80
Engineers, All Other	17-2199	3	\$53.69	\$62.18	40	\$111,675.20	\$335,025.60
Sales Representatives, Wholesale and Manufacturing, Technical and Scientific	41-4011	2	\$47.12	\$60.15	40	\$98,009.60	\$196,019.20
<b>TOTAL</b>		<b>24</b>	<b>\$38.87</b>	<b>\$37.51</b>			<b>\$1,940,494.40</b>

### 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	1	\$31.57	\$65,665.60
4-Year	1	\$32.00	\$66,560.00
5-Year	3	\$31.57	\$196,996.80

\* 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 mean 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: Tech Core PVA, LLC County: Douglas

Total Number of Full-Time Employees: 24

Average Hourly Wage per Employee \$38.87  
 Average Annual Wage per Employee (implied) \$80,853.93

### COST OF HEALTH INSURANCE

Annual Health Insurance Premium Cost: TBD

Percentage of Premium Covered by:

Company 0%

Employee 0%

### HEALTH INSURANCE PLANS:

Base Health Insurance Plan*:	TBD
Deductible - per employee	TBD
Coinsurance	00% / 00%
Out-of-Pocket Maximum per employee	TBD

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 deductible 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	TBD	MEC
Annual Out-of-Pocket Maximum not to exceed \$10,600 (2026)	TBD	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.

Ken Pruett  
 Name of person authorized for signature

  
 Signature

Accountant  
 Title

3/16/2026  
 Date

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


Company Name: Tech Core PVA, LLC

County: Douglas

*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.

Ken Pruett  
Name of person authorized for signature

  
Signature

Accountant  
Title

3.16.2026  
Date

## 5(E) Company Information

Company Name: Tech Core PVA, LLC

County: Douglas

### Section I - 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
Briant Benson	Manager

### 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
Coastal PVA Technology, Inc. - shares facilities, equipment, employees with Tech Core PVA, LLC. Coastal PVA is owned by a single owner, who is also a part owner of Tech Core.
Our goal is to have Tech Core have all the employees and purchase all the equipment, but Coastal will be providing some initial equipment brought over from CA and Coastal may buy some equipment in the future.

Please include any additional details below:

**Abatement Application Addendum (for internal use / information)**

Company Name: Tech Core PVA, LLC

County: Douglas

**Corporate Social Responsibility (CSR)**

**GOED is very interested in learning about a company's current CSR / Community Engagement Activities. Does the company have any current programs, or future plans in its Nevadan location, that it would like to list? If so please do so below in the space below. Feel free to add space if required:**

Tech Core PVA, LLC is committed to corporate social responsibility and community engagement, a commitment the company plans to extend to its new Minden, Nevada location. In Nevada, Tech Core PVA will engage with local nonprofits, schools, and thr community groups while supporting community events and workforce development initiatives. The company also plans to prioritize the use of local contractors and service providers, contributing to the economic health of the region and establishing the Minden facility as both a research and manufacturing hub and a valued community partner.

**Equity, Diversity, and Inclusion**

**Would the company like to highlight any policies / practices for equity, diversity, and inclusion? Feel free to add space if required:**

As TechCore PVA expands into Nevada, the company is committed to recruiting locally while building a diverse workforce that reflects a broad range of backgrounds, perspectives, and experiences.

**Abatement Application Addendum (for internal use / information)**

Company Name: Tech Core PVA, LLC

County: Douglas

**Education Partnerships**

**Does the company have existing partnerships to recruit or advance workforce development (e.g. workforce boards, community based organizations and education providers)? Additionally, would the company have any anticipated needs, for this project, where GOED / RDAs can provide support? Feel free to add space if required:**

As a specialized manufacturing company with a significant research and development component, TechCore PVA intends to establish workforce development partnerships in Nevada. Based on recommendations from the Northern Nevada Development Authority (NNDAA), the company plans to connect with the DETR - EmployNV, and Western Nevada College (WNC) to identify recruitment resources, training programs, and community networks that will support hiring efforts as operations begin in Minden. These organizations will play an important role in helping the company integrate into the local workforce ecosystem.

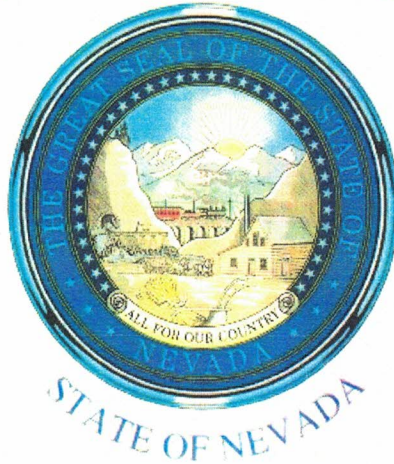
TechCore PVA also welcomes opportunities to participate in collaborative workforce initiatives that strengthen the regional talent pipeline while providing stable, long-term employment opportunities for Nevada residents.

**Supply Chain**

**Does the company anticipate purchasing equipment, as noted in the Capital Equipment List, from or through Nevada-based businesses? Does the company wish to submit any notes / highlights re. this? Feel free to add space if required:**

Yes, it is our strong preference to purchase related supplies through Nevada-based businesses whenever possible. By sourcing locally, we not only streamline logistics and reduce lead times, but also contribute directly to the regional economy. As we build out our Minden HQ facility, we will actively seek opportunities to partner with Nevada vendors for capital equipment, business infrastructure, and ongoing maintenance needs. This approach aligns with our broader commitment to community engagement and our priority of supporting local contractors and service providers throughout the project.

# SECRETARY OF STATE



## NEVADA STATE BUSINESS LICENSE

Tech Core PVA, LLC

**Nevada Business Identification # NV20263505151**

**Expiration Date: 01/31/2027**

In accordance with Title 7 of Nevada Revised Statutes, pursuant to proper application duly filed and payment of appropriate prescribed fees, the above named is hereby granted a Nevada State Business License for business activities conducted within the State of Nevada.

Valid until the expiration date listed unless suspended, revoked or cancelled in accordance with the provisions in Nevada Revised Statutes. License is not transferable and is not in lieu of any local business license, permit or registration.

**License must be cancelled on or before its expiration date if business activity ceases. Failure to do so will result in late fees or penalties which, by law, cannot be waived.**



Certificate Number: B202601066400509

You may verify this certificate  
online at <https://www.nvsilverflume.gov/home>

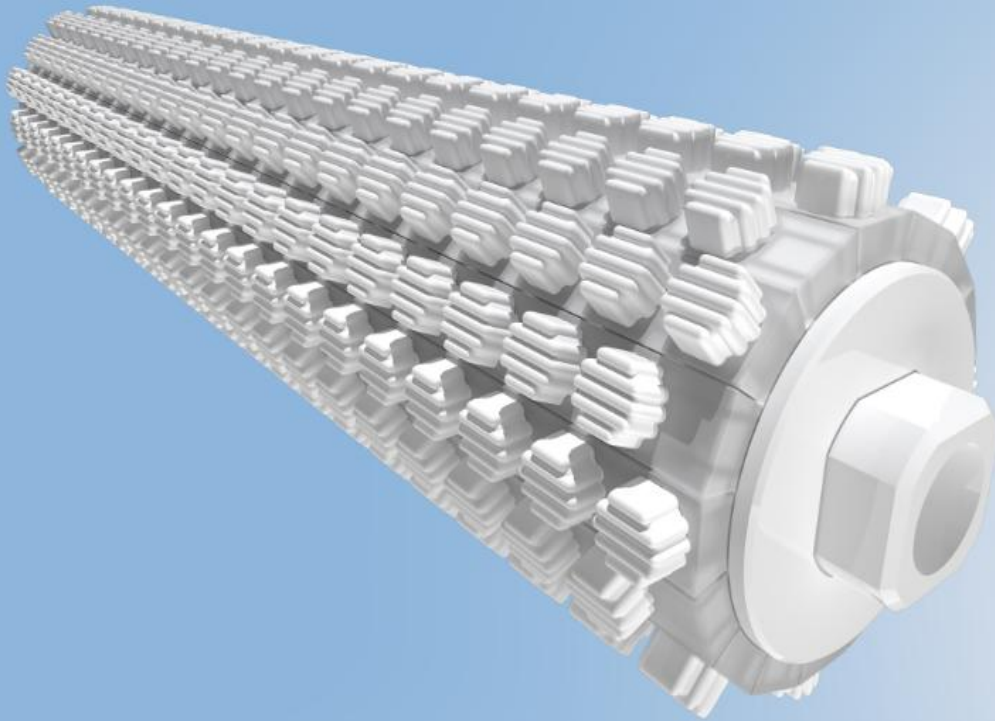
IN WITNESS WHEREOF, I have hereunto set my  
hand and affixed the Great Seal of State, at my  
office on 01/06/2026.

*FVAguilar*

FRANCISCO V. AGUILAR  
Secretary of State

TECHCORE PVA

# The first PVA brush design innovation in over 20 years



The TechCore PVA Brush System maximizes the efficiency of DI water and cleaning chemistries, revolutionizing the wafer cleaning process.

With the TechCore PVA brush, you'll witness a significant reduction in contaminating particles, translating to less break-in time, minimized wafer defects and significantly increased wafer production yields. The optimized fluid distribution delivers even cleaning performance and superior purging of contaminants.

The patent pending design of the TechCore PVA brush reduces DI water and chemistries usage up to 47% , uses 70% less PVA than standard brushes resulting in fewer residual PVA particles.

# Fluid Distribution Comparison

Industry-Standard PVA Brush

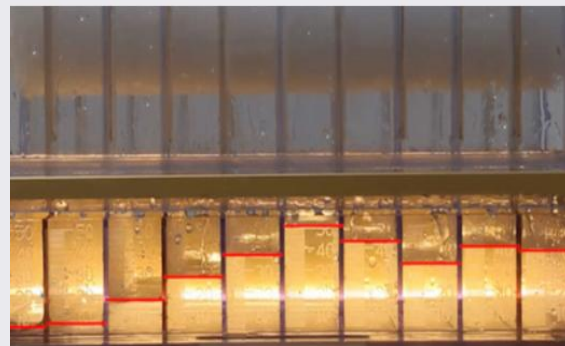


Industry-Standard PVA brushes lose roughly half their water flow through the body of the brush between the nodules. This lost water contributes no positive effect to wafer cleaning, nor to the purging of particles from nodule faces.

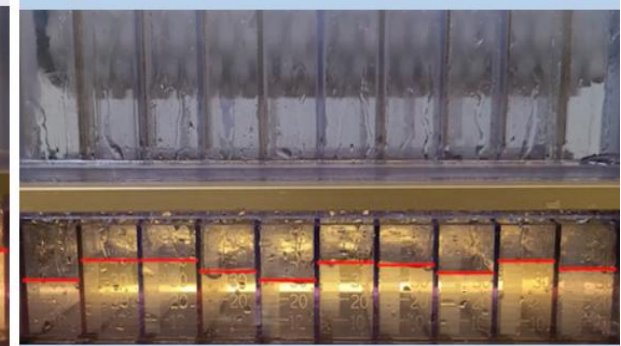
TechCore PVA Brush System



The TechCore PVA brush encases the body of the brush in exchangeable high-purity polymer slide rails. This system leaves only the PVA nodules exposed. Water, therefore, must exit exclusively through the nodules, where it will directly contribute to cleaning the wafer and purging particle contaminants from the nodules.



Observe the uneven water flow pattern across the length of the standard PVA brush. These irregularities in water distribution can lead to areas with insufficient water, posing a risk of damage to the wafer, reducing cleaning effectiveness, and subsequently reducing yields.



The TechCore PVA brush achieves remarkably even water distribution along the entire length of the brush. This optimized water flow ensures consistent and effective cleaning of the wafer, with superior purging of nodule contaminants.