

Case #

20120201

THE EDGE INDUSTRIAL DEVELOPMENT BOARD OF  
THE CITY OF MEMPHIS AND COUNTY OF SHELBY, TENNESSEE  
PAYMENT-IN-LIEU-OF-TAX (PILOT) PROGRAM

PILOT PERFORMANCE REPORT

This form is to be completed even if the project is still in the "Ramp-Up Period".

Please complete the following contact information:

Company Name: AB Mauri Food Inc  
Local Contact: Takisha Ellis  
Title: Plant Controller-Memphis  
Local Address: 2743 Riverport Road  
Memphis, TN 38109  
Local Phone: 901-942-7115  
Local Fax: 901-942-7117  
Email: TakishaEllis@abmauri.us

Person Responsible for Completing Report (If different from the local contact)

Name: Terry Blythe  
Title: AB Mauri Tax Department  
Address: 4240 Duncan Avenue  
St. Louis, MO 63110  
Phone: 314-392-0848  
Fax: 314-392-0865  
Email: terryblythe@abmauri.us

★ Submission Deadline: January 31, 2015 (PILOTs granted after January 1, 2003)  
March 1, \_\_\_\_ (PILOTs granted before January 1, 2003)

**PILOT PERFORMANCE REPORT**  
Totals as of December 31, 2014

**Project Data:**

- PILOT Recipient (Company Name): AB Mauri Food Inc.
- Address of Property Subject to PILOT: 2743 Riverport Road
- Original Lease Execution Date: 12/31/12      • Ramp-Up Period: 3 years
- Number of years tax abatement granted by EDGE/IDB: 8 years

**PILOT Payments: (Note 1)<sup>1</sup>**

|                   | Current Year      |        | Prior Year |                   |
|-------------------|-------------------|--------|------------|-------------------|
|                   | City              | County | City       | County            |
| Real Property     | \$                | \$     | \$         | \$                |
| Personal Property | \$ <u>4178.48</u> | \$     | \$         | \$ <u>7659.13</u> |

**Capital Investment: (Note 2)<sup>2</sup>**

Please indicate the **cumulative** total PILOT Project investment as of December 31, 2014, and the amounts committed per the applicable lease(s). Kindly include tenant improvements under the Real Property category.

| Project-Related Investment | Real Property | Personal Property    |
|----------------------------|---------------|----------------------|
| Achievement                | \$            | \$ <u>2,829,011</u>  |
| Commitment                 | \$            | \$ <u>10,500,000</u> |

<sup>1</sup> (Note 1) Total PILOT payments made. These should typically agree to payments due per the lease agreement(s).

<sup>2</sup> (Note 2) For clarification purposes, the achieved amounts should include total investments since inception of the PILOT, through the ramp-up period; plus any additions or replacements made in accordance with the terms of the lease agreements and amendments, where applicable. In addition, the amounts claimed as invested in personal property and newly acquired real property should be the actual expenditures (amounts spent) on the asset type, and not a value determined by the Shelby County Assessor's Office, or any other entity. However, the value established by the Shelby County Assessor's office may be used for any valuation utilizing a CRC/roll back calculation. Personal property amounts should be as stated on Bills of Sale conveying title to the EDGE/IDB and also include additional project expenditures, if any, not yet captured under a Bill of Sale.

**PILOT PERFORMANCE REPORT**  
Totals as of December 31, \_\_\_\_\_

**Tangible Personal Property Replacements and Disposals: (Note 3)<sup>3</sup>**

|                              | Bill(s) of Sale No. | Amount |
|------------------------------|---------------------|--------|
| Replacements                 |                     | \$     |
| Disposals                    |                     | \$     |
| <input type="checkbox"/> Net |                     | \$     |

Also, please attach personal property depreciation schedules for all tangible personal property that is subject of the PILOT; or attach a copy of the Tangible Personal Property Schedule that was last filed with the Shelby County Assessor of Property which includes all such property.

**Job Creation/Retention & Wages:**

In the box below (and on additional space if needed), please indicate the job creation (and/or retention for retention PILOT Projects) and wage information totals as they relate to the PILOT Project commitments. Also indicate the total on-site employment as of December 31, 2014.

| Position<br>(Job Classification or Title) | Number of<br>Workers<br>(full time<br>equivalent units)<br>(Note 4) <sup>4</sup> | <del>Median</del> /Average Annual Wage<br>(Note 5) <sup>5</sup> |                  |
|---|--|---|------------------|
|   |  | Without Benefits  | With Benefits    |
| <i>Admin</i>                              | <i>19</i>  | <i>\$ 74,987</i>  | <i>\$ 99,558</i> |
| <i>Manufacturing</i>                      | <i>43</i>  | <i>\$ 69,281</i>  | <i>\$ 85,486</i> |
|   |  |   |                  |
|   |  |   |                  |
| <b>Total:</b>                             | <i>62</i>  | <i>71,029</i>   | <i>89,798</i>    |

**Total on Site Employment** 62

**Job Creation Commitment** 47 retain; 5 create

<sup>3</sup> (Note 3) Please note any replacements/disposals of personal property and the corresponding Bills of Sale generated due to replacement or disposals of the personal property assets during the year (Please indicate  if one bill of sale reflects both additions and disposals and utilize the "Net" row).

<sup>4</sup> (Note 4) In addition to the jobs created and maintained information as described above, in the event that your company utilized contract labor provided by a vendor, please attach vendor reports as necessary. Utilize the attached Vendor Report form. Forms should be sent to vendors, returned to you, and included with your PILOT Performance Report submission.

<sup>5</sup> (Note 5) Refer to your PILOT Lease Agreement and/or other supporting documents and determine the exact commitment as to whether it is median wage or average wage. Cross out the incorrect type and present the achieved wage, i.e. average or median wage. In addition, determine if the indicated commitment is "with", or "without" benefits and utilize the appropriate column for reporting the amounts, i.e. use the appropriate column "With Benefits", or "Without Benefits", it is not necessary to use both.

**PILOT PERFORMANCE REPORT**  
Totals as of December 31, 2014

To the best of my knowledge and belief, I certify the following:

- That the information and attachments provided are true and accurate, and except as noted on the previous page(s) or other attachments to this document, AB Mauri Food Inc. has complied with all major criteria/components related to PILOT # 20120201.

Daniel Kucera CFO

**Print** Name and Title of Authorized Company Representative

[Signature]

1/31/15

Signature

Date

314-392-0848

Daniel.Kucera@abmauri.us

Phone

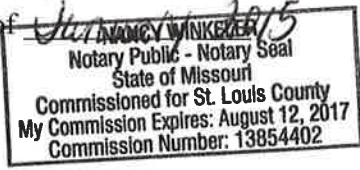
Email

Before me, a Notary of the State of ~~Tennessee~~ <sup>Missouri</sup> and County of ~~Shelby~~ <sup>St. Louis</sup>, personally Daniel Kucera who acknowledges that he/she is the CFO of AB Mauri Food Inc. and as such Daniel Kucera executed the foregoing instrument for the purposes therein by signing his name and indicating himself/herself as CFO.

WITNESS my hand and Notarial Seal, this the 30 day of January, 2015

Notary Signature: Nancy Wheeler

My commission expires: August 12, 2017



**Please submit completed and signed materials to:** EDGE/IDB, Attn: Trey Heath; [theath@growth-engine.org](mailto:theath@growth-engine.org) and Memphis Consulting Group, LLC; Attn: Jonathan Nyaku; [nyaku@memphisconsultinggroup.com](mailto:nyaku@memphisconsultinggroup.com); copied to [roser@memphisconsultinggroup.com](mailto:roser@memphisconsultinggroup.com)

For assistance call: 901-791-4643

**Deadline:** January 31, 2015 (PILOTs granted after 2003)  
March 1,      (PILOTs granted before 2003)

| ASSET NUMBER        | SUB | DESCRIPTION                    | ACCY LOCATION | CLASS | IN-SERVICE DATE | COST                |
|---------------------|-----|--------------------------------|---------------|-------|-----------------|---------------------|
| 5010935             | 000 | AMMONIA TANK UPGRADE           | 103001770M    | M     | 20140315        | 77,121.21           |
| 5010936             | 000 | SA100 DESLUDGER REFURB         | 103001770M    | M     | 20140415        | 49,831.19           |
| 5010937             | 000 | LAB EQP SHAKER BATH            | 103001752A    | A     | 20140515        | 9,040.56            |
| 5010937             | 001 | LAB EQP ISO REFRIG CIRCULATOR  | 103001752A    | A     | 20140515        | 2,310.09            |
| 5010937             | 003 | LAB EQP THERM BENCHTOP CENTRFG | 103001752A    | A     | 20140515        | 3,843.75            |
| 5010937             | 004 | LAB EQP AB150CERT PH BIO KIT   | 103001752A    | A     | 20140515        | 1,228.54            |
| 5010937             | 005 | LAB EQP WT SET TC CL 100G-1MG  | 103001752A    | A     | 20140515        | 1,086.79            |
| 5010937             | 006 | LAB EQP ISO REFRIG INCUBATOR   | 103001752A    | A     | 20140515        | 4,366.31            |
| 5010937             | 002 | LAB EQP ISO 5C REFRIG ALARM PK | 103001752A    | A     | 20140515        | 3,085.41            |
| 5010939             | 000 | WORT TANK REPLACEMENT          | 103001770M    | M     | 20140615        | 165,826.51          |
| 5010938             | 000 | 5TH BLOWER MOTOR               | 103001770M    | M     | 20140615        | 75,676.97           |
| 5010940             | 000 | FERMENTER 7 UPGRADE            | 103001770M    | M     | 20140615        | 159,073.24          |
| 5010941             | 000 | UPGRADE BLOWER MOTOR 1&2       | 103001770M    | M     | 20140615        | 51,997.48           |
| 5610984             | 000 | SAFETY UPGRADES MIXING SCREWS  | 102001764M    | M     | 20140515        | 25,655.00           |
| 5010944             | 000 | WORT SYSTEM HEAT EXCHGR        | 103001770M    | M     | 20140715        | 25,227.72           |
| 5010943             | 000 | MOLASSES TRNSFR PUMP #1        | 103001770M    | M     | 20140715        | 10,906.12           |
| 5010943             | 001 | MOLASSES TRNSFR PUMP #2        | 103001770M    | M     | 20140715        | 10,906.12           |
| 5010943             | 002 | MOLASSES TRNSFR PUMP #3        | 103001770M    | M     | 20140715        | 10,906.12           |
| 5010943             | 003 | MOLASSES TRNSFR PUMP #4        | 103001770M    | M     | 20140715        | 10,906.12           |
| 5010943             | 004 | MOLASSES TRNSFR PUMP #5        | 103001770M    | M     | 20140715        | 10,906.14           |
| 5010942             | 000 | SEPARATION FLW MTR UPGD-AMAZON | 103001770M    | M     | 20140715        | 11,998.94           |
| 5010942             | 001 | CREAM TANK CIP IMPRVMT-AMAZON  | 103001770M    | M     | 20140715        | 7,987.25            |
| 5010942             | 002 | INLINE PASTURIZATION-AMAZON    | 103001770M    | M     | 20140715        | 55,457.05           |
| 5010942             | 003 | AMMONIA BLOCK VALVES-AMAZON    | 103001770M    | M     | 20140715        | 56,950.29           |
| 5010942             | 004 | MOLASSES STERI IMPRV-AMAZON    | 103001770M    | M     | 20140715        | 20,604.71           |
| 5610985             | 000 | MAXIMO CMMS SYSTEM             | 102001500M    | M     | 20140815        | 31,006.86           |
| 5610986             | 000 | FACTORY CAT FLOOR SCRUBBER     | 102001774M    | M     | 20140815        | 26,791.88           |
| 5010945             | 000 | ANTARIS ANALYZER SYSTEM-NIR    | 103001752A    | A     | 20140815        | 54,795.67           |
| 5010945             | 001 | DELL 360 DSKTP & MNTR          | 103001752O    | O     | 20140815        | 1,107.93            |
| 5010946             | 000 | DISSOLVED OXYGEN TRANSMITTER   | 103001770M    | M     | 20140915        | 6,132.69            |
| 5010946             | 001 | DISSOLVED OXYGEN PROBE FERM 3  | 103001770M    | M     | 20140915        | 5,546.01            |
| 5010946             | 002 | DISSOLVED OXYGEN PROBE FERM 4  | 103001770M    | M     | 20140915        | 6,445.99            |
| 5010946             | 003 | DISSOLVED OXYGEN PROBE FERM 7  | 103001770M    | M     | 20140915        | 5,546.01            |
| <b>Total Assets</b> |     |                                |               |       |                 | <b>1,000,272.67</b> |

**Fleischmann's Yeast  
Fixed Asset Additions - Memphis  
Jan 2013 to Dec 2013**

| ASSET NUMBER | SUB | DESCRIPTION                    | ACCY LOCATION | DEPT | CLASS | IN-SERVICE DATE | USEFUL LIFE | COST              |
|--------------|-----|--------------------------------|---------------|------|-------|-----------------|-------------|-------------------|
| 5010921      | 000 | WESTFALIA SEPARATOR SA100 REFB | 103001770M    | 1770 | M     | 20130215        | 1200        | 74,450.58         |
| 5010922      | 000 | WESTFALIA SEPARATOR SA45 REFUB | 103001770M    | 1770 | M     | 20130215        | 1200        | 54,883.25         |
| 5010923      | 000 | #5 SEED TANK PUMP/FLOW MTR RPL | 103001770M    | 1770 | M     | 20130215        | 909         | 38,840.64         |
| 5010925      | 000 | LECO UPGRADE FP-528            | 103001752M    | 1752 | M     | 20130115        | 500         | 17,329.96         |
| 5010927      | 000 | EFFLUENT PIT CONCRETE RPR/RELN | 103001770M    | 1770 | M     | 20130515        | 1200        | 40,336.24         |
| 5010928      | 000 | IN-LINE CREAM DILUTION         | 103001774M    | 1774 | M     | 20130515        | 1200        | 140,788.30        |
| 5010929      | 000 | #1 BOWL (FEUX) REFURB          | 103001770M    | 1770 | M     | 20130515        | 1200        | 40,330.01         |
| 5010930      | 000 | SAFETY COMPLIANCE EQ-FALL PROT | 103001774M    | 1774 | M     | 20130615        | 1200        | 260,147.12        |
| 5010931      | 000 | Pkg Room/Cooler Door Replacmnt | 103001773M    | 1773 | M     | 20130815        | 1200        | 46,310.75         |
| 5010932      | 000 | PKG REWORK DUMP STATION        | 103001773M    | 1773 | M     | 20130815        | 1200        | 7,528.95          |
| 5010933      | 000 | PKG HAND WASH STATION          | 103001773M    | 1773 | M     | 20130815        | 1200        | 32,690.13         |
| 5010934      | 000 | PREDICTIVE TECH-INFRARED CAMER | 103001751M    | 1751 | M     | 20130915        | 1200        | 4,015.63          |
| 5010934      | 001 | PREDICTIVE TECH-SHAFT ALIGNMNT | 103001751M    | 1751 | M     | 20130915        | 1200        | 5,571.89          |
| 5010934      | 002 | PREDICTIVE TECH-ULTRAPROBE     | 103001751M    | 1751 | M     | 20130915        | 1200        | 5,890.69          |
| 5010934      | 003 | PREDICTIVE TECH-BTA D150       | 103001751M    | 1751 | M     | 20130915        | 1200        | 1,819.08          |
| <b>Total</b> |     |                                |               |      |       |                 |             | <b>770,933.22</b> |



**DAVID LENOIR, SHELBY COUNTY TRUSTEE**

[www.shelbycountystar.com](http://www.shelbycountystar.com)

(901) 432-4829



1 of 1

Collecting for: Arlington | Bartlett | Collierville | Germantown | Lakeland | Memphis | Millington

| PARCEL #       | TAXING AUTHORITY | REASON FOR NOTICE |                |
|----------------|------------------|-------------------|----------------|
| IDB0910A000000 | Shelby County    | Prior Year Taxes  | In Lieu of Tax |



AB MAURI FOOD INC  
1350 TIMBERLAKE MANOR PK STE 550  
CHESTERFIELD, MO 63017-6051

JUN 13 2014

Lot Size \_\_\_\_\_ Acreage \_\_\_\_\_  
Lot No. \_\_\_\_\_  
Classification: \_\_\_\_\_  
Location: 2743 RIVERPORT  
Subdivision: \_\_\_\_\_

**Tax Relief, Tax Freeze and Wheel Tax benefits may be available for taxpayers 65 and older**

| Year | Assessed Value | Tax Rate | Base Tax | Int & Pen | Court | Atty | Misc | Balance Due |
|------|----------------|----------|----------|-----------|-------|------|------|-------------|
| 2013 | 279261         | 4.04     | 7,338.97 | 220.16    |       |      |      | 7,559.13    |

**IF PAID BY June 30, 2014 TOTAL AMOUNT DUE IS \$7,559.13**

Your 2013 taxes are delinquent and accruing 1.5% interest and penalty every month.

Go to [www.shelbycountystar.com](http://www.shelbycountystar.com) to pay online.

Services you can use:  
See website for details  
[www.shelbycountystar.com](http://www.shelbycountystar.com)



Monthly Auto-Pay Options  
One-time Payment  
Applications for Senior Services



18 Payment Kiosks



7 Community Branches



Home Owner Resources  
Project H.O.M.E. Workshops  
[www.bankonmemphis.org](http://www.bankonmemphis.org)

AB MAURI FOOD INC  
1350 TIMBERLAKE MANOR PK STE 550  
CHESTERFIELD, MO 63017-6051

JAM 06/07/2014

**Mail bottom portion with payment**

IDB0910A000000 Shelby County

| Year       | Amount Due |
|------------|------------|
| 2013       | 7,559.13   |
| <hr/>      |            |
| Total Due: | \$7,559.13 |

ENTER AMOUNT PAID

Due Date: June 30, 2014

**Make check or money order payable to:**

**DAVID LENOIR  
SHELBY COUNTY TRUSTEE  
PO Box 2751  
Memphis, TN 38101-2751**

Enter address change here:

Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
City: \_\_\_\_\_ State: \_\_\_\_\_  
Zip: \_\_\_\_\_ Phone: \_\_\_\_\_

Changes require a signature of all owners

Signature \_\_\_\_\_

Signature \_\_\_\_\_

**DO NOT WRITE BELOW THIS LINE**

**DO NOT FOLD, STAPLE OR TAPE**

**2013**

IDB0910A 000000 2013 D 0000000 0000755913 6



**DAVID LENOIR, SHELBY COUNTY TRUSTEE**

[www.shelbycountystar.com](http://www.shelbycountystar.com)

(901) 432-4829



40 of 46

Collecting for: Arlington | Bartlett | Collierville | Germantown | Lakeland | Memphis | Millington

| PARCEL #       | TAXING AUTHORITY | REASON FOR NOTICE |                |
|----------------|------------------|-------------------|----------------|
| IDB0910A000000 | Shelby County    | Prior Year Taxes  | In Lieu of Tax |

AB MAURI FOOD INC
   
 1350 TIMBERLAKE MANOR PK STE 550
   
 CHESTERFIELD, MO 63017-6051

Lot Size 70 X 120 Acreage
   
 Lot No.
   
 Classification:
   
 Location: 2743 RIVERPORT
   
 Subdivision:

**Tax Relief, Tax Freeze and Wheel Tax benefits may be available for taxpayers 65 and older**

| Year | Assessed Value | Tax Rate | Base Tax | Int & Pen | Court | Atty | Misc | Balance Due |
|------|----------------|----------|----------|-----------|-------|------|------|-------------|
| 2013 | 279261         | 4.38     | 100.00   | 0.00      |       |      |      | 100.00      |

**IF PAID BY June 30, 2014 TOTAL AMOUNT DUE IS \$100.00**

This Notice is being provided to you due to a recent assessment change affecting your tax balance on one or more billable years. All notices received prior to May 5, 2014 concerning the tax year(s) listed above should be disregarded. Please pay using this notice.

**Services you can use:**  
 See website for details  
[www.shelbycountystar.com](http://www.shelbycountystar.com)



Monthly Auto-Pay Options  
 One-time Payment  
 Applications for Senior Services



18 Payment Kiosks



7 Community Branches



Home Owner Resources  
 Project H.O.M.E. Workshops  
[www.bankonmemphis.org](http://www.bankonmemphis.org)

AB MAURI FOOD INC  
 1350 TIMBERLAKE MANOR PK STE 550  
 CHESTERFIELD, MO 63017-6051

LPB 05/05/2014

**Mail bottom portion with payment**

IDB0910A000000 Shelby County

| Year       | Amount Due |
|------------|------------|
| 2013       | 100.00     |
| <hr/>      |            |
| Total Due: | \$100.00   |

ENTER AMOUNT PAID

Due Date: June 30, 2014

**Make check or money order payable to:**

**DAVID LENOIR**  
**SHELBY COUNTY TRUSTEE**  
**PO Box 2751**  
**Memphis, TN 38101-2751**

**2013**

Enter address change here:

Name: \_\_\_\_\_

Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_

Zip: \_\_\_\_\_ Phone: \_\_\_\_\_

Changes require a signature of all owners

Signature \_\_\_\_\_

Signature \_\_\_\_\_

**DO NOT WRITE BELOW THIS LINE**

**DO NOT FOLD, STAPLE OR TAPE**

IDB0910A 000000 2013 N 0000000 0000010000 4

# CITY OF MEMPHIS, TENNESSEE

## TAX BILL

### MARIE KIRK OWENS, TREASURER



|                         |                     |                    |     |                     |            |
|-------------------------|---------------------|--------------------|-----|---------------------|------------|
| <b>Parcel/Account#:</b> | P105347             | <b>Lot Size:</b>   | 0 0 | <b>Date:</b>        | 09/09/2014 |
| <b>Location:</b>        | IN LIEU OF TAX BILL | <b>Lot Number:</b> |     | <b>Mortgage Co:</b> |            |
| <b>Subdivision:</b>     | PERSONAL PROPERTY   | <b>Acreage:</b>    |     |                     |            |
| <b>Classification:</b>  |                     |                    |     |                     | OPER: RJH  |

7/06/09  
10/21/09  
00122

**AB MAURI FOOD INC**  
2743 RIVERPORT ROAD  
MEMPHIS, TN 38109

**Credit card payments via (901) 576-7200 or 1-866-340-7379 (Convenience Fee Charged)**  
See back of bill for bankruptcy, refund and tax dispute information

| Year | Type     | Assessment | Rate   | Bill #  | Tax                   | Interest Penalty        | Court Costs     | Attorney Fees | Other Fees | Tax Amount Due |
|------|----------|------------|--------|---------|-----------------------|-------------------------|-----------------|---------------|------------|----------------|
| 2014 | Personal | 0          | 3.4000 | 6000078 | 4,178.48              | .00                     | .00             | .00           | .00        | 4,178.48       |
|      |          |            |        |         | <b>Tax Rate</b>       | <b>Tax Distribution</b> |                 |               |            |                |
|      |          |            |        |         | GENERAL FUND          | 2.3125                  | 2,041.98        |               |            |                |
|      |          |            |        |         | DEBT SERVICE          | 1.0842                  | 1,332.44        |               |            |                |
|      |          |            |        |         | CIP FUND              | .0033                   | 4.06            |               |            |                |
|      |          |            |        |         | <b>Total 2014 Tax</b> | <b>3.4000</b>           | <b>4,178.48</b> |               |            |                |

THIS IS A SUPPLEMENTAL BILL.  
This increase amount becomes delinquent in 60 days and begins to accrue interest and penalty at 1.5% per month until paid.  
Reason Code: IDB

Amount due if paid by:      10/31/2014      11/30/2014      12/31/2014  
   4,241.15                    4,303.83                    4,366.51

**TOTAL AMOUNT DUE      4,178.48**

If a mortgage company pays your taxes, please forward to them.

Detach and mail this portion with your payment.  
Please be sure to write the amount paid in the box below.

**TOTAL AMOUNT DUE IF PAID BY 09/30/2014    4,178.48**

**Enter address change here:**

**Name:** \_\_\_\_\_

**Address:** \_\_\_\_\_

**City:** \_\_\_\_\_ **State:** \_\_\_\_\_

**Zip:** \_\_\_\_\_ **Phone:** \_\_\_\_\_

**Signature:** \_\_\_\_\_

**Signature:** \_\_\_\_\_

Changes require signature of all owners

|                         |                     |
|-------------------------|---------------------|
| <b>PARCEL/ACCOUNT #</b> | P105347             |
| <b>LOCATION</b>         | IN LIEU OF TAX BILL |

Please enter amount paid:

4178.48

Return check & bill to:      **Treasurer, City of Memphis**  
   **PO BOX 185**  
   **MEMPHIS, TN 38101-0185**

DO NOT WRITE BELOW THIS LINE



000000000P1053472 0000417848 9