

Application for Industrial Facilities Tax Exemption Certificate

Issued under authority of P.A. 198 of 1974, as amended. Filing is mandatory.

INSTRUCTIONS: File the original and two copies of this form and the required attachments (three complete sets) with the clerk of the local government unit. The State Tax Commission (STC) requires two complete sets (one original and one copy). One copy is retained by the clerk. If you have any questions regarding the completion of this form or would like to request an informational packet, call (517) 373-3272.

To be completed by Clerk of Local Government Unit	
Signature of Clerk	Date received by Local Unit
STC Use Only	
Application Number	Date Received by STC

APPLICANT INFORMATION

All boxes must be completed.

1a. Company Name (Applicant must be the occupant/operator of the facility) <i>RAVAL USA, Inc.</i>		1b. Standard Industrial Classification (SIC) Code - Sec. 2(10) (Four Digit Code) <i>3714</i>	
1c. Location of Facility (Street, City, State, ZIP Code) <i>1873 Rochester Industrial Ct.</i>		1d. Name of City/Township/Village (Indicate which) <i>Rochester Hills</i>	1e. County <i>Oakand County</i>
2. Type of Approval Requested <input checked="" type="checkbox"/> New (Sec. 2(4)) <input type="checkbox"/> Transfer (1 copy to only) <input type="checkbox"/> Speculative Building (Sec. 3(8)) <input type="checkbox"/> Rehabilitation (Sec. 3(1)) <input type="checkbox"/> Research and Development (Sec. 2(9))		3a. School District where facility is located <i>Avondale School District</i>	3b. School Code <i>63070</i>
		4. Amount of years requested for exemption (1-12 Years) <i>12</i>	

5. Thoroughly describe the project for which exemption is sought: Real Property (Type of Improvements to Land, Building, Size of Addition); Personal Property (Explain New, Used, Transferred from Out-of-State, etc.) and Proposed Use of Facility. (Please attach additional page(s) if more room is needed).
Personal Property - see attached list.

6a. Cost of land and building improvements (excluding cost of land) * Attach list of improvements and associated costs. * Also attach a copy of building permit if project has already begun.	Real Property Costs
6b. Cost of machinery, equipment, furniture and fixtures * Attach itemized listing with month, day and year of beginning of installation plus total costs	Personal Property Costs
6c. Total Project Costs	Total of Real & Personal Costs

7. Indicate the time schedule for start and finish of construction and equipment installation. Projects must be completed within a two year period of the effective date of the certificate unless otherwise approved by the STC.

	<u>Begin Date (M/D/Y)</u>	<u>End Date (M/D/Y)</u>	
Real Property Improvements	<i>6/1/2008</i>	<i>4/1/2009</i>	<input checked="" type="checkbox"/> Owned <input type="checkbox"/> Leased
Personal Property Improvements	<i>6/1/2008</i>	<i>9/1/2008</i>	<input checked="" type="checkbox"/> Owned <input type="checkbox"/> Leased

8. Are State Education Taxes reduced or abated by the Michigan Economic Development Corporation (MEDC)? If yes, applicant must attach a signed MEDC Letter of Commitment to receive this exemption. Yes No

9. Number of existing jobs at this facility that will be retained as a result of this project. <i>0</i>	10. Number of new jobs at this facility expected to be created within two years of project completion. <i>26</i>
--	---

11. Rehabilitation applications only: Complete a, b and c of this section. You must attach the assessor's statement of valuation for the entire plant rehabilitation district. The SEV data below must be as of December 31 of the year prior to the rehabilitation.

a. SEV of Real Property (excluding land) _____

b. SEV of Personal Property (excluding inventory) _____

c. Total SEV _____

12a. Check the type of District the facility is located in:

Industrial Development District Plant Rehabilitation District

12b. Date district was established by local government unit _____

12c. Is this application for a speculative building (Sec. 3(8))? Yes No

MAY - 5 2008

APPLICANT CERTIFICATION

The undersigned, authorized officer of the company making this application certifies that, to the best of his/her knowledge, no information contained herein or in the attachments hereto is false in any way and that all are truly descriptive of the industrial property for which this application is being submitted.

It is further certified that the undersigned is familiar with the provisions of P.A. 198 of 1974, as amended, being Sections 207.551 to 207.572, inclusive, of the Michigan Compiled Laws; and to the best of his/her knowledge and belief, (s)he has complied or will be able to comply with all of the requirements thereof which are prerequisite to the approval of the application by the local unit of government and the issuance of an Industrial Facilities Exemption Certificate by the State Tax Commission.

13a. Preparer Name DENNIS RAJAWATER	13b. Phone Number 810-845-3250	13c. Fax Number 248-395-2710	13d. E-mail Address dennisr@raval.usa.com
14a. Name of Contact Person DENNIS RAJAWATER	14b. Phone Number 810-845-3250	14c. Fax Number 248-395-2710	14d. E-mail Address dennisr@raval.usa.com
15a. Name of Company Officer (No Authorized Agents) NIR ELMELECH, CEO			
15b. Signature of Company Officer (No Authorized Agents) <i>[Signature]</i>			15c. Date 05/01/08
15d. Mailing Address (Street, City, State, ZIP) Kibutz Be'eran, Mt. Halutz, Israel		15e. Phone Number 0497286562627	15f. E-mail Address nir@raval.co.il

LOCAL GOVERNMENT ACTION & CERTIFICATION

This section must be completed by the clerk of the local governing unit before submitting application to the State Tax Commission. Check items on file at the Local Unit and those included with the submittal.

<p>16. Action taken by local government unit</p> <p><input type="checkbox"/> Abatement Approved for _____ Years (1-12) After Completion <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p><input type="checkbox"/> Denied (Include Resolution Denying)</p>	<p>16b. The State Tax Commission Requires the following documents be filed for an administratively complete application:</p> <p>Indicate N/A if Not Applicable</p> <p><input type="checkbox"/> 1. Original Application plus attachments, and one complete copy</p> <p><input type="checkbox"/> 2. Resolution establishing district</p> <p><input type="checkbox"/> 3. Resolution approving/denying application.</p> <p><input type="checkbox"/> 4. Letter of Agreement (Signed by local unit and applicant)</p> <p><input type="checkbox"/> 5. Affidavit of Fees (Signed by local unit and applicant)</p> <p><input type="checkbox"/> 6. Building Permit for real improvements if project has already begun</p> <p><input type="checkbox"/> 7. Equipment List with dates of beginning of installation</p> <p><input type="checkbox"/> 8. Form 3222 (if applicable)</p> <p><input type="checkbox"/> 9. Speculative building resolution and affidavits (if applicable)</p>
<p>16a. Documents Required to be on file with the Local Unit</p> <p>Indicate N/A if Not Applicable</p> <p><input type="checkbox"/> 1. Notice to the public prior to hearing establishing a district.</p> <p><input type="checkbox"/> 2. Notice to taxing authorities of opportunity for a hearing.</p> <p><input type="checkbox"/> 3. List of taxing authorities notified for district and application action.</p> <p><input type="checkbox"/> 4. Lease Agreement showing applicants tax liability.</p>	
17. Name of Local Government Body	18. Date of Resolution Approving/Denying this Application

Attached hereto is an original and one copy of the application and all documents listed in 16b. I also certify that all documents listed in 16a are on file at the local unit for inspection at any time.

19a. Signature of Clerk	19b. Name of Clerk	19c. E-mail Address
19d. Clerk's Mailing Address (Street, City, State, ZIP)	19e. Phone Number	19f. Fax Number

State Tax Commission Rule Number 57: Complete applications approved by the local unit and received by the State Tax Commission by October 31 each year will be acted upon by December 31. Applications received after October 31 may be acted upon in the following year.

Local Unit: Mail one original and one copy of the completed application and all required attachments to:

State Tax Commission
Michigan Department of Treasury
P.O. Box 30471
Lansing, MI 48909-7971

STC USE ONLY			
LUCI Code	Begin Date	End Date	End Date2



Raval is a design, development and manufacturing company. Our primary products are vapor valves that are used on various vehicle fuel tanks to control the fill quality and venting of the fuel tank to the charcoal canister. Our vapor valves are either "hot plate welded" to plastic fuel tanks or installed inside metal fuel tanks or fuel sender modules. We have developed unique patented technology that is integral to our vapor valves. See attached slides for illustrations of vapor valves and where they are located on fuel tanks.

Raval ACS was developed as a business unit in 2000. Our first customer was VW in Germany. In 2002 Raval Luxemburg was added to increase capacity and provide a manufacturing site within the European market. In 2005 Raval USA, Inc was established as a Delaware Corporation; Raval China opened in September 2007 and our plan is to open Raval USA in May, 2008.

Since the initial product was sold in 2002 Raval has captured over 50% of the European vapor valve market.

Raval USA, Inc. has used a Manufacturers Representative to pursue the market in the USA until August of 2007 when we began adding staff to prepare for the launch of the USA facility. We had one engineer working for the Mfg. Rep. and subsequently added a General Manager, Product Engineer, CAD Engineer, Manufacturing Engineer and Quality Engineer.

Application for Personal Property Tax Abatement

Raval USA

Assembly Machines

ROV Assembly Machine	\$ 1,420,500
ICV Assembly Machine	\$ 526,400
Spring Winders(2)	\$ 300,000
Molding Machine	\$ 528,000
Spare Parts	\$ 200,000
Total	\$ 2,974,900

Molding Machines

Molding Press	\$ 280,000
4 cavity mold	\$ 630,000
Crane 5 ton	\$ 15,000
Total	\$ 925,000

Factory Systems

2 Compressors and Dryer	\$ 42,400
Fork Lift	\$ 10,000
Fork Lift Battery	\$ 6,770
Pallet Storage Racking	\$ 33,375
Shop Supplies for plant	\$ 5,000
Time Clock Plus System	\$ 8,783
Total	\$ 106,328

Quality Laboratory Equipment

Test Chamber -Hot/Cold	\$ 110,000
Test Chamber -Hot/Cold	\$ 110,000
Inspection tools	\$ 10,000
Comparator	\$ 14,000
Total	\$ 244,000

Office Equipment

Phone System	\$ 16,103
Phone Wiring	\$ 5,100
Furniture - Office	\$ 25,000
Copier	\$ 8,000
Fax	\$ 1,200
Scanner	\$ 150
Schredder (2)	\$ 600
Computers	\$ 30,000
Total	\$ 86,153

Grand Total \$ 4,336,381

City of Rochester Hills

Michigan



Tax and Assessing

General Information For Tax Year 2008

Parcel ID Number - 70-15-21-477-041
Property Address - 1873 ROCHESTER INDUSTRIAL CT
 ROCHESTER HILLS, MI 48309-3336
Owner Name - 1873 ROCHESTER CT LLC
Owner Address - 184 WHIMS LN
 ROCHESTER, MI 48306-2662
Taxpayer Name - Same as above
Taxpayer Address - Same as above
Property Class - INDUSTRIAL IMPROVED
School District - Rochester
Assessed Value - \$ 742,950
State Equalized Value - \$ 742,950
Taxable Value - \$ 742,950
H.P.R. Exemption %* - 0.00
Approximate Acreage -
Tax Description - T3N, R11E, SEC 21 ROCHESTER INDUSTRIAL PARK
 SUBDIVISION LOT 7, ALSO LOT 8 EXC THAT PART
 BEG AT NE LOT COR, TH S 02-36-43 E 181.77 FT, TH N
 88-14-06 W 207.49 FT, TH ALG CURVE TO LEFT RAD
 70 FT, CHORD BEARS N 33-25-34 W 12.65 FT, DIST OF
 12.66 FT, TH N 51-22-58 E 263.76 FT TO BEG 06/09/87
 FR 007 & 026

* Homeowner's Principal Residence Exemption

Sales Information

Sale Date - 5/27/2005
Sale Price - \$ 1,600,000
Instrument - LC
Grantor - FREY/TA PROPERTIES LLC &
Grantee - 1873 ROCHESTER CT LLC
Liber/Page - 35922/657
Sale Date - 9/22/2003
Sale Price - \$ 1
Instrument - QCD
Grantor - TA PROPERTIES LLC
Grantee - FREY/TA PROPERTIES LLC & BATUR/TA P
Liber/Page - 31650/434

City of Rochester Hills

Michigan



Tax and Assessing

Winter 2007

Parcel ID Number - 70-15-21-477-041
 Property Address - 1873 ROCHESTER INDUSTRIAL CT
 ROCHESTER HILLS, MI 48309-3336
 Owner Name - 1873 ROCHESTER CT LLC
 Owner Address - 184 WHIMS LN
 ROCHESTER, MI 48306-2662
 Taxpayer Name - Same as above
 Taxpayer Address - Same as above
 School District - Rochester
 Taxable Value - \$ 742,950
 Property Class - 301
 H.P.R. Exemption* Percentage - 0.000
 State Equalized Value - \$ 742,950
 Last Payment Date - N/A

Base Tax - \$ 16,160.71
 Administration Fees - \$ 0.00
 Interest Fees - \$ 484.82
 Total Tax and Fees - \$ 16,645.53
 Base Paid - \$ 0.00
 Administration Fees Paid - \$ 0.00
 Interest Fees Paid - \$ 0.00
 Total Paid - \$ 0.00
Balance Due - \$ 16,645.53

Tax Breakdown

Taxing Authority	Amount	Amount Paid
CITY TAX	7,211.07	0.00
OAK COUNTY PARKS	179.42	0.00
HURON-CLIN PARKS	159.43	0.00
ROCH SCH DEBT	1,924.24	0.00
ROCH SCH OPERAT	6,686.55	0.00

* Homeowner's Principal Residence Exemption

Remit to:
 City of Rochester Hills
 Drawer # 7783
 PO Box 79001
 Detroit, MI 48279-7783

[print](#)



Parcel ID Number - 70-15-21-477-041

Property Address - 1873 ROCHESTER INDUSTRIAL CT
ROCHESTER HILLS, MI 48309-3336

Buildings 1

Occupancy - Industrial, Light Manufacturing

Floor Area - 29,504

Class - C

Stories Above Ground - 1

Average Story Height - 20.0

Year Built - 1988

Year Remodeled -

Effective Age - 18

Physical % Good - 76

Percent Complete - 0

Mezzanine Area 1 -

Mezzanine Type 1 -

Mezzanine Area 2 -

Mezzanine Type 2 -

Sprinkler Area - 29,504

Heat Type 1 - Package Heating & Cooling

Heat Area 1 % - 16

Heat Type 2 - Space Heaters, Gas with Fan

Heat Area 2 % - 84

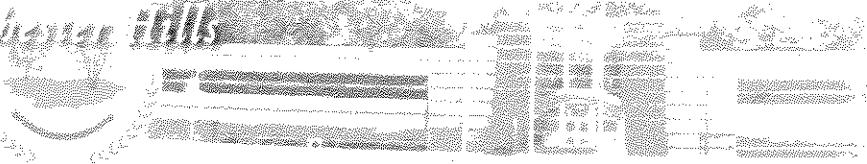
Additional Information

Out Buildings -

[print](#)

City of Rochester Hills

Michigan



- [our government](#)
- [city services](#)
- [our community](#)
- [reference desk](#)
- [business climate](#)
- [home](#)

Search: Go

city services > property tax lookup

[advanced search](#)

Special Assessments

- [Overview](#)
- [Accounting](#)
- [Assessing](#)
- [Building](#)
- [Clerk's Office](#)
- [Dept. of Public Services](#)
- [Engineering](#)
- [Fire Department](#)
- [Fiscal Team](#)
- [Forestry](#)
- [Human Resources](#)
- [Media](#)
- [MIS](#)
- [Museum](#)
- [Parks](#)
- [Planning and Development](#)
- [Property Tax Lookup](#)
- [Purchasing](#)
- [Sheriff's Office](#)
- [Treasury](#)

No special assessments found for Parcel ID # 70-15-21-477-041. Please call 248-656-4688 to check for water and/or sewer assessments.

[click here to close this window](#)

[site map](#) [home](#)

1000 Rochester Hills Drive
Rochester Hills, MI 48309

248-656-4600

[Government](#) | [City Services](#) | [Community](#) | [Reference Desk](#) | [Business Climate](#)

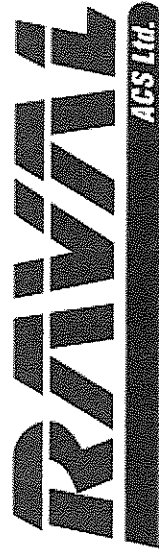
[Search](#) | [Site Map](#) | [Contact](#)

Contact the City of Rochester Hills webmaster by clicking [here](#)

If you are experiencing technical problems with our website, please report them [here](#)

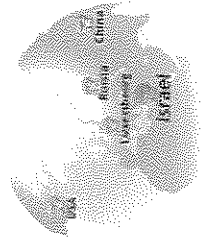
Site Design/Development by





We make fuel greener

RAVAL USA PLANT LINE UP

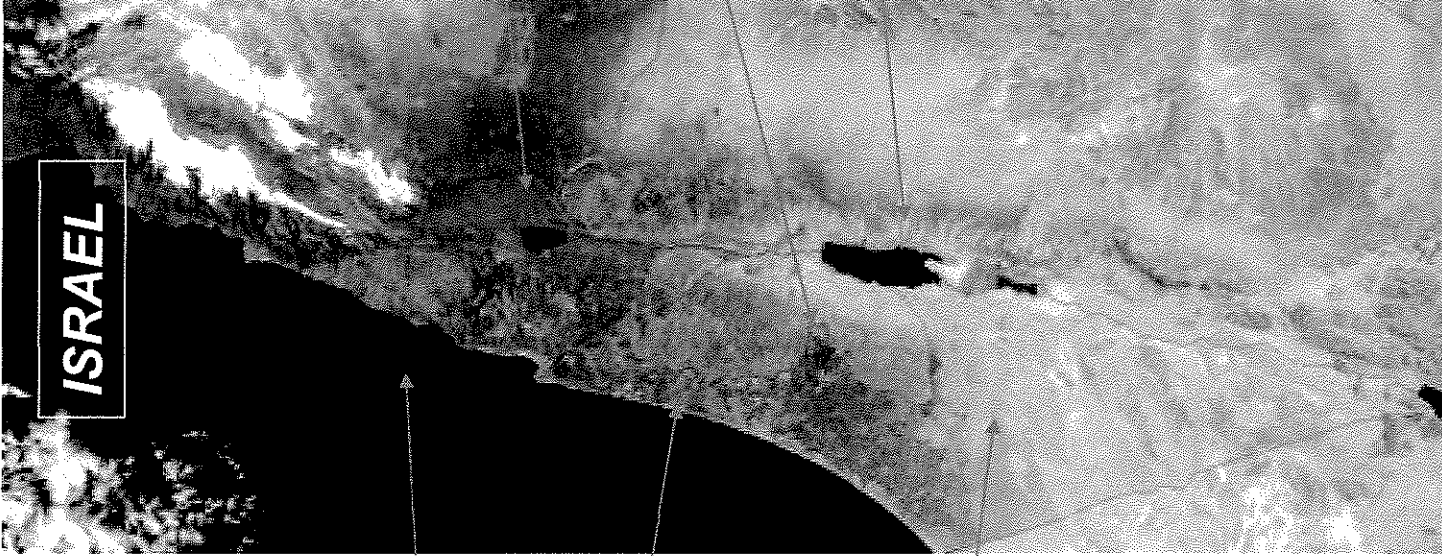


Introduction

- RAVAL is manufacturer and designer of
 - Venting Systems (internal/external, integrated with fuel lines)
 - Venting Valves (ROVs, ICVs, FLVVs, Liquid-Traps and others for Plastic & Metal tanks)
 - Pressure holding Valves
 - Urea Valves
- RAVAL is in compliance with:
 - Full coverage of Emission Requirements: LEV-1, LEV-II, P-ZEV.
 - Design and engineering according to customer and OEM requirements.

History Milestones

- 1971 Establishment of RAVIV.
- 1995 Establishment of Fuel Venting Dept.
- 1999 First Valve supplied to Polo VW.
- 2000 RAVAL established as business unit.
- 2002 Establishment of RAVAL Luxemburg plant.
- 2004 Shamrock Capital Growth invests in RAVAL.
- 2005 RAVAL US Inc business unit is opened.
- 2007 RAVAL China plant opened.
- 2008 Establish Raval USA plant.



ISRAEL

Mediterranean sea

Tel Aviv

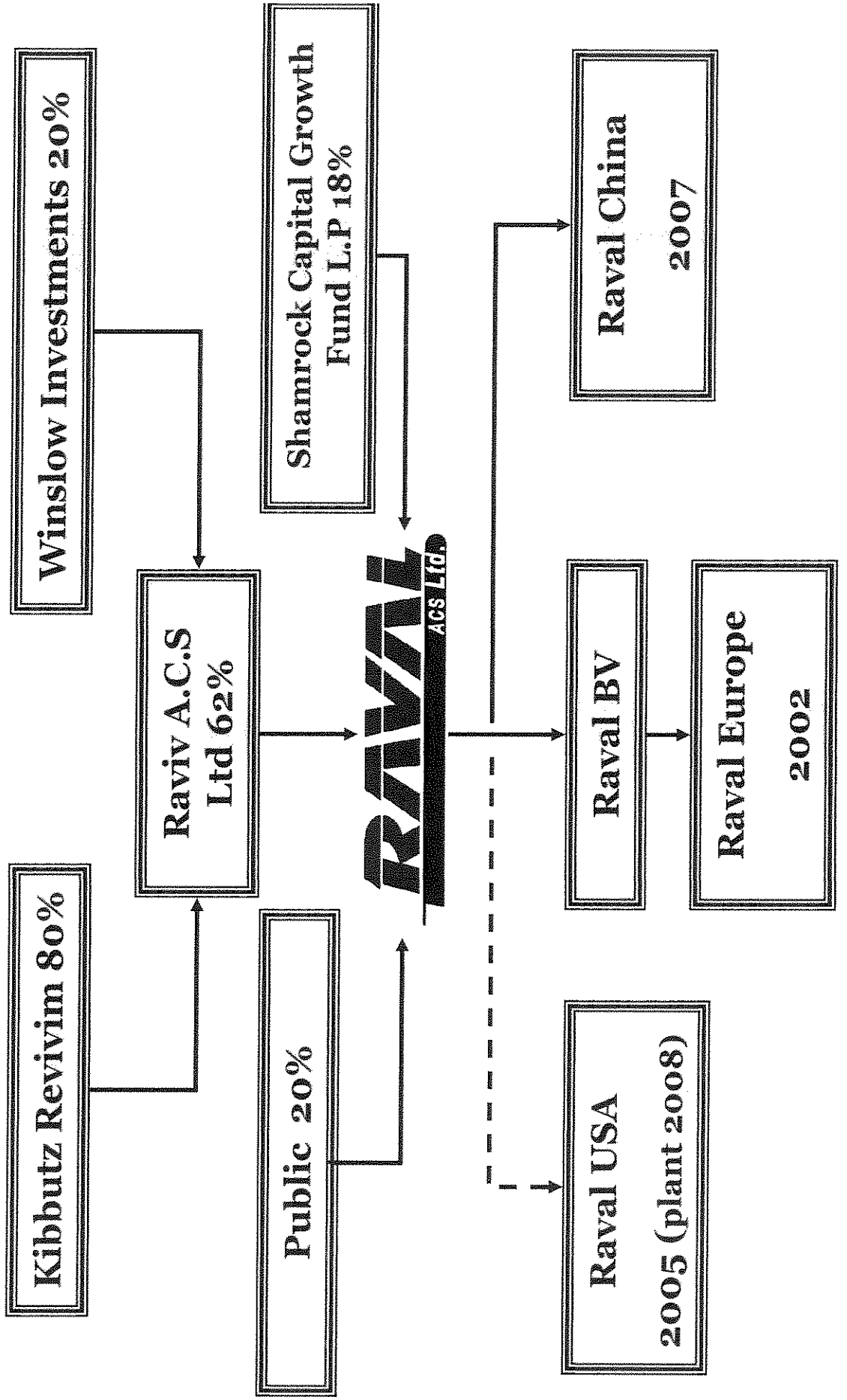
Revivim - RAVAL

Sea of Galilee

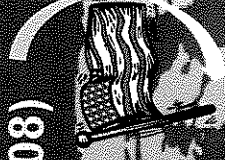
Jerusalem

Dead Sea

Organization Chart

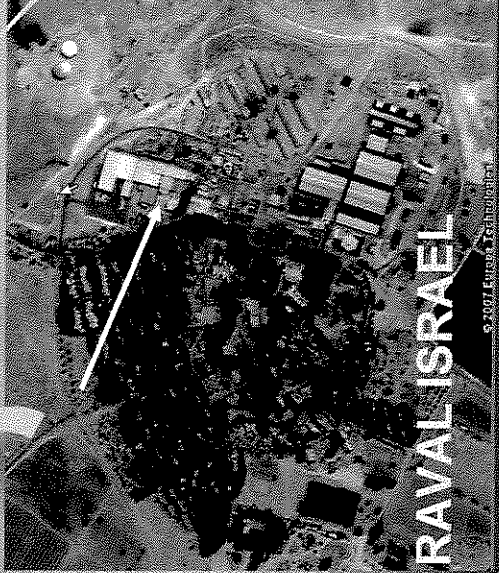


**RAVAL USA OFFICE
(& PLANT 2008)**



RAVAL LUXEMBURG

PLANT 2002



RAVAL ISRAEL





















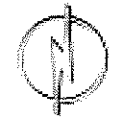

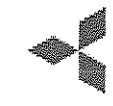







HQ & PLANT



RAVAL CHINA

PLANT 2007

Current Customers

							
Citroen	Audi	Mercedes-Benz	Visteon	Chrysler	Inergy	Land Rover	Ford
							
Mazda	GM	Mini Cooper	Porsche	Toyota	Yapp	Great Wall	UAES
							
Bentley	Bosch	Volkswagen	Jaguar	Opel	Magna Steyr	Mitsubishi	
							
BMW	Kautex	Rolls-Royce	Skoda	Nissan	TI Automotive	Hyundai	

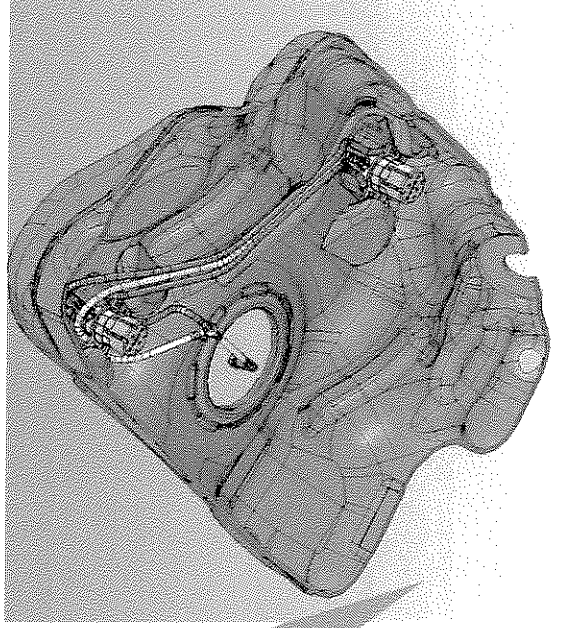
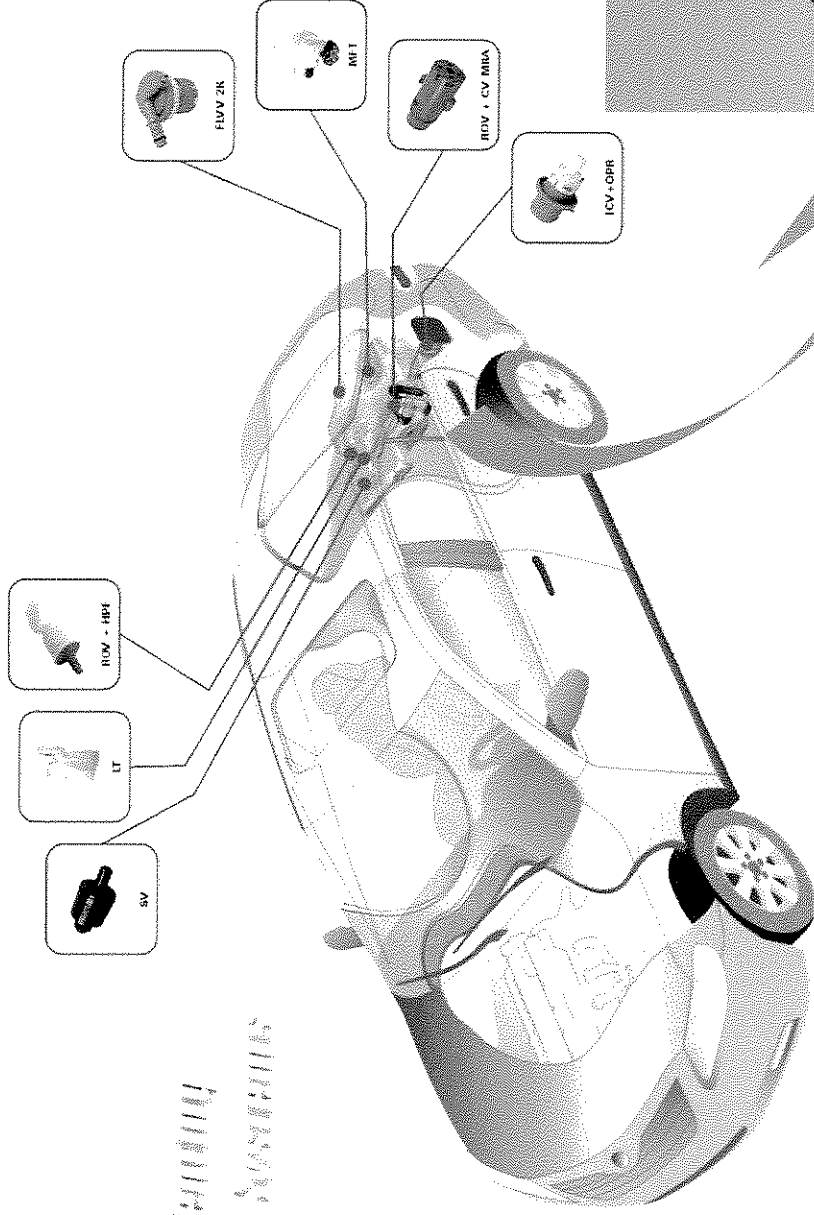
Global Staff

- **RAVAL ISRAEL - HQ & Plant**
 - 125 employees
 - 35 Engineers
- **RAVAL Luxemburg – Plant 2002**
 - 35 employees
 - 5 Engineers
- **RAVAL China – Plant 2007**
 - 18 employees
 - 5 Engineers
- **RAVAL USA - Office** (plant 2008)
 - General Manager
 - 6 Team Members
 - 2 Engineers

Global Expansion Experience

- 2000 RAVAL ISRAEL - HQ & Plant
- 2002 RAVAL Luxembourg – Plant
- 2007 RAVAL China – Plant
- 2008 RAVAL USA - Plant

Fuel Venting System



Photos of Valves.ppt

High Vacuum
Systems

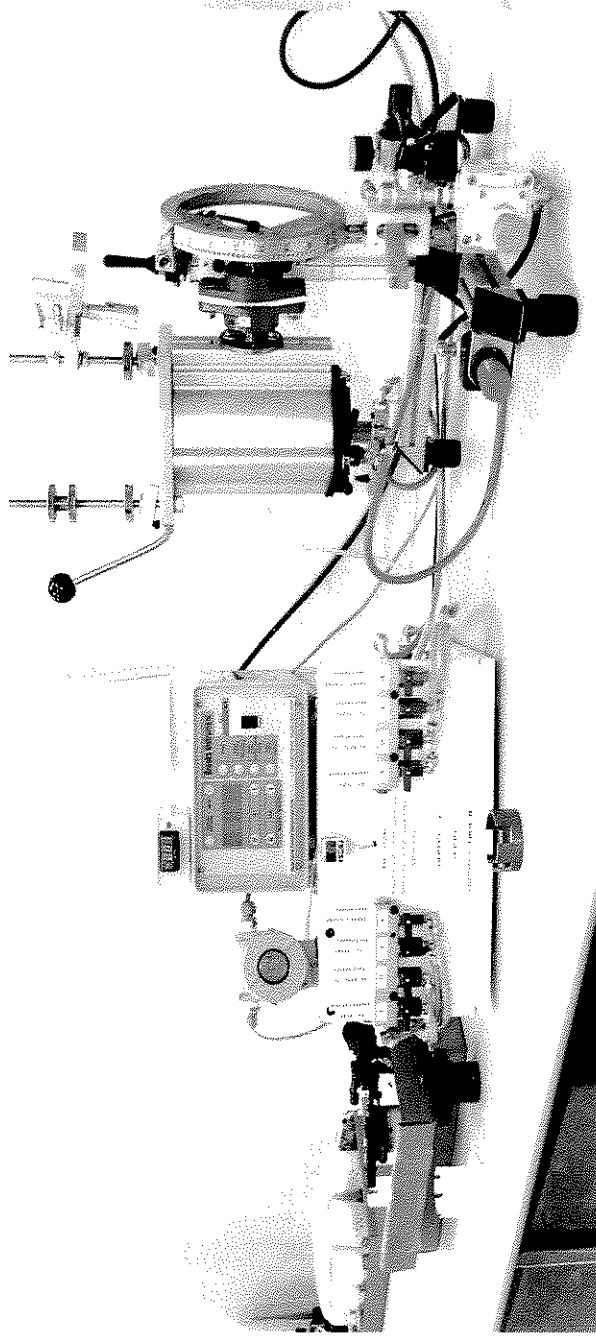
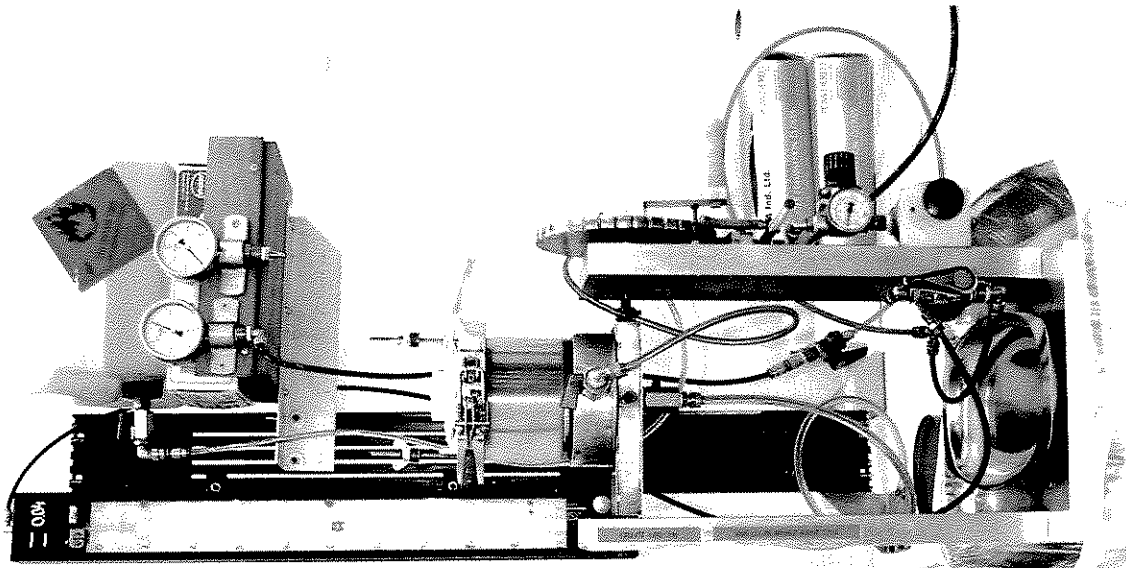
New ROV Assembly & Test Line



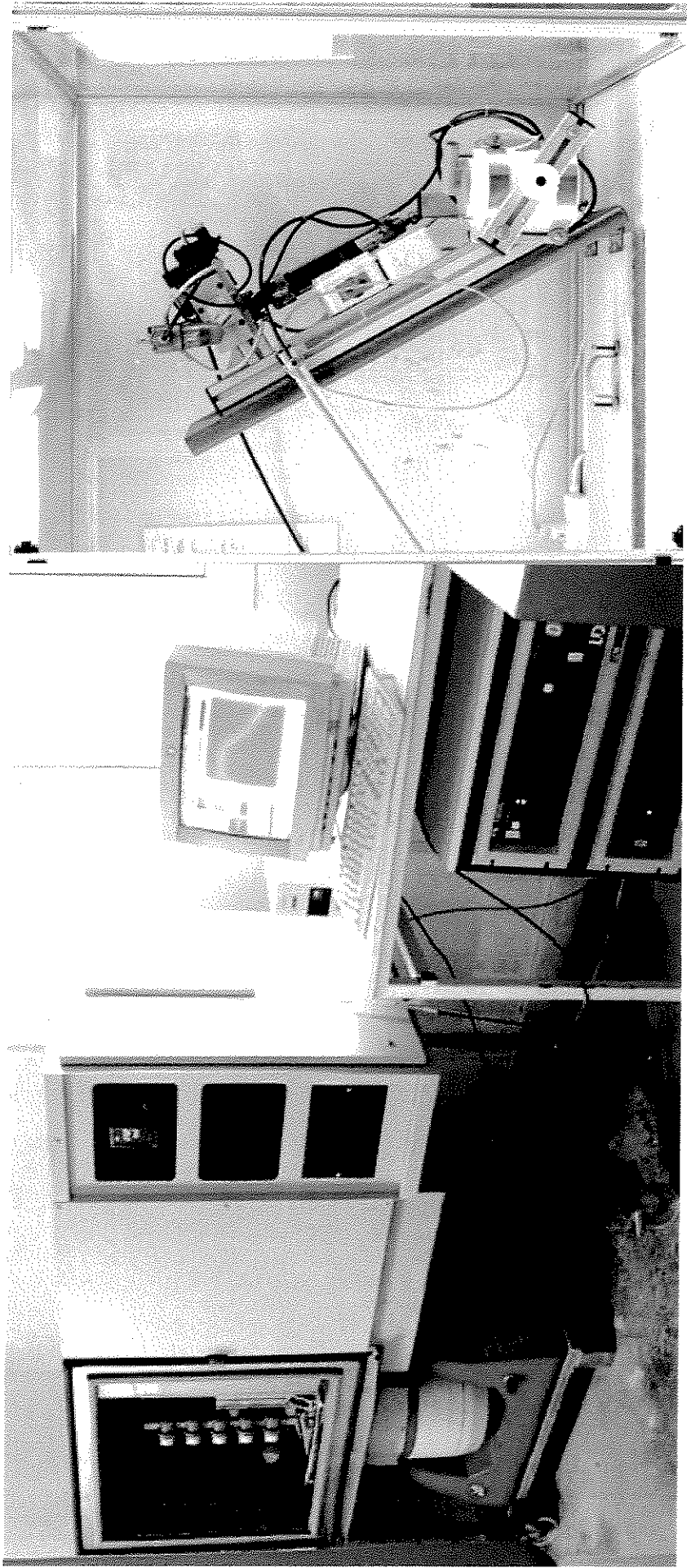
FLVW Assembly & Test Line



Lab Tests Manual Test Stations



Life Cycle Equipment



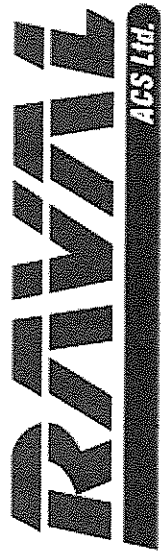
Our Strengths

- Advanced technology : *Modular design; Best Materials*
- Resident engineering worldwide
- High quality : *Full traceability; 100% functional check.*
- Correlation to Emission & Permeation standards.
- Competitive pricing
- Your partner – We are here for you

RAVAL- Israeli Team



Thank You for your kind attention



We make fuel greener

