

11 January 2024

To whom it may concern,

IDEXX is a global leader in pet healthcare innovation. Our diagnostic and software products and services create clarity in the complex, constantly evolving world of veterinary medicine. We support longer, fuller lives for pets by delivering insights and solutions that help the veterinary community around the world make confident decisions—to advance medical care, improve efficiency, and build thriving practices. Our innovations also help ensure the safety of milk and water across the world and maintain the health and well-being of people and livestock. IDEXX Laboratories, Inc. is a member of the S&P 500® Index. Headquartered in Maine, IDEXX employs nearly 11,000 people and offers solutions and products to customers in more than 175 countries and territories.

IDEXX has owned and operated a diagnostic reference laboratory in Wetherby for 27 years and employs 150 employees at this location. Our Wetherby location is our main core laboratory in the United Kingdom and support our overall UK lab network by providing advanced diagnostic services. Operations of this lab are critical to IDEXX and the overall UK veterinary community. IDEXX continues to experience sustained growth at this location which has required the upgrade of our mechanical infrastructure to support additional lab equipment and air flow in the lab. The new mechanical equipment upgrade that is required to support our business is a new air handler to increase the capacity in the lab and to supplement the existing aged air handlers. Adding exhaust and supply air capacity will allow us to bring additional lab equipment to increase our processes; increasing our ability to service our customers. The growth will add greater job security for our employees. The new air handler is critical to support the health and safety of our employees as well as the critical services IDEXX provides to the greater UK veterinary community. Our aged existing air handler equipment does not have the capacity to handle the necessary growth or the health and safety of our employees. Our most pressing concern, as always, is the health and well-being of our employees which this unit will ensure.

The location for the new air handler is requested for the south side of our property, as shown in the drawing submittal. To have the least impact on our neighbors, this location allows for the unit to be visually hidden from the surrounding neighbors as well as from the street. This location is also most desirable to allow for a low impact installation and operations. We have explored options on all other sides of the property but there are challenges with each of these options. After exhaustive due diligence we have found that the south side is most desirable. IDEXX is also willing to plant trees on the property to keep the environmental considerations required. Drawings and descriptions of each location option to follow.

WEST SIDE:

There is enough length on the property for the installation of the unit but due to the narrow piece of property there will not be enough space to service the new unit properly. We would be affecting our fence boundary as well as nearby resident's boundary fence. This will not be possible.

NORTH SIDE:

We have explored the north side of the building. This position forces us to eliminate 6 parking spots. We are challenged with the car park currently and eliminating these spots would be a detriment to our employees. Another issue would be having to relocate our waste disposal which would not provide disposal lorries to maneuver the

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space to tip the bin up and remove safely. There is also an installation challenge with this location as the distance to install ductwork will be longer and could be a challenge on the workings of the new unit. www.idexx.co.uk

EAST SIDE:

We are in the process of adding an expansion to our lab. We are hopeful to begin construction early 2024. The installation of the new unit would be a challenge due to the construction of the addition to the building. This location position would also be in the front of our building and would not be visually pleasing for the business and our customers.

ROOF TOP PLATFORM:

This is a doable option but the cost to do this presents a hardship on our budget for this site. The logistics also presents a height several meters above our mezzanine roof top height. We would have a crawl space left under the platform which would allow us to service and access the underside of the unit and space to repair our roof if needed. This height could present a visual challenge for surrounding residents. The installation of the platform would interrupt business which would also be undesirable to IDEXX.

SOUTH SIDE LOCATION:

IDEXX is willing to offer ways we can install the unit to help with not compromising the tree root protection on our property. We will limit the platform size by making the unit narrow but tall. This would help with the amount of ground we obstruct. The base will be built on a raised platform, also limiting the area to affect the ground. This location also offers us the best path of travel for duct and electrical connections. IDEXX finds this location option the most desirable from both a logistic and financial perspective.

Thank you for your attention,

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