



APRIL 1, 2014

IDI – Industrial Developments International, LLC
Gilbert G. Mesa, Vice President - Development



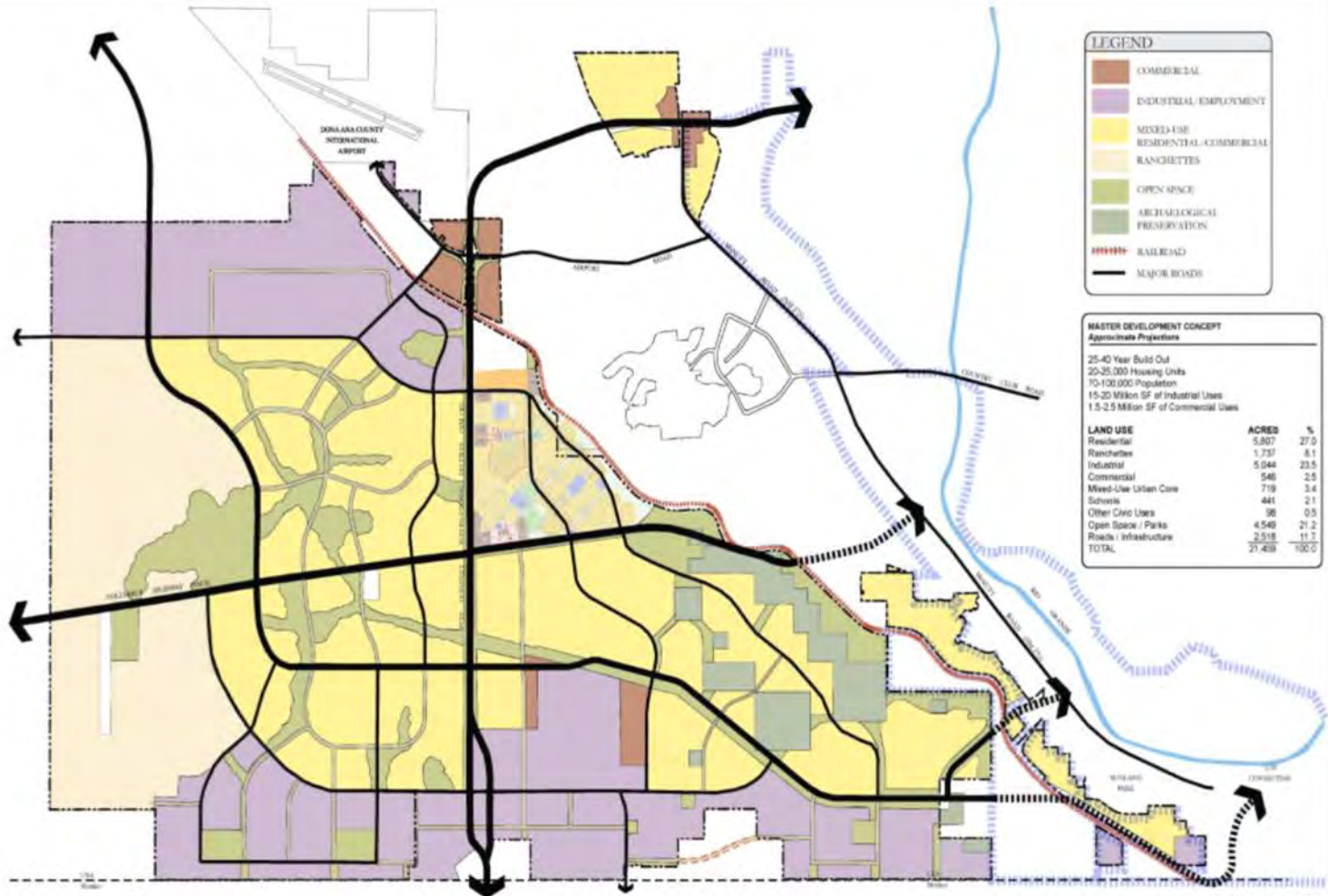
SO WHAT'S HAPPENING IN SANTA TERESA???



LOTS!



SANTA TERESA APPROVED MASTER PLAN



| LEGEND | |
|--------------------|----------------------------------|
| [Brown Box] | COMMERCIAL |
| [Purple Box] | INDUSTRIAL EMPLOYMENT |
| [Yellow Box] | MIXED-USE RESIDENTIAL-COMMERCIAL |
| [Light Yellow Box] | RANCHETTES |
| [Light Green Box] | OPEN SPACE |
| [Dark Green Box] | ARCHAEOLOGICAL PRESERVATION |
| [Red Dashed Line] | RAILROAD |
| [Thick Black Line] | MAJOR ROADS |

| MASTER DEVELOPMENT CONCEPT Approximate Projections | | |
|---|---------------|--------------|
| 25-40 Year Build Out | | |
| 20-25,000 Housing Units | | |
| 10-100,000 Population | | |
| 15-20 Million SF of Industrial Uses | | |
| 1.5-2.5 Million SF of Commercial Uses | | |
| LAND USE | ACRES | % |
| Residential | 5,807 | 27.9 |
| Ranchettes | 1,737 | 8.1 |
| Industrial | 5,044 | 23.5 |
| Commercial | 546 | 2.5 |
| Mixed-Use Urban Core | 719 | 3.4 |
| Schools | 441 | 2.1 |
| Other Civic Uses | 98 | 0.5 |
| Open Space / Parks | 4,549 | 21.2 |
| Roads / Infrastructure | 2,518 | 11.7 |
| TOTAL | 21,499 | 100.0 |

Revised by:
Verde Realty
August 21, 2009



MASTER DEVELOPMENT CONCEPT

MASTER PLAN

MP-06

Amendment No. 2

BOCC Approval: November 10, 2009

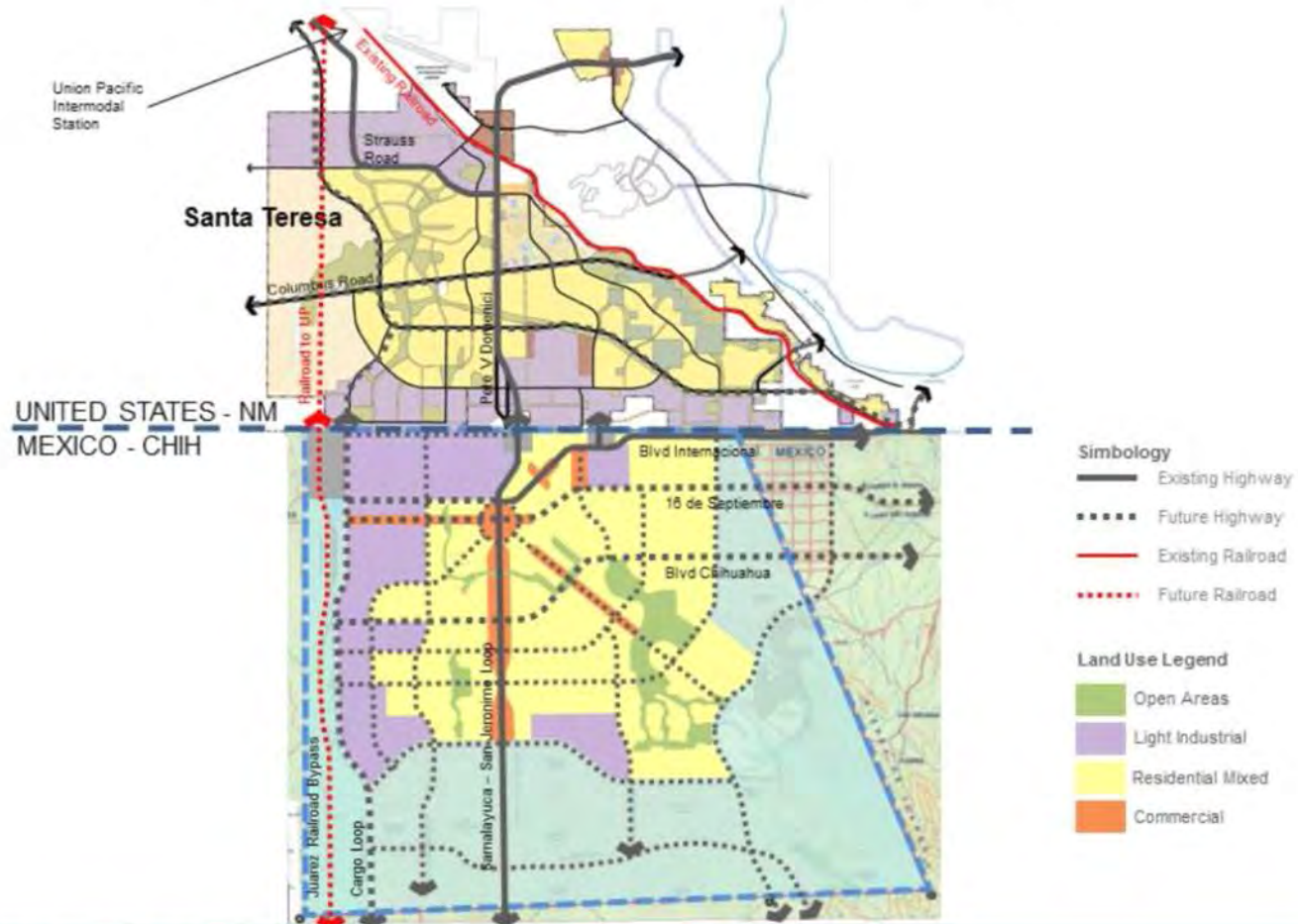


SANTA TERESA



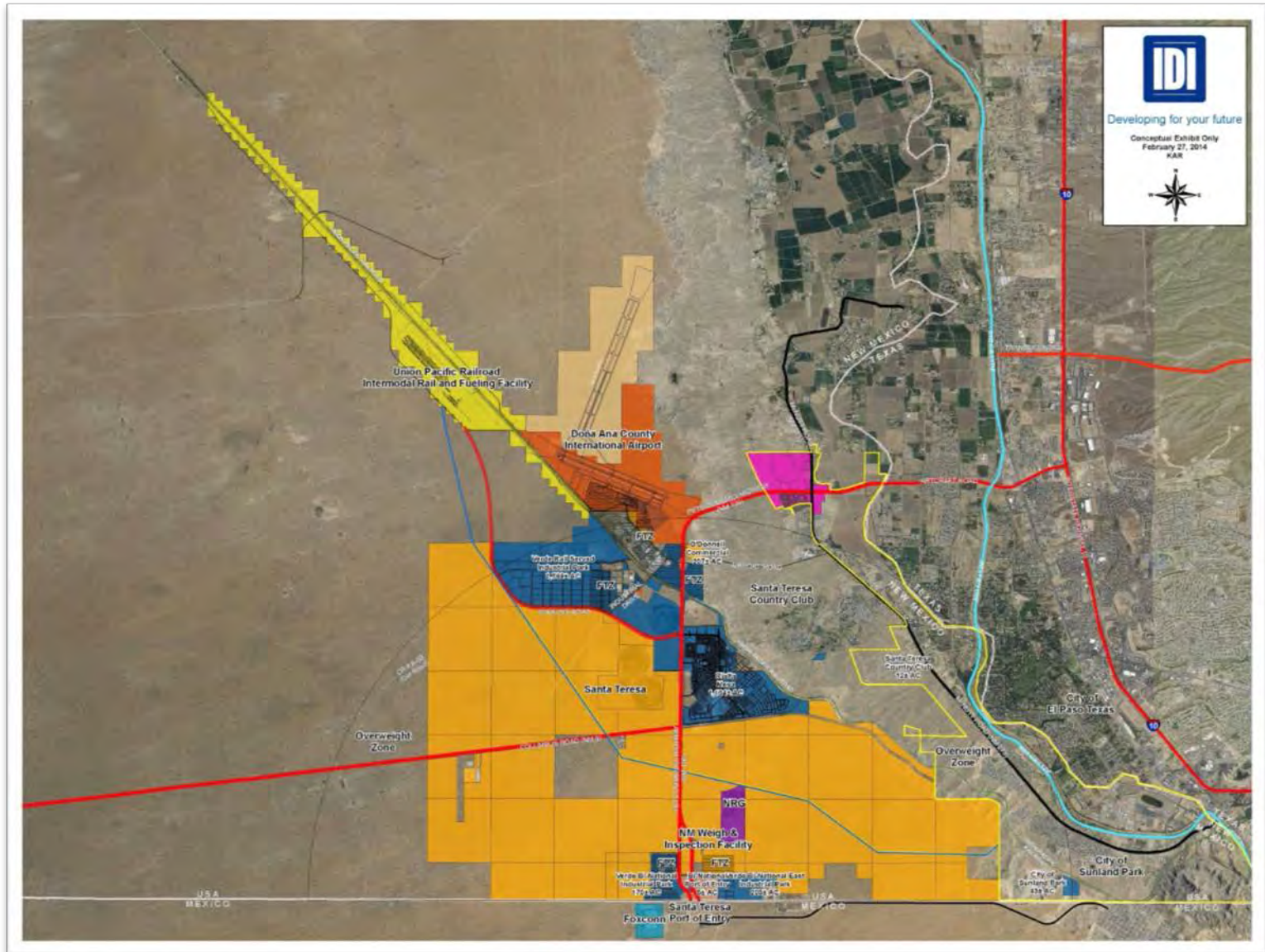
SAN JERONIMO / SANTA TERESA MASTER PLAN

San Jeronimo/Santa Teresa Master Plan





SANTA TERESA – DOÑA ANA COUNTY





INVESTMENT in SANTA TERESA

1. UPRR Intermodal Terminal at Santa Teresa (\$400m+ investment)

a) Intermodal Ramp / Refueling / Crew Changes

- Fully operational April 2014
- 2,200 acres (largest UPRR facility in the US)
- Lift capacity = 220,000 intermodal containers per year
- Rail access to West Coast (Long Beach/Oakland/Lathrop); Pacific Northwest (Seattle/Tacoma); Midwest (Chicago/Joliet); and Southeast (Memphis/New Orleans/Atlanta/Charlotte)
- Rail access to Mexico Interior and Pacific Ports
- 3,000 construction jobs / 600 permanent jobs by 2020

2. Infrastructure

a) Water & Wastewater (\$36m+ investment)

- 3 New Water Treatment Facilities
- 1 New Wastewater Treatment Plant (under design)
- 1 Expanded Wastewater Treatment Plant (under design)
- 2 New Storage Tanks (3 MG)
- 6 New or Upgraded Water Wells
- Airport Industrial Park Fire Pump Station Upgrades



INVESTMENT in SANTA TERESA

2. Infrastructure – cont.

b) Electric (\$99m+ investment)

- Montoya to Santa Teresa 115KV Transmission Line (\$13.5m)
- Santa Teresa Substation Upgrades (\$2.5m)
- Other System Improvements (\$1.5m)
- 20 MW Photovoltaic Solar Power Plant – power for 6,600 homes (\$82m in 2011)

c) Transportation

- Strauss Road – 6.1 miles concrete pavement (\$12m)
- Domenici Highway Milling & Inlay - NM/TX state line to Strauss Road (\$5.4m)
- Santa Teresa Port-of-Entry Upgrades (\$26m in 2012)
- State Weigh & Inspection Facility (\$15m in 2013-14)
- Dona Ana County Airport – 9,549' long runway (\$9.2m in 2010-11)
- 6-mile Overweight Zone (96k lbs. vs. 80k lbs.)
- Pre-Clearance Pilot Project



UPRR Intermodal Terminal at Santa Teresa



Third Party documentation by:

EAGLE'S EYE
Aerial Photo Solutions
505-980-2499

Project No. 10116
UPRR Santa Teresa
Facility

Photo Date:
2/26/14

File #:
14668

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UPRR Refueling Facility





West Mesa WWTP





Industrial Drive Water Treatment Plant





Airport Industrial Park Fire Pump Station





Strauss Road Entrance at Domenici Highway





Strauss Road





NM Weigh & Inspection Facility





GROWTH in SANTA TERESA

1. Industrial Park Growth

- a) Santa Teresa Intermodal Park Expansion – 82 acres (\$2m investment in 2013)
- b) Logistics Industrial Park Master Plan – rail served industrial park (1,300+ acres)
- c) Santa Teresa Southern Railroad – shortline rail operator
- d) Mallory Metals Expansion
- e) Southwest Steel Coil Expansion
- f) Interceramic Tile
- g) JH Rose Logistics
- h) Ferza – transload operator
- i) Oak Tree Inn & Penny's Diner
- j) Iron Horse Resources – corn sweetener and other bulk commodities (22 acres)
- k) Santa Fe Aero Services – avionics & aviation maintenance
- l) ERO Resources – mechanical services for rail (6 acres)
- m) UETA Duty Free Shop
- n) Metal Recycling Facilities
 - W. Silver (5.5 acres)
 - Kalisch Chatarra (29 acres)
- o) Rail Container Storage Yards
 - Twin Cities (30 acres)
 - Stagecoach Cartage & Distribution (10 acres)
 - Transmaritime (25 acres)



Oak Tree Inn & Penny's Diner





UETA Site





Ironhorse Resources





JH Rose Logistics





Santa Teresa Intermodal Park Expansion (south)





Santa Teresa Intermodal Park Expansion (north)





W. Silver Construction Site





Twin Cities Construction Site





Transmaritime Construction Site





Santa Teresa Southern Rail Spur Facilities





2. Residential Growth

- a) Villa Valencia – SW quadrant (Domenici Hwy & McNutt Road)
 - 241 developed lots
 - 107 lots under construction
- b) Villa Valencia – NW quadrant (Domenici Hwy & McNutt Road)
 - 200 lots under construction
- c) The Grove (Country Club Road & West Side Road)
 - 96 developed lots
- d) Rio Vista Subdivision
 - 145 developed lots



Villa Valencia SW





Villa Valencia NW





The Grove





Setting Industry Standards since 1989