Overview

Centinela Industrial Park (“CIP”) is a 706 hectare (1,739 acres) master planned industrial park strategically located just south of the US-Mexico border and west of the City of Mexicali. Comprised of Phases I and 2 of the four-phased Silicon Border, CIP is independent of Silicon Border and resides in a premier location offering for sale, lease, and build-to-suit sites for manufacturing or distribution with close proximity to serve USA and global markets.

Property highlights

- Low cost structure in a strategic North American location
- Access to reliable electric power, fresh water, waste water treatment and fire suppression systems
- Access to highly educated, skilled, quality conscious labor pool (at competitive rates), R&D facilities (UABC Engineering Campus), and three technical universities in Mexicali
- Incentive packages from state, local, and federal governments
- Strategic location within proximity to the North American market with advantage of providing products “on time”

Land area

<table>
<thead>
<tr>
<th></th>
<th>PHASE I</th>
<th>PHASE II</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Acres</td>
<td>Hectares</td>
</tr>
<tr>
<td>Industrial</td>
<td>328</td>
<td>133</td>
</tr>
<tr>
<td>Retail</td>
<td>15</td>
<td>6</td>
</tr>
<tr>
<td><strong>Net Saleable</strong></td>
<td><strong>343</strong></td>
<td><strong>139</strong></td>
</tr>
<tr>
<td>Green Reserve/Donation Land/Roads</td>
<td>162</td>
<td>67</td>
</tr>
<tr>
<td>Rustic Land*</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td><strong>Gross Total</strong></td>
<td><strong>505</strong></td>
<td><strong>206</strong></td>
</tr>
</tbody>
</table>

* Use can be changed to permit industrial
Facts and figures

Data and telecommunications

• Data and telecommunications capable of speeds from 10 MBPS up to 1 GBPS
• Voice capabilities (E1 digital trunks with modular 30 channel capacity)

Natural gas

• Provision of a 250 mm line, capable of providing 2M cubic meter service per month
• Potential additional service (high volume users) - available from the 42-inch Sempra gas high pressure line, which runs adjacent to the site

Electricity

• Current capacity up to 5 MW of power
• Future provision of 36 MW (expandable) of medium tension power
• Future provision of 150 MW of high-tension power
• Potential availability of alternate power sources within close proximity to site: InterGen, Imperial Irrigation District, Sempra Energy

Water supply

• Onsite water treatment facilities - current capacity of 40 lps and can be expanded to provide higher levels of supply

Waste water treatment

• Located on site, with a capacity of 200 lps, expandable as required

Fire protection

• State-of-the-art fire protection system including hydrants and pipes, a fire protection pumping system and fire water mains (Phase I)