

**CENTINELA INDUSTRIAL PARK AT SILICON BORDER**  
**PROJECT SUMMARY / FACT SHEET**  
**SEPTEMBER 2013**

**A. LAND AREA**

- a. Phase 1:
  - i. 505 gross acres / 206 gross hectares
  - ii. 343 net saleable acres / 139 net saleable hectares
  - iii. 328 acres / 133 hectares industrial
  - iv. 15 acres / 6 hectares retail
- b. Phase 2:
  - i. 1,234 gross acres / 500 gross hectares

**B. OWNERSHIP**

Centinela Industrial Park at Silicon Border (“CIP”) is comprised of Phases 1 and 2 of the four phased Silicon Border Project. CIP is independent of Silicon Border and is managed and wholly owned in fee simple form by JP Morgan Bank F578, a trust, the sole beneficiary of which is a trust controlled by Clarion Partners. Clarion Partners, one of the largest privately owned real estate investment managers in the Americas with over \$28 billion in assets under management, and has managed investment real estate on behalf of institutional investors for more than 30 years. The firm is headquartered in New York and has a presence in major markets across the United States as well as Brazil, England and Mexico.

Phase I was acquired by Public Deed number 37,395, dated June 3, 2008, and recorded on the Public Registry of Property of Baja California on June 25, 2008 under entry number 5483920, Civil Section. Phase II was acquired by Public Deed 37,773, dated June 30, 2008, and recorded on the Public Registry of Property of Baja California on September 9, 2008 under entry number 5495068, Civil Section. There is title insurance for Phase I from First American Title Insurance Company.

*A copy of original documentation is available upon request.*



## C. LOCATION

The property is located at Km 15.5 Carretera Mexicali Tijuana, south of the US-Mexico border and west of the City of Mexicali. Centinela Mountain rises on the west edge of the property. CIP enjoys extensive frontage on Highway 2, the four lane east west highway that connects Mexicali and Tijuana. Additionally, the toll road which functions as Mexicali's ring road terminates adjacent to Centinela Industrial Park.

## D. ZONING

Centinela Industrial Park is located in the Municipality of Mexicali in an area known as "Corredor de Gran Industria Cuapah - Centinela" which is compatible for industrial use as confirmed in the zoning letter issued by the Urban Administration Office of Mexicali on June 26, 2008.

*Copy of such document is available upon request.*

## E. PERMITTED USE

As stated on the condominium authorization described in section D. above, the permitted use of Phase 1 is Industrial, with Retail, University and Services uses (see attached table for more detail) Under the applicable zoning laws, Phase 2 is considered rustic land which is land in its original natural state. If needed to satisfy the demand for industrial land, Phase 2 can be developed by making a formal request before the environmental authorities to change its permitted use.

## F. REAL ESTATE TAXES

The private units of Phase 1 are identified for tax purposes with the cadastral numbers stated on the attached table.

Phase 2 is identified with the cadastral number 13-J8065004.

On 2012, the real estate tax for all units in Phase 1 was approximately \$1,600,000 pesos and \$24,000 pesos for Phase 2.

*2012 Property Taxes receipts are available upon request.*

## G. CONDOMINIUM REGIME

A condominium regime (the "Condo Regime") over Phase 1 was authorized by the Municipality and was formalized by Public Deed number 39,330, dated October 21, 2008 and recorded before the Public Registry of Property of Baja California on October 21, 2008 under entry number 5500469 forming 16 units. The Condo Regime was modified by Public Deed number 52,272, dated October 10, 2011, whereby original unit 8 of was divided into 8 new units. As a result, currently the Condo Regime is integrated by the units described on the attached table.

*City authorization can be made available upon request.*

## **H. EASEMENTS**

Easements exist for CFE overhead power lines and for water canals within the Park.

## **I. FIBER OPTICS AND VOICE COMMUNICATIONS**

TELNOR is willing to provide fiber to the site, capable of speeds from 10 MBPS up to 1 GBPS, for either internet access links or point to point data to any destination. For voice, TELNOR can meet the requirements of E1 digital trunks, with modular 30 channel capacity. Discussions are ongoing with additional service providers.

## **J. FIRE PROTECTION**

The Phase 1 land area has a state of the art fire protection system that includes hydrants and pipes, a fire protection pumping system, and fire water mains.

## **K. NATURAL GAS**

ECOGAS has provided a will-serve letter, under which they will provide gas service to the site. The project is currently awaiting final pricing from them on the provision of a 250mm line, capable of providing 1M cubic meter service per month. Additional service for high volume users may be available from the 42 inch Sempra gas high pressure line, which runs adjacent to the site.

## **L. STREETS**

A primary improvement is the street that runs from the main gate to the northern end of Phase I. This concrete road has two lanes in each direction with median, curbs and sidewalks. The construction of the road is suitable for heavy usage and truck traffic. Underneath and alongside the roads, there is a subsurface utility system with pipes that carry fresh water and water for emergency use to the fire hydrants spaced out along the main driveway. The subsoil system includes conduit to facilitate the ready installation of power lines.

## **M. LIGHTING**

All street lights illuminating the project streets are powered by low energy LED fixtures.

## **N. SECURITY**

A guard station and gate has been built as a permanent fixture at the entrance to the park. Security is currently provided by a combination of patrolling and stationary guards.

## **O. ELECTRICITY**

The site currently has capacity of up to five 5 MW of power, however, CFE has provided a will-serve letter with the following additional alternatives to satisfy higher power requirements: firstly, the

provision of 36 MW (expandable) of medium tension power (34.5 KV) and secondly, the provision of 150 MW of high tension power (230 KV). The utility rates are approximately \$0.12 and \$0.11 per KWH respectively. Conduit is in place for medium tension power distribution. Apart from the CFE service above, at this unique location park tenants could potentially have access to several sources of power in either medium tension or high tension. InterGen has 1,200 MW gas fired plant less than 500 meters east of the park, Imperial Irrigation District has over 1,000 MW of Gas/Hydro/Geo Thermal within a few kilometers, CFE has over 1,000 of Geo Thermal and other sources within a few kilometers and Sempra Energy has 600MW gas fired plant across the street. The law allows companies to purchase power directly from suppliers, even if those suppliers are located in the United States. CFE prefers to discuss power supplies directly with customers. In discussions with CFE, they have indicated they can bring construction power immediately and the permanent solution in less than 180 days, depending on complexity.

#### **P. WATER SUPPLY**

Centinela Industrial Park currently owns 199 hectares of water rights located within District No. 14 Río Colorado. 98 of the 199 hectares of water rights are duly registered with CONAGUA, the federal water authority, and the remaining 101 hectares are in the process of being registered. The onsite water treatment facilities which treat the water to potable standards have a current capacity of 40 lps, and can be expanded to provide higher levels of supply.

*Water supply details can be made available upon request.*

#### **Q. WASTEWATER TREATMENT**

A wastewater treatment facility is located on site, with a capacity of 200 lps, expandable as required.

## CENTINELA INDUSTRIAL PARK SITE PLAN

