

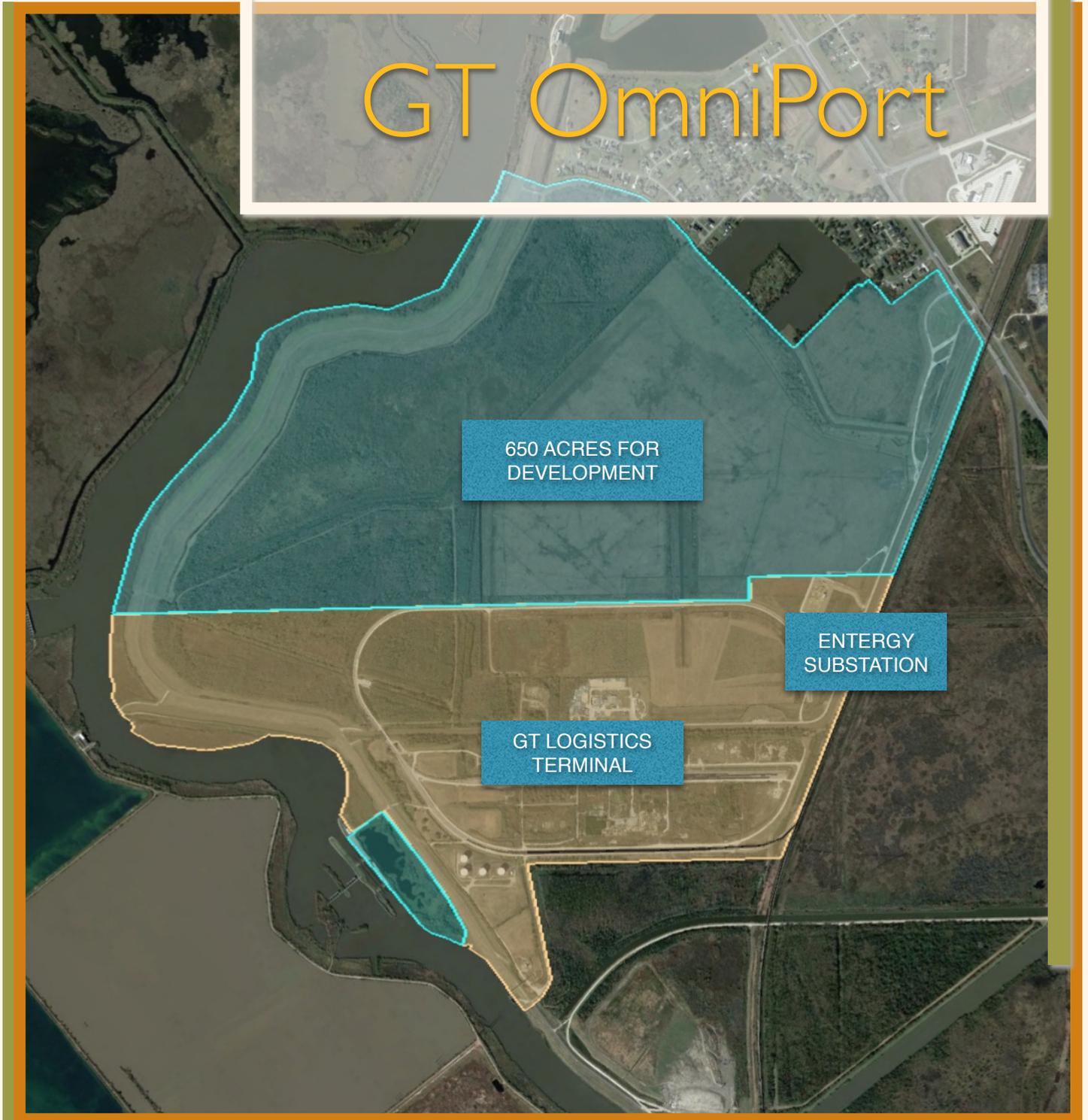
HEAVY INDUSTRIAL DEVELOPMENT

GT OmniPort

650 ACRES FOR
DEVELOPMENT

ENERGY
SUBSTATION

GT LOGISTICS
TERMINAL



Summary

General Site Information

Site Name	GT OmniPort
Site Location	Port Arthur, Jefferson County, Texas
Owner	Golden Triangle Properties, LLC
Zoning	None - (Adjacent Land Use is Heavy Industrial)
EDC Agencies	South East Texas COC : Kristi Young : kyoung@bmtcoc.org
	Port Arthur EDC : Floyd Batiste : 409-962-8047 : Fbatiste@paedc.org
	Texas ED : Ashley Lunde, 512-936-0211 : Ashley.lunde@gov.texas.gov
Purchase Price	\$65,000 per acre

Criteria		Availability	Notes
Site	Area	1,200 Acres (650 Available)	Sale or Lease
Utilities	Electricity	35 MW Substation Onsite	Expandable 150MW (Entergy)
	Industrial Water	Unlimited	LNVA Freshwater Canal onsite
	Potable Water	60 GPM	City of Port Arthur
	Wastewater	NA	Planned and in permitting
Air	Area	Ozone Attainment Area	TCEQ - Regulator
Infrastructure	Rail (BNSF)	Unit and Manifest Service	
	Rail (UP)	Unit and Manifest Service	
	Interstate	I-10 (13 miles away by Hwy)	East (13 miles) and West (21 miles)
	Highway	Texas Sate Hwy 73	Adjacent
	Ship Docks	4 Docks	Aframax and Panamax - 42' Draft
	Barge Docks	4 Existing expandable to 9	Taylor Bayou via Intracoastal WW
	Pipelines	60+ Pipelines	0-3 miles from site
	Hurricane Levee	1,100 Acres protected	COE and DD7 Managed

Ship Information

Service Provider	GT Logistics, LLC
Site Location	Sabine Neches Waterway
Depth	Corps Maintained to 42' Draft
Planned Expansion	Corps Planned Expansion to 52' Draft
Dock 1	Aframax - 1,100' x 120' x 42' (draft) Liquids (Refined Products) 15,000 bbl/hr. loading rate 125,000 bbl/day design capacity
Dock 2	Aframax - 1,100' x 120' x 42' (draft) Liquids (Refined Products) 17,000 bbl/hr. loading rate 125,000 bbl/day design capacity
Dock 3	Panamax - Currently Aggregate Unloading
Dock 4	Ocean Going Barge or Panamax - Currently Aggregate Unloading
Dock 5	Barge Dock - Liquids
Liquid Storage	1.5MM BBLS
Operations	24/7/365



Barge Docks

Service Provider	GT Logistics, LLC
Site Location	Taylor Bayou to Intra-Coastal Waterway
Depth	15' Draft
Dock 1 - 4	Loading and Unloading Liquids 5,000 bbl/hr. max loading and unloading rate 60,000 bbl/day design capacity
Dock 5 - 9	15 Acres Liquids, RORO or bulk solids Laydown and storage outside hurricane levee
Misc	Saltwater Locks Upstream of docks
Liquid Storage	200,000 BBLS connected via pipeline
Operations	24/7/365



Rail Information

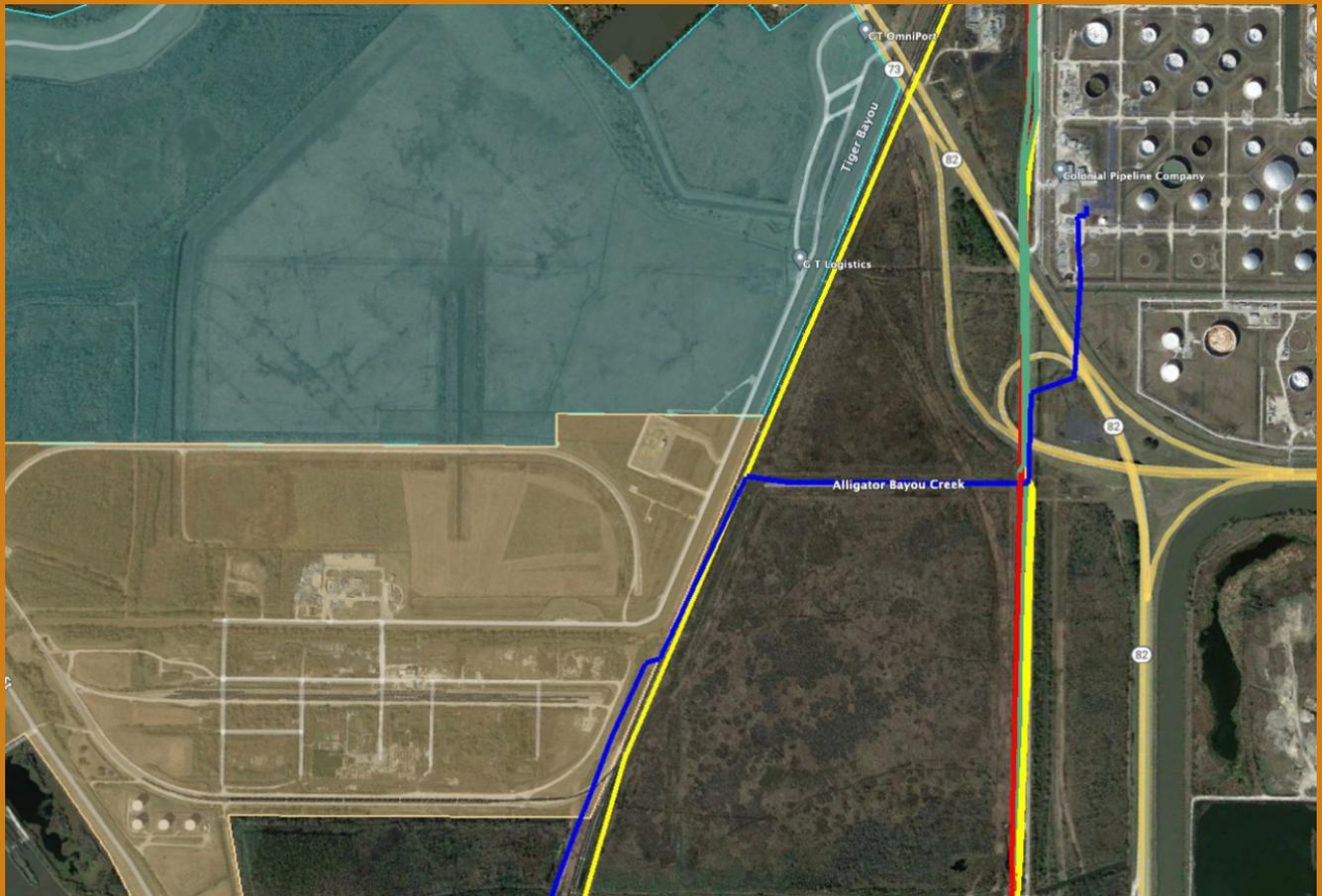
Service Provider	GT Logistics, LLC
Site Location	Port Arthur, Jefferson County, Texas
SIT	650 Existing - Expandable to 3,500
Service	Daily Manifest and/or Unit Train
Mainline Carriers	BNSF - UP -
Transload Stations	Gasoline and Diesel - 18 Stations (Loading) - 50,000 BBL/day Renewable Feedstock - 18 Stations (Unloading) - 50,000 BBL/day
Operational Track	5 Unit Trains - 8 miles
FRA Certified	Engineers, Conductors and Switchmen
Operations	24/7/365
Power	2 Engines with 1 Backup
Transload Capacity	Barge to Rail and vice versa via tanks Truck to Rail and vice versa via tanks Pipe to Rail via Tanks Rail to Ship via Pipes and Tanks



Crude Pipelines

Pipeline Owner	Valero Terminating and Distribution Co.
Commodity	Crude
Data	Dia.=12.75' / East Property Line / Abandoned / Interstate
Data	Dia.= 10.75" / 2,100 ' East of Property Line / In Service / Interstate
Data	Dia.= 8" / 2,100' East of Property Line / Abandoned / Interstate
Data	Dia.= 8" / 2,100' East of Property Line / Abandoned / Interstate
Data	Dia.= 30' / 2,100' East of Property Line / In Service / Interstate

Pipeline Owner	Enterprise Products - Cameron Highway (CHOPS)
Commodity	Crude
Distance	East Property Line
Size	24"
Status	In Service

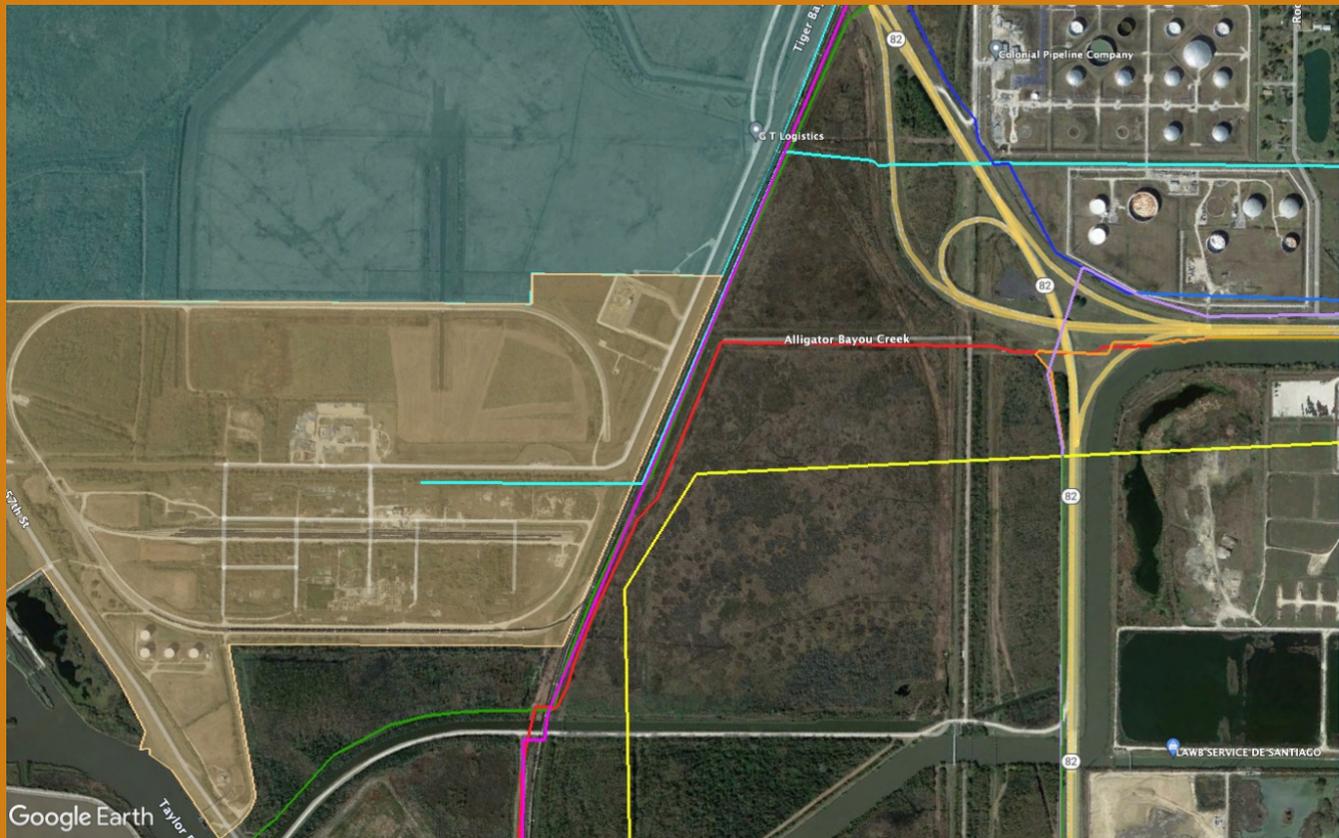


Natural Gas Pipelines

Pipeline Owner	Kinder Morgan
Commodity	Natural Gas
Distance	East Property Line
Size / Status	18" / In Service

Pipeline Owner	Centana Intrastate Pipeline, LLC
Commodity	Natural Gas
Distance	East Property Line
Size / Status	12" / In Service

Pipeline Owner	Energy Transfer Partners, LP
Commodity	Natural Gas
Distance	East Property Line / Onsite
Size / Status	6" / In Service



Natural Gas Pipelines

Pipeline Owner	Oneak, Inc.
Commodity	Natural Gas
Distance	East Property Line
Size / Status	8" / In Service

Pipeline Owner	Centana Intrastate Pipeline, LLC
Commodity	Natural Gas
Distance	East Property Line
Size / Status	12" / In Service

Pipeline Owner	DCP Midstream, LP
Commodity	Natural Gas
Distance	East Property Line
Size / Status	10" / In Service

Pipeline Owner	Kinder Morgan
Commodity	Natural Gas
Distance	2,100' East of East Property Line
Size / Status	20" / In Service

Pipeline Owner	DCP Midstream, LP
Commodity	Natural Gas
Distance	3,000' East of East Property Line
Size / Status	12" / In Service

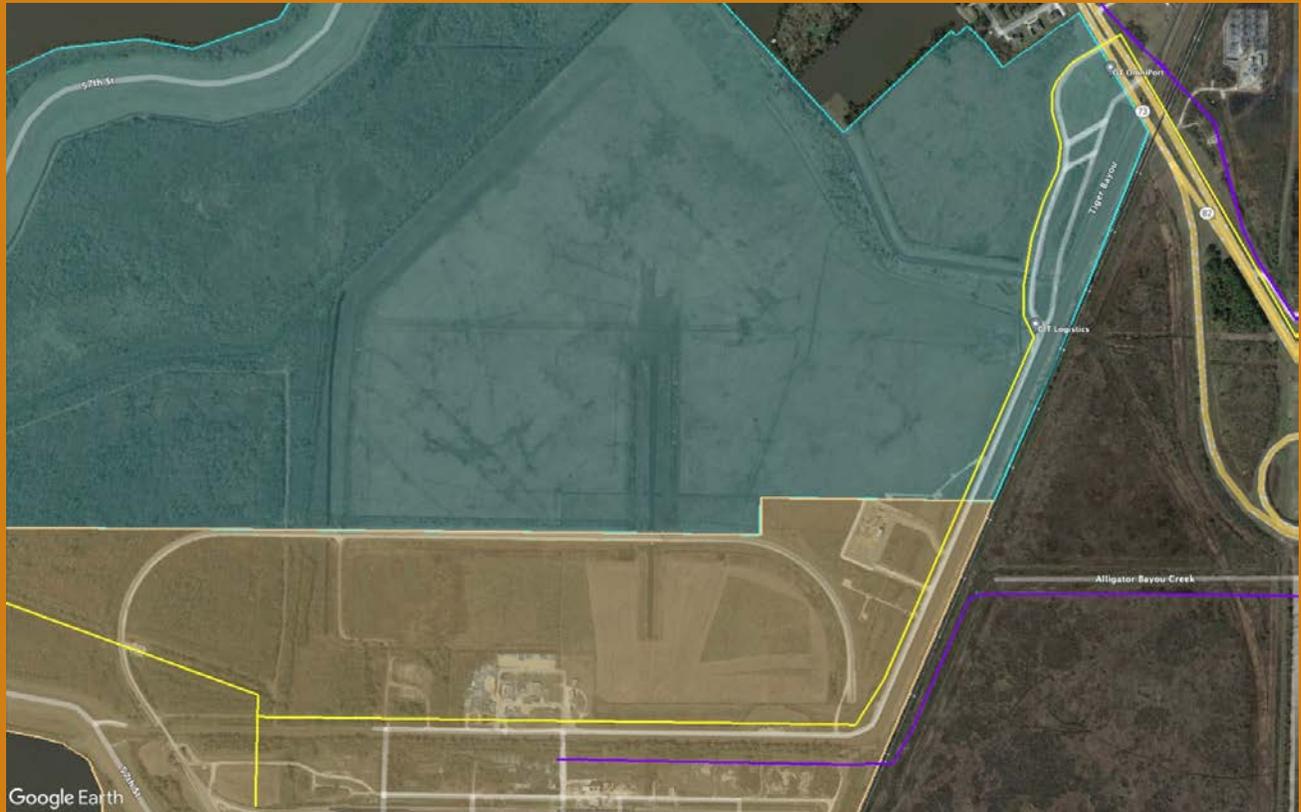
Pipeline Owner	Energy Transfer Partners, LP
Commodity	Natural Gas
Distance	2,200' East of East Property Line
Size / Status	8" / In Service

High Volatile Liquids Pipelines

Pipeline Owner	Koch Pipeline Company, LP
Commodity	Polymer Grade Propylene
Distance	East Property Line
Size / Status	6.63" / In Service

Pipeline Owner	Koch Pipeline Company, LP
Commodity	Butane/NGL/Propane
Distance	East Property Line
Size / Status	8.63" / In Service

Pipeline Owner	Williams Field Services, LP
Commodity	Ethylene
Distance	Onsite
Size / Status	6" / In Service



PIPELINES:

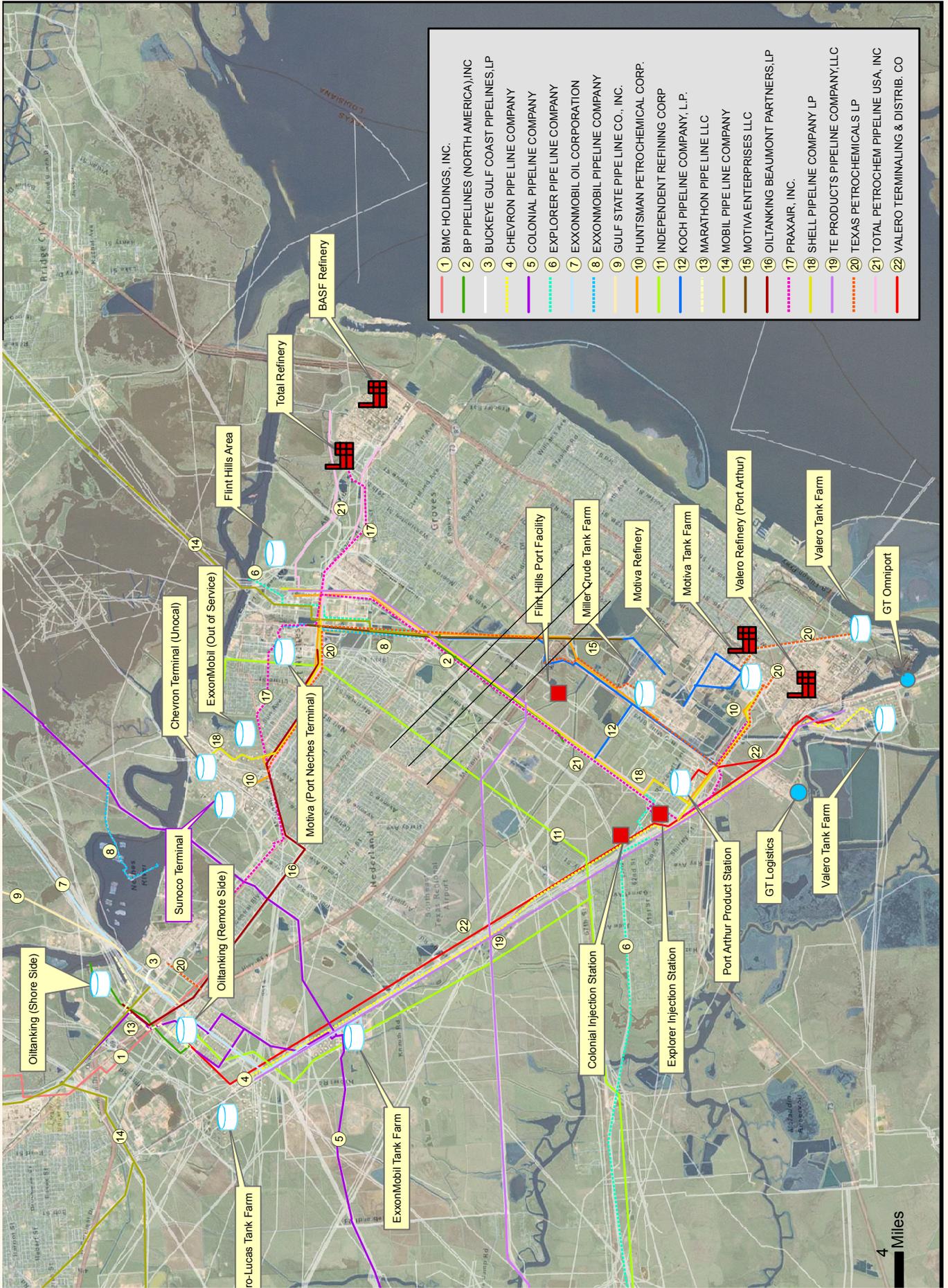
Additional Regional Pipelines include:

1. Hydrogen Pipelines - Air Liquide and Air Products
2. Nitrogen - Air Liquide and Air Products
3. Oxygen - Air Liquide and Air Products
4. Carbon Dioxide - Danbury - Onsite
5. Chemical Grade Propylene
6. Refinery Grade Propylene
7. Acrylic Acid
8. Olefins
9. Isobutadiene
10. Refined Products - Gasoline (4) - Onsite
11. Refined Products - Diesel (3) - Onsite

The locations for these pipelines are held by the pipeline operators. Note that the onsite refined products pipes are connected via the Enterprise Products terminal to both the Explorer Pipeline and the Colonial Pipeline system.

Unlike areas such as Houston, the Port Arthur area pipeline corridors are readily expandable, and new right-of-ways can be acquired at reasonable market rates.

GT OmniPort Master Plan includes corridors designated for pipeline ROWs, and reciprocal easement agreements are included with all land transactions. GT Logistics, the onsite logistic services supplier has acquired ROWs from the main facility to the deep water docks. This corridor is expandable. The facility is also connected via pipeline to the Colonial Pipeline terminal adjacent to the GT OmniPort site.



LOCAL FACILITIES

MOTIVA REFINERY	SPECIFICS
PRODUCTS	GASOLINE, DIESEL, JET FUEL, LUBE OIL, ETHYLENE
CAPACITY	600,000 BBL/DAY
BY-PRODUCTS	COKE AND SULFUR
GENERAL DESCRIPTION	Heavy crude refinery, vertically integrating to Olifins
BD CONTACT	MR. JAY HALL -

VALERO REFINERY	SPECIFICS
PRODUCTS	GASOLINE, JET FUEL, AND RENEWABLE DIESEL
CAPACITY	395,000 BBL/DAY
BY-PRODUCTS	PETROLEUM COKE
GENERAL DESCRIPTION	Heavy and light crude, and renewable fuels refinery
BD CONTACT	MS. BARBARA PHILLIPS





SUNOCO

P66

LION ELASTOMERS

HUNTSMAN

INDORAMA

TOTAL

BASF

ENTERPRISE PRODUCTS

MOTIVA

EXPLORER PIPELINE

COLONIAL PIPELINE

VALERO

PORT OF PORT ARTHUR

GT OMNI[PORT

CP CHEM

OXBOW

LOCAL FACILITIES

COLONIAL TERMINAL	SPECIFICS
PRODUCTS	GASOLINE, DIESEL, JET FUEL, LUBE OIL, ETHYLENE
CAPACITY	2.5M BBL
BY-PRODUCTS	None
GENERAL DESCRIPTION	Terminal is connected to refined product dock, and Explorer and Colonial Pipelines.

CP CHEM	SPECIFICS
PRODUCTS	ETHYLENE, PROPYLENE, OLEFINS
CAPACITY	280,000 BBL/DAY
BY-PRODUCTS	BENZENE, CYCLOHEXANE, STYRENE, POLYSTYRENE

TOTAL REFINERY	SPECIFICS
PRODUCTS	GASOLINE, DIESEL, JET FUEL, LUBE OIL, ETHYLENE
CAPACITY	185,000 BBL/DAY
BY-PRODUCTS	STEAM, COKE, POLYETHYLENE, POLYPROPYLENE, POLYSTYRENE, STYRENE AND SULFUR

BASF	SPECIFICS
PRODUCTS	ETHYLENE, PROPYLENE, BUTADIENE
CAPACITY	TBD
BY-PRODUCTS	ETHYLENE, PROPYLENE, BUTADIENE

INDORAMA	SPECIFICS
PRODUCTS	ETHYLENE OXIDE
CAPACITY	3.8M POUNDS PER DAY
BY-PRODUCTS	TBD

LOCAL FACILITIES

ENTERPRISE PROD	SPECIFICS
PRODUCTS	NGL
CAPACITY	3.7M BBL WORKING STORAGE
BY-PRODUCTS	19.6M BBL REFINED PRODUCT STORAGE
GENERAL DESCRIPTION	

EXPLORER PIPELINE	SPECIFICS
PRODUCTS	GASOLINE,, DIESEL, FUEL OIL AND JET FUEL
CAPACITY	660,000 BBL/DAY
BY-PRODUCTS	TBD
GENERAL DESCRIPTION	1,830 MILES FROM PORT ARTHUR TO HAMMOND, INDIANA

P66	SPECIFICS
PRODUCTS	CRUDE OIL AND REFINED PETROLEUM
CAPACITY	15.5M BBL; RACK 8 MDB
BY-PRODUCTS	

SUNOCO	SPECIFICS
PRODUCTS	NGL, CRUDE OIL, NATURAL GAS AND REFINED PRODUCT
CAPACITY	90,000 MILES OF PIPELINE
BY-PRODUCTS	STORAGE AND TRANSPORTATION

OXBOW	SPECIFICS
PRODUCTS	PETROLEUM COKE
CAPACITY	TBD
BY-PRODUCTS	CALCINED PETROLEUM COKE AND METALLURGICAL COKE

TAX RATES

TAXING ENTITY	TAX RATE PER \$100 VALUE
JEFFERSON COUNTY	0.5
PORT ARTHUR ISD	1.480890
SABINE NECHES NAVIGATION	0.087884
DRAINAGE DISTRICT 7	0.284775
CITY OF PORT ARTHUR	1.5
PORT OF PORT ARTHUR	0.201211

AMBIENT TEMPERATURE	UNIT	MEASUREMENT	NOTES
RECORD HIGHEST TEMPERATURE	FAHRENHEIT	108	AUGUST
RECORD LOWEST TEMPERATURE	FAHRENHEIT	12	DECEMBER
SUMMER AVERAGE TEMPERATURE	FAHRENHEIT	92/74	JUNE-AUG
WINTER MONTHLY AVERAGE TEMP	FAHRENHEIT	65/47	DEC - FEB
AVERAGE ANNUAL TEMPERATURE	FAHRENHEIT	82/61	

WIND SPEED	UNIT	MEASUREMENT	NOTES
MEAN (SUMMER)	MPH	6.6	
MEAN (WINTER)	MPH	9	
PREVAILING WIND IN SUMMER	DEGREES OFF MAG. NORTH	160	JUNE-AUG
PREVAILING WIND IN WINTER	DEGREES OFF MAG. NORTH	340	DEC - FEB

GT OmniPort

FAQS

1. FRONTAGE ON TxDOT HIGHWAY
2. GT LOGISTICS IS FULLY VETTED BY MAJOR PETROCHEMICAL COMPANIES
3. ONSITE 50 MW SUBSTATION (ENTERGY)
4. CLASS III RAILROAD CERTIFICATION
5. 650 ACRES AVAILABLE FOR SALE OR LEASE
6. LOGISTICS OPERATIONS 24/7/365
7. PROTECTED BY CATEGORY 5 HURRICANE LEVEE SYSTEM
8. 5 DOCKS ON SABINE NECHES NAVIGATION CHANNEL
9. 4 DOCKS EXPANDABLE TO 9 DOCKS ON TAYLOR BAYOU (INTRACOASTAL)



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