



POWERED LAND DEVELOPMENTS

Data Land Systems

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Other Powered Land Sites to be added in near Future:

- * South Carolina Sites
- * North Carolina Sites
- * Texas Sites – North & South Texas
- * Washington State Sites
- * Georgia Sites
- * Alabama Sites
- * Virginia Sites
- * West Virginia Sites
- * Tennessee Sites
- * Arkansas Sites
- * New York Sites
- * Long Island Sites
- * Other sites being evaluated and negotiated

Disclosures

All the information contained herein is of a proprietary nature; it shall be treated in a confidential manner, and the recipient shall not directly or indirectly disclose or permit its agents or affiliates to disclose any such information without the prior written consent of the principals of Data Land Systems ("the Company") a dba of Powered Land Development. The principals reserve the right to require the return of this Business Plan and all copies hereof at any time. All inquiries with respect to these materials or to a possible transaction involving the Company should be addressed to the individuals listed below.

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Executive Summary

Data Land Systems (DLS), (*a dba of Powered Land Development*) is a specialized real estate development firm with a proven track record of transforming complex, environmentally impacted, and underutilized industrial sites into high-value, shovel-ready assets. Leveraging decades of deep expertise in environmental remediation, regulatory navigation, and large-scale infrastructure development, DLS has successfully repositioned legacy properties into productive commercial and industrial hubs.

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Building on its success, DLS is now executing a focused strategy to capitalize on the exponential demand for powered land driven by the growth of the digital economy. The firm identifies and acquires properties with two critical and often scarce attributes: access to robust, scalable power and high-capacity fiber optic connectivity. These sites, often former industrial brownfields or stalled logistics projects, are then taken through DLS's value creation process of remediation, entitlement, and infrastructure planning to meet the exacting requirements of hyperscale data centers, digital manufacturing facilities, and power generation.

DLS's capabilities are best exemplified by its transformative redevelopment of the 671-acre Staten Island Logistics Center. The firm successfully remediated, entitled, and prepared this former brownfield site, which is now a premier industrial hub fully leased to marquee tenants Amazon.com and IKEA. This project highlights DLS's ability to execute where others have failed, creating significant value for its stakeholders.

The firm has assembled a robust pipeline of high-potential projects in key U.S. markets, including the greater Houston area, Southern California's Inland Empire, and the Port Reading corridor in New Jersey. These sites are strategically selected for their infrastructure advantages and scale, positioning them as premier locations for next-generation digital power generation and industrial development.

We will provide initial capital to fund critical pre-development activities—including entitlement, power and fiber studies, engineering, and legal—as well as provide corporate SG&A support and leveraging DLS's deep technical and regulatory expertise to unlock significant value prior to vertical development or sale to institutional buyers and hyperscale operators.

Company Description

Background

Data Land Systems (DLS) is a specialized real estate investment and development firm focused on the transformation of environmentally impacted sites into productive, sustainable assets. Leveraging deep expertise in environmental remediation and industrial infrastructure, DLS leads complex redevelopment projects that align with both ecological and commercial objectives. In addition to brownfield redevelopment, the firm actively identifies, entitles, and repositions underutilized properties for higher and better uses, creating long-term value for stakeholders and the communities it serves.

Property Brownfield & Repurposing Experience

Staten Island Logistics Center: DLS is leading the transformation of the former GATX Oil Storage facility, a 671-acre brownfield site located along the Arthur Kill on Staten Island, New York, into a premier logistics and industrial hub. Operating through its affiliate Staten Island Marine Development (SIMD), DLS has self-performed all regulatory negotiations related to the site's environmental remediation and development. A critical component of this work included securing approvals for the deed restriction of approximately 250 acres of existing wetlands and coordinating the importation of over 6 million cubic yards of engineered fill material to raise and prepare the site for redevelopment.

Originally acquired by International Speedway Corporation (ISC) with plans to construct a NASCAR racetrack, the project was ultimately abandoned due to permitting challenges. Despite significant interest from high-profile developers such as ProLogis and Related Companies, no party was able to advance the project given the complex environmental and material-handling requirements.

In 2013, DLS successfully permitted and acquired the site from ISC and initiated regulated operations. The property was strategically subdivided into two primary tracts: the Eastern Parcel, comprising approximately 200 acres, and the Western Parcel, comprising roughly 180 acres. DLS completed all necessary remedial work across both parcels, ensuring compliance with environmental standards. In addition, DLS undertook substantial pad development and oversaw the construction of key site buildings to support future vertical development. Following the completion of environmental remediation, mass grading, and entitlements, the Eastern Parcel was sold to Matrix Development Group for the construction of approximately 3.4 million square feet of modern logistics facilities.

Today, construction on the Eastern Parcel is complete, and the site is fully leased. IKEA occupies one of the 1-million-square-foot buildings, while Amazon.com has leased the remaining three buildings totaling 2.4 million square feet. Significant fill operations are ongoing on the Western Parcel, further positioning the Staten Island Logistics Center as one of the most significant brownfield redevelopment efforts in the New York City metro region.

Previous Developments: DLS has been a recognized leader in the remediation, recovery, and redevelopment of environmentally impacted brownfield sites across the United States. DLS's expertise spans a wide range of complex projects, including the restoration of legacy industrial sites along the Arthur Kill, Port Newark, and the Hackensack River in New Jersey, as well as heavily contaminated properties in Tacoma, Washington and at former smelter operations in Anaconda, Montana. Central to DLS's value proposition is its proven capability in large-scale, environmentally sensitive material handling and its specialized experience in the design and execution of chemical fixation, stabilization, and solidification technologies.

Through its predecessor entities, DLS treated approximately 1.5 million cubic yards of dredged sediment from the Ports of New York and New Jersey to create engineered structural fill materials. These materials were specifically formulated to meet rigorous geotechnical and environmental standards, then off-loaded, transported, and placed at designated brownfield sites throughout New Jersey, serving as both structural foundations and environmental caps. This innovative reclamation effort supported the redevelopment of major commercial and industrial assets, including the Jersey Gardens Mall and a range of warehouse and logistics facilities.

One notable example is the 160-acre Seaboard site in Kearny, New Jersey—a former coal gasification facility located on the Hackensack River. Once heavily contaminated, the site was successfully remediated and repositioned for commercial redevelopment, exemplifying DLS's ability to turn environmentally distressed properties into economically productive assets.

Remediation Expertise

In addition to its expertise in brownfield redevelopment, DLS has served as a premier environmental services firm specializing in the management and treatment of hazardous, non-hazardous, industrial, and municipal waste, as well as river and harbor sediments. For over three decades, DLS's principals have been industry leaders in the design, construction, and operation of advanced, patented technologies that address complex material treatment and handling challenges on a large scale.

DLS's team has successfully excavated, treated, transported, and placed more than 12 million cubic yards of both hazardous and non-hazardous waste into approved containment facilities. These materials have included

petroleum refinery sludges, heavy metal-contaminated flue dust from copper smelting, and steel mill process residues. Additionally, the firm has processed over 4.5 million cubic yards of contaminated dredged sediments, previously unsuitable for ocean disposal, and beneficially repurposed them for constructive use. All environmental construction activities are driven by DLS's proprietary waste treatment technologies and executed by a highly skilled construction management team with deep technical expertise in environmental remediation.

DLS also brings a proven track record of executing large-scale environmental construction projects across the United States, particularly within the petroleum refining sector. The firm has completed complex permitting, remediation, and construction assignments for major industry players including Mobil Oil & Chemical, Texaco, Phillips 66, Diamond Shamrock, and Chevron, solidifying its reputation as a trusted partner in sustainable industrial transformation.

DLS Value Creation Strategy

DLS is executing a focused and strategic value creation plan centered on the identification, entitlement, and repositioning of industrial sites with high potential for data center, power generation, and digital manufacturing development. The firm targets properties with the essential characteristics necessary to support next-generation infrastructure, specifically those with proximity to robust power supply, fiber optic connectivity, and existing industrial zoning. By leveraging its environmental remediation expertise and entitlement capabilities, DLS is uniquely positioned to unlock the latent value of underutilized assets and deliver shovel-ready sites tailored to the demands of digital infrastructure operators.

A core element of DLS's strategy is to identify former industrial properties that are encumbered by complex environmental conditions. These sites, often overlooked by traditional developers, present significant opportunities for value creation through remediation, entitlement, and strategic redevelopment. DLS's deep experience in managing regulatory processes and executing sophisticated cleanup programs allows the firm to mitigate environmental liabilities, reestablish site viability, and reposition these properties for higher and better uses aligned with modern technological infrastructure.

In parallel, DLS is actively targeting failed or stalled e-commerce and logistics developments with close proximity to large scale power infrastructure. These properties possess critical scale and permitting advantages, namely substantial existing entitlement work, advantageous zoning and significant acreage.

These properties, while originally planned for distribution or fulfillment operations, often sit underutilized due to shifting market dynamics. DLS's strategy repurposes these sites to capitalize on their inherent infrastructure strengths, particularly for data-intensive applications such as hyperscale data centers and precision digital manufacturing.

The overarching goal of this strategy is to successfully entitle and prepare sites with secured power and fiber connectivity, effectively de-risking the development process for downstream operators. Once fully entitled and infrastructure-enabled, DLS will monetize its investment by marketing and selling these sites to institutional buyers, hyperscale operators, or strategic industrial users seeking turnkey solutions. This approach enables DLS to create significant value at the intersection of environmental recovery, digital transformation, and industrial redevelopment.

Management Biographies

Ben Barnes – Chairman

A protégé of President Lyndon Johnson, Ben Barnes won a seat in the Texas House of Representatives at the age of 22, when he was a freshman at UT Law School. Four years later, Barnes was elected Texas Speaker of the House. At 26, he was the youngest Speaker of the House in state history. Four years later, Barnes was elected lieutenant governor, again the youngest ever, garnering the most votes of any statewide candidate in Texas history. While in office, Barnes was elected President of the National Legislative Conference in 1967—the youngest person and first Texan to receive the honor. In 1966, he served as President of the Southern Legislative Conference. Additionally, President Johnson appointed him Special Ambassador to NATO in 1967, and the United Nations Representative to Geneva, Switzerland, in 1968.

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Using the same energy that drove his political career, Barnes left government and built a multi-million-dollar real estate empire and served on the board of multiple public companies. He now focuses on public policy, business development, business startup investing, and philanthropy. Barnes, a lifelong Democrat, remains a major player in national politics. In 1995, he was named a Distinguished Alumnus of The University of Texas, an honor bestowed on such luminaries as Lady Bird Johnson and Walter Cronkite. In 2010, *The Houston Chronicle* named him one of the ten most influential Texans in Washington.

Today, Ben Barnes headlines a successful public policy firm with offices in Washington, D.C., and Austin, Texas. The Ben Barnes Group has a global presence and represents numerous Fortune 500 firms, trade associations and business groups.

Barnes also contributes time and money to numerous charitable organizations. He sits on a number of corporate and charitable boards and supports philanthropic organizations. He is an avid supporter of all activities at his alma mater, The University of Texas. He sits on the Board of the LBJ Presidential Library, serves as Vice Chairman of the LBJ Foundation, which oversees the Library, and sits on the Board of Directors of the LBJ School of Public Affairs.

Barnes is Chairman of the Leksum biotech group which has developed innovative therapeutic solutions to problems associated with aging, principally muscle wasting, and Alzheimer's disease. In 2006, he wrote *Barn Burning Barn Building: Tales of a Political Life, from LBJ Through George W. Bush and Beyond*, a New York Times bestseller.

Rich Studer – Business Development

Mr. Studer's career started in the Heavy and Highway Infrastructure business, working throughout the United States managing and building interstate highways, bridges and water systems. In 1987 he founded ITEX Environmental Services, Inc., which focused on design, permitting, and construction of large scale refinery and chemical plants land and wastewater rehabilitation. In 1989 and 1990 Texaco Refining and Marketing awarded ITEX the largest sole sourced environmental project ever awarded by the company; a \$220 million dollar contract which was successfully completed in 20 months. ITEX went on to complete some of the country's largest Super Fund projects in the fields of mining, chemical plants, and refining. During Mr. Studer's career he managed the development of and patented some 25 different technologies focused on the rehabilitation of land and water. ITEX grew into DLS with strong industry positions in the rehabilitation of brownfield development sites and the management and beneficial re-use of excess soils and other construction materials resulting from infrastructure projects and industrial, commercial and mixed-use re-developments. DLS is currently completing the largest private brownfield in New York City and is expanding its influence to other property developments in the region.

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Bradford Studer – Vice President of Business Development

Mr. Studer brings broad experience in corporate finance, mergers and acquisitions, and project development to the DLS leadership team. Mr. Studer has been influential in the development of DLS's Staten Island Logistics Center through the sourcing capital for the operations and development. Before joining DLS, he most recently led in the business development for a U.S. based environmental remediation company. Prior to this, he directed mergers and acquisitions for both telecommunications and downstream petroleum companies. He successfully completed major strategic acquisitions for a major independent refining and marketing company, and managed development of retail expansion in two separate

states. Prior to this assignment, he served as interim CFO in the financial turn-around of an Aviation Maintenance, Repair & Overhaul facility in Ft. Worth, Texas. Mr. Studer has a B.S. in Business Administration and MBA degrees from the University of Texas at Dallas.

Tony Sequenzia – Vice President of Projects

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Tony Sequenzia is a seasoned operations and asset management executive with over three decades of leadership across environmental services, construction, equipment management, and industrial real estate development. Since 2013, he has served as a key leader at DLS, where he oversaw large-scale site operations, environmental permitting, dredge material agreements with the Port Authority of NY/NJ, and the delivery and placement of over 2.3 million cubic yards of structural fill for a 206-acre industrial redevelopment. Tony has managed complex subcontractor networks, supervised all field personnel, and directed insurance, HR, and fixed asset management for multiple affiliated entities. His earlier tenure at UTEX Environmental Services and affiliated firms included high-level roles in equipment procurement, facility operations, bid strategy, and asset due diligence on over \$220 million in construction equipment. With expertise spanning environmental compliance, equipment logistics, financing, and property redevelopment, Tony brings a comprehensive, hands-on approach to complex, capital-intensive projects across multiple industries.

Property Development Pipeline

Our portfolio features a series of high-impact, large-scale industrial and infrastructure development sites strategically located across key U.S. markets. From Houston's energy corridor to the Inland Empire's logistics hub and the densely connected Northeast corridor, each site offers a compelling combination of land scale, infrastructure access, entitlement progress, and proximity to power and fiber networks. These locations are ideally suited for data center development, advanced manufacturing, digital infrastructure, and energy-intensive operations. Collectively, they represent a rare pipeline of institutional-grade assets positioned to meet the growing demands of the energy transition, digital economy, and resilient supply chain infrastructure. The opportunities outlined in the following are primed for transformative investment and long-term value creation.

East & West Jones Dredge Materials Placement Area (Orion Site)

Current Status: The property is currently available for sale, offering a prime opportunity for strategic acquisition. DLS is actively completing the due diligence process to evaluate the site's full potential and mitigate risk ahead of any transaction. Concurrently, DLS is engaged in discussions with Calpine, the owner of approximately 3 gigawatts of power generation capacity located in close proximity to the site. These discussions are focused on exploring potential power solutions and partnerships that could enhance the value and feasibility of future development on the property.

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341 acres of strategically located industrial property in Pasadena, Texas. This expansive site is comprised of two contiguous parcels: ±199 acres and ±142 acres and is surrounded by significant power generation with over 3 GW within a 2 mile radius of the site.

The site's scale and strategic location make it the largest industrial infrastructure site available in the area, offering unmatched potential for large-scale industrial operations, data center development, or digital manufacturing facilities.

With direct access to major infrastructure including Highway 225 and proximity to Buffalo Bayou, the property is ideally situated to support heavy industrial redevelopment, logistics, and port-related uses.

This site is particularly well-suited for redevelopment projects that require robust access to power, fiber, and transportation corridors. Additionally, the property's historical industrial usage and its need for environmental remediation present a compelling value creation opportunity for experienced developers and end-users.

Site Location: 1003 and 1004 Olin Mathieson Rd
Pasadena, Texas. 77506

LyondellBasell Houston Refinery Site

Current Status: The property is not currently being marketed for sale, creating a rare off-market opportunity for strategic engagement. The current owners are in the early stages of evaluating various repurposing options for the site, which opens the door for tailored proposals and collaborative planning. DLS is actively engaged in initial discussions with the owners to explore the potential conversion of the property into a data center development, positioning itself as an early mover in shaping the site's future use and unlocking its long-term value.

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Situated on a 700-acre site along the Houston Ship Channel in Pasadena/Houston, this former refinery, originally commissioned in 1918, presents a compelling opportunity for large-scale digital infrastructure redevelopment. The site is uniquely advantaged platform for hyperscale data center or advanced manufacturing deployment as it has the Calpine Channel Energy facility is located onsite, which is capable of generating 900+ MW of power. Additionally, it has expansive acreage, coupled with direct access to robust power generation, transmission infrastructure, and existing fiber optic networks. With onsite power generation and infrastructure, this site is ideal as a powered campus staged development model.

Beyond its physical attributes, the site is ideally positioned to align with the priorities of Environmental, Social and Governmental conscious investors.

The proposed redevelopment supports environmental justice, drives economic revitalization, and offers the potential for attractive long-term yields, making it an exceptional fit for the DLS business model.

Site Location: 12000 Lawndale St.
Houston, TX. 77017

Hesperia California Site – Serrano Point

Current Status: DLS has completed comprehensive due diligence on the site, confirming its viability for the intended development. The property is currently being marketed for sale; however, DLS holds an exclusive agreement for its purchase, securing a competitive advantage and ensuring control over the acquisition process. In parallel, DLS is actively engaged with Southern California Edison to secure a formal power commitment for the site, a critical step in de-risking the project and supporting long-term infrastructure planning.

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Serrano Pointe is a fully entitled, shovel-ready industrial development opportunity strategically located at the confluence of Interstate 15 and U.S. Highway 395. Spanning 43.26 acres, the site is zoned CIBP (Commercial Industrial Business Park) and features a fully engineered design for a 750,000-square-foot industrial facility. This development is ideally positioned to capitalize on the rapid growth of the Inland Empire North submarket, one of Southern California's most dynamic logistics and distribution corridors. Additionally, the site is serviced by Zoya long haul fiber optics.

All major entitlements and approvals are well advanced. The final subdivision map has been recorded, and Caltrans offsite improvement plans are in the third round of plan check. Onsite improvement plans are currently in the fourth plan check, with final approval anticipated within two weeks. Additionally, the Joshua Tree grading permit is in its final review stage and is expected to be issued within 15 to 30 days.

Serrano Pointe represents a rare, ready-to-develop opportunity in a high-demand industrial submarket, offering a streamlined path to construction and long-term value creation.

Site Location: US Highway 395 & Poplar St.
Hesperia, CA. 92344

Beaumont California Site – Legacy Highlands Site

Current Status: The owners are in the final stages of obtaining entitlements for the site, which will significantly enhance its development readiness. DLS is currently completing its due diligence to assess the site’s suitability for a digital infrastructure conversion, with a strategic focus on shifting the end use from traditional warehousing to a digital-purpose facility. To support this transformation, DLS is actively pursuing a power commitment from Southern California Edison and is also exploring opportunities for on-site power generation to ensure long-term energy reliability and scalability for digital operations.

The Legacy Highlands Specific Plan outlines a visionary framework for the preservation of open space alongside the development of up to 12,184,980 square feet of industrial and commercial land uses, creating a modern, master-planned employment hub. Designed with a campus-style layout, Legacy Highlands is located within the Beaumont Sphere of Influence, strategically positioned to attract a diverse range of businesses, from regional enterprises to global corporations, seeking high-quality infrastructure and a dynamic operating environment.

Spanning 773.3 acres of industrial land, 12.5 acres of commercial use, and 530.6 acres dedicated to open space, the project also includes 38.5 acres reserved for roadway circulation. This positions Legacy Highlands as one of the largest and most ambitious industrial campuses in Southern California, offering unparalleled scale and flexibility. The development plan comprises 20 parcels and 12 industrial buildings ranging in size from 100,000 to 2,460,000 square feet, with an average footprint of 1,000,000 square feet, alongside 143,500 square feet of complementary commercial space. The site offers exceptional regional connectivity, with immediate access to the Potrero Interchange and proximity to State Highway 60 and other major transportation corridors.

The project is well-advanced in entitlement and due diligence. All major technical studies have been completed, and the site has cleared engineering review with draft conditions of approval in place. Environmental clearance is in its final stage, with the Environmental Impact Report (EIR) and Specific Plan scheduled for public review within 45–60 days.

The following key technical studies and planning documents have been completed:

- Environmental Impact Report (EIR)
- Water Supply Analysis
- Vehicle Miles Traveled (VMT)
- Greenhouse Gas Analysis (GHG)
- Energy Analysis (EA)
- Hydrology Study
- Development Agreement
- Biological Resources
- Geotechnical Investigation & Report
- Air Quality Impact Analysis (AQ)
- Traffic Impact Analysis (TIA)
- Cultural Resources (Archeological & Paleontological Studies)
- Master Plan of Dry Utility
- Site Plan

- Legal
- State and Federal Consultation
- Will Serve Letter
- Noise Impact Analysis (NIA)
- CFD (Community Facility District)
- Water Quality
- Video Animation
- Specific Plan for Industrial/Commercial
- Health Risk Assessment (HRA)
- Exhibits
- Level of Service Based Traffic Study (LOS)
- CC&R

It is also important to note that the site is serviced by two 30-inch high-pressure gas lines, a 24-inch refined products pipeline operated by Platinum, Zayo long-haul fiber optic infrastructure, and includes a water well with a permitted capacity of 1,300 acre-feet.

Legacy Highlands represents a rare opportunity to deliver a next-generation industrial and commercial ecosystem, combining scale, infrastructure readiness, environmental stewardship, and long-term economic value. This project is poised to become a regional anchor for employment, investment, and sustainable development in Inland Southern California.

Site Location: Moreno Valley Freeway & Potrero Blvd.
City of Beaumont, CA. 92223

Buckeye New Jersey Site

Current Status: DLS is engaged in ongoing conversations with Buckeye and their senior management team to explore collaborative value creation opportunities for the site. These discussions are focused on identifying strategic synergies and aligning development objectives that can enhance the site's long-term potential. By partnering with a well-established stakeholder like Buckeye, DLS aims to leverage shared expertise and resources to unlock meaningful economic and operational value from the property.

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The Buckeye Partners Port Reading Facility is a strategically located industrial and energy infrastructure site situated in Port Reading, New Jersey. It serves as a key logistics and fuel distribution hub with access to major transportation corridors, including highways, rail lines, and marine terminals. The facility is currently positioned for redevelopment into a high-tech energy and data infrastructure campus, leveraging its proximity to dense population centers, existing utility connections, and port infrastructure. It should be noted that the site also is adjacent to a 700 megawatt PSE&G power plant and is served by Zayo Long Haul fiber optic network.

This site is a prime opportunity for the establishment of a state-of-the-art technology and energy hub across multiple contiguous parcels of land. This strategic plan leverages the site's industrial setting and existing infrastructure to create a high-impact project with substantial economic and technological benefits.

The development would include:

- The construction of five hyperscale data centers, each approximately 412,500 square feet, strategically distributed across the site to maximize operational efficiency and infrastructure integration.
- Supporting these facilities is a proposed 600 MW natural gas-fired power plant, designed to provide reliable, on-site energy generation to meet the significant power demands of the data center operations. This component ensures energy independence and supports grid resiliency for the broader area.
- Complementing the power plant is a proposed energy storage facility. This facility will span over 622,000 square feet on a 14.29-acre site, providing critical load balancing, peak shaving, and backup capabilities.

Site Composition and Parcel Allocation:

- Parcel 1 (17.8 acres): Dedicated to Data Center Building 1.

- Parcel 2 (54.5 acres): Will accommodate Data Center Building 2 and the Energy Storage Facility.
- Parcel 3 (134.0 acres): Designed to host Data Centers 3, 4, and 5, along with the Natural Gas Power Plant.

Our proposed site plan incorporates essential infrastructure to ensure seamless operations and connectivity. This includes a fiber optic line easement to support high-speed digital transmission and an electrical connection easement to the adjacent PSE&G Power Plant, providing redundancy and expanded energy capacity.

Positioned in a heavily industrialized zone bordered by major transportation corridors, rail lines, and navigable waterways, the site is ideally suited for a project of this scale. The proximity to residential neighborhoods further underscores the importance of thoughtful planning and environmental stewardship, which will be central to the development approach.

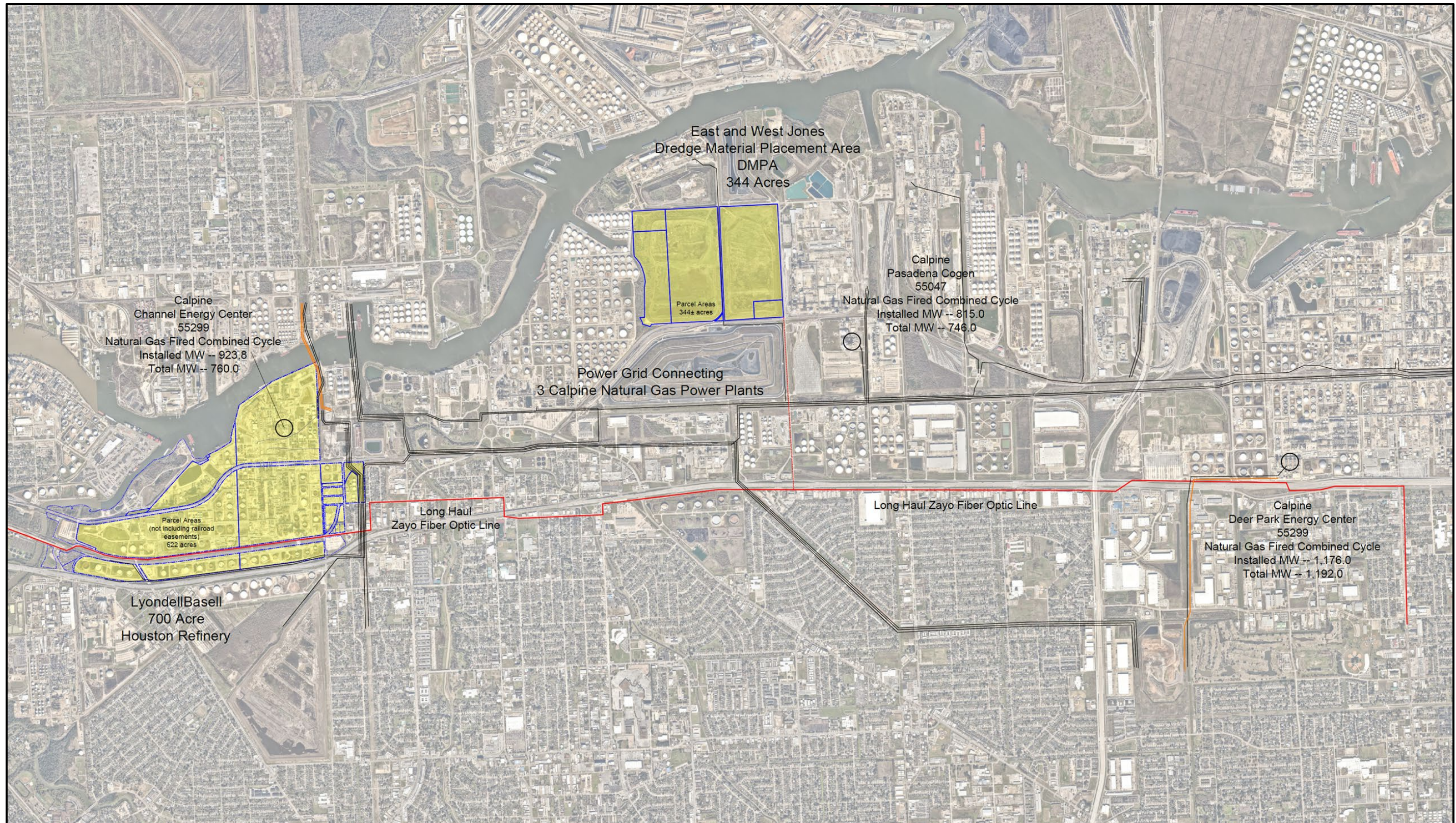
This proposed project represents a significant opportunity to catalyze regional economic development, create high-quality jobs, and position the Buckeye - Port Reading Facility as a critical node in the nation's digital and energy infrastructure.

Site Location: 750 Cliff Rd.
Port Reading, NJ. 07008

Partial List of Project Pipeline Maps & Schematics

- A. Overview of LyondellBasell Plant & the East and West Dredge Material Placement Area
- B. East and West Dredge Material Placement Area
- C. Calpine Channel Energy Center
- D. Calpine Pasadena Cogen
- E. Calpine Deer Park Energy Center
- F. LyondellBasell Houston Plant
- G. Hesperia California Site Schematic
- H. Hesperia California Site Transmission Connections
- I. Beaumont California Site Schematic
- J. Buckeye Port Reading Facility

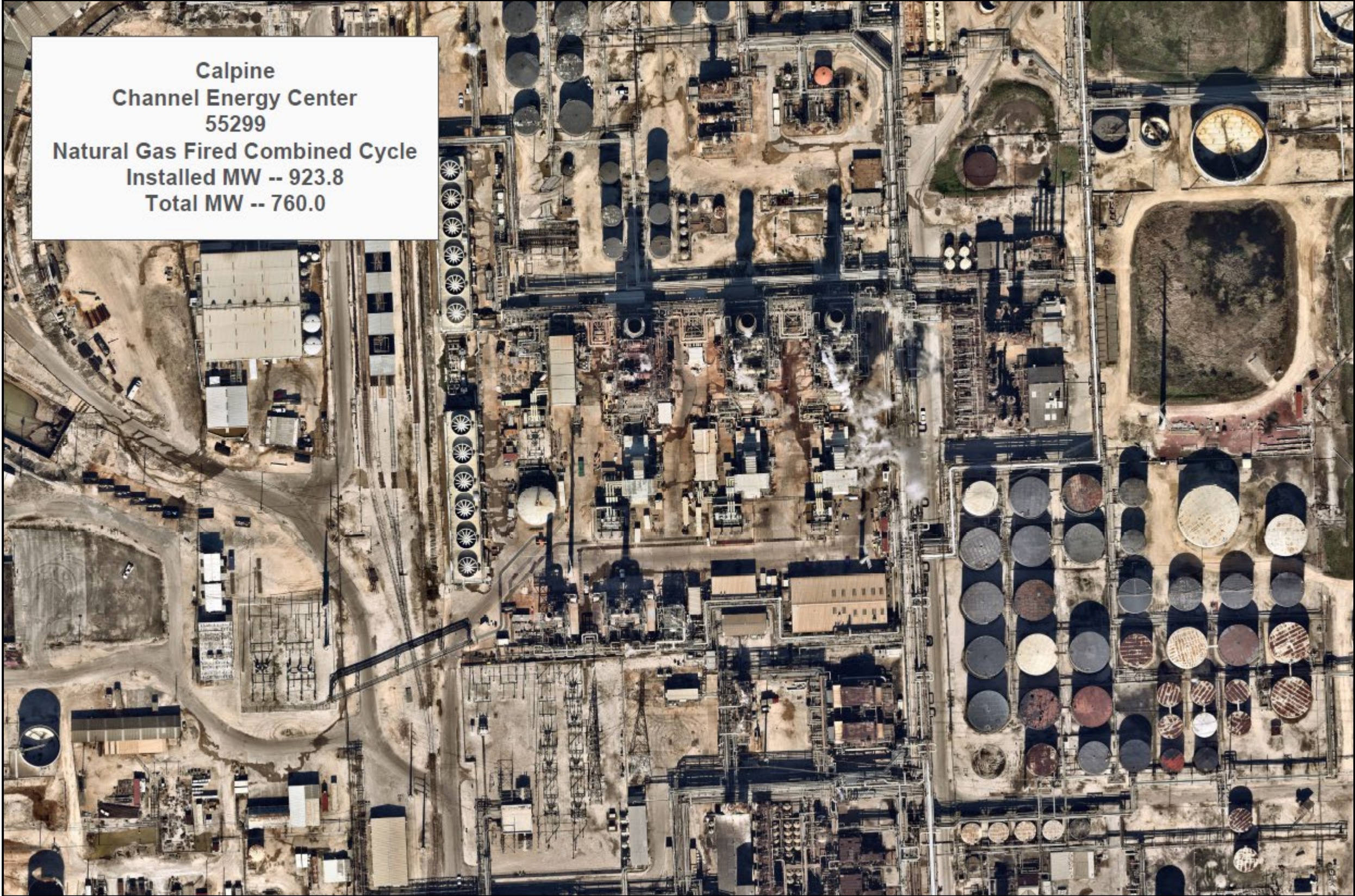
Overview of LyondellBasell Plant & the East and West Dredge Material Placement Area



East and West Dredge Material Placement Area



Calpine Channel Energy Center



**Calpine
Channel Energy Center
55299
Natural Gas Fired Combined Cycle
Installed MW -- 923.8
Total MW -- 760.0**

Calpine Pasadena Cogen

**Calpine
Pasadena Cogen
55047
Natural Gas Fired Combined Cycle
Installed MW -- 815.0
Total MW -- 746.0**

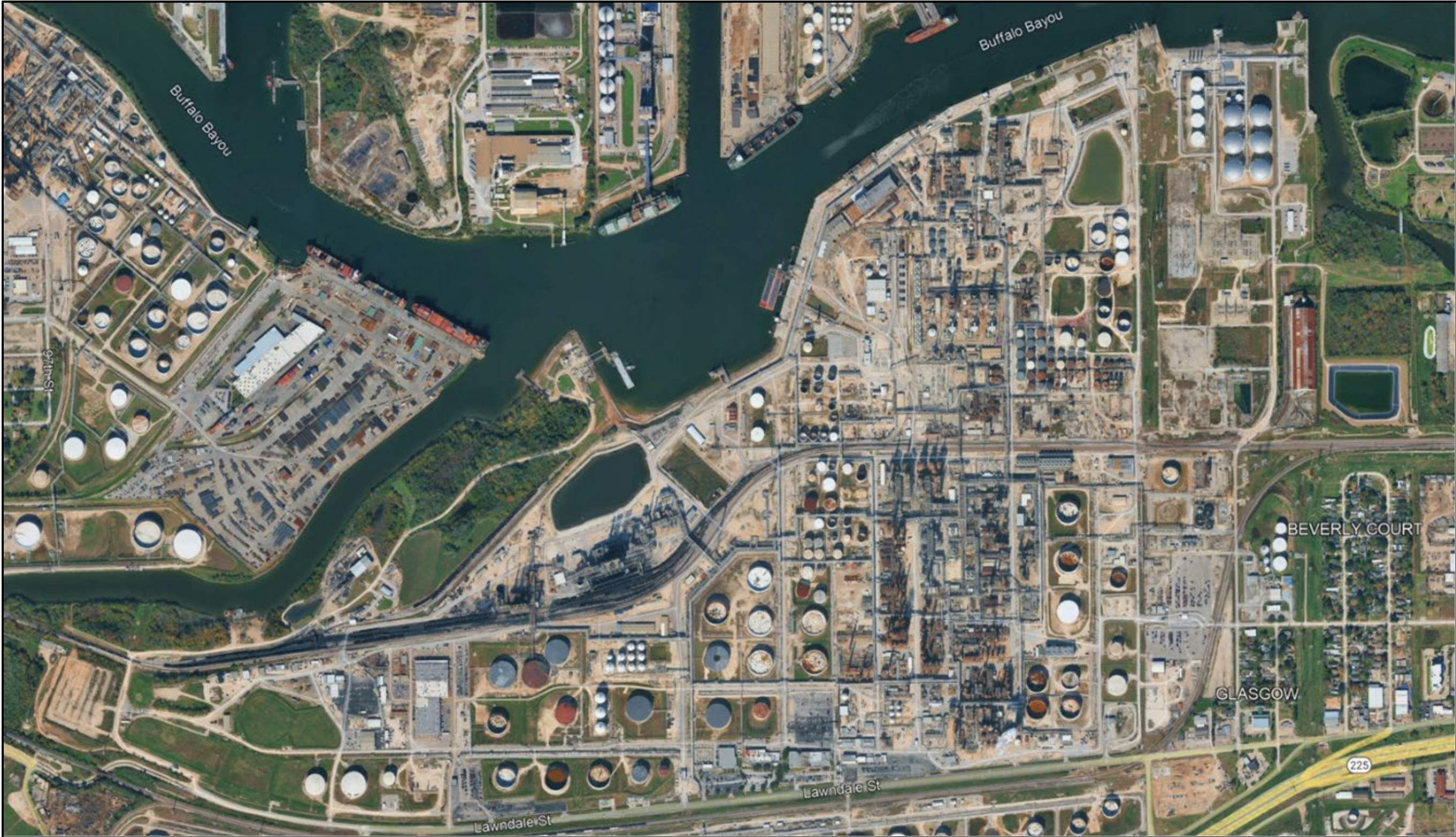


Calpine Deer Park Energy Center



**Calpine
Deer Park Energy Center
55299
Natural Gas Fired Combined Cycle
Installed MW -- 1,176.0
Total MW -- 1,192.0**

LyondellBasell Houston Plant



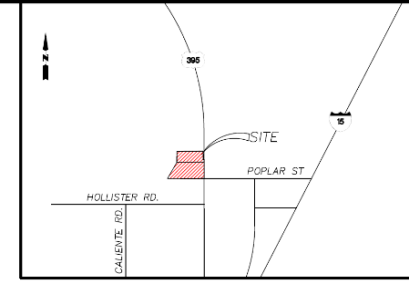
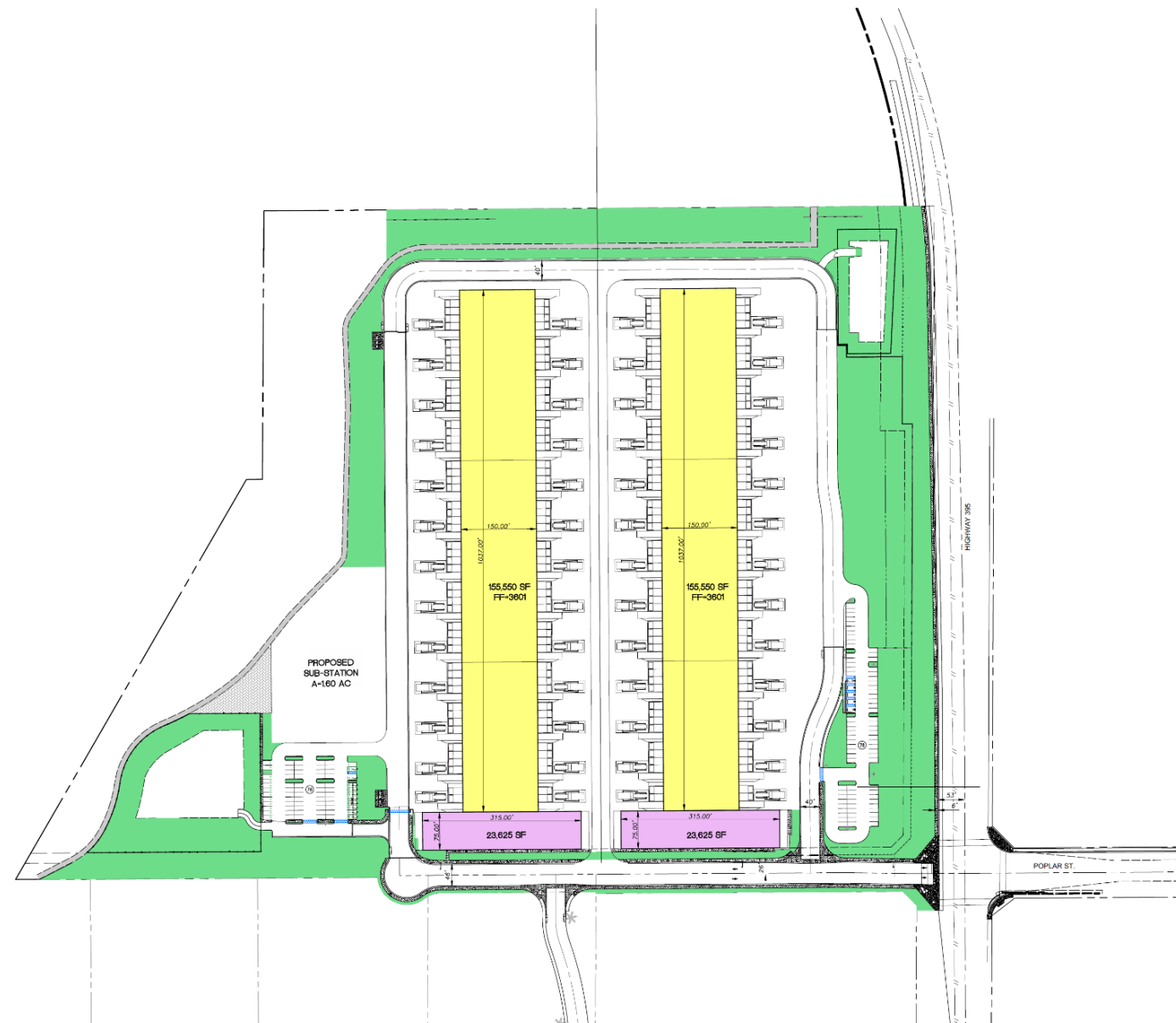
SITE PLAN - GENERAL NOTES

- THE SOILS REPORT PREPARED IS TO BE A PART OF THESE CONTRACT DOCUMENTS.
- IF SOILS ARE EXPANSIVE IN NATURE, USE STEEL REINFORCING FOR ALL SITY CONCRETE.
- ALL DIMENSIONS ARE TO THE FACE OF CONCRETE WALL, FACE OF CONCRETE CURB OR SLOPE LINE UNLESS NOTED OTHERWISE.
- SEE "T" PLANS FOR ALL CONCRETE CURBS, GUTTERS AND SMALL S. DETAILS ON SHEET ARE MINIMUM STANDARDS.
- THE ENTIRE PROJECT SHALL BE PERMANENTLY MAINTAINED WITH AN AUTOMATIC IRRIGATION SYSTEM.
- THE IRRIGATION PROJECT SHALL BE PERMANENTLY MAINTAINED WITH AN AUTOMATIC IRRIGATION SYSTEM.
- PRIOR TO INSTALLATION & AT LEAST 90 DAYS BEFORE BIDDING COMPLETION, CONTRACTOR TO VERIFY TO "C" DRAWINGS FOR ALL HORIZONTAL COORDINATE DIMENSIONS. SITE PLANS ARE FOR GUIDANCE AND STARTING LOCATIONS.
- PROVIDE POSITIVE DRAINAGE AWAY FROM BLDG. SEE "C" DRAWINGS.
- CONTRACTOR TO REFER TO "C" DRAWINGS FOR ALL HORIZONTAL COORDINATE DIMENSIONS. SITE PLANS ARE FOR GUIDANCE AND STARTING LOCATIONS.
- SEE "C" DRAWINGS FOR FINISH GRADE ELEVATIONS.
- CONCRETE SHALL BE 5 TO 8" A MINIMUM OF 4" THICK W/ TOLUBLE JOINTS AT 8' O.C. EXPANSION JOINTS SHALL BE A MINIMUM 1/2" W/ UREA. W/ EXPANSION JOINTS TO HAVE COMPRESSIVE EXPANSION JOINT FILLER MINIMUM OF 1/4" FINISH TO BE A MEDIUM BRUSH FINISH GRADE.
- A SERVICE PERMIT SHALL BE OBTAINED FOR ALL FENCES, SIGNAGE, WALLS, TRUCK ENCLOSURES, LIGHT POLE SPACES & SIGNAGE PER CITY STANDARDS.
- FRONT CURBS AND PROVIDE SIGNS TO INFORM OF FIRE LANES AS REQUIRED BY THE DEPARTMENT.
- CONSTRUCTION DOCUMENTS PREPARING TO THE LAW OFFICE AND IRRIGATION OF THE ENTIRE PROJECT SITE SHALL BE SUBMITTED TO THE BUILDING DEPARTMENT AND APPROVED BY PUBLIC FACILITIES DEVELOPMENT PRIOR TO ISSUANCE OF BUILDING PERMITS.
- PRIOR TO FINAL CITY ADOPTION, LANDSCAPE ARCHITECT SHALL SUBMIT A CERTIFICATE OF COMPLETION TO PUBLIC FACILITIES DEVELOPMENT.
- IT SHALL BE THE RESPONSIBILITY OF THE APPLICANT / REPRESENTATIVE TO FORWARD GUIDELINES FOR LANDSCAPE AND IRRIGATION CONSTRUCTION DOCUMENTS TO THE LANDSCAPE ARCHITECT FOR INFORMATION ON THE REQUIREMENTS AND SUBMITTAL FOR PLAN CHECK.
- ALL LANDSCAPE AND IRRIGATION DESIGN SHALL MEET CURRENT CITY STANDARDS AS LISTED IN GUIDELINES OR AS OBTAINED FROM PUBLIC FACILITIES DEVELOPMENT.
- NOT USED.
- LANDSCAPED AREAS SHALL BE DELINEATED WITH A MINIMUM SIX INCHES (6") HIGH CURB.
- EMPLOYEE BREAK AREA WILL BE PROVIDED WITHIN OFFICE I.L.
- THE "T" ENTIRE PROJECT SHALL BE PERMANENTLY MAINTAINED WITH AN AUTOMATIC IRRIGATION SYSTEM.
- APPROVED CONCEPTUAL LANDSCAPE PLAN PRIOR TO ISSUING PERMIT.
- CONSTRUCT 1" SLAB OVER NATIVE SOIL.
- CONSTRUCT 1" CONCRETE PAVEMENT FOR TRUCK DOCKS AND PARKING, COMPACTION TO SUB.
- CONSTRUCT EMPLOYEE PARKING 1" OVER 4" BASE, NATIVE SOIL COMPACTION TO SUB.
- THE PARKING SPACES SHALL INCLUDE A MINIMUM ONE FOOT WIDE CONCRETE STRIPES ADJACENT TO THE PARKING SPACES TO ALLOW DRIVERS AND PASSENGERS TO EXIT THE VEHICLE WITHOUT STEPPING INTO LANDSCAPED AREAS.
- THE PARKING SPACES SHOULD BE CLEARLY STRIPED AND PERMANENTLY MAINTAINED WITH FOUR INCH HIGH CURBS OR HATCHING LINES ON THE SURFACE OF THE PARKING AREA WITH THE TWO LINES LOCATED AN EQUAL DISTANCE OF HALF WIDTHS ON EITHER SIDE OF THE STRIPED SPACES.

Tabulation

SITE AREA	
In s.f.	1,884,697
In Acres	43.28
BUILDING AREA	
AI Building 1	155,500
AI Building 2	155,500
Office-1	23,625
Office-2	23,625
TOTAL	358,300
AUTO PARKING REQUIRED	
Office 3.33/1000 s.f.	156
TOTAL	156
ZONING ORDINANCE PER CITY	
Zoning Designation - CISP	
MAXIMUM BUILDING HEIGHT ALLOWED	Height = 60 Feet
MAXIMUM FLOOR AREA RATIO	FAR =
MAXIMUM FLOOR AREA RATIO	
Building	Landscape
Front - 25'	0'
Side - Street - 15'	0'
Side - 0'	0'
Rear - 0'	0'

Hesperia California Site Schematic



PROJECT ADDRESS
 PRIMARILY A PORTION OF THE
 NORTH 1/2 OF SECTION 7,
 TOWNSHIP 3 SOUTH, RANGE 1
 WEST, SAN BERNARDINO
 MERIDIAN,
 HESPERIA, CALIFORNIA

UTILITY PROVIDERS/ AGENCIES:
ELECTRIC SERVICES:
 SOUTHERN CALIFORNIA EDISON CO.
 12353 HESPERIA RD.
 VICTORVILLE, CALIFORNIA 92392
 PHONE, (1800) 442-4950

GAS SERVICE:
 SOUTHWEST GAS COMPANY
 13471 MARIPOSA RD.
 VICTORVILLE, CALIFORNIA 92392
 PHONE, (619) 245-9321

WATER SERVICE:
 HESPERIA WATER DISTRICT
 9393 SANTA FE AVENUE
 HESPERIA, CALIFORNIA 92345
 PHONE, (619) 947-1400

SEWAGE DISPOSAL:
 HESPERIA WATER DISTRICT
 9393 SANTA FE AVENUE
 HESPERIA, CALIFORNIA 92345
 PHONE, (619) 947-1470

REFUSE DISPOSAL:
 ADVANCED DISPOSAL CO., INC.
 P.O. BOX 725-11961 MARIPOSA RD.
 HESPERIA, CALIFORNIA 92345
 PHONE, (619) 244-9773

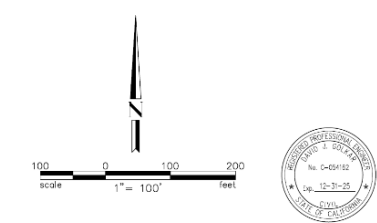
SEWERAGE:
 CITY OF HESPERIA
 9700 SEVENTH AVENUE
 HESPERIA, CA 92345
 PHONE, (760) 947-1840

DOMESTIC WATER:
 CITY OF HESPERIA
 9700 SEVENTH AVENUE
 HESPERIA, CA 92345
 PHONE, (760) 947-1840

PROJECT ZONING:
 SPECIFIC PLAN
 INDUSTRIAL

FIRE PROTECTION:
 HESPERIA FIRE DEPARTMENT
 P.O. BOX 49
 HESPERIA, CALIFORNIA 92345
 PHONE, (619) 947-1600

CABLE TV:
 FALCON CABLE CO.
 9536 "C" AVENUE
 HESPERIA, CALIFORNIA 92345
 PHONE, (619) 244-1010

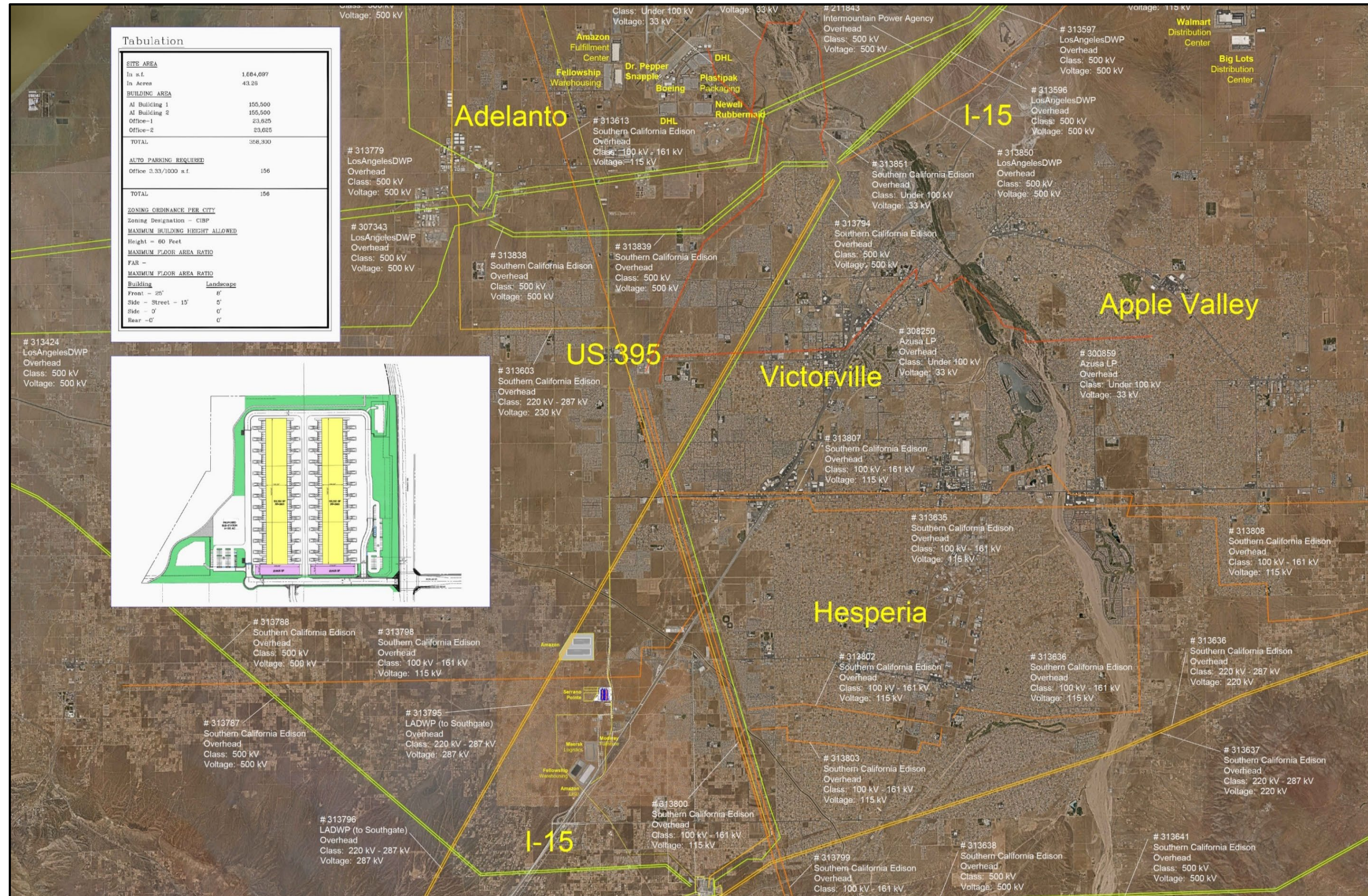


Prepared in the office of
SRD Design Studio, Inc.
 Registered
 Professional Engineer
 10011 Wilshire Blvd, # 808
 Culver City, CA 90230
 Tel: (424) 279-0909
 Fax: (424) 279-0909
 E-mail: admin@srdesign.com

CITY OF HESPERIA
**SERRANO POINTE
 COMMERCE AI CENTER**

Drawing No.
 Job No.
 Sheet No. 1
 of 1

Hesperia California Site Transmission Connections



Buckeye Port Reading Facility



DATA LAND SYSTEMS, LLC

CURRENT PROJECT LIST 09/15/2025

Inventory / Pipeline - Site Information

1 & 2. Tulsa, OK Projects

- 2 Parcels
 - Greenfield agricultural land.
 - Two Tracks within 2 miles of each other.
 - Acreage:
 - Track #1 625 contiguous acres.
 - Track #2 323 contiguous acres.
 - Both Tracks are located on the southwest side of Tulsa, Oklahoma.
 - Both sites are located in the unincorporated areas of Tulsa County.
 - Both sites exist almost entirely outside of 500 year floodplain.
 - The ingress & egress to both sites is excellent.
 - Municipal utilities are available at both sites.
- Power
 - Within the service area of East Central Electrical Cooperative
 - Power is supplied by multiple large power plants with three (3) gas power plants located very near the sites with generating capacity of 3.4 GW.
 - Power plants are operating with significant excess power generation availability.
 - The transmission grid supplies power directly to the sites via 345 KV lines as well as multiple additional 138 KV and 69 KV lines on site.
 - Each site sits adjacent to a substation with an interconnection to the 345 KV lines that is committed to step down power.
- Fiber Optics
 - One site abuts major long haul and dark fiber optic network lines for Zayo and newly formed Uniti, while the other is located only a miles from those same lines.
- Water
 - Both properties are currently serviced by rural water districts
 - Main Farm: Creek County RWD #2
 - East Farm: Okmulgee County RWD #6
 - Both properties adjacent to 6 inch water lines
- Other Utilities
 - A major natural gas transmission pipeline runs 3,500 feet south of the property and a petroleum pipeline runs along the eastern edge of the Main Farm property.
- Currently Status:
 - On August 15th we took management control of the entire development project.
 - Currently negotiating with power provider.
 - Developing:
 - Civil Development Package.
 - Power & Infrastructure Package.

- Agricultural to Industrial Zoning Package.
- Utilities Package.
- Tax Abatement and Political Advocation.
- Updated Title Work.
- New ALTA Surveys.
- End-User Marketing Strategy.

3. Waco, TX Project

- **Parcels - 560 S KATY RD ELM MOTT, TX 76640**
 - Greenfield agricultural land.
 - 340 acres.
 - Project located northwest of Waco, Texas.
 - Excellent ingress & egress from I-35.
 - Municipal utilities are available at the site.
 - Site is almost entirely in Waco ETJ.
 - Site is mostly outside of 500 year floodplain areas.
 - Low-cost development project given proximity to all necessary infrastructure.
- **Power**
 - Power supplied by Oncor with high capacities of wind and solar.
 - Perfect Power is developing 300 MW of solar and 300 MW of battery storage near the site
 - Early indications from Perfect Power are for a commitment to supply up to 900 MW to the site.
 - An Indicative Letter of Power Availability is currently being written to be followed soon after by PPA negotiations.
 - Site is currently grid served by a 69KV line with very near proximity via existing power easements to a 345 KV line and major substation.
- **Fiber Optics**
 - One site sits less than ½ mile from four (4) major fiber optic network lines running along I-35.
- **Water**
 - Site currently has an 18 inch water line stubbed to property
- **Other Utilities**
 - A major natural gas transmission pipeline runs north-south on the property
- **Currently Status:**
 - We took control of project on August 16th.
 - Currently developing overall site development plan.
 - Civil development package.
 - Power & infrastructure package.
 - Zoning package.
 - Utility package.

- Tax and Political Advisory Plan.
- Updated title work.
- New ALTA Survey.
- This site currently enjoys a targeted end user.

4. Beaumont, TX Project

- Parcel
 - Greenfield agricultural land.
 - Located on the northeast side of Beaumont, Texas.
 - Land is a contiguous site consisting of 624 acres.
 - Site borders a major highway enjoying excellent ingress & egress.
 - Municipal utilities are available to the site.
 - Site is located in the Beaumont ETJ.
 - Site is outside the 500 year floodplain.
 - Low-cost development project given proximity to all necessary infrastructure.
- Power
 - Power is supplied by over 5 GW of natural gas power generation located near the site with a new 754 MW natural gas power plant being constructed by Entergy.
 - Site is currently supplied by a 230 KV transmission line with an additional 500 KV line under development by Entergy that will directly link the site to the new power plant.
 - The site is outside of ERCOT's territory and will not be affected by any curtailment.
 - Initial indications from power provider is that very significant power will be available to the site given generation capacity as well as direct connection to extremely high voltage interstate transmission infrastructure.
- Fiber Optics
 - Three (3) major fiber optic network lines (Fiberlight, Zayo, & Uniti) within a few miles of the site via existing easement.
- Water
 - Currently served by the Meeker MWD with a 8 inch line along the sites northern boundary
- Other Utilities
 - Site is bisected by a major natural gas transmission pipeline along the existing eastern electric utility easement and a petroleum liquids pipeline cutting across the northwestern corner of the site
- Current Status:
 - We have a 35-year personal and professional relationship with the family that owns the site.
 - We are currently performing all initial project planning.

- Currently negotiating our contract agreements with the owner.
- Negotiations are underway with predominant provider for power availability.
- Project design alternatives are underway.

5. 6. & 7 LyondellBasell Sites

➤ Properties

- We have negotiated a joint venture with Access Industries to repurpose underutilized industrial properties within the property portfolio of LyondellBasell (LYB).
- Len Blavatnik / Access Industries own a significant share of LYB and sit on the board.
- LYB maintains significant highly-powered industrial sites that are currently underutilized and of a large scale.
- Current focus on the Houston area where we are in advanced discussions regarding repurposing underutilized large tracts of land contained within their existing property portfolio.

➤ Target site #5.

- 703 acres brownfield.
- Former use was part of a refinery operation adjacent to Houston Ship Channel
- Very near Houston with significant roadway, rail, and other transportation infrastructure in place
- Almost entirely outside 500 year floodplain
- Large scale 900 MW natural gas power generation on-site including cogeneration capabilities to provide steam and the possibility to build more capacity
- Potential for zero carbon energy as a result of carbon capture pipeline infrastructure being deployed at site
- Redevelopment area would comprise primarily former petroleum tank storage areas
- Long haul Zayo fiber optic lines run adjacent to site
- Large volume water and wastewater infrastructure already permitted and in-place
- Natural gas and petroleum pipelines on or near site providing for additional on-site and back-up generation

➤ Target site #6.

- 634 Acres greenfield.
- Excess land area adjacent to Houston Ship Channel that is part of a larger chemical complex, but separated by roadways and a 1,200 foot wide forested buffer area
- Outside of 500 year floodplain
- Also very near Houston with significant roadway, rail, and other transportation infrastructure in place
- Two large scale natural gas power plants on-site capable of generating in excess of 1,500 MW including cogeneration capabilities to provide steam and the possibility to build more capacity

- Development area would comprise primarily forested and pasture land
- Long haul and dark fiber optic lines from Zayo and Uniti networks nearly adjacent to site
- Large volume water and wastewater infrastructure in-place adjacent to site
- Natural gas and petroleum pipelines on or near site providing for additional on-site or back-up generation

➤ **Target site #7.**

- 1,560 Acres Greenfield.
- Excess land area adjacent to large nuclear power plant that is part of a polymers manufacturing complex, but can be separated by land buffers in excess of thousands of feet wide
- Roadway and rail infrastructure in place
- Adjacent to a 2 GW nuclear power plant with permitting for an additional 2 GW of new nuclear generation
- Very near +1 GW of new solar and wind generation providing for a zero carbon powered site
- Greenfield development area would comprise primarily pasture land
- Long haul optic lines from Firstlight networks very near site
- Large volume water and wastewater infrastructure in-place on site
- Natural gas and petroleum pipelines on site and outside development area providing for additional on-site or back-up generation

➤ * **ADDITIONAL LyondellBasell Sites - We are working on an additional 24+ Sites with the Company for powered land development sites.**

*** 8. Hesperia, California Site - Refer back above to page**

US Highway 395 & Poplar St.
Hesperia, CA. 92344

See Deck Attached for Site Information and Maps, Option Executed Attached

*** 9. Beaumont, California Site - Refer back above to page**

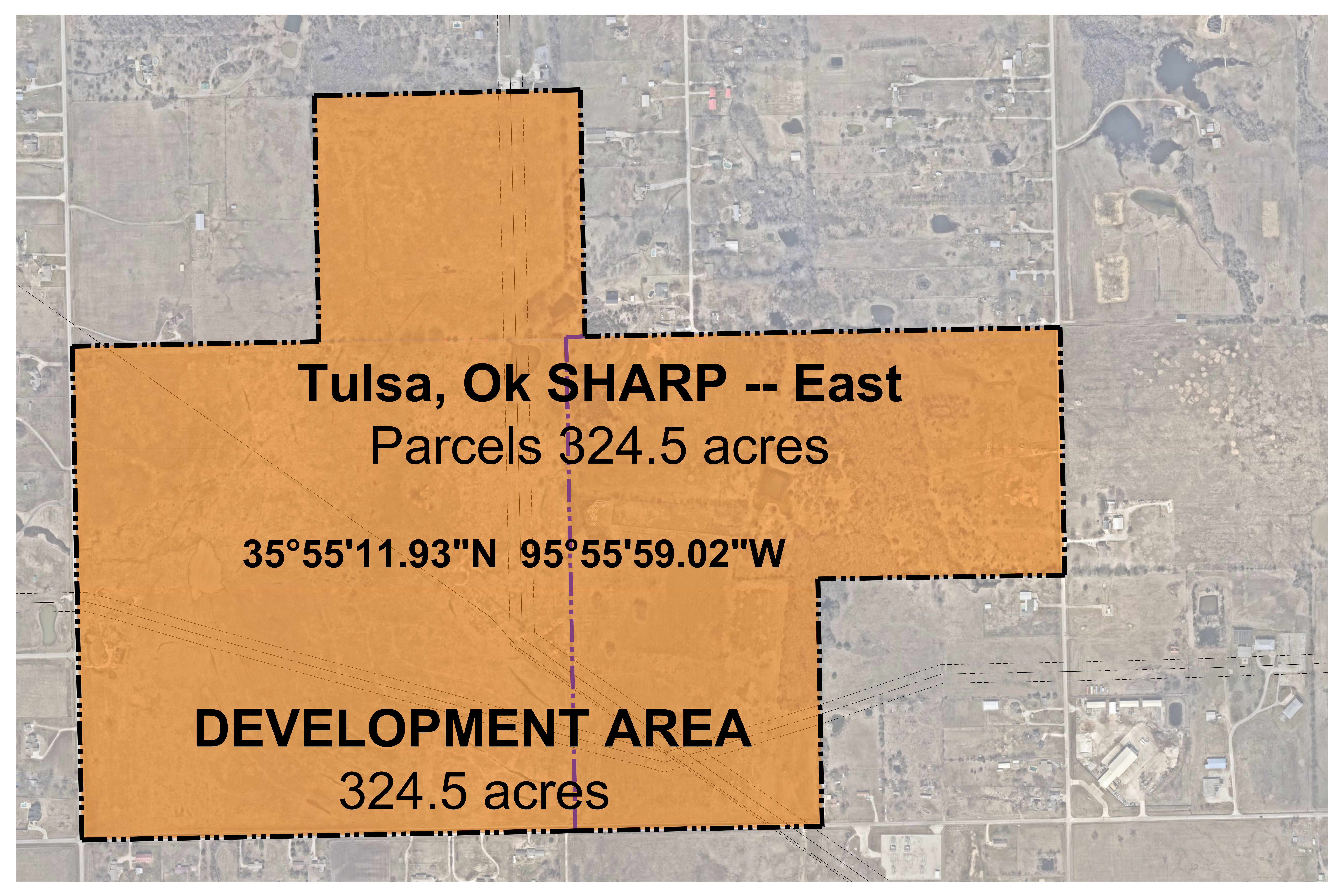
Moreno Valley Freeway & Potrero Blvd.
City of Beaumont, CA. 92223

See Deck Attached for Site Information and Maps

Tulsa, Ok - SHARP -- West
Parcels 691.5 acres

DEVELOPMENT AREA
691.5 acres

35°56'10.86"N 95°59'19.02"W



Tulsa, Ok SHARP -- East
Parcels 324.5 acres

35°55'11.93"N 95°55'59.02"W

DEVELOPMENT AREA
324.5 acres

TULSA OK - TWO (2) SITES

Riverside (OK)
1,121.7 mW

Green Country Energy
903.9 mW

138 kV

138 kV

345 kV

69 kV

Earthlink Fiber Line
Zayo Fiber Line

345 kV

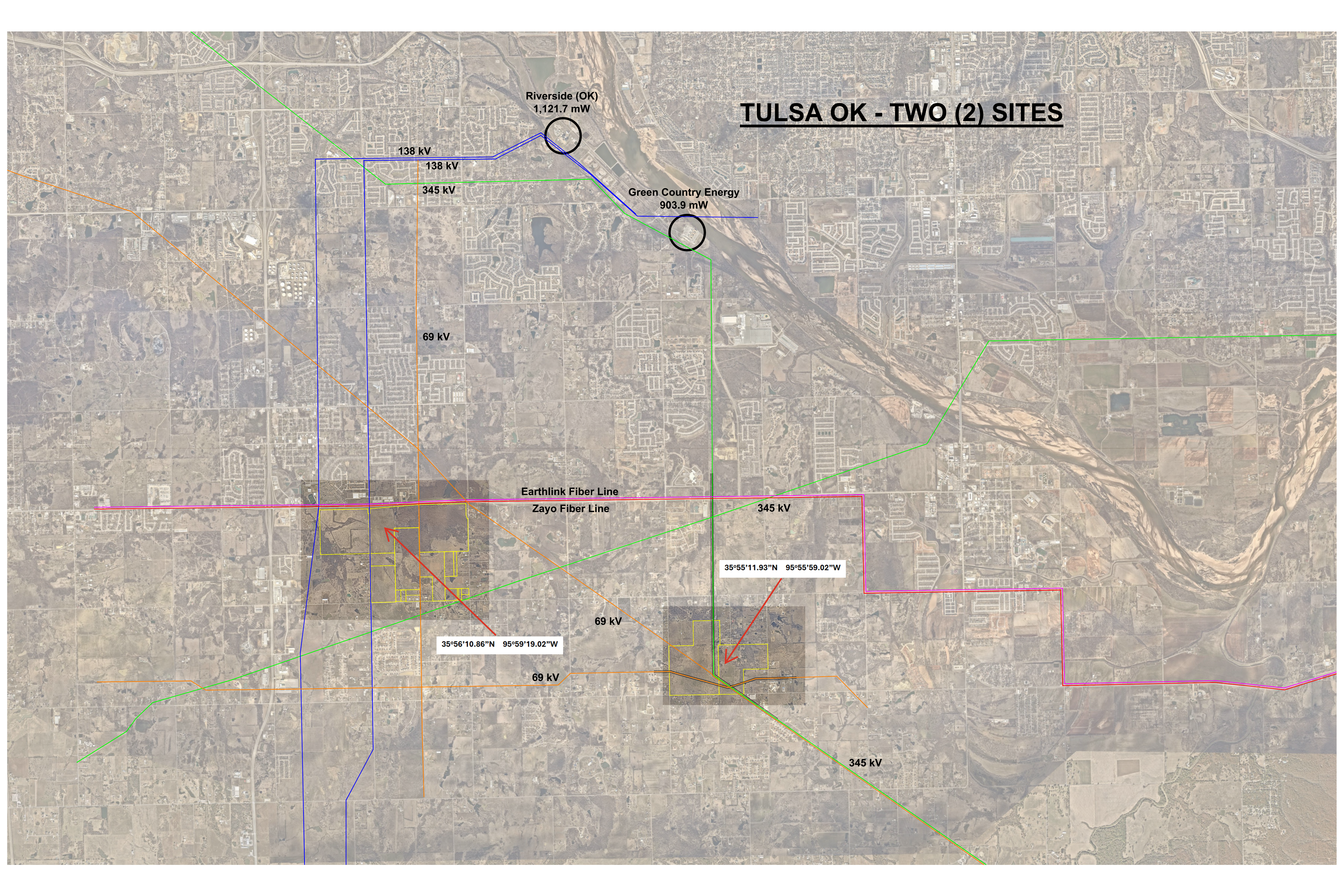
35°55'11.93"N 95°55'59.02"W

69 kV

35°56'10.86"N 95°59'19.02"W

69 kV

345 kV



Previous attachment

NORTH WACO, TX MSA

560 S. KATY RD ELM MOTT, TX 76640

341 Acres

(1 of 2)

WHITE ROCK CREEK DEVELOPMENT LLC

[View More Property Information](#)

Property Information

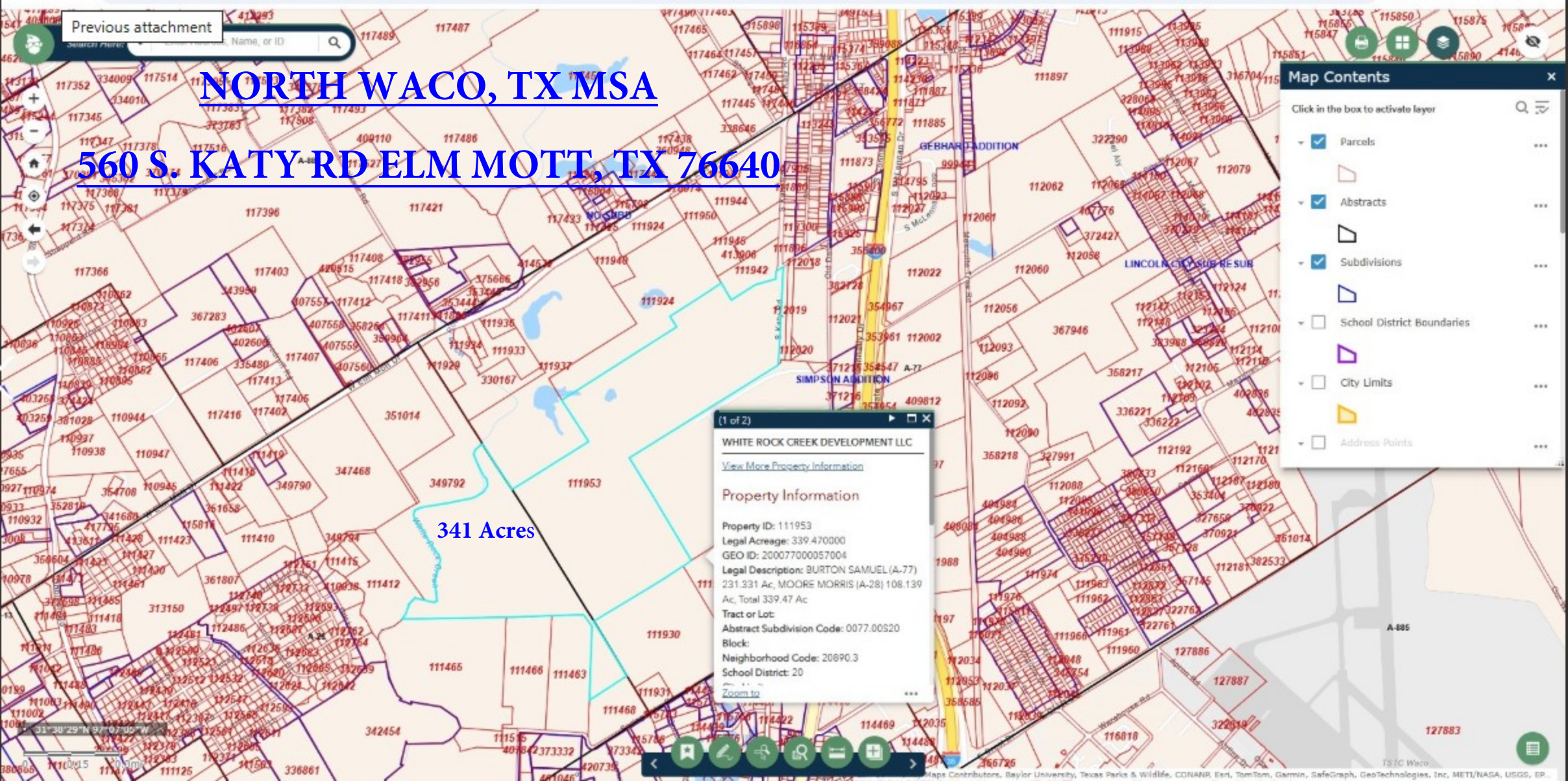
Property ID: 111953
 Legal Acreage: 339.470000
 GEO ID: 200077000057004
 Legal Description: BURTON SAMUEL (A-77)
 231.331 Ac, MOORE MORRIS (A-28) 108.139
 Ac, Total 339.47 Ac
 Tract or Lot:
 Abstract Subdivision Code: 0077.00S20
 Block:
 Neighborhood Code: 20890.3
 School District: 20

Zoom to

Map Contents

Click in the box to activate layer

- Parcels
- Abstracts
- Subdivisions
- School District Boundaries
- City Limits
- Address Points



A-685

127883

TS/TC Waco

Search Here: Enter Address, Name, or ID

NORTH WACO, TX MSA 560 S KATY RD ELM MOTT, TX 76640

Map Contents

Click in the box to activate layer

- Parcels
- Abstracts
- Subdivisions
- School District Boundaries
- City Limits
- Address Points

(1 of 2)

WHITE ROCK CREEK DEVELOPMENT LLC

[View More Property Information](#)

Property Information

Property ID: 111953
 Legal Acreage: 339.470000
 GEO ID: 200077000057004
 Legal Description: BURTON SAMUEL (A-77)
 231.331 Ac, MOORE MORRIS (A-28) 108.139
 Ac, Total 339.47 Ac
 Tract or Lot:
 Abstract Subdivision Code: 0077.00S20
 Block:
 Neighborhood Code: 20690.3
 School District: 20
 Zoom to

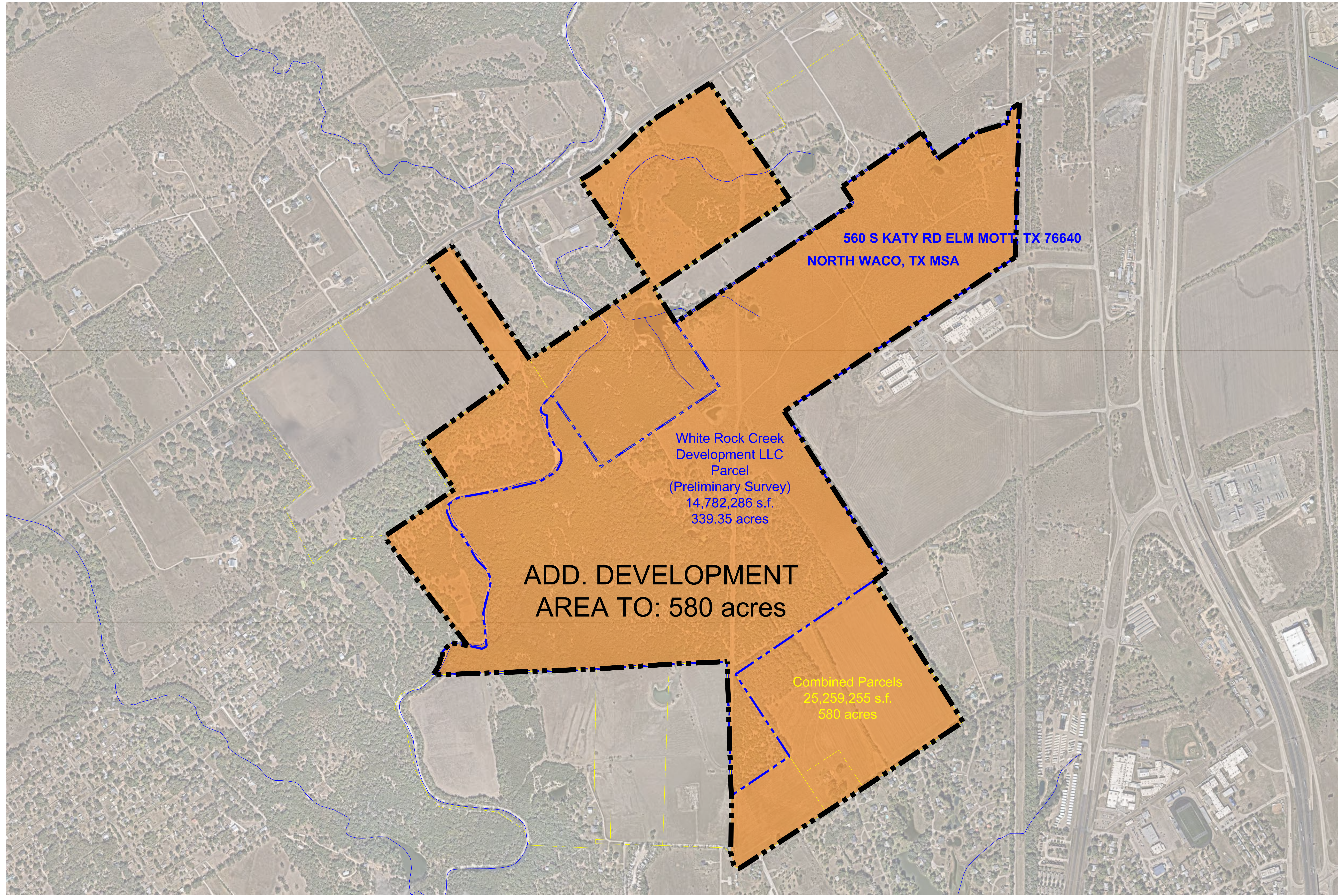
31°40'06"N 97°06'15"W
0 300 600ft

560 S KATY RD ELM MOTT, TX 76640
NORTH WACO, TX MSA

White Rock Creek
Development LLC
Parcel
(Preliminary Survey)
14,782,286 s.f.
339.35 acres

**ADD. DEVELOPMENT
AREA TO: 580 acres**

Combined Parcels
25,259,255 s.f.
580 acres



Beaumont Texas Project Site
Parcel 559 acres

24,344,947 s.f.
property limit
(559 acres)

13,552,132 s.f.
between
transmission lines
(311 acres)

DEVELOPMENT AREA
559 acres

LYONDELLBASELL

Houston Refinery Parcel Areas
(not including railroad easements)
682 acres

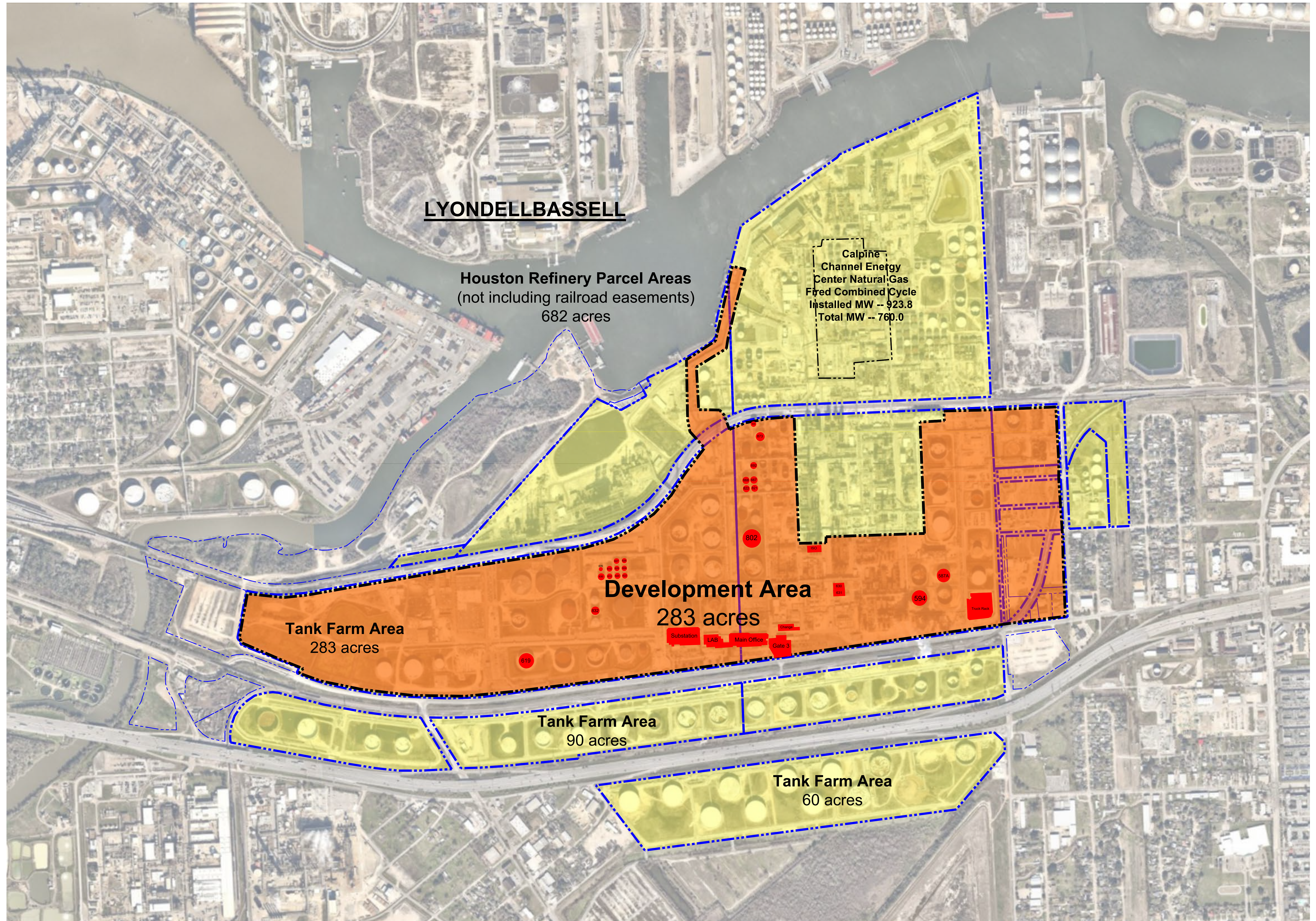
Calpine
Channel Energy
Center Natural Gas
Fired Combined Cycle
Installed MW -- 923.8
Total MW -- 760.0

Development Area
283 acres

Tank Farm Area
283 acres

Tank Farm Area
90 acres

Tank Farm Area
60 acres



DEVELOPMENT AREA
754 Acres

The image is an aerial photograph overlaid with a map. A large orange-shaded area in the upper center is labeled 'DEVELOPMENT AREA 754 Acres'. Below it, a larger green-shaded area is labeled 'Channelview Refinery Parcel Outline 138,926,340 s.f. 3,189 acres'. A blue dashed line outlines the entire green area. To the right, a body of water is labeled 'LYONDELL BASSELL'. A thick orange line runs horizontally across the lower left. Two small red circles are placed on the map: one in the orange area and one in the green area.

LYONDELL BASSELL

Channelview Refinery
Parcel Outline
138,926,340 s.f.
3,189 acres

LYONDELLBASSELL

Matagorda Complex
Parcel 1605 acres

DEVELOPMENT AREA
1,117 acres

