LOCATION MAP (Not to scale)

FTZ PARCEL DESCRIPTION
LOGISTICS/ INTERMODAL
207.778 ACRES
SITUATE WITHIN
SECTIONS 23,24 AND 26
TOWNSHIP 28 SOUTH, RANGE 2 EAST
NEW MEXICO PRINCIPAL MERIDIAN
DOÑA ANA COUNTY, NEW MEXICO

207.778 ACRE PARCEL

A certain parcel of Land situate within Sections 23, 24, and 26, Township 28 South, Range 2 East, New Mexico Principal Meridian, Doña Ana County, New Mexico, and being more particularly described by metes and bounds as follows:

Commencing at a found U.S.G.L.O. brass cap common to Sections 23, 24, 25 and 26, Township 28 South, Range 2 East, New Mexico Principal Meridian, Doña Ana County, New Mexico; whence a found U.S.G.L.O. Brass Cap marking the quarter corner common to Sections 23 and 24, Township 28 South, Range 2 East, bears S00°-33'20"E (BASIS OF BEARING), a distance of 2637.16 Ft.;

THENCE, S00°-33'20"E, a distance of 162.32 feet along the easterly line common to Sections 23 and 24 to a set 5/8" rebar with yellow cap No. 5944 on the southerly right-of-way line of Industrial Drive (100 feet right-of-way) and the "True Point of Beginning" of the parcel herein described;

THENCE, S50°-45'-48"W, a distance of 749.60 feet along said southeasterly right-of-way line of Industrial Drive to a set 5/8" rebar with yellow cap No. 5944, said rebar marking a point of curvature;

THENCE, continuing along the southeasterly right-of-way line of Industrial Drive 127.10 feet along the arc of a curve bearing to the left, having a radius of 5132.26 feet, and a chord that bears S50°-04'-54"W, a distance of 127.09 feet to a set 5/8" rebar with yellow cap No. 5944 marking the northeast corner of a temporary ponding easement;

THENCE, along the perimeter of a temporary ponding easement S40°-15'-29"E, a distance of 50.00 feet to a set 5/8" rebar with yellow cap No. 5944 marking the southeast corner of a temporary ponding easement;

THENCE, S49°-30'-31"W, a distance of 100.00 feet to a set 5/8" rebar with yellow cap No. 5944 marking the southwest corner of a temporary ponding easement;

THENCE, N40°-47'-38"W, a distance of 50.00 feet to a set 5/8" rebar with yellow cap No. 5944 marking a point on the southeasterly right-of-way line of Industrial Drive, said rebar being a point of curvature;

THENCE, 112.33 feet along the arc of a curve bearing to the left, having a radius of 60.00 feet, a central angle of 107°-16'-16", and a long chord which bears N05°-21'-46"E, a distance of 96.63 feet to a set 5/8 inch rebar with yellow cap No. 5944 said rebar being a point on the proposed northerly right-of-way line of St. Johns Road (100 feet right-of-way) and the Proposed Santa Teresa Intermodal Park Phase II Plat, at a point of compound curvature;

THENCE, leaving the proposed northerly right-of-way line of St. Johns Road, and following the Proposed Santa Teresa Intermodal Park Phase II Plat the next 7 calls, S39°-00'-00"W, a distance of 100.00 feet to a set 5/8" rebar with yellow cap No. 5944, said point being a point of non-tangent curvature on the proposed centerline of St. Johns Road;

THENCE, following the proposed centerline of St. Johns Road, 1166.49 feet along the arc of a curve bearing to the left, having a radius of 3624.68 feet, a central angle of 17°-29'-24", and a long chord which bears N52°-44'-08"W, a distance of 1161.89 feet to a set 5/8" rebar with yellow cap No. 5944, said point being a point tangency;

THENCE, leaving the proposed centerline of St. Johns Road, N43°-31'-02"E, a distance of 100.00 feet to a set 5/8" rebar with yellow cap No. 5944, said point being a point of curvature on the northerly boundary of the proposed St. Johns Road;

THENCE, 417.48 feet along the arc of a curve bearing to the left, having a radius of 3924.68 feet, a central angle of 6°-05'-41", and a long chord which bears N76°-31'-09"W, a distance of 417.28 feet to a set 5/8" rebar with yellow cap No. 5944, said point being a point of reverse curve on the northerly right-of-way of the proposed St. Johns Road;

THENCE, S06°-31'-41"E, a distance of 209.00 feet to a set 5/8" rebar with yellow cap No. 5944, said rebar being a point on the northerly right-of-way line of Ave. Columbus Pacifico, and a point on the southerly boundary of parcel of land owned by Santa Teresa LLC as filed December 31, 2003 in Book 467, Pages 1834-1901, of the records of Doña Ana County;

THENCE, following along the southerly parcel of land owned by Santa Teresa LLC S49°-57'-18"E, a distance of 343.35 feet to a set 5/8" rebar with yellow cap No. 5944, and marking the southeast corner of a temporary ponding easement;

THENCE, S00°-03'-29"E, a distance of 50.00 feet to a set 5/8" rebar with yellow cap No. 5944 marking the northeast corner of the temporary ponding easement;

THENCE, S89°-57'-18"E, a distance of 100.00 feet to a set 5/8" rebar with yellow cap No. 5944 marking the northeast corner of the temporary ponding easement;

THENCE, S00°-02'-29"W, a distance of 50.00 feet to a set 5/8" rebar with yellow cap No. 5944 marking a point on the north boundary line of the parcel herein described and marking the southeast corner of the temporary ponding easement;

THENCE, S89°-57'-18"E, a distance of 3.66 feet along the north boundary of the parcel herein described to a set 5/8" rebar with yellow cap No. 5944 and marking the southwest corner of Santa Teresa Intermodal Park Phase 1, being on the northerly right-of-way of Ave. Chihuahua Pacifico;

THENCE, S89°-57'-18"E, a distance of 857.54 feet along the north boundary of the parcel herein described to a set 5/8" rebar with yellow cap No. 5944 and marking the southeast corner of a temporary ponding easement;

THENCE, N00°-02'-29"E, a distance of 50.00 feet to a set 5/8" rebar with yellow cap No. 5944 marking the northeast corner of a temporary ponding easement;

THENCE, S89°-57'-18"E, a distance of 100.00 feet to a set 5/8" rebar with yellow cap No. 5944 marking the northeast corner of a temporary ponding easement;

THENCE, S00°-02'-29"W, a distance of 50.00 feet to a set 5/8" rebar with yellow cap No. 5944 marking a point on the north boundary of the parcel herein described and also marking the southeast corner of a temporary ponding easement;

THENCE, S49°-57'-18"E, a distance of 647.67 feet along the north boundary of the parcel herein described to a set 5/8" rebar with yellow cap No. 5944 marking a point on the current line common to Sections 23 and 24 whence a found U.S.G.L.O. brass cap marking the common corners to sections 23 and 24 bears S00°-33'-45"W, a distance of 396.51 feet;

THENCE, continuing along said north boundary of the parcel herein described S 49°-57'-18"E, a distance of 35.68 feet to a set 5/8" rebar with yellow cap No. 5944 marking the southwest corner of a temporary ponding easement;

THENCE, N 00°-02'-29"E, a distance of 50.00 feet to a set 5/8" rebar with yellow cap No. 5944 marking the northwest corner of a temporary ponding easement;

THENCE, S 89°-57'-18"E, a distance of 100.00 feet to a set 5/8" rebar with yellow cap No. 5944 marking the northeast corner of a temporary ponding easement;

THENCE, S 00°-02'-29"W, a distance of 50.00 feet to a set 5/8" rebar with yellow cap No. 5944 marking a point on the north boundary line of the parcel herein described and also marking the southeast corner of a temporary ponding easement;

THENCE, S 49°-57'-18"E, a distance of 879.44 feet along the north boundary line of the herein described parcel to a set 5/8" rebar with yellow cap No. 5944 marking a point on the southwesterly line of a 16.50 foot right-of-way line and easement granted to The American Telephone and Telegraph Co. recorded in Miscellaneous Records Book 22, Page 535, Doña Ana County records;

THENCE, along the southwesterly side of said A.T. and T. right-of-way and easement, S44°-20'-11"E, a distance of 476.97 feet to a set 5/8" rebar with yellow cap No. 5944 set at an angle point;

THENCE, continuing along the southwesterly side of said A.T. and T. right-of-way and easement, S44°-21'-45"E, a distance of 86.45 feet to a set 5/8" rebar with yellow cap No. 5944;

THENCE, S44°-25'-38"E, a distance of 384.81 feet to a set 5/8" rebar with yellow cap No. 5944, said rebar being the point of intersection with the northwesterly right-of-way line of Industrial Drive and being a point of curvature;

THENCE, Following the northwesterly right-of-way line of Industrial Drive, 193.57 feet along the arc of a curve bearing to the right, having a central angle of 01°-26'-31", a radius of 7214.65 feet, and a long chord that bears S46°-04'-04"W, a distance of 193.57 ft, to a found 5/8" rebar with yellow cap No. 5944;

THENCE, leaving the northwesterly right-of-way of Industrial Drive, S44°-36'-41"E, a distance of 320.00 ft to a set 5/8" rebar with yellow cap No. 5944 on the southeasterly right-of-way of Industrial Drive, said rebar being a point of curvature;

THENCE, following the southeasterly right-of-way line of Industrial Drive 433.52 feet along the arc of an curve bearing to the right, having a central angle of 03°-22'-22", a radius of 7364.65 and a long chord that bears S 46°-04'-30"W, a distance of 433.46 feet to a found 5/8" rebar with yellow cap No. 5944;

THENCE, S 50°-45'-48"W, a distance of 43.74 feet along the southeasterly right-of-way line of Industrial Drive to a set 5/8" rebar with yellow cap No. 5944 marking the northeast corner of a temporary ponding easement;

THENCE, S 39°-14'-12"E, a distance of 50.00 feet to a set 5/8" rebar with yellow cap No. 5944 marking the southeast corner of a temporary ponding easement;

THENCE, S 50°-45'-48"W, a distance of 150.00 feet to a set 5/8" rebar with yellow cap No. 5944 marking the southwest corner of a temporary ponding easement;

THENCE, N 39°-14'-12"W, a distance of 50.00 feet to a set 5/8" rebar with yellow cap No. 5944 marking a point on the southeasterly right-of-way line of Industrial Drive, and marking the northwest corner of a temporary ponding easement;

THENCE, S 50°-45'-48"W, a distance of 672.18 ft to a set 5/8" rebar with yellow cap No. 5944 along the southeasterly right-of-way line of Industrial Drive, to a set 5/8" rebar with yellow cap No. 5944 marking the northeast corner of a temporary ponding easement;

THENCE, S 39°-14'-12"E, a distance of 50.00 feet to a set 5/8" rebar with yellow cap No. 5944 marking the southeast corner of a temporary ponding easement;

THENCE, S 50°-45'-48"W, a distance of 200.00 feet to a set 5/8" rebar with yellow cap No. 5944 marking the southwest corner of a temporary ponding easement;

THENCE, N 39°-14'-12"W, a distance of 50.00 feet to a set 5/8" rebar with yellow cap No. 5944 marking a point on the southeasterly right-of-way line of Industrial Drive and marking the northwest corner of a temporary ponding easement;

THENCE, S 50°-45'-48"W, a distance of 1001.78 feet along the southeasterly right-of-way line of Industrial Drive to a set 5/8" rebar with yellow cap No. 5944 marking the northeast corner of a temporary ponding easement;

THENCE, S 39°-14'-12"E, a distance of 50.00 feet to a set 5/8" rebar with yellow cap No. 5944 marking the southeast corner of a temporary ponding easement;

THENCE, S 50°-45'-48"W, a distance of 200.00 feet to a set 5/8" rebar with yellow cap No. 5944 marking the southwest corner of a temporary ponding easement;

THENCE, N 39°-14'-12"W, a distance of 50.00 feet to a set 5/8" rebar with yellow cap No. 5944 marking a point on the southeasterly right-of-way line of Industrial Drive and marking the northwest corner of a temporary ponding easement;

THENCE, S 50°-45'-48"W, a distance of 810.21 feet to "THE TRUE POINT OF BEGINNING" of the parcel herein described containing 11,269,430 square feet or 258.630 acres of land MORE OR LESS

SAVE AND EXCEPT THE FOLLOWING PARCELS OF LAND, being lots described on the Plat of Santa Teresa Intermodal Park, Phase 1, Replat 4 as filed on December 9, 2008, and recorded as Plat Book 21, Pages 61-63 of the records of Doña Ana County:

Lot 3, Block 2, owned by Doña Ana County containing 522,717 square feet or 12.000 acres of land MORE OR LESS.

Lot 4, Block 2 owned by Titan SBAL Fund LLC containing 276,617 square feet or 6.350 acres of land MORE OR LESS.

Lot 5, Block 2 owned by Titan Santa Teresa Business Park LLC and Monarch Litho Inc. containing 319,919 square feet or 7.321 acres of land MORE OR LESS.

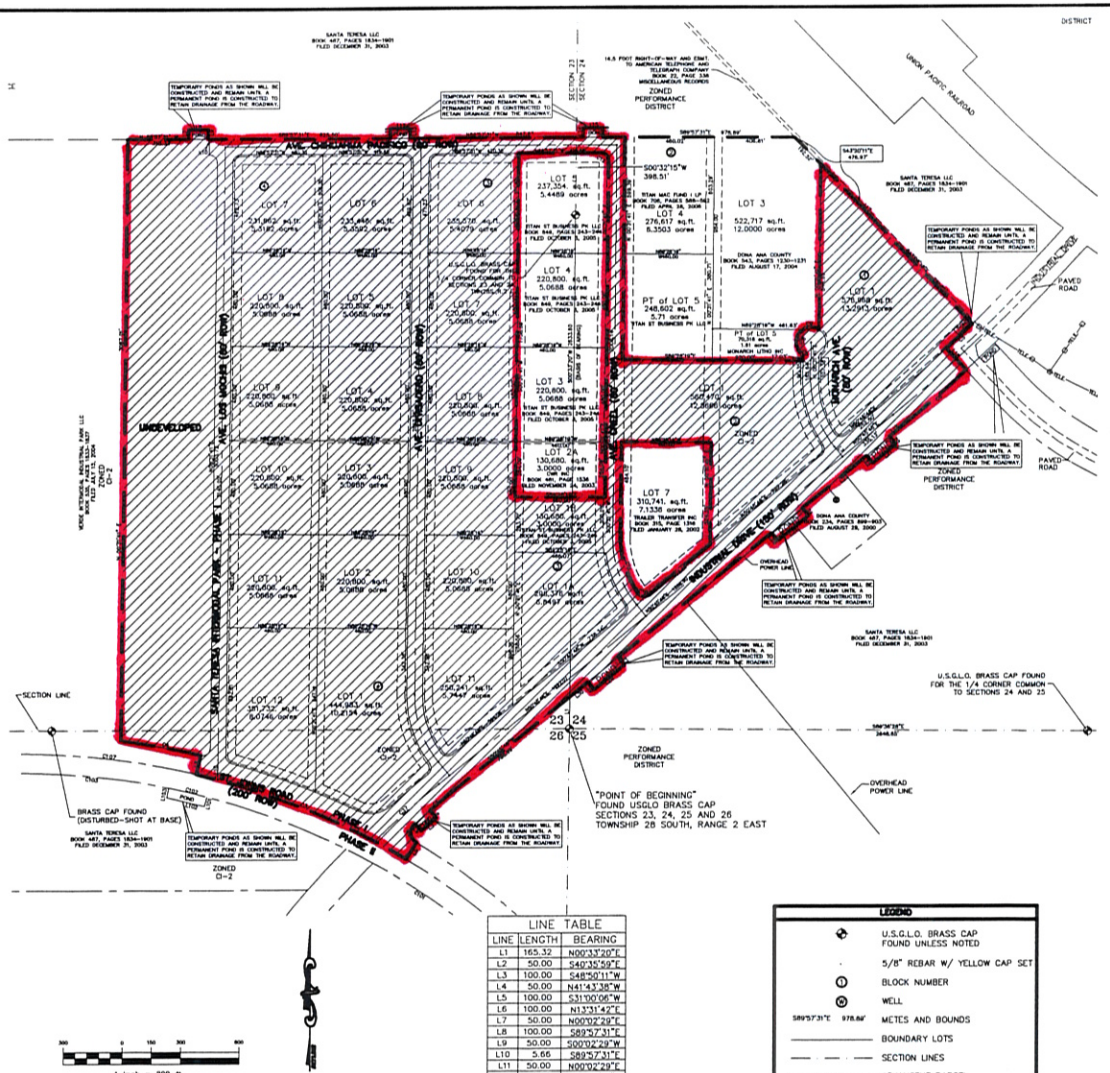
Lot 7, Block 2, owned by Tract 7 Inc., containing 310,741 square feet or 7.134 acres of land MORE OR LESS.

Lot 2, Block 3, owned by CWR Inc. containing 130,680 square feet or 3.00 acres of land MORE OR LESS.

Lots 1, 6, and 9, Block 4, owned by Titan Santa Teresa Business Park LLC containing 679,954 square feet or 15.567 acres of land MORE OR LESS.

Containing 4,240,827 square feet or 51.192 Acres of land MORE OR LESS.

LEAVING A NET ACRE AGE OF 207.778 ACRES OF LAND MORE OR LESS.


SANTA TERESA LLC BOOK 467, PAGES 1834-1901 FILED DECEMBER 31, 2003
TEMPORARY PONDS AS SHOWN WILL BE CONSTRUCTED AND REMAIN UNTIL A PERMANENT POND IS CONSTRUCTED TO RETAIN DRAINAGE FROM THE ROADWAY
14.5 FOOT RIGHT-OF-WAY AND EASEMENT TO AMERICAN TELEPHONE AND TELEGRAPH COMPANY BOOK 22, PAGE 536 MISCELLANEOUS RECORDS
ZONED PERFORMANCE DISTRICT
UNION PACIFIC RAILROAD
AVE. CHIHUAHUA PACIFICO (80' ROW)
AVE. COLUMBUS PACIFICO (80' ROW)
INDUSTRIAL DRIVE (100' ROW)
ST. JOHNS ROAD (200' ROW)
PHASE II
PHASE I
UNDEVELOPED
LOT 1 237,354 sq.ft. 5.4483 acres
LOT 2 220,800 sq.ft. 5.0688 acres
LOT 3 220,800 sq.ft. 5.0688 acres
LOT 4 220,800 sq.ft. 5.0688 acres
LOT 5 220,800 sq.ft. 5.0688 acres
LOT 6 265,518 sq.ft. 5.9779 acres
LOT 7 231,862 sq.ft. 5.3182 acres
LOT 8 231,648 sq.ft. 5.3282 acres
LOT 9 220,605 sq.ft. 5.0658 acres
LOT 10 220,605 sq.ft. 5.0658 acres
LOT 11 250,241 sq.ft. 5.7447 acres
LOT 12 397,732 sq.ft. 9.0746 acres
LOT 1 444,983 sq.ft. 10.2134 acres
LOT 2A 130,680 sq.ft. 3.0000 acres
LOT 3 522,717 sq.ft. 12.0000 acres
LOT 4 276,617 sq.ft. 6.3503 acres
PT OF LOT 5 248,502 sq.ft. 5.71 acres
LOT 5 319,919 sq.ft. 7.3447 acres
LOT 7 310,741 sq.ft. 7.1338 acres
LOT 1 679,954 sq.ft. 15.6133 acres
LOT 1 576,958 sq.ft. 13.2913 acres
TITAN MAC FUND I LP BOOK 846, PAGES 1843-1846 FILED OCTOBER 5, 2005
TITAN ST BUSINESS PH LLC BOOK 846, PAGES 1843-1846 FILED OCTOBER 5, 2005
TITAN ST BUSINESS PH LLC BOOK 846, PAGES 1843-1846 FILED OCTOBER 5, 2005
TITAN ST BUSINESS PH LLC BOOK 846, PAGES 1843-1846 FILED OCTOBER 5, 2005
DOÑA ANA COUNTY BOOK 943, PAGES 1230-1231 FILED AUGUST 17, 2004
MONARCH LITHO INC
TRACT 7 INC BOOK 1, PAGE 1536 FILED NOVEMBER 24, 2003
CWR INC BOOK 469, PAGE 1536 FILED NOVEMBER 24, 2003
TRAILER TRANSFER INC BOOK 370, PAGE 1344 FILED JANUARY 28, 2003
DOÑA ANA COUNTY BOOK 234, PAGES 880-907 FILED AUGUST 29, 2003
SANTA TERESA LLC BOOK 467, PAGES 1834-1901 FILED DECEMBER 31