

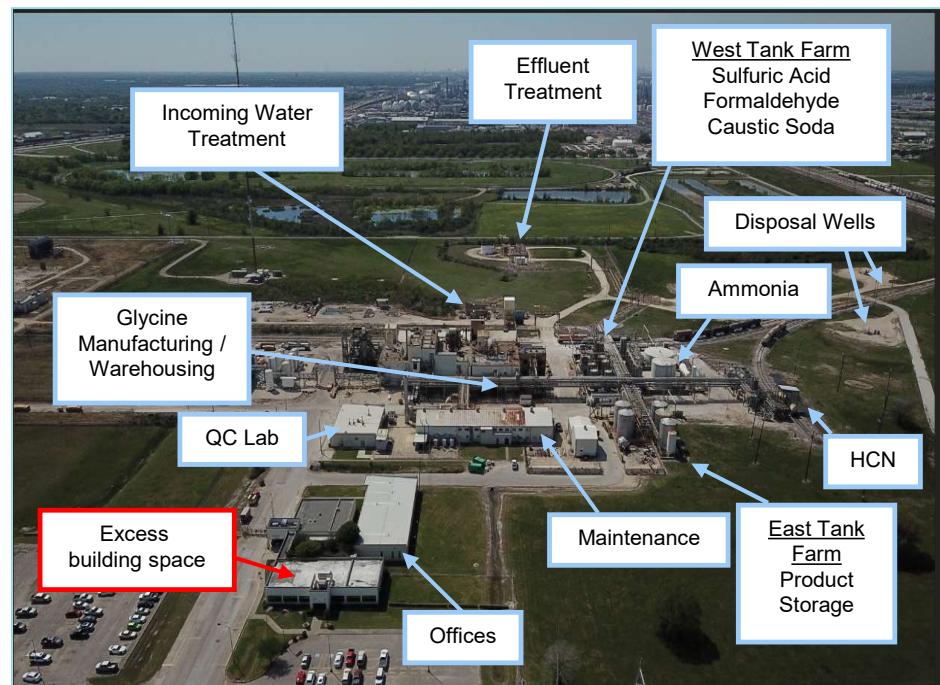
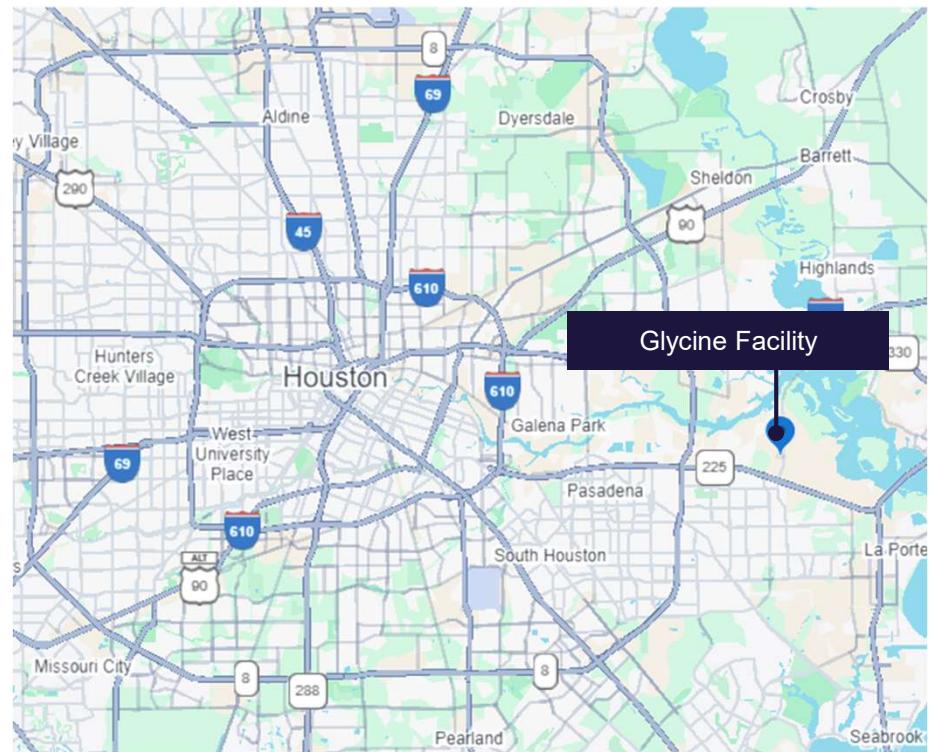


Chemical Plant Facility

739 Independence Parkway South, Deer Park, Texas 77536

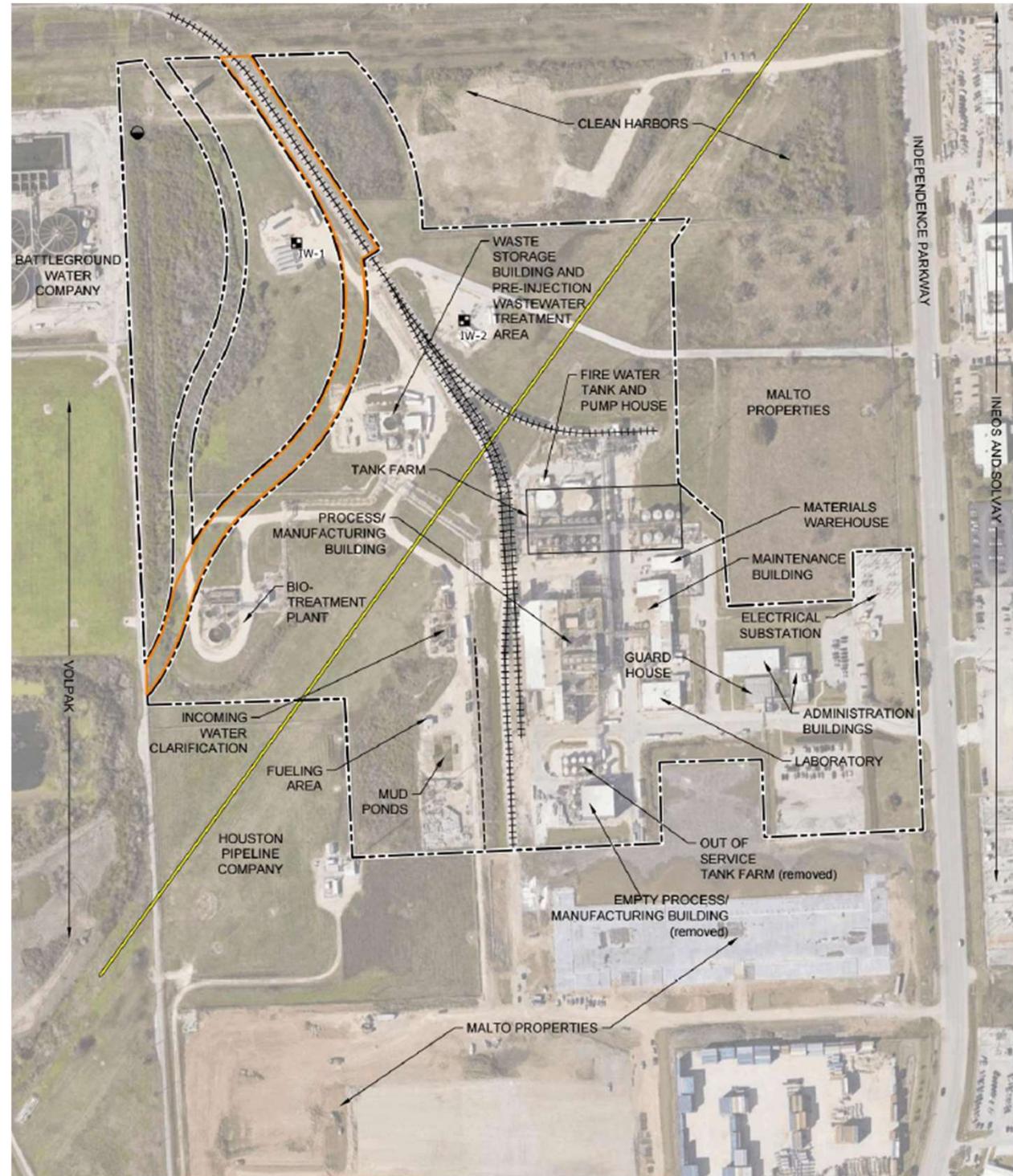
PROPERTY HIGHLIGHTS

- ISO 9001:2015, FSC 22000 certified, manufacturing facility
- The facility spans \pm 56 acres, 30 of which is utilized.
 - Warehouse: 19,096 SF
 - Lab: 6,500 SF
 - Maintenance: 10,372 SF
 - Administration: 5,040 SF
 - Annex: 8,640 SF
 - Personnel: 3,143 SF
 - Security: 290 SF
 - Production: 19,754 SF
 - On-site deep wells are less than 40% utilized with ample excess capacity for expansion or servicing third party streams
- Opportunities for on-site expansion exist
- Rail served by PTRA



PROPERTY SURVEY

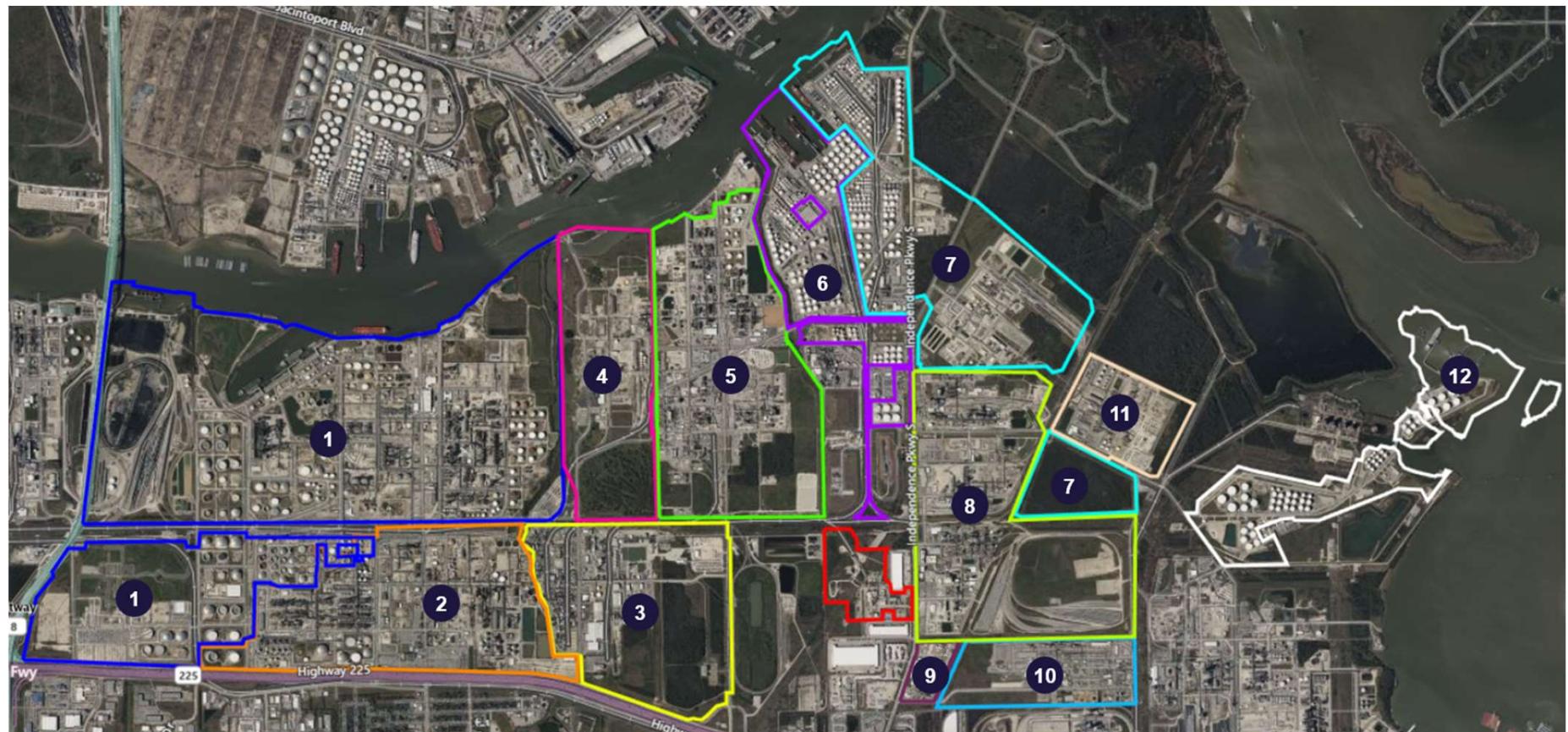
- Site has flexible permit and operates well under all approved permit limits
- The Deer Park area provides supportive environment for expansions/additions
- Strategically located to support chemical manufacturing with dedicated rail spurs for raw materials and finished goods and redundant electricity supply from 2 sources
- Historically, site has been a multi-product facility



ADJACENT PROPERTIES

Legend

#	Company	#	Company
1	Deer Park Refining	7	Vopak
2	Shell	8	Ineos
3	Lubrizol	9	Nouryon
4	Oxy	10	Dow
5	Romax	11	Oxy
6	Intercontinental	12	Battleground – Bosco Terminal



EH&S OVERVIEW

- April 2025 Phase 1 report:
 - No Recognized Environmental Conditions (RECs)
 - No Controlled Recognized Environmental Conditions (CRECs)
 - No Historical Recognized Environmental Conditions (HRECs)
- Site has two deep wells, each capable of handling all process wastewater
 - Permitted for disposal of 120M gal/yr; site currently discharges 20-25M gal/yr
- Site in full compliance with Title V and TCEQ NSR Air Permits
- PSM/RMP regulated facility; No underground storage tanks
- Permitted for Hazardous Waste as Large Quantity Generator, <90 day storage



UTILITY OVERVIEW

- Electricity – 3.2 MW substation ; can accommodate 2 MW of additional capacity via additional transformers and switches as needed; potential to expand to 30 MW
- Steam – 3 boilers on site
 - Two 150# steam boilers at 27950 lb/hr capacity
 - One 150# steam at 20000 lb/hr capacity
- Natural Gas – Sourced directly from Kinder Morgan
 - Twice per year the site has to switch to LNG while Kinder Morgan shuts down for maintenance

UTILITY INFORMATION		
Utility	Capacity	Current Use
Process Water	750GPM	104GPM
Potable Water	80GPM	<1GPM
Electricity	3.2 MW	1.2 MW
Steam	75900 LB/HR	35000LB/HR
Nitrogen	40,000 N2 tank	
Air	2200 CFM	1000 CFM
Cooling tower water	3200GPM	1600GPM
Injection Well	225GPM	50 GPM
Natural Gas	N/A	700 MMBTU/day





CONTACT

B. KELLEY PARKER III, SIOR

kelley.parker@cushwake.com
+1 713 963 2896

JOHN F. LITTMAN, SIOR

john.littman@cushwake.com
+1 713 410 4818

COE PARKER, SIOR

coe.parker@cushwake.com
+1 713 963 2825

