



SILICON BORDER SCIENCE PARK

Definition and Cost of the Infrastructure

Silicon Border will be a world class science and technology based industrial park that will support leading edge manufacturing and research facilities owned by the major technology companies of the world. The park will be designed following the cluster theory of economic development and incorporate the activities of all participants in the high technology supply chain. For further understanding of the park concept see the article entitled, "Science-Based Industrial Parks" included at the end of this section. Accordingly, Silicon Border will be designed and built to the critical standards required by these technologies. The park must maintain the highest degree of security and reliability. Therefore, the design of the park will encompass the following:

1.0 INFRASTRUCTURE

Land

Silicon Border will identify and acquire (through grant, purchase and/or lease) enough land to allow the unfettered growth of the park over the next 20 years. Initial studies have shown this to be approximately 10,000 acres. The total site will be master planned in the beginning, then developed in phases as requirements dictate. The tenant will have the responsibility to develop their own grading plan in accordance with the parks overall goal of maintaining as natural a state as possible. Silicon Border can assist in this matter under a separate contract with the tenant.

Flood Control

A site that has been investigated thoroughly and designed to facilitate the orderly and total removal of flood waters via canals, detention ponds, and storm sewers.

Roadways and Sidewalks

Silicon Border will design and implement the appropriate roadways and sidewalks that facilitate the safe and efficient movement of people, product and materials both throughout the park and also into and out of the park. The infrastructure will be in conformance to a long term master plan that minimizes interruptions as the park grows over time.

Electricity

Silicon Border will supply well-regulated, high availability, cost effective power to tenants in the park in accordance with the tenant's contracted demand. It will construct underground electrical duct banks for reliability. Silicon Border will contract with a supplier such as CFE, Sempra, Intergen, and IID to ensure that installed power capacity always leads power demand. This will include the design, construction and operation of a state of the art electrical sub station and distribution with dual feed supply with high speed switching.

Water Purification and Distribution

Silicon Border will ensure the supply of high purity water in accordance with the tenant's contracted demand. Silicon Border has negotiated with and received approval from CONAGUA for a supply of 400 liters per second to be taken from the Reforma Canal adjacent to the Park. Silicon Border will design and build the distribution, purification, recycle and waste treatment infrastructure that provides the most cost-effective supply and use of water.

Sewage and Waste Disposal

Silicon Border will design and build the infrastructure that provides conformance to world-class standards for effluents and waste disposal. Silicon Border will design and construct underground water distribution pipelines for industrial and domestic waste.

Communications

Silicon Border will design and implement high speed, high availability data and voice communication infrastructure required today with provisions to support new advances in communication technology in the future. The system will utilize state of the art communications networks with on site satellite linkage.

Parks and Greenbelts

The creation of Green Space and Parks throughout to enhance the environment through the utilization of reclaimed industrial water.

2.0 PARK OPERATING SERVICES

Health and Emergency Medical Facilities

Silicon Border will construct and outfit an on-site First Aid Medical Facility with a superbly trained on-site staff including mobile an Emergency Medical Team (EMT) service.

Fire Protection Building

A master fire protection plan will be designed and implemented for the park. Fire protection for tenants and park infrastructure will be provided through a cooperative effort between Silicon Border, the tenants and the appropriate local agencies.

Meeting and Recreational Facilities

Silicon Border will build and maintain meeting and recreational facilities for use by tenants. This will include larger meeting rooms and auditoriums that would be difficult for each company to justify. It will also include outdoor facilities for employee meetings, picnics, Health and Fitness club, golf course, and a Park cafeteria.

Temporary Corporate Offices

Silicon Border will design and implement facilities that support companies during their initial phase of construction.

Housing, Shopping, and Dining Facilities

Appropriate employee housing and shopping facilities will be comprehended in the site master plan. Also sites will be set aside to attract major hotel chains and retailers.

Disaster Response Office

A master disaster response plan will be designed and implemented for the park. Disaster response for tenants and park infrastructure will be provided through a cooperative effort between Silicon Border, the tenants and the appropriate local, state and federal agencies.

Security Office

A master security plan will be designed and implemented for the park which will include a well trained uniformed security service. The periphery of the developed portion of the park will be secured in an appropriate manner. Physical security for tenants and park infrastructure will be provided through a cooperative effort between Silicon Border, the tenants and the appropriate local, state and federal law enforcement agencies.

Customs Office

Silicon Border will design and implement the appropriate customs infrastructure that is required to meet the needs of tenants and local, state and federal agencies.

Office of Transportation

Silicon Border will ensure that the infrastructure is in place to move people within the park and also into and out of the park. This will be a cooperative effort between Silicon Border, the tenants and local transportation agencies and companies.

Staffing Office

Silicon Border will develop programs to ensure that an adequate volume of people is available for tenants in the park. Use of this function will be at the discretion of each tenant. Services will include employee identification, employee screening, employee basic education and training, employee physicals, etc.

Universities and Technical Schools Relations Office

Silicon Border will facilitate the interaction between park tenants, government agencies (local, state and federal) and universities and technical schools. Space will be included in the master plan for university and technical school facilities within the park.

Government Relations Office

Silicon Border will establish the appropriate relationships with the various local, state and federal government agencies (both US and Mexican) and provide an effective interface between the tenants and these agencies. The goal is to ensure that policies and agreements are in place so that each company does not need to work out these on their own.

Community Relations Office

Silicon Border will work with communities on both sides of the border to ensure that Silicon Border is a good corporate citizen and that the park is aligned with the goals of the communities.

Global Sales and Marketing of Silicon Border Park Office

Silicon Border will work with various agencies of the Mexican government to market the advantages of locating within the park to potential tenants.

Other SILICON BORDER DEVELOPMENT Responsibilities

Silicon Border will take a very active role in assuming additional responsibilities as necessary to ensure that tenants are able to compete successfully on a global basis.

Silicon Border will be the Benchmark for High Technology Parks for years in future as we demonstrate how to combine industrial efficiency and reliability with environmental and esthetic elements to create the spawning ground for the Mexico's next generation of High Technology Manufacturing.