

southern tier

COMMERCE CENTER

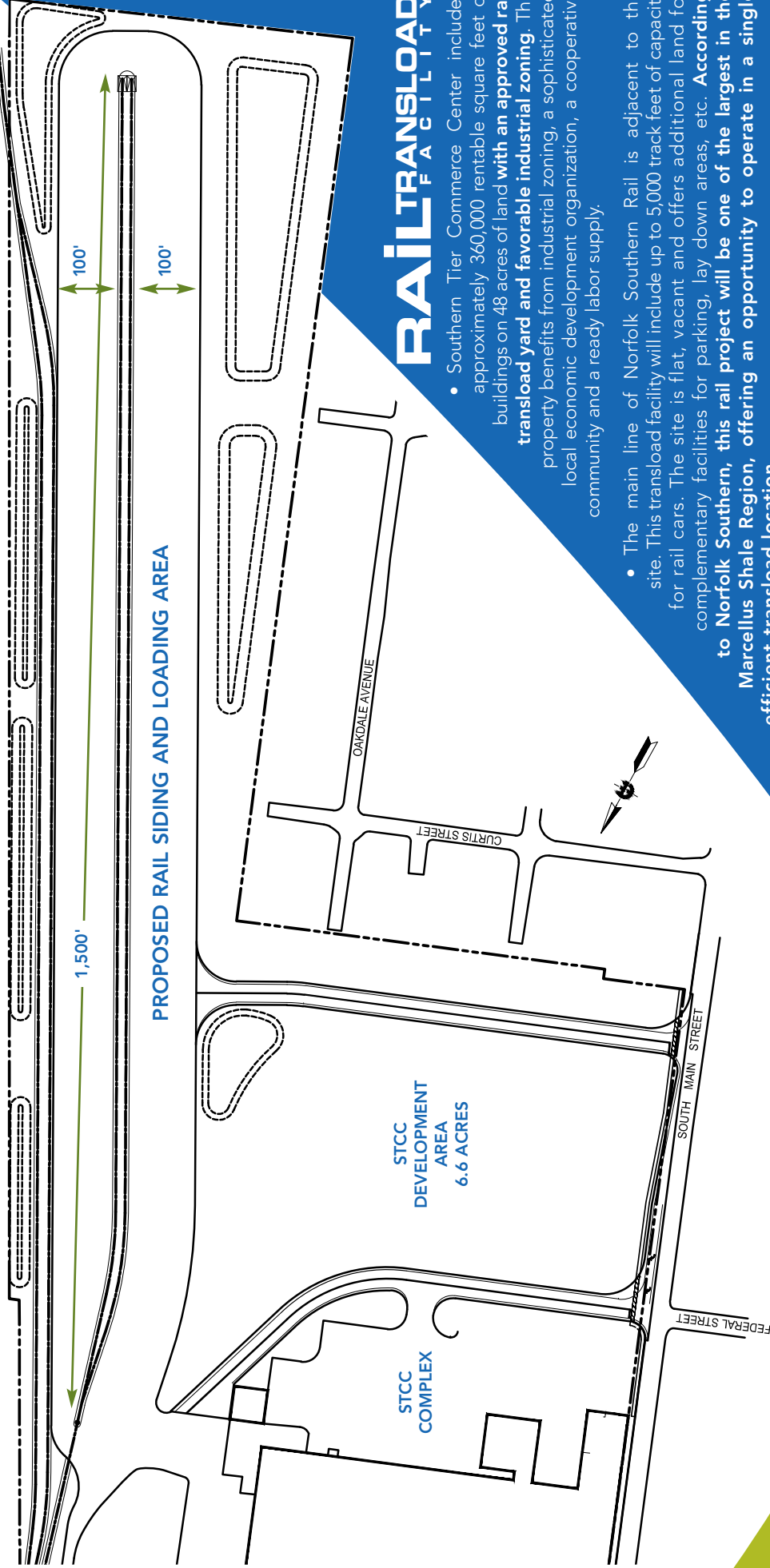
1051 South Main Street, Elmira, New York 14904

RAIL TRANSLOAD FACILITY



- Strategically located in the heart of the Marcellus Shale Gas Field
- State of the Art Design
 - Providing timely and efficient inbound and outbound transload services
 - Fully engineered and approved rail transload facility
 - Served by Class 1 railroad Norfolk Southern
 - Located on 48 Acres Site of Southern Tier Commerce Center
 - Convenient to interstate and state highways
 - Desirable location serving PA and NY
 - 5000 track feet of capacity for rail car loading
 - Full circulation and truck turning room, internal road queuing and efficient loading
 - Outside storage opportunities
 - Serve multiple commodities
 - Bulk delivery, reduced handling and transportation risk
 - Accommodate high volume needs

NORFOLK SOUTHERN MAIN RAIL LINE



RAILTRANSLOAD FACILITY

- Southern Tier Commerce Center includes approximately 360,000 rentable square feet of buildings on 48 acres of land **with an approved rail transload yard and favorable industrial zoning.** The property benefits from industrial zoning, a sophisticated local economic development organization, a cooperative community and a ready labor supply.

• The main line of Norfolk Southern Rail is adjacent to the site. This transload facility will include up to 5,000 track feet of capacity for rail cars. The site is flat, vacant and offers additional land for complementary facilities for parking, lay down areas, etc. **According to Norfolk Southern, this rail project will be one of the largest in the Marcellus Shale Region, offering an opportunity to operate in a single efficient transload location,**

- Southern Tier Commerce Center is located in Elmira (Chemung County), New York, only .8 miles from the Clemens Center Parkway (Route 14) and **approximately 2.5 miles to Interstate 86** (former Route 17).

• Rail sites of this size are very difficult to locate, particularly in the Marcellus Shale area of Pennsylvania and New York. • Join these companies located in Chemung County: Anschutz Exploration Corporation, Chesapeake Appalachia, LLC, Chief Oil & Gas, Covalent Energy, East Resources Inc., Fortuna Energy Inc., Linn Energy, MegaEnergy Operating Inc., Nornew Inc., Penn Virginia Corporation, PetroEdge Resources LLC, Range Resources, Talisman Energy, Western Land Services, Inc., XTO Energy, Inc.