

South Coast Cement

A truly independent cement import
terminal on the
Gulf Coast in Texas

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South Coast Cement

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Introduction

- SCC was founded in 2002 to provide an independent and guaranteed cement supply to the Ready Mix industry in the South Houston area
- SCC is 66,6% owned by local business interests and 33,3% owned by Angelle Concrete Group, Louisiana
- The terminal was opened in 2003 and supplies about 200,000 tons per year to its customers



Present operation



Present operation



Barge unloading by 180 tph pneumatic unloader



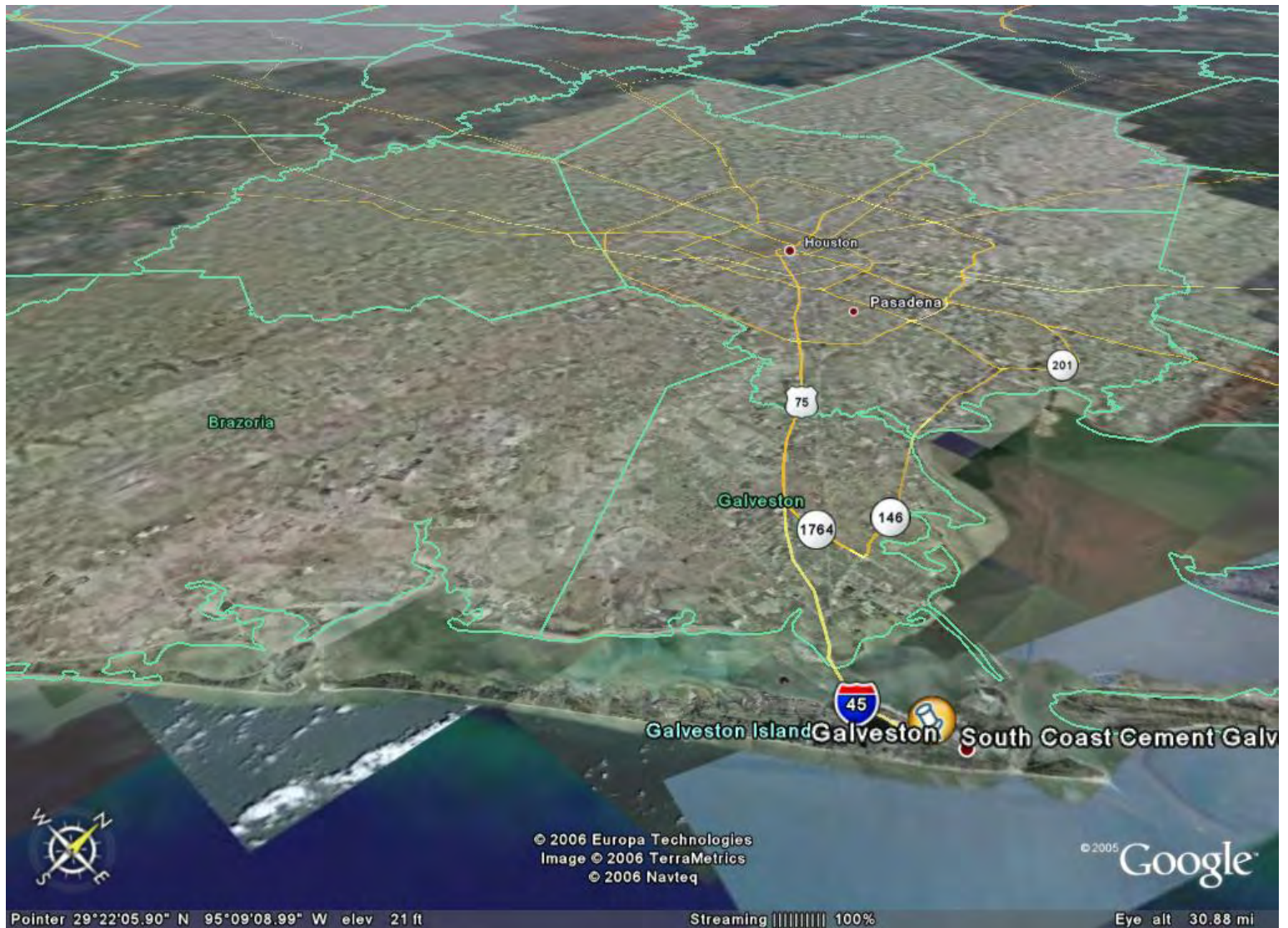
Present operation



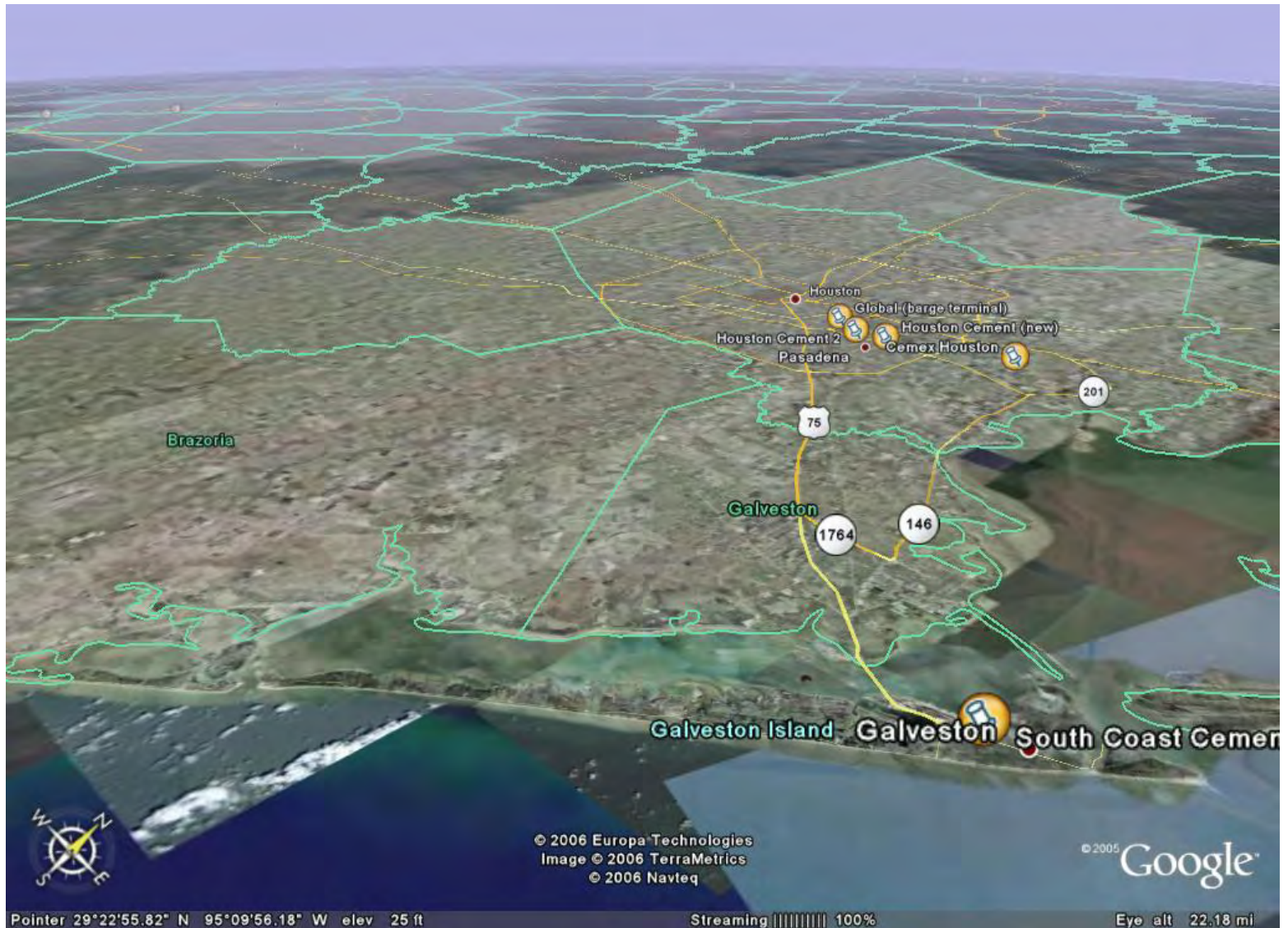
Cement storage in 2 silos of 1,800 tons each and
truck loading directly on scale below each silo



Market area



Market area

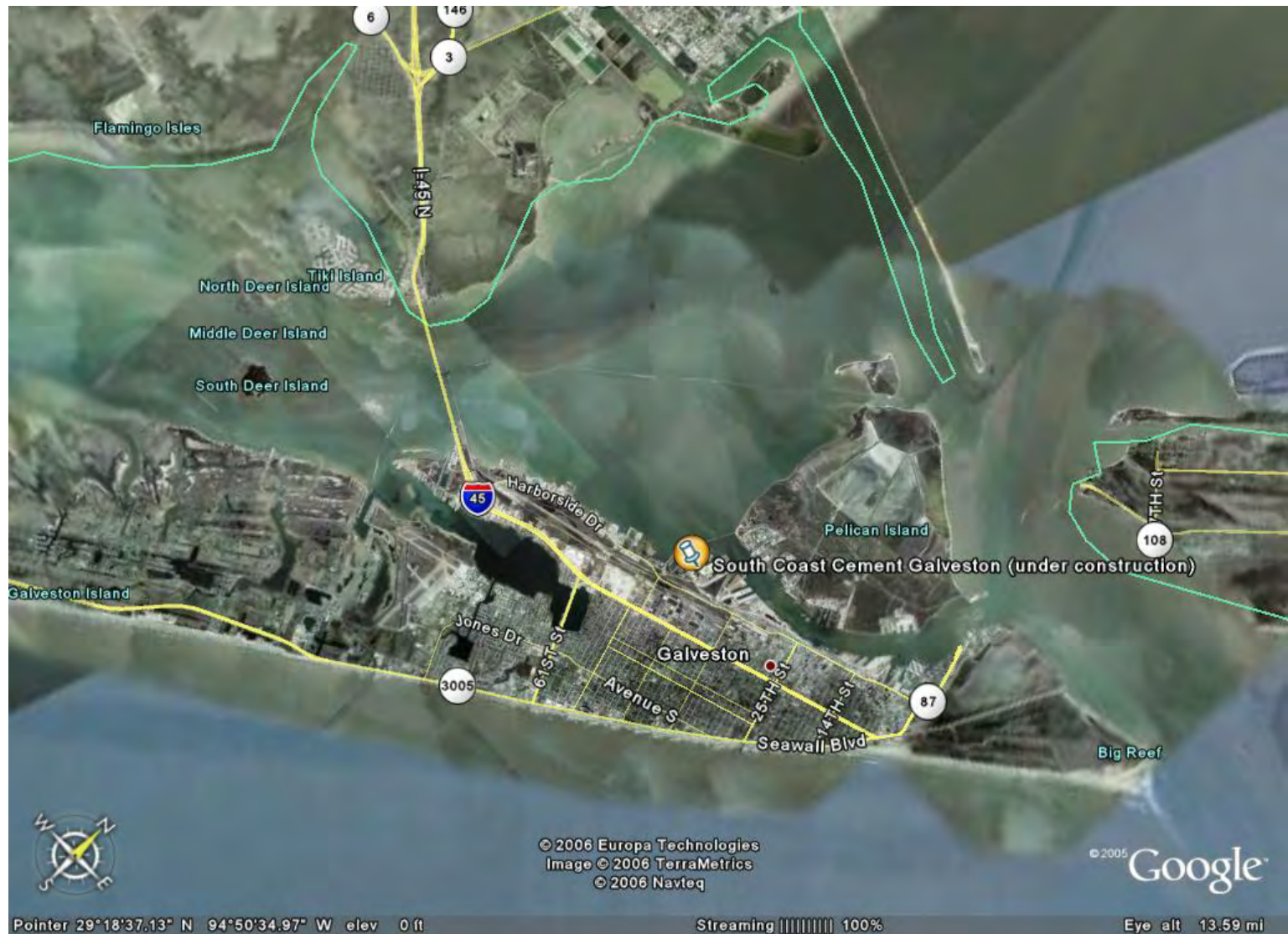


Market area

- South Coast Cement focuses on the South Houston area.
- Larger Houston area is expected to grow from 5 million to 6.5 million people in the next decade
- Area between Houston and Galveston will be strongly developed in the coming years
- Significant construction and development on Galveston Island
- Nearest cement plant more than 4 hours away.
Market highly dependent on imports



Location at Galveston Bulk Terminal



Location at Galveston Bulk Terminal



Location at Galveston Bulk Terminal

- Excellent logistics
- 40' draft (suitable for 50,000 Dwt Handymax vessels)
- Direct access for trucks to I-45
- Direct connection to Union Pacific and BNSF railroad systems
- Barge loading and unloading capabilities



Location at Galveston Bulk Terminal





Location at Galveston Bulk Terminal

SCC has long term lease and materials handling agreement with Galveston Bulk Terminal LP

- Independent terminal developer and operator
- Non Union facility
- Substantial development at facility
 - Galveston Bay Biodiesel (30% Chevron)
 - MI Swaco (part of Slumberger group)
 - South Coast Cement



Location at Galveston Bulk Terminal

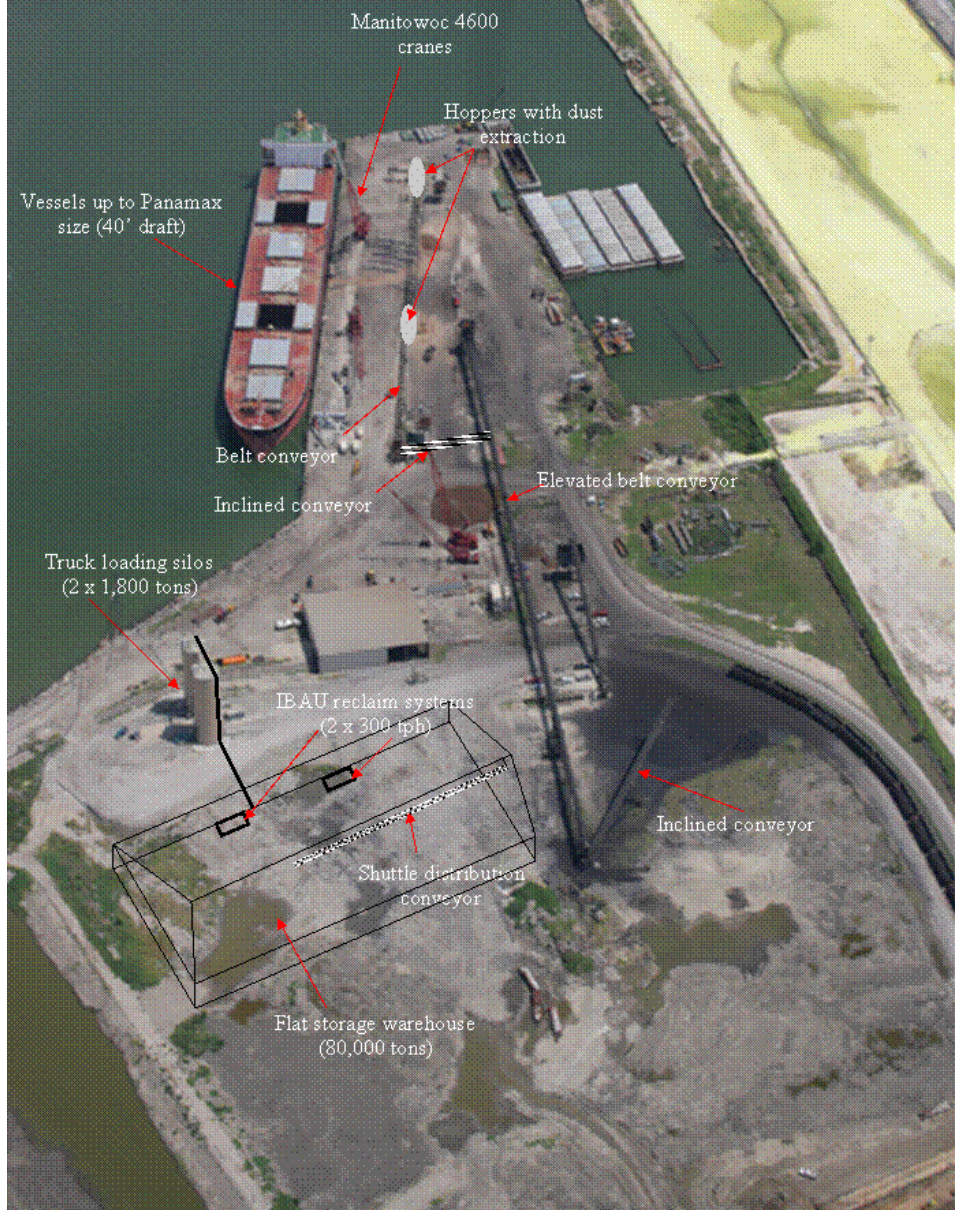
Stevedoring Services provided by Associated Terminal of Galveston



Associated Terminals handles over 2 million tons of cement per year at its facilities in Louisiana, Alabama and Texas



Current terminal expansion



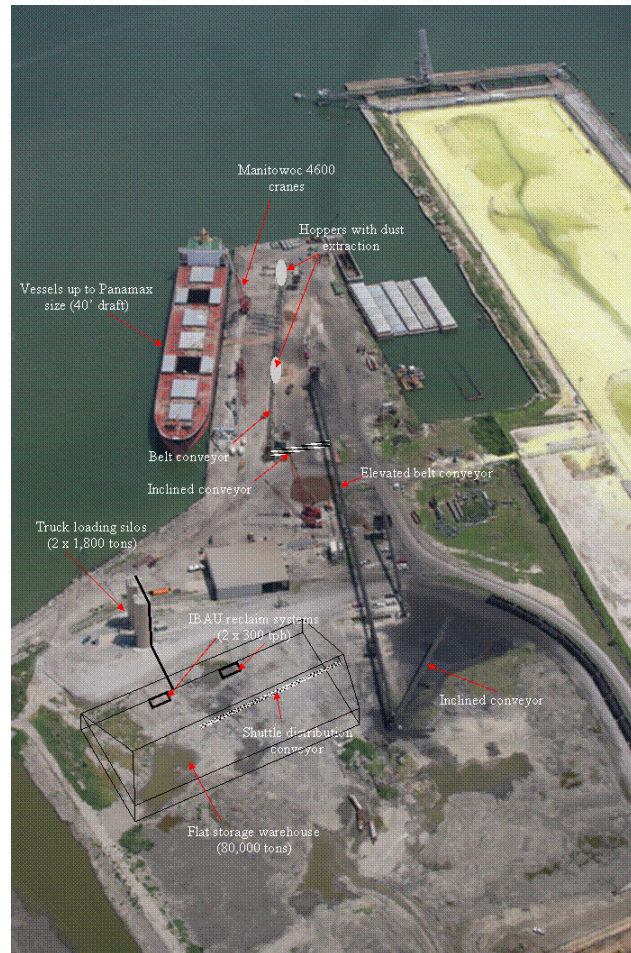
Current terminal expansion

Unloading of 50,000 Dwt vessels



Current terminal expansion

Unloading of 50,000 Dwt vessels



- Use of existing unloading and mechanical conveying equipment allows for product flexibility and lower investment cost
- Potential for future high capacity ship unloader



Current terminal expansion

80,000 tons flat storage warehouse



Current terminal expansion

80,000 tons flat storage warehouse



- Flat storage provides optimal flexibility
- Warehouse can be subdivided in 3 sections to handle several types of cement
- Reclaim by front end loader and IBAU reclaim system of 2 x 300 tph



Current terminal expansion



Existing double truck load out facility