New Mexico DEPARTMENT OF TRANSPORTATION

October 29, 2025

Jamie Ploetzner, PE (TX) Project Manager
13455 Noel Road
Two Galleria Office Tower, Suite 700
Dallas, TX 75240

ATTN: Ms. Jamie Ploetzner

RE: Temporary / Construction Driveway Permit(s) # D1-2025-AR-0020
NM 136 @ MM 2.81+ in Dona Ana County.

STIPULATIONS FOR CONSTRUCTION OF DRIVEWAY ACCESS

Accept this letter of APPROVAL for purposes of retaining a temporary driveway permit only to be utilized for construction activity at NM 136 for the extension of NM 9 (Columbus Highway). The applicant will be required to submit full set of certified construction drawings, to include all future traffic, drainage infrastructure, and permanent signing and striping. A detailed Traffic Impact Analysis shall be provided to the Department to address construction and post development impacts.

The Contractor Shall Submit the Traffic Control / Roadway Work Permit Application, Certified Traffic Control Plan, Certification of the Traffic Control Supervisor Implementing the TCP, Certificate of Liability Insurance with NMDOT as the Certificate Holder.

THE APPLICANT UPON ACCEPTING THE APPROVED PERMIT WILL BE IN COMPLIANCE TO THE TERMS AND CONDITIONS OF THE NMDOT SPECIFICATIONS:
(X) The applicant will be required to comply with all local Codes and Ordinances.
(X) Repairs and maintenance of driveway from NMDOT right of way line to edge of pavement are the responsibility of the applicant and any future owners.
(X) Adequate drainage within the right of way shall be maintained at all times.
( ) The driveway(s)/Auxiliary lane shall be finished within 45 days of start of construction within the highway ROW.
(_) Saw cut to inside of solid white line (shoulder stripe) of existing asphalt to include tapers for asphalt & concrete driveway pads, acceleration and deceleration lane, **if applicable.**
(X) The contractor/applicant/developer SHALL treat all vertical drop-offs in accordance with the Departments Administrative Directive 241, Pavement Drop-Off Guidelines for Maintenance and Construction work Zones (AD 241 attached)
( ) Contractor SHALL provide a copy of approved Hot Mix Design Mix from a certified supplier to NMDOT District One Traffic Section at least two (2) weeks

before starting paving operation per NMDOT Standards Specifications for Highway and Bridge 2019 edition.
( ) Mailboxes installed within public right of way shall be constructed to United States postal Services or to NMDOT specifications.
(X) Owner **SHALL** be required to construct and maintain **GATE(s)** or **Cattle guard** offset into **your property and keep gate closed at all times to avoid any animals to get within NMDOT ROW.**
(X) Please note that the traffic control plan shall not be left overnight or unattended and will need to be removed at the end of the workday and placed down by the fence line.

A written request for a six (6) month extension is required before permit expires.
A copy of the approved driveway permit package and the approved traffic control plan that meets with MUTCD standards shall be on the job site while the driveway(s) are under construction.

NOTIFY THE DISTRICT ONE OFFICE **72 HOURS** PRIOR TO CONSTRUCTION
575-640-0338 and the Anthony Maintenance Patrol Office @ 575-202-2127

Sincerely:

Andrew Guerra

Digitally signed by Andrew Guerra
Date: 2025.10.29 17:08:49 -06'00'

Andrew Guerra, PE, CFM
District One Traffic Engineer

cc. David Madrid, Anthony Patrol Supervisor 41-51

APPLICANT INFORMATION

First Name
Seth

Last Name
Ragsdale

Phone Number
(469) 949-9922

Extension

Street Address 1
225 E John W Carpenter Fwy, Suite 1100

Street Address 2

State
Texas

County

City
Irving

ZIP Code
75062

Email
seth.ragsdale@kimley-horn.com

Company/Entity Name
Kimley-Horn and Associates, Inc.

Conditions for Approval

Contractor shall submit the Traffic Control / Roadway Work (RW) Permit Application, Traffic Control Plan and the Certification of the Supervisor Implementing the TCP. The Roadway Work Permit Application must be approved prior to construction.

PERMITTEE INFORMATION

Permittee First Name
Seth

Permittee Last Name
Ragsdale

Permittee Phone Number
(469) 949-9922

Permittee Phone Extension

Permittee Street Address 1
225 E John W Carpenter Fwy, Suite 1100

Permittee Street Address 2

Permittee State
Texas

Permittee County

Permittee City
Irving

Permittee ZIP Code
75062

Permittee Email
seth.ragsdale@kimley-horn.com

Permittee Company/Entity Name
N/A

Permit Number
D1-2025-AR-0020

LOCATION AND CONTROL INFORMATION

Are you applying on behalf of another government agency?
No

Route Id
NM136P

Direction
Northbound;Southbound

District
1

Will this involve districts other than the selected district?
No

Begin Milepost
2.0000000

End Milepost
3.0000000

Begin Lat/Lng
31.823559, -106.684732

End Lat/Lng

Right of Way area affected (square feet)
0.0000

Is the proposed activity adjacent to, or attached to, a bridge or other inventoried structure?
No

Work Done Within 500 feet
No

Related to NMDOT Project
☐

Additional Comments (Location and Control)
This is an existing concrete driveway at the east leg of the intersection at NM 136 at NM 9. Also, there is an existing full access median opening at this intersection with a southbound left dedicated turn lane.

PERMIT SPECIFIC INFORMATION

Work Scope
Temporary

Work Type for Proposed Access
Other Access

Is there an existing Access Permit?
No

Access Permit Number

Distance from Proposed Access to Closest Access (feet)
0.00

Design Vehicle Type
WB62

Estimated Construction Start Date

Estimated Construction End Date

Additional Information
None

Access Width
40.00

Length of Property Fontage
0.00

Access Types
Other

Surface Material Types
Concrete

Additional Comments (Permit Specific)
This is an existing access to the site which is approximately 3,000' east of the intersection of NM 136 at NM 9.

DOCUMENTS

Document Name	Download File
Archaeological & Environmental Clearances	20251014-NMDOT Enviro Cert Form.pdf, LOI Cultural report 400 acres [FINAL 3.7.25].pdf, LOI 400-Acres Cultural Resources [SIGNED].pdf, LOI - Reliance Letter for 789 Acres (SIGNED).pdf, LOI - 789 acre Cultural Resources Survey.pdf
Design Plans (Plan and Profile Sheets, Detail Drawings)	C-07.07 PAVING PLAN & PROFILE.pdf, C-07.01 PAVING PLAN & PROFILE.pdf, C-06.06 OFFSITE RD DIM CNTRL AND PAV PLAN.pdf, 20251014-Project Miner NMDOT Site Exhibit.pdf
Indemnification/Hold Harmless Agreement	Hold Harmless Form form pub 7-30-2025.pdf
Proof of Property Ownership	STACK BPDA Authorization Letter NMDOT.pdf

Traffic Control Plan	C-18.01 TRAFFIC CONTROL PLAN.pdf
Site Grading and Drainage Plan Approval	
Other	20251014_Vicinity Map.pdf, 20251014_NMDOT STA Form.pdf

ACKNOWLEDGMENT DETAILS

The proposed driveway or median opening must be located, designed and constructed in accordance with 18.31.6 NMAC, State Highway Access Management Requirements. A Gate, Cattle Guard, Additional Fence, or Drainage Structure will be required which owner agrees to furnish and hereafter maintain in good repair and closed to livestock. The applicant shall submit a construction traffic control plan for approval. The owner will protect, indemnify, and hold the New Mexico Department of Transportation harmless from any injury or damage caused the owner, or third parties, by owner's failure to comply with the above. If this permit is granted, owner further agrees to comply with all condition, restrictions, and regulations of the New Mexico Department of Transportation. If not constructed, this permit will expire six (6) months from the date of issue unless otherwise noted and approved. The permittee shall notify the District Engineer or designee of the pending construction at least three (3) working days prior to any construction, and upon completion, which shall be within 45 days of initiation of construction. The permittee, his or her heirs, successors-in-interest, assigns, and occupants of the property serviced by the access shall be responsible for the repair and maintenance of the access beyond the edge of the roadway including any cattle guard and gate, and the removal of snow or ice upon the access even though deposited on the access in the course of the Department snow removal operations. Any work in state highway right-of-way must be approved in writing by the Department prior to initiating the work.

- ☑ I have met local government codes regarding the facility / structure being placed via this permit.
- ☑ I hereby declare that the information furnished above is true, complete, and correct to the best of my knowledge and belief. I understand that in the event of my information being found false or incorrect at any stage, my application shall be liable to cancellation.

Acknowledgement Date : 10/14/2025
Acknowledge By : Seth Ragsdale

Site Threshold Analysis (STA)

According to NMAC 18.31.6.16, a traffic engineering evaluation shall be required for all land development proposals that may directly or indirectly impact a state highway facility. A Site Threshold Analysis (STA) is required of all developing or re-developing properties that directly or indirectly access a state roadway. The STA examines existing roadway volumes and anticipated site trip generation for the purpose of determining if additional analyses are required as defined by the District Traffic Engineer or designee. If the site characteristics and the trip generation estimate for a proposed development are greater than 100 trips in a peak hour, then requirements for a Traffic Impact Analysis (TIA) may be required as determined by the District Traffic Engineer or designee. See TIA outline for that scope.

The STA shall warrant one or all of the following conditions:

- May or may not warrant an additional traffic analysis.
- May or may not warrant off-site improvements.
- May require a TIA, which may or may not require off-site improvements.

If additional analysis is required based on the results of the STA, the District Traffic Engineer or designee, should indicate to the applicant the level of analysis that is required.

Permit Applicant Information

Applicant Name: Jamie Ploetzner, P.E. (TX)

Business Name: Kimley-Horn and Associates, Inc.

Business Address: 13455 Noel Road Two Galleria Tower Suite 700 -- Dallas, TX 75240

Street Address: | City: | State: | Zip Code:

***Site Information** (Attach Site Plan to include length of roadway frontage):*

Site Description: Data Center

Site Address: State Road 136, South of State Road 9 | Santa Teresa | NM | 88008

Street Address: | City: | State: | Zip Code:

NMDOT Roadway: State Road 136 Milepost: 2 Roadway ADT: 3,491

Site Information (commercial, retail, industrial, residential, etc):

Four (4) Data Centers...

Building Size (SF): 3,301,884 Parcel Size (acre): 400

Trip Generation:

ITE Trip Generation Land Use Category: 160 - Data Center

Average ITE rate based on square-footage of built-out operational data center

AM Peak Hour Trips Enter: 164 Exit: 67

PM Peak Hour Trips Enter: 31 Exit: 134

Exceeds Threshold for TIA (100 or more peak hour total trips): Yes [X] No [ ]

Note: It is anticipated to have approximately 4,132 construction workers per day during the peak construction period (anticipated Aug '26). Construction traffic demands will progressively increase from Sep 25' to the peak next summer. We plan to study the construction peak period as part of the traffic impact analysis. See attached construction traffic demand estimates.

Vicinity Map

Project Miner

Data Center TIS | DRAFT 10/14/2025

CONFIDENTIAL (NOT FOR DISTRIBUTION)

○ = Study Intersection

North
Not To Scale

Kimley»Horn

New Mexico DEPARTMENT OF TRANSPORTATION
MOBILITY FOR EVERYONE

Environmental Certification for Undertakings within NMDOT Rights-of-Way

Please fill out the form completely. Submittals are reviewed in the order received. Allow 10-15 business days for the processing. Emergency requests are handled on a case-by-case basis.

Any tree removals needed for the commission of the utility work shall be reviewed and approved by the NMDOT Environmental Bureau as part of the permit. Provide latitude, longitude, tree type, and tree condition. Any trees on the NM Noxious Weed List are excluded from this requirement.

1. Purpose and **Nature** of undertaking. Describe the undertaking along with width, length and depth of ground disturbance. Include the methods and machinery to be used.

Site access to construct a proposed data center project. Utilize an existing driveway header at SH 9/SH 136 intersection, and construct a driveway header on east side of SH 136 at the existing median opening which is future connection of Border Highway project.

2. Is your project resulting from a NMDOT project? If so, provide the control and/or project number.

No

3. Funding source. Is the funding private, state, or federal? If state and/or federal, list agency(s).

Private

4. Land status. Is the project on right of way owned by BLM, Forest Service, Tribal land, or State Trust land? (NMDOT does not own all highway rights of way)

No - impacted ROWs owned by NMDOT

5. Permitting agencies. List other permitting agencies involved besides NMDOT.

Dona Ana County

6. County. List the county or counties in which the project is located.

Dona Ana County

7. Highway number. Indicate the highway the project will cross or parallel.

Offset east from SH 136 (does not front on SH 136); receives access from SH 136

8. BOP and EOP. Provide the milepost (MP) locations for the beginning of the project area (BOP) and the end of the project area (EOP). Indicate BOP and EOP on project area maps, as well. If highway crossing only, list the milepost location.

North driveway access is north of milepost 2, south driveway access is south of milepost 2

9. Side(s) of the road. Indicate on which side of the road the project will be located using cardinal directions (north, south, east, west). List all project crossings of the highway by milepost.

East

10. Length of the project. Indicate the length of the project within NMDOT right of way in terms of feet and/or miles.

North drive (existing street header) ~100 LF; South drive (proposed connection) ~200 LF

11. Provide the legal description of the project area: Township, Range, and Section(s). A certain 412.694 ac parcel of land within sections 31 and 32, Township 28 South, Range 3 East, and sections 5 and 6, Township 29 South, Range 3 East New Mexico Principal Meridian Dona Ana County, New Mexico

12. Maps / Locational Information. Include a map or other location information such as Esri Shapefiles and/or a Google Earth image or kml/kmz file at an appropriate scale so that the project area within the NMDOT right-of-way can be accurate and precisely identified in the NMDOT GIS database. If milepost information is unavailable, please use latitude and longitude coordinates of the BOP and EOP. KMZ included with application package

13. Include your:

Name/Company: Jamie Ploetzner, PE (TX); Kimley-Horn and Associates, Inc.

Phone: 972.770.3016

Email: jamie.ploetzner@kimley-horn.com

14. Submit your request to:

Email: gary.funkhouser@dot.nm.gov
C: 505-570-7291

or:

Gary Funkhouser
NMDOT - Environmental Bureau
P.O. Box 1149
Santa Fe, NM 87504-1149

Physical Address (for FedEx and UPS):
1120 Cerrillos Road, Room 206
Santa Fe, NM 87505-1842

PETE DOMENICI BLVD
R/W WIDTH VARIES

NORTH

GRAPHIC SCALE IN FEET
0 125 250 500

NOTES
1. ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED. 2. ALL CURB RADII ARE 2' UNLESS DIMENSIONED OTHERWISE. 3. PARKING SPACE REQUIRED WIDTH DIMENSIONS ARE TO CENTERLINE OF STRIPING.

LEGEND	
	PROPERTY LINE
	PROPOSED LANDSCAPING
	PROPOSED 4" CONCRETE SIDEWALK
	HEAVY DUTY CONCRETE (SEE SECTION ON SHEET C-06.02 FOR REFERENCE)
	LIGHT DUTY CONCRETE (SEE SECTION ON SHEET C-06.02 FOR REFERENCE)
	ACCESS ROAD PAVEMENT (SEE SECTION ON SHEET C-06.06 FOR REFERENCE)
	PROPOSED FENCE

CORGAN

AG/E

STRATEGIC MISSION CRITICAL

Kimley»Horn

ENGINEERING PLUS

	ISSUES	
1	10.13.2025	ISSUE FOR PERMIT
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△	REVISIONS	

DO NOT CONSTRUCT
FOR REVIEW ONLY
Not for construction or permit purposes.
Kimley»Horn
Engineer: Jeffrey S. Lawson, P.E.
P.E. No. 29568 Date: ---

PROJECT MINER

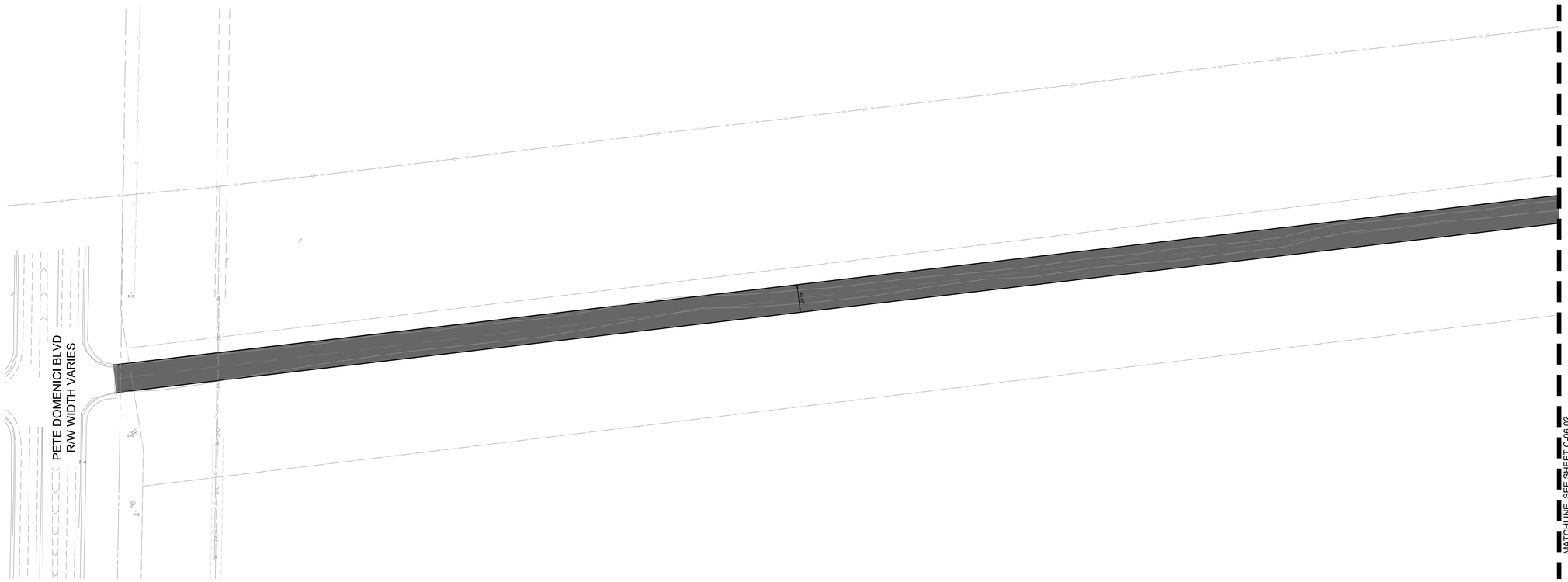
STACK INFRASTRUCTURE

SANTA TERESA, NEW MEXICO
DONA ANA COUNTY

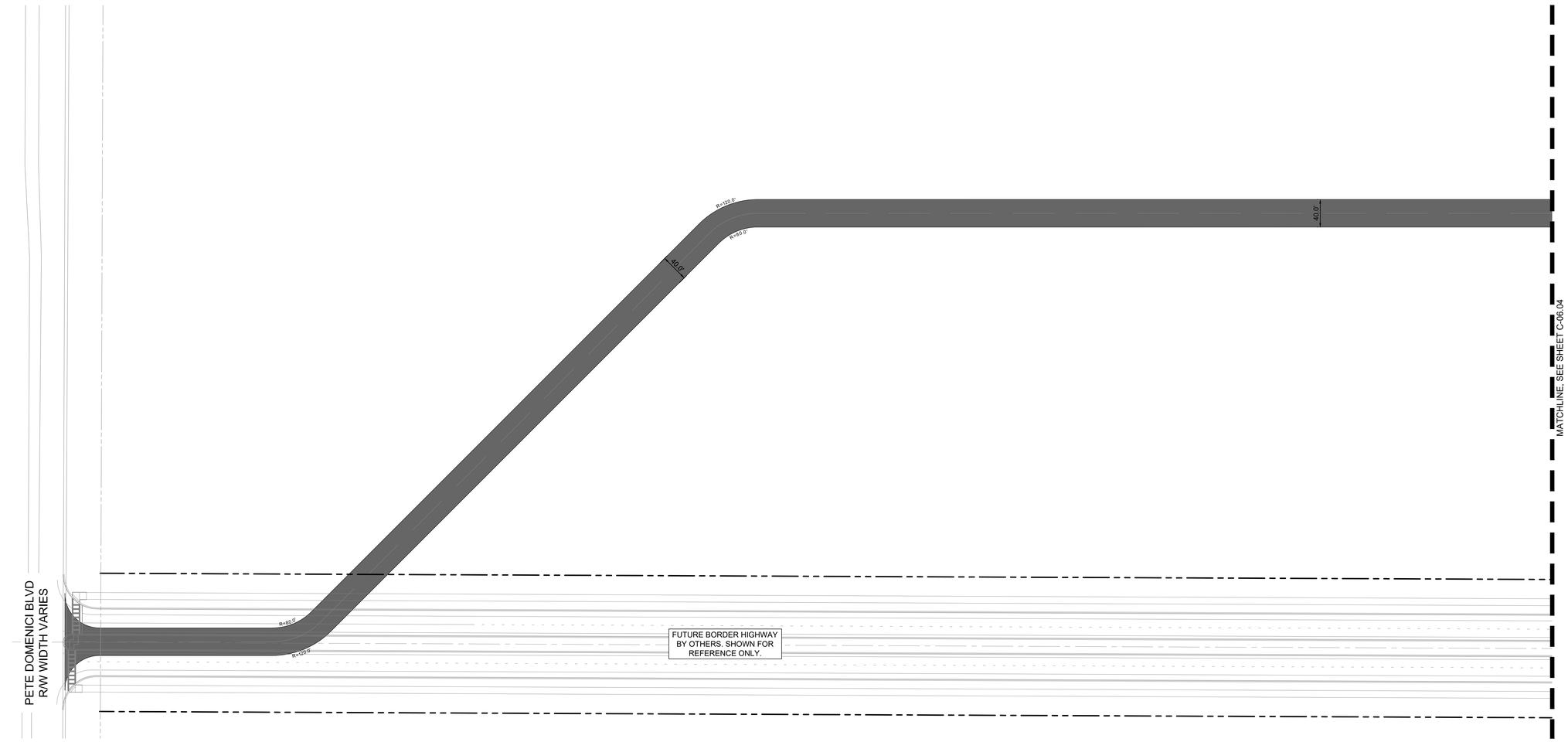
SITE PLAN EXHIBIT

JOB
DATE
SHEET

NORTH OFFSITE ROAD



SOUTH OFFSITE ROAD



NORTH

GRAPHIC SCALE IN FEET
0 30 60 120

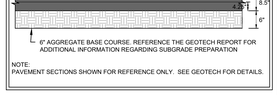
NOTES

1. ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
2. ALL CURB RADII ARE 2' UNLESS DIMENSIONED OTHERWISE.
3. PARKING SPACE REQUIRED WIDTH DIMENSIONS ARE TO CENTERLINE OF STRIPING.

LEGEND

	PROPERTY LINE
	PROPOSED LANDSCAPING
	PROPOSED 4" CONCRETE SIDEWALK
	HEAVY DUTY CONCRETE (SEE SECTION ON SHEET C-06.02 FOR REFERENCE)
	LIGHT DUTY CONCRETE (SEE SECTION ON SHEET C-06.02 FOR REFERENCE)
	ACCESS ROAD PAVEMENT (SEE SECTION ON SHEET C-06.06 FOR REFERENCE)
	PROPOSED FENCE

ACCESS ROAD PAVEMENT SECTION



NOTE:
PAVEMENT SECTIONS SHOWN FOR REFERENCE ONLY. SEE GEOTECH FOR DETAILS.

CORGAN

AG/E

STRATEGIC MISSION CRITICAL

Kimley»Horn

ENGINEERING PLUS

	ISSUES	
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REVISIONS	

DO NOT SCALE DRAWING

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Not for construction or permit purposes.
Kimley»Horn
Engineer: Jeffrey S. Lawson, P.E.
P.E. No. 29568 Date: ____

PROJECT MINER

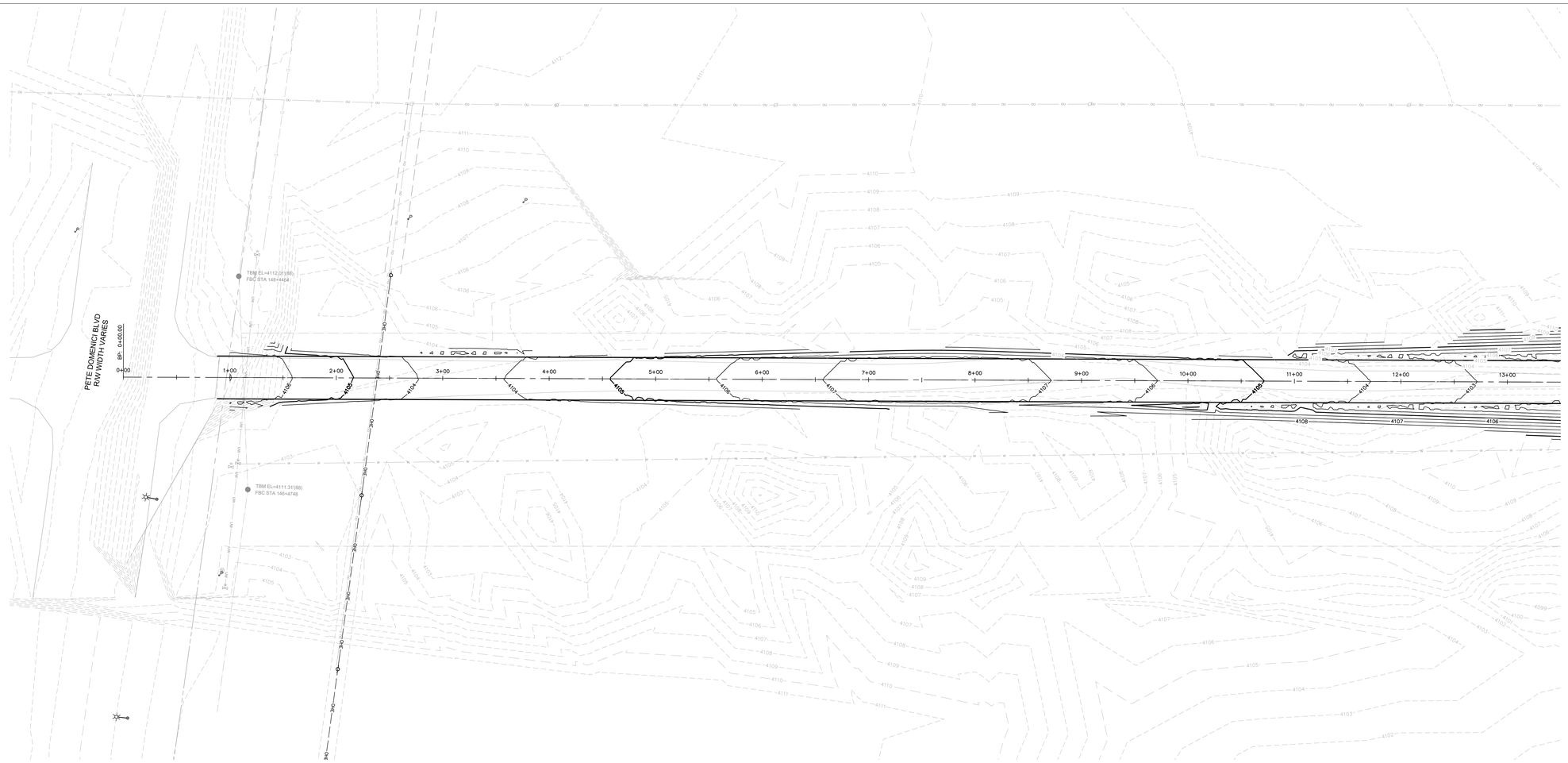
SANTA TERESA, NEW MEXICO
DONA ANA COUNTY

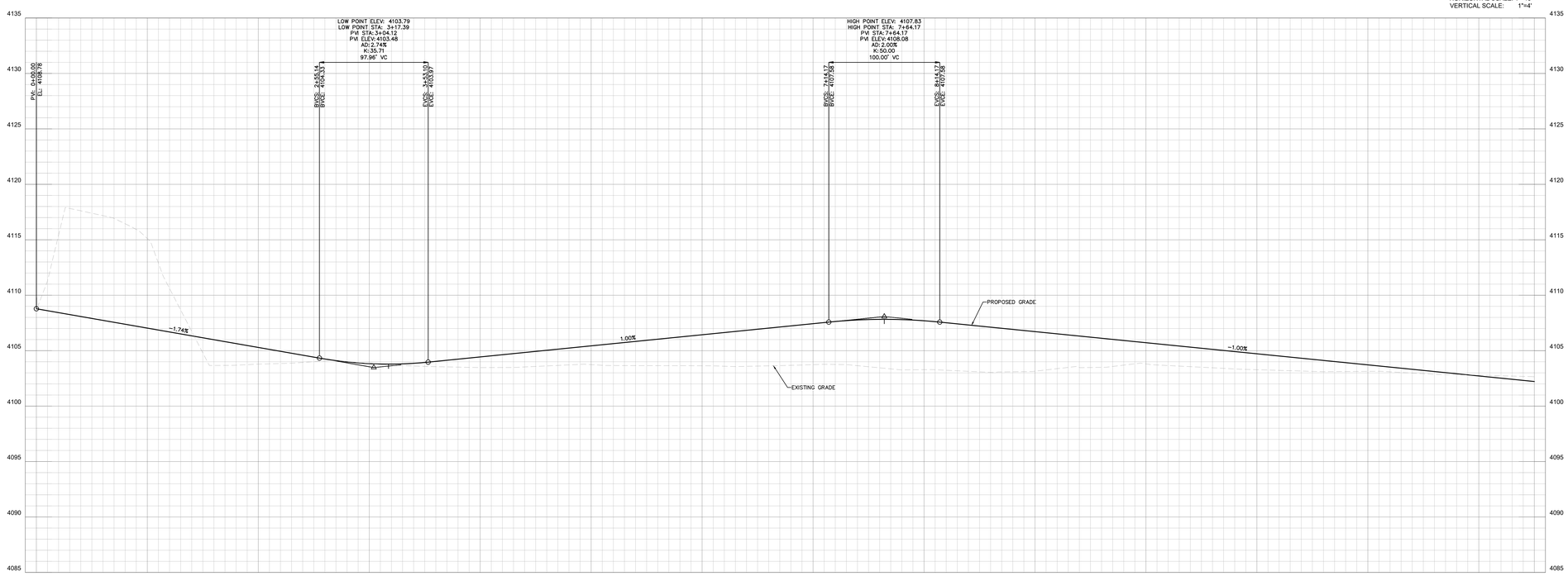
STACK INFRASTRUCTURE

OFFSITE ROAD DIMENSION CONTROL AND PAVING PLAN

JOB
DATE
SHEET

C-06.06





NORTH ACCESS ROAD
STA. 0+00 TO STA. 13+50

NORTH

GRAPHIC SCALE IN FEET
0 20 40 80

CORGAN

AGE

STRATEGIC MISSION CRITICAL

Kimley»Horn

ENGINEERING PLUS

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△	REVISIONS	

DOCUMENT NOT FOR CONSTRUCTION
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Kimley»Horn
Engineer: Jeffrey S. Lawson, P.E.
P.E. No. 29566 Date: ____

PROJECT MINER

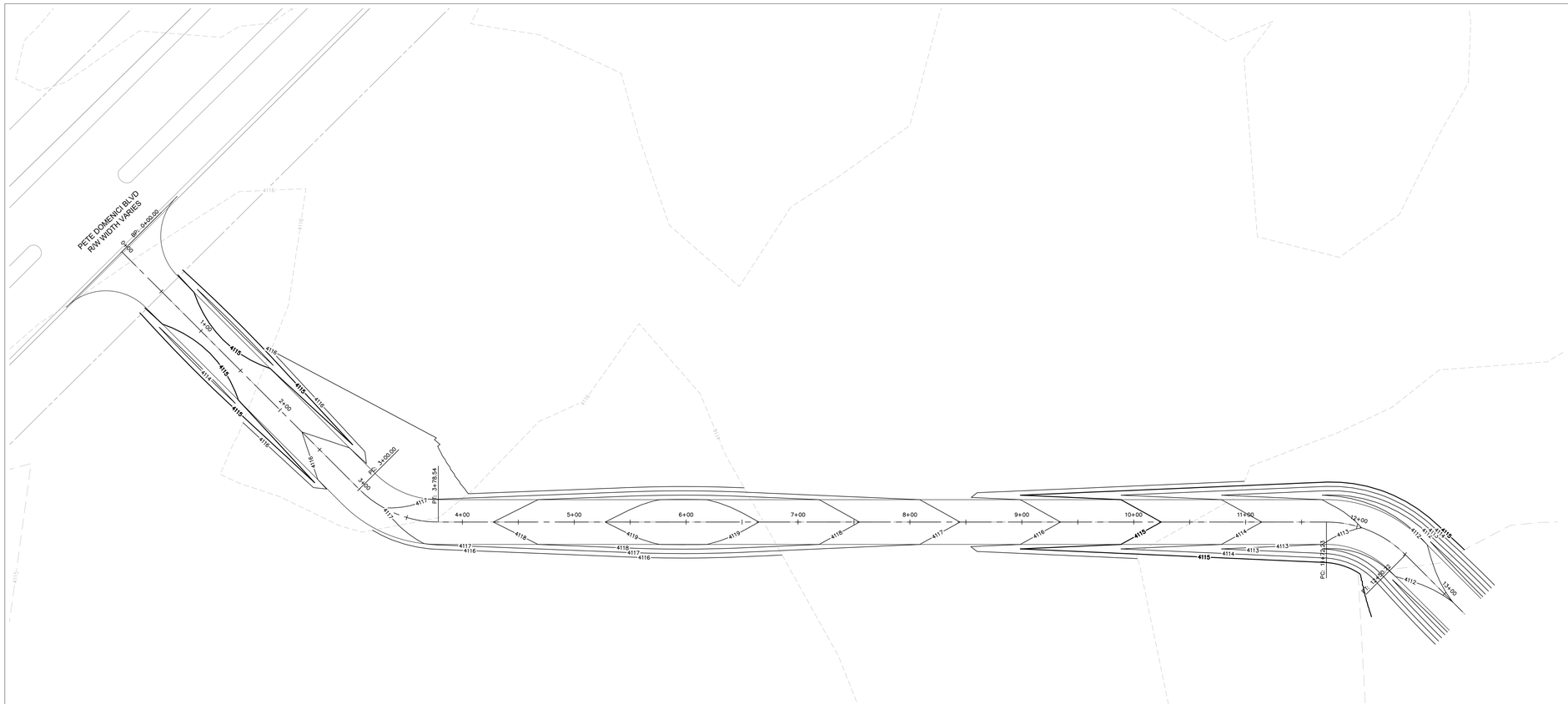
SANTA TERESA, NEW MEXICO
DONA ANA COUNTY

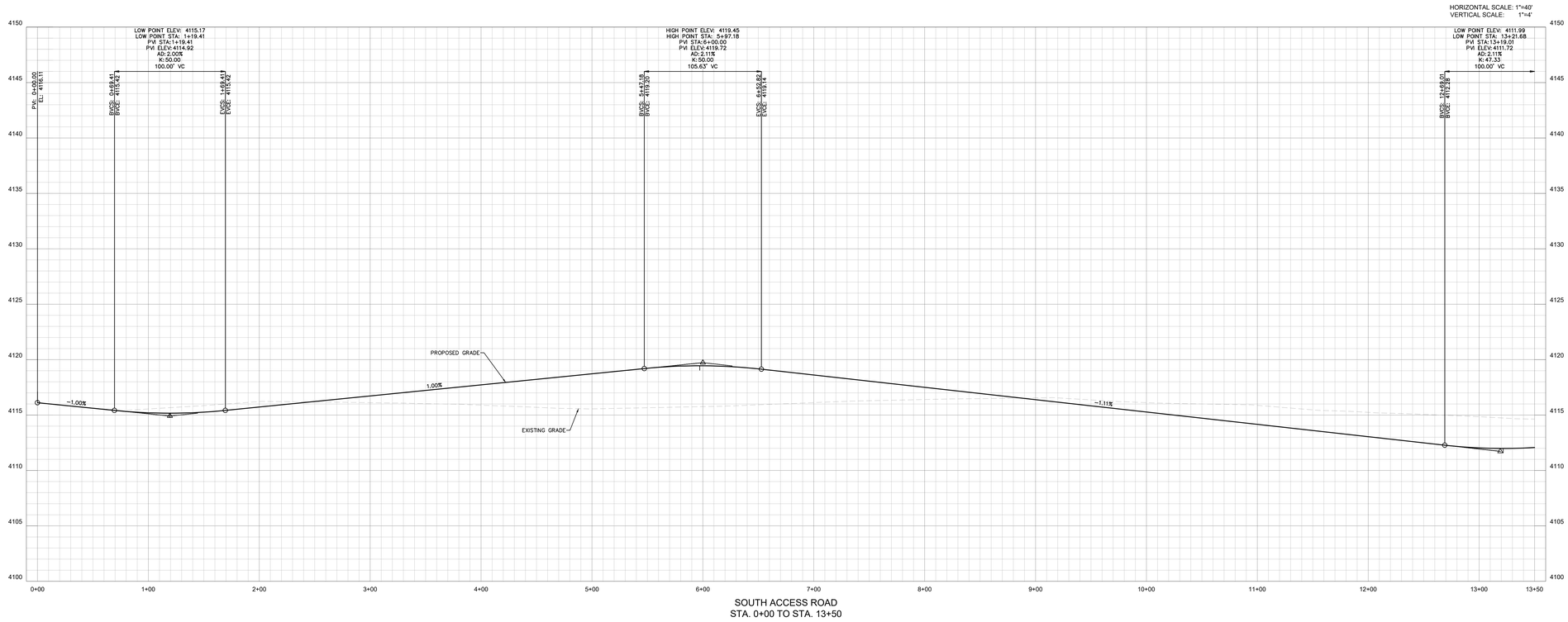
STACK INFRASTRUCTURE

PAVING PLAN & PROFILE

JOB
DATE
SHEET

C-07.01





SOUTH ACCESS ROAD
STA. 0+00 TO STA. 13+50

NORTH

GRAPHIC SCALE IN FEET
0 20 40 80

CORGAN

AGE

STRATEGIC MISSION CRITICAL

Kimley»Horn

ENGINEERING PLUS

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	REVISIONS	

DO NOT USE FOR CONSTRUCTION

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Kimley»Horn
Engineer: Jeffrey R. Lemon, P.E.
P.E. No. 29566 Date: ____

PROJECT MINER

SANTA TERESA, NEW MEXICO
DONA ANA COUNTY

STACK INFRASTRUCTURE

PAVING PLAN & PROFILE

JOB
DATE
SHEET

C-07.07

LEGEND

WORK ZONE

CHANNELIZING DEVICES

TYP III BARRICADE

NORTH

GRAPHIC SCALE IN FEET
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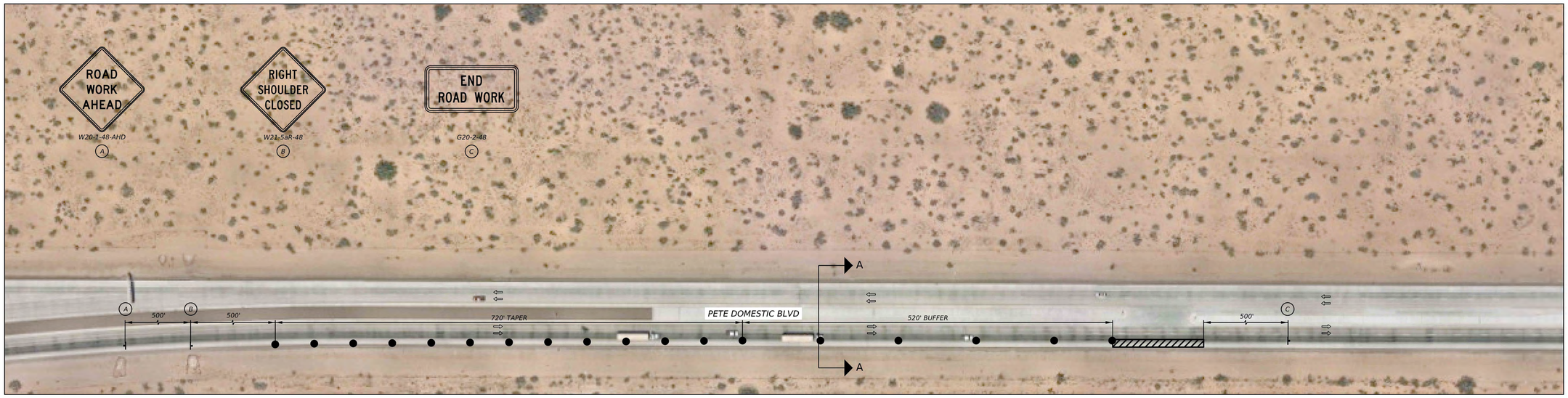
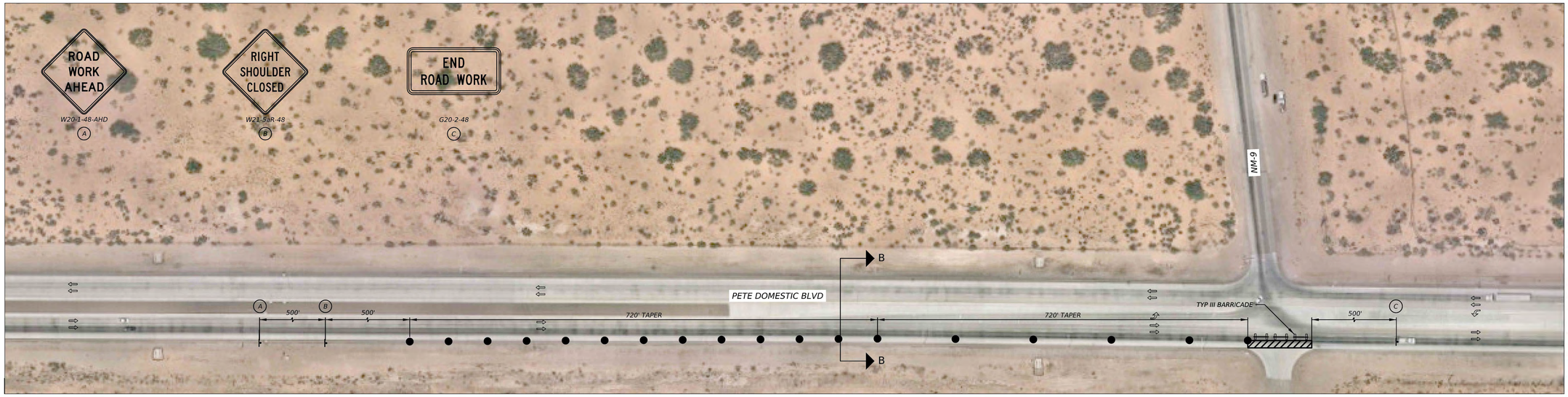
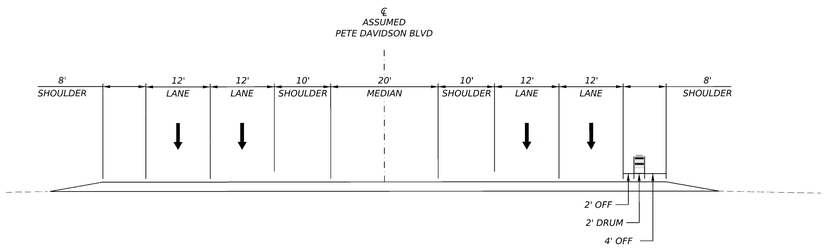


SOUTHERN TEMPORARY CONSTRUCTION ENTRANCE AT FUTURE BORDER HIGHWAY INTERSECTION



NM 9 INTERSECTION



PETE DAVIDSON BLVD

SECTION A-A
SECTION B-B

TABLE 2: LANE TAPER, BUFFER LENGTHS, DRUM SPACING

SPEED LIMIT (MPH)	BUFFER LENGTH (FT)	BUFFER DRUM SPACING (FT)	TAPER LENGTH (FT)	TAPER DRUM SPACING (FT)
60	570	120	720	60

CORGAN

AG/E

STRATEGIC MISSION CRITICAL

Kimley»Horn

ENGINEERING PLUS

	ISSUES	
1	07.31.2025	MASTERPLAN & CONCEPT
2	08.14.2025	SCHEMATIC DESIGN
3	09.10.2025	DESIGN DEVELOPMENT
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REVISIONS

PRELIMINARY
FOR REVIEW ONLY
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Kimley»Horn
Engineer: Casey L. McElroy, P.E.
P.E. No. 25765 Date: 09/17/2025

PROJECT MINER

SANTA TERESA, NEW MEXICO
DONA ANA COUNTY

TRAFFIC CONTROL PLAN

JOB 064569511
DATE ----
SHEET C-17.01

Form No. A-1381
Rev. 07/2025

New Mexico DEPARTMENT OF TRANSPORTATION
MOBILITY FOR EVERYONE

HOLD HARMLESS AGREEMENT FOR RIGHT OF WAYS

Tort Liability: Applicant assumes all liability for damages to persons or property that may be incurred by reason of the activities permitted herein.

Please check the appropriate box:

☑ **Non-Government, non-Public Entity, Indemnification and Hold Harmless Agreement:**
Applicant, for consideration, agrees to defend, protect, indemnify, and hold the New Mexico Department of Transportation harmless from any personal injury, property damage, liabilities, claims, damages, losses or expenses occasioned or caused by the Applicant, Applicant's agent, members or employees, and subject in all cases to the immunities and limitations of the New Mexico Tort Claims Act, NMSA 1978, Sections 41-4-1 *et seq.*, as amended or by common law, suffered by the Applicant, its members and participants, the State or by third parties resulting from the performance of activities for the duration of the permit.

☐ **Tribal and Pueblo Governments:**
Neither party shall be responsible for liability incurred as a result of the other party's acts or omissions in connection with this permit. Any liability incurred in connection with the permit is subject to the immunities and limitations of tort liability. This paragraph is intended only to define the liabilities between the parties and it is not intended to modify in any way, the parties' liabilities.

☐ **State, Municipal, County and Other Public Entities:**
Neither party shall be responsible for liability incurred as a result of the other party's acts or omissions in connection with this permit. Any liabilities incurred in connection with this permit is subject to the immunities and limitations of the New Mexico Tort Claims Act, NMSA 1978, Section 41-4-1, *et seq.*, as amended. This paragraph is intended only to define the liabilities between the parties and it is not intended to modify in any way, the parties' liabilities as governed by common law or the New Mexico Tort Claims Act.

Initial CN

DocuSigned by: Tim Kuester — Tim Kuester
926FA539A481411...
Red Chiles A, LLC (print & sign)

9/8/2025
Date

Initial MD

DocuSigned by: Tim Kuester — Tim Kuester
926FA539A481411...
Red Chiles B, LLC (print & sign)

9/8/2025
Date

DocuSigned by: Tim Kuester — Tim Kuester
926FA539A481411...
Red Chiles C, LLC (print & sign)

9/8/2025
Date

DocuSigned by: Tim Kuester — Tim Kuester
926FA539A481411...
Red Chiles D, LLC (print & sign)

9/8/2025
Date

Cultural Resources Pedestrian Survey

Property Site:

Verde Site Development

789-acre Eastern Expansion

Santa Teresa, Dona Ana County, New Mexico

LOI File No. J25-3-1990

Prepared for:
BorderPlex Digital Assets, LLC
600 Congress Ave., Ste. 15041
Austin, TX 78701

Prepared by:
LOI ENGINEERS
2101 E. Missouri Ave., Ste. B
El Paso, Texas 79903

August 26, 2025

ENGINEERS

LOI File No. J25-3-1990
August 26, 2025

Mr. Daniel Vaughan
BorderPlex Digital Assets, LLC
600 Congress Avenue, Suite 15041
Austin, Texas 78701

Re: Cultural Resources Pedestrian Survey
Verde Site Development – 789-acre Eastern Expansion
Santa Teresa, Dona Ana County, New Mexico

Dear Mr. Vaughan:

We thank you for the opportunity to present the enclosed Cultural Resources Pedestrian Survey report for the above referenced project site. We were authorized to proceed with this study on July 16, 2025 by Mr. Harvey Powers, representing BorderPlex Digital Assets, LLC. The information we are presenting herein describes the procedures utilized for field investigation and database review, along with the results of our assessment. It also includes our evaluation of the data obtained and conclusions regarding potential archaeological artifacts.

It was a pleasure to work with you on this phase of your project, and we look forward to assist you further on this and other future projects. If you have any questions regarding the information we present herein, please call us.

Respectfully submitted,
LOI ENGINEERS

E. Isabel Olague
Environmental Scientist

Cleo Cisneros
Environmental Scientist

John D. Cordova, P.E., PMP
Project Manager
Sr. Vice President

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Principal Engineer

Copies: Above Via E-mail (1)

ABSTRACT

LOI ENGINEERS (LOI) conducted a reconnaissance cultural resource pedestrian survey of a 789.00-acre tract of land located in Santa Teresa, Dona Ana County, New Mexico. The survey took place on July 23-25, 29, 2025. A review of a cultural resource desktop assessment was also performed.

Scattered and isolated potential El Paso Brown ceramics were found throughout the Area of Potential Effects (APE). However, there were little to no ceramics found in the northwest or center areas of the APE. Our findings were neither curated nor collected.

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APPENDICES

1.0 INTRODUCTION AND PROJECT SUMMARY

BorderPlex Digital Assets, LLC contracted LOI Engineers (LOI) to conduct a cultural resource pedestrian survey of a site whose Area of Potential Effects (APE) totals ±789.00 acres. The project area is located ±1.29 miles east of Pete Domenici Boulevard and ±1.54 miles north of the United States-Mexico border, in Santa Teresa, Dona Ana County, New Mexico.

The scope of this pedestrian survey includes a reconnaissance survey conducted by LOI. As this project is 100% privately funded, there is no requirement for compliance with Section 106 of the National Historic Preservation Act (NHPA) of 1996, as well as no coordination with the New Mexico Historic Preservation Division, which serves as the State Historic Preservation Office (SHPO).

2.0 PROJECT INFORMATION

This survey is:	☒ the initial survey for this project.
	☐ a continuation of previous survey(s): Previous investigation(s):
Report Completion Date:	08/26/2025
Date(s) of Survey:	07/23-25/2025, 07/29/2025, 08/19/2025
Archeological Survey Type:	☒ Reconnaissance ☐ Intensive
Report Version:	☐ Draft ☒ Final
Report Author(s) and Affiliation:	E. Isabel Olague, Cleo Cisneros, and John D. Cordova, P.E., of LOI Engineers.
Estimated Percentage of Time that the Principal Investigator was in the Field:	60%

3.0 AREA OF POTENTIAL EFFECTS AND SURVEY AREA

Area of Potential Effects (APE):

The APE encompasses the entirety of the project are, which is approximately 789.00 acres of land in Santa Teresa, Dona Ana County, New Mexico. The APE encompasses the entirety of the project area, regardless of the extent of prior archeological investigations, the particular locations subject to field investigations, or the portion of a project added through a design change. If impacts are not known, worst-case impacts are assumed in defining the APE.

See Appendix A for a map of the APE.

No Survey Area:

Not applicable – the entire APE requires survey.

Access Denied Area:

There was no area requiring survey to which access was denied for this project.

Survey Area:

The survey area is the same as the APE.

4.0 PROJECT SETTING

Natural Setting:

- Topography:

There are no significant landforms at the project site. Uneven terrain encompasses the entirety of the site, with small sand dunes and arroyos of different sizes cutting across the site. There are clearings devoid of plant life that may have attracted past human activity due to the undisturbed space and surrounding sand dunes potentially serving as protective features. The northwest area of the APE consisted of crowded plant growth. No areas of actively flowing water were observed during the survey.

- Geology:

According to the New Mexico Bureau of Mines and Mineral Resources geologic map (located in Appendix B-1.1), provided by United States Geological Survey (USGS), the APE is located in a Qcf, geologic zone (Seager et al., 1987). Part of the Rio Grande Rift, this zone is characterized by fluvial facies, most notably deposits from the Rio Grande, historically. This includes gray to yellow sand, pebble to cobble gravel, calcite-cemented sandstone and conglomerate, and gray, green, or red loam to clay with minor volcanic-ash lenses (Seager et al., 1987). There were no areas that geologically indicated past human activity at the surface or below the surface.

- Soils:

The U.S. Department of Agriculture's National Resource Conservation Service Web Soil Survey (WSS, 2025) was utilized to classify the soils within the APE, located in Appendix B-1.2. The soils are classified in the Pajarito-Pintura complex, with a 45-35 percent composition, respectively. The remaining 20 percent consists of minor components.

The parent material that makes up the Pajarito component is mixed coarse-loamy alluvium. It has very low runoff potential and drains water well. The soil is not considered a hydric soil.

The parent material that makes up the Pintura component is sandstone derived eolian sands. The runoff class is negligible and water is somewhat excessively drained. The soil is not considered a hydric soil.

The remaining soil components are Onite, Simona, Harrisburg, and Wink. All four profiles

are not considered to be hydric soils.

This soil complex would not have allowed for significant pooling of water or provided a significant source of water.

- Historic Land Use:

According to aerial photographs, the land has historically been used as undeveloped and vacant land. The land has not been used in a significant way. A historic abandoned railroad lies to the north of the APE, but it is currently an unpaved road.

- Land Use:

The land is currently vacant and undeveloped, and is not in use. There is a semi-graded area of land at the northeast corner that cuts diagonally from the north side to the east side of the site. This strip of land is about 20 feet across and seems to be used as a path. The west side of the path is lined with partially intact barb-wired fencing with wood posts. There is no evidence of any other disturbance by previous construction, development, or other modern land use practices.

- Vegetation:

Various species of desert shrubs, trees, and grasses were identified throughout the project site during the pedestrian survey, including creosote brush, tobosa grass, and soaptree yucca.

Evaluation of Project Setting:

Based on the undisturbed nature of the project setting, there is a likelihood of prehistoric or historic archaeological sites being present. If the area were to be left undisturbed, natural weather events may not be able to preserve such findings with sufficient integrity.

5.0 SURVEY METHODS

Surveyors:

E. Isabel Olague, Cleo Cisneros, and John D. Cordova, P.E. of LOI Engineers surveyed the APE. Assistance was obtained from Andrea Rubio, Job Saucedo, Armando Trejo, Damian A. Uribe, John Findley, and Josh Salas of LOI ENGINEERS.

Description of Methods:

A pedestrian inspection reconnaisance was conducted for the purposes of this survey. The APE was divided into vertical transects, approximately 25 meters apart, for efficiency and guidance for the surveyor(s). Each transect was walked from north to south, or south to north. If any visible artifacts were found while observing the ground and surrounding landscape, the location was staked, the coordinates were recorded using a Global Positioning System (GPS), and photos were taken of the artifact(s) found. No excavations were performed, nor shovel test pits or augers, or any other mechanical equipment used.

Other Methods:

None.

Collection and Curation: ☒ **NO** ☐ **YES**

No collection was conducted during the pedestrian survey.

Comments on Methods:

A reconnaisance survey was conducted to determine the archaeological potential of the APE. No collection of any findings was conducted unless a substantial artifact was found.

6.0 SURVEY RESULTS

Survey Area Description:

The survey area is composed primarily of loamy sand and various desert shrubs. There is no evidence of past or current land grading, and no improvements have been made at the project site. Various animal tracks and birds were observed. Tire tracks presumably belonging to recreational sports vehicles were also acknowledged during the survey. Modern human artifacts were identified, including articles of clothing, backpacks, plastic and glass bottles, bullet casings, and other miscellaneous items.

Reliable sources of water were not immediately observed within or around the APE. While many geological substances were identified, no sources of toolstone were observed during the reconnaissance. The APE is considered not to contain arable land due to the extreme lack of rainfall – water would need to be supplied through extensive irrigation systems.

Because of observations made during the survey, cultural artifacts found would not be preserved with good integrity. Modern human activity would likely compromise, and have compromised, the integrity of any sites (through the use of recreational vehicles and passage of humans). These areas would need to be restricted to the public and protective measures would need to be put in place, only if any findings were to be considered eligible for the National Register of Historic Places (NRHP), so that disturbances would be minimized.

Archaeological Materials Identified and Archaeological Site Description:

The potential cultural materials identified throughout the APE consisted of small, fragmented sherds that resembled El Paso Brown ceramics, but were not sufficient in quantity or size to determine the complete shape of any potential piece of ceramic pottery. There was no general location in which many were concentrated, however, no sherds were found in the northwest corner of the site, nor in a stretch of land spanning from the northeast corner toward the southwest corner. The sherds were encountered across the APE in two main forms: (1) artifact concentrations (clustered scatters) and (2) isolated finds, which represent single sherds lacking spatial association with other artifacts. For this survey, artifact concentrations are defined as clusters of artifacts occurring in close proximity (within 50 meters of the nearest finding), while isolated finds were recorded individually (more than 50 meters away from the nearest finding).

- Artifact Concentration 1: A low-moderate density scatter (#19-25) was documented in the northern portion of the APE. Sherds occurred within reasonably close proximity to each other.
- Artifact Concentration 2: Low-density scatters (#2-5, #13-14, #17-18, #36-37, #47-48) were documented in the western and southeastern portions of the APE.

Although fewer in number than the previous concentrations, the sherds appeared within a spatially limited area that suggests a discrete concentration.

- Isolated Finds: The remainder of the observations (31, #6-12, #15-16, #23, #26-35, #38-46, #49-51) were either single or widely dispered sherds, occurring without clear association to other materials.

No diagnostic or reconstructable ceramics were identified during the survey. The area surrounding each observation site is mostly undisturbed, with tire tracks marking the vicinity of most sites.

A map of findings is located in Appendix C, and photographs taken during the survey are located in Appendix D.

7.0 RECOMMENDATIONS

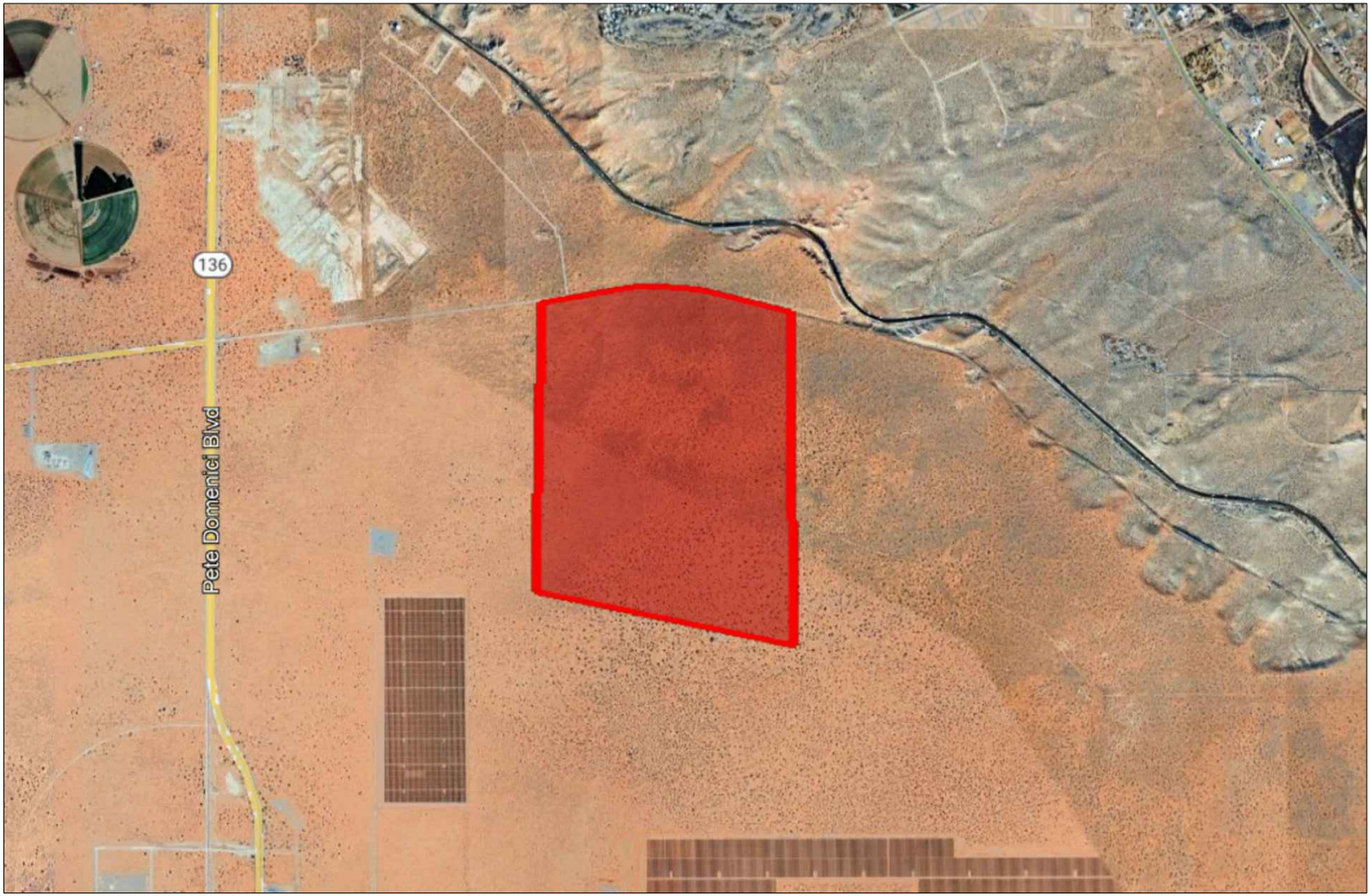
Based on our review of previous environmental studies completed, and our pedestrian survey of the 789.00-acre site, no further action is recommended.

8.0 REFERENCES

1. Seager, W. R., Hawley, J. W., Kottlowski, F. E., & Kelley, S. A. (1987). Geology of east half of Las Cruces and northeast El Paso. New Mexico Bureau of Mines & Mineral Resources.
2. Geologic Tour of the Rio Grande Rift. New Mexico Bureau of Geology & Mineral Resources. (2023, October 18). https://geoinfo.nmt.edu/tour/provinces/rio_grande_rift/home.cfml
3. USDA National Resources Conservation Service. (n.d.). Web soil survey. https://websoilsurvey.nrcs.usda.gov/app/WebSoilSurvey.aspx
4. Wilson, C. D. (2012). Southwest ceramic typology: Type. Southwest Ceramic Typology | Type. https://ceramics.nmarchaeology.org/typology/type?p=288
5. E. Isabel Olague, Cleo Cisneros, John D. Cordova, (2025). Field Notes for Verde Site Development, 789-acre Eastern Expansion.

APPENDIX A-1.1
AREA OF POTENTIAL EFFECTS MAP

TRUE NORTH

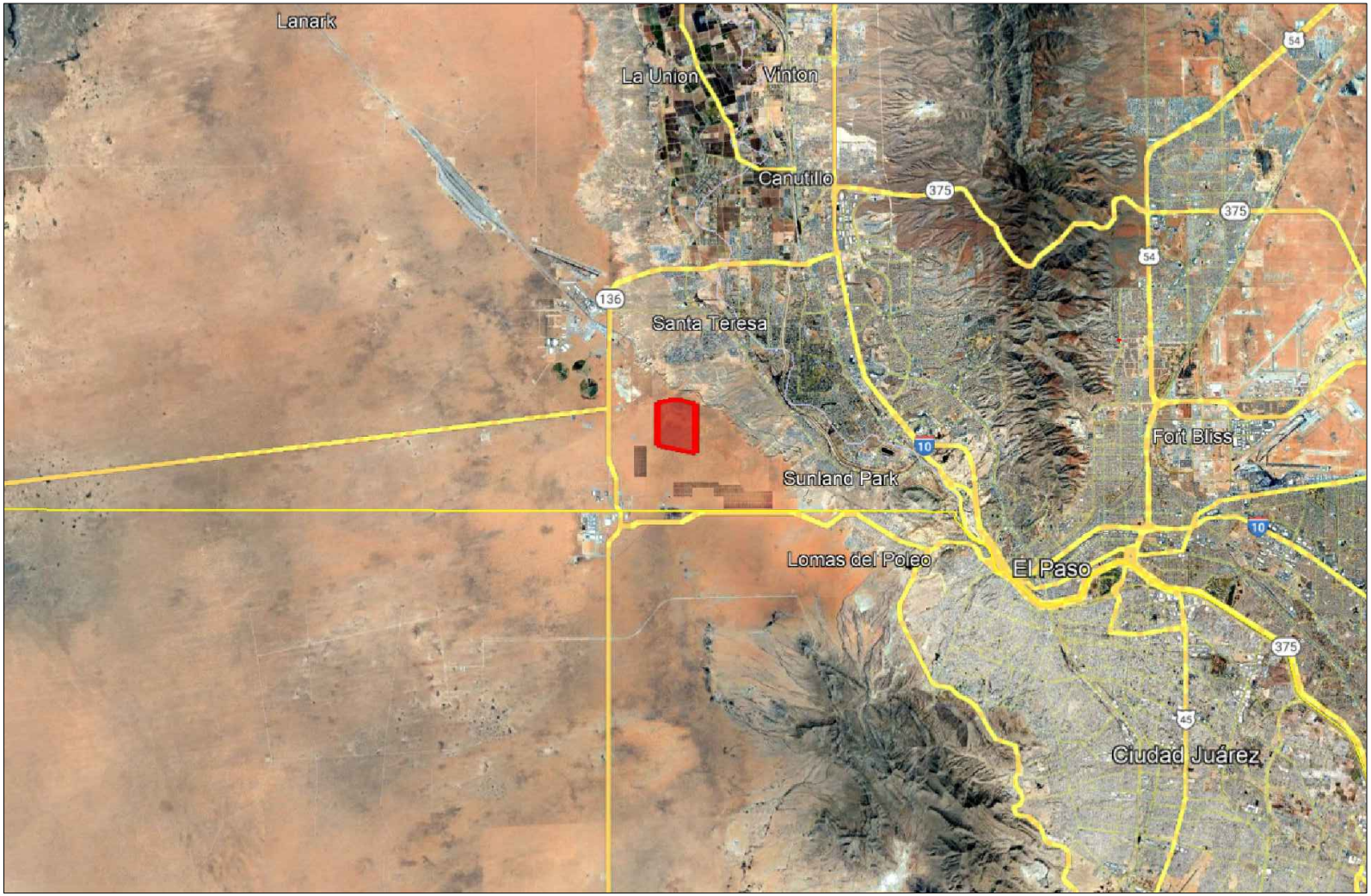


PREPARED BY:	PREPARED FOR:	DRAWING TITLE: AREA OF POTENTIAL EFFECTS
LOI ENGINEERS 915-781-1532 2101 E. MISSOURI AVE SUITE B EL PASO, TEXAS 79903	BORDERPLEX DIGITAL ASSETS, LLC 600 CONGRESS AVE., STE. 15041 AUSTIN, TEXAS 78701	PROJECT NAME: CULTURAL RESOURCES SURVEY – VERDE SITE DEVELOPMENT – 789-ACRE EXPANSION SANTA TERESA, DONA ANA COUNTY, NEW MEXICO

DRAWN BY	REVIEWED BY	APPROVED BY	SCALE
E.I.O	J.D.C.	B.O.	N.T.S.
PROJECT No.	**FILE NAME**	**DATE**	**SHEET No.**
J25-3-1990	APPENDIX A	08/22/25	A-1.1

APPENDIX A-1.2
GENERAL LOCATION MAP

TRUE NORTH

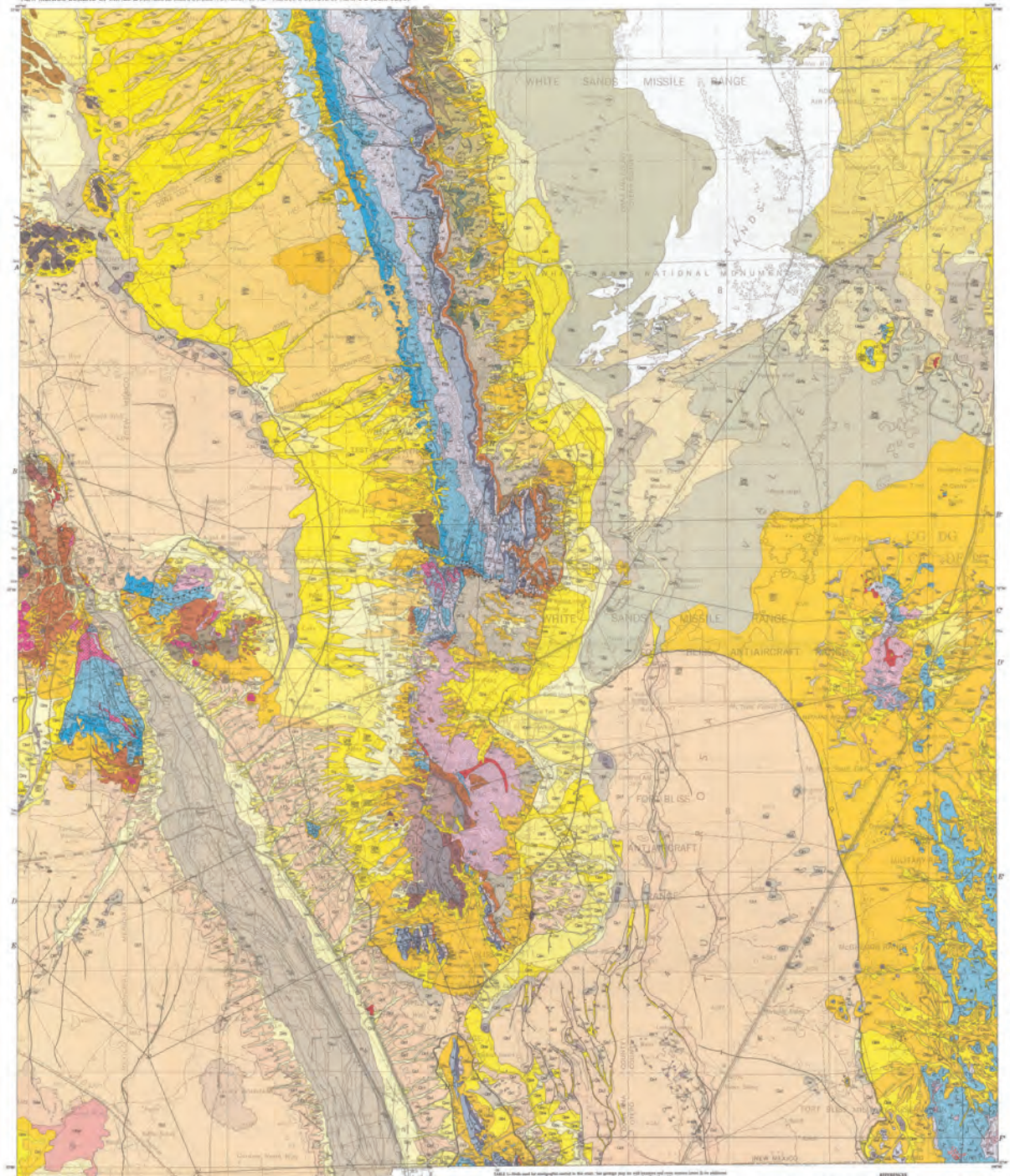


PREPARED BY:	PREPARED FOR:	DRAWING TITLE: GENERAL LOCATION MAP
LOI ENGINEERS 915-781-1532 2101 E. MISSOURI AVE SUITE B EL PASO, TEXAS 79903	BORDERPLEX DIGITAL ASSETS, LLC 600 CONGRESS AVE., STE. 15041 AUSTIN, TEXAS 78701	PROJECT NAME: CULTURAL RESOURCES SURVEY – VERDE SITE DEVELOPMENT – 789-ACRE EXPANSION SANTA TERESA, DONA ANA COUNTY, NEW MEXICO

DRAWN BY	REVIEWED BY	APPROVED BY	SCALE
E.I.O.	J.D.C.	B.O.	N.T.S.
PROJECT No.	**FILE NAME**	**DATE**	**SHEET No.**
J25-3-1990	APPENDIX A	08/22/25	A-1.2

APPENDIX B-1.1
GEOLOGIC MAP

NEW MEXICO BUREAU OF MINES & MINERAL RESOURCES A DIVISION OF NEW MEXICO INSTITUTE OF MINING & TECHNOLOGY



Geology of east half of Las Cruces and northeast El Paso 1° x 2° sheets (scale 1:125,000), New Mexico

by William E. Seager, John W. Hawley, Frank E. Kottlowski, and Shari A. Kelley

Scale 1:125,000

1987

CORRELATION OF ROCK UNITS

DESCRIPTION OF ROCK UNITS

TECTONIC MAP OF AREA

SOURCES OF DATA

EXPLANATION

SYMBOLS

APPENDIX B-1.2
WEB SOIL SURVEY
REPORT

United States Department of Agriculture

NRCS

Natural Resources Conservation Service

A product of the National Cooperative Soil Survey, a joint effort of the United States Department of Agriculture and other Federal agencies, State agencies including the Agricultural Experiment Stations, and local participants

Custom Soil Resource Report for Dona Ana County Area, New Mexico

789-acre expansion

August 22, 2025

Preface

Soil surveys contain information that affects land use planning in survey areas. They highlight soil limitations that affect various land uses and provide information about the properties of the soils in the survey areas. Soil surveys are designed for many different users, including farmers, ranchers, foresters, agronomists, urban planners, community officials, engineers, developers, builders, and home buyers. Also, conservationists, teachers, students, and specialists in recreation, waste disposal, and pollution control can use the surveys to help them understand, protect, or enhance the environment.

Various land use regulations of Federal, State, and local governments may impose special restrictions on land use or land treatment. Soil surveys identify soil properties that are used in making various land use or land treatment decisions. The information is intended to help the land users identify and reduce the effects of soil limitations on various land uses. The landowner or user is responsible for identifying and complying with existing laws and regulations.

Although soil survey information can be used for general farm, local, and wider area planning, onsite investigation is needed to supplement this information in some cases. Examples include soil quality assessments (http://www.nrcs.usda.gov/wps/portal/nrcs/main/soils/health/) and certain conservation and engineering applications. For more detailed information, contact your local USDA Service Center (https://offices.sc.egov.usda.gov/locator/app?agency=nrcs) or your NRCS State Soil Scientist (http://www.nrcs.usda.gov/wps/portal/nrcs/detail/soils/contactus/?cid=nrcs142p2_053951).

Great differences in soil properties can occur within short distances. Some soils are seasonally wet or subject to flooding. Some are too unstable to be used as a foundation for buildings or roads. Clayey or wet soils are poorly suited to use as septic tank absorption fields. A high water table makes a soil poorly suited to basements or underground installations.

The National Cooperative Soil Survey is a joint effort of the United States Department of Agriculture and other Federal agencies, State agencies including the Agricultural Experiment Stations, and local agencies. The Natural Resources Conservation Service (NRCS) has leadership for the Federal part of the National Cooperative Soil Survey.

Information about soils is updated periodically. Updated information is available through the NRCS Web Soil Survey, the site for official soil survey information.

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Contents

How Soil Surveys Are Made

Soil surveys are made to provide information about the soils and miscellaneous areas in a specific area. They include a description of the soils and miscellaneous areas and their location on the landscape and tables that show soil properties and limitations affecting various uses. Soil scientists observed the steepness, length, and shape of the slopes; the general pattern of drainage; the kinds of crops and native plants; and the kinds of bedrock. They observed and described many soil profiles. A soil profile is the sequence of natural layers, or horizons, in a soil. The profile extends from the surface down into the unconsolidated material in which the soil formed or from the surface down to bedrock. The unconsolidated material is devoid of roots and other living organisms and has not been changed by other biological activity.

Currently, soils are mapped according to the boundaries of major land resource areas (MLRAs). MLRAs are geographically associated land resource units that share common characteristics related to physiography, geology, climate, water resources, soils, biological resources, and land uses (USDA, 2006). Soil survey areas typically consist of parts of one or more MLRA.

The soils and miscellaneous areas in a survey area occur in an orderly pattern that is related to the geology, landforms, relief, climate, and natural vegetation of the area. Each kind of soil and miscellaneous area is associated with a particular kind of landform or with a segment of the landform. By observing the soils and miscellaneous areas in the survey area and relating their position to specific segments of the landform, a soil scientist develops a concept, or model, of how they were formed. Thus, during mapping, this model enables the soil scientist to predict with a considerable degree of accuracy the kind of soil or miscellaneous area at a specific location on the landscape.

Commonly, individual soils on the landscape merge into one another as their characteristics gradually change. To construct an accurate soil map, however, soil scientists must determine the boundaries between the soils. They can observe only a limited number of soil profiles. Nevertheless, these observations, supplemented by an understanding of the soil-vegetation-landscape relationship, are sufficient to verify predictions of the kinds of soil in an area and to determine the boundaries.

Soil scientists recorded the characteristics of the soil profiles that they studied. They noted soil color, texture, size and shape of soil aggregates, kind and amount of rock fragments, distribution of plant roots, reaction, and other features that enable them to identify soils. After describing the soils in the survey area and determining their properties, the soil scientists assigned the soils to taxonomic classes (units). Taxonomic classes are concepts. Each taxonomic class has a set of soil characteristics with precisely defined limits. The classes are used as a basis for comparison to classify soils systematically. Soil taxonomy, the system of taxonomic classification used in the United States, is based mainly on the kind and character of soil properties and the arrangement of horizons within the profile. After the soil

scientists classified and named the soils in the survey area, they compared the individual soils with similar soils in the same taxonomic class in other areas so that they could confirm data and assemble additional data based on experience and research.

The objective of soil mapping is not to delineate pure map unit components; the objective is to separate the landscape into landforms or landform segments that have similar use and management requirements. Each map unit is defined by a unique combination of soil components and/or miscellaneous areas in predictable proportions. Some components may be highly contrasting to the other components of the map unit. The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The delineation of such landforms and landform segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, onsite investigation is needed to define and locate the soils and miscellaneous areas.

Soil scientists make many field observations in the process of producing a soil map. The frequency of observation is dependent upon several factors, including scale of mapping, intensity of mapping, design of map units, complexity of the landscape, and experience of the soil scientist. Observations are made to test and refine the soil-landscape model and predictions and to verify the classification of the soils at specific locations. Once the soil-landscape model is refined, a significantly smaller number of measurements of individual soil properties are made and recorded. These measurements may include field measurements, such as those for color, depth to bedrock, and texture, and laboratory measurements, such as those for content of sand, silt, clay, salt, and other components. Properties of each soil typically vary from one point to another across the landscape.

Observations for map unit components are aggregated to develop ranges of characteristics for the components. The aggregated values are presented. Direct measurements do not exist for every property presented for every map unit component. Values for some properties are estimated from combinations of other properties.

While a soil survey is in progress, samples of some of the soils in the area generally are collected for laboratory analyses and for engineering tests. Soil scientists interpret the data from these analyses and tests as well as the field-observed characteristics and the soil properties to determine the expected behavior of the soils under different uses. Interpretations for all of the soils are field tested through observation of the soils in different uses and under different levels of management. Some interpretations are modified to fit local conditions, and some new interpretations are developed to meet local needs. Data are assembled from other sources, such as research information, production records, and field experience of specialists. For example, data on crop yields under defined levels of management are assembled from farm records and from field or plot experiments on the same kinds of soil.

Predictions about soil behavior are based not only on soil properties but also on such variables as climate and biological activity. Soil conditions are predictable over long periods of time, but they are not predictable from year to year. For example, soil scientists can predict with a fairly high degree of accuracy that a given soil will have a high water table within certain depths in most years, but they cannot predict that a high water table will always be at a specific level in the soil on a specific date.

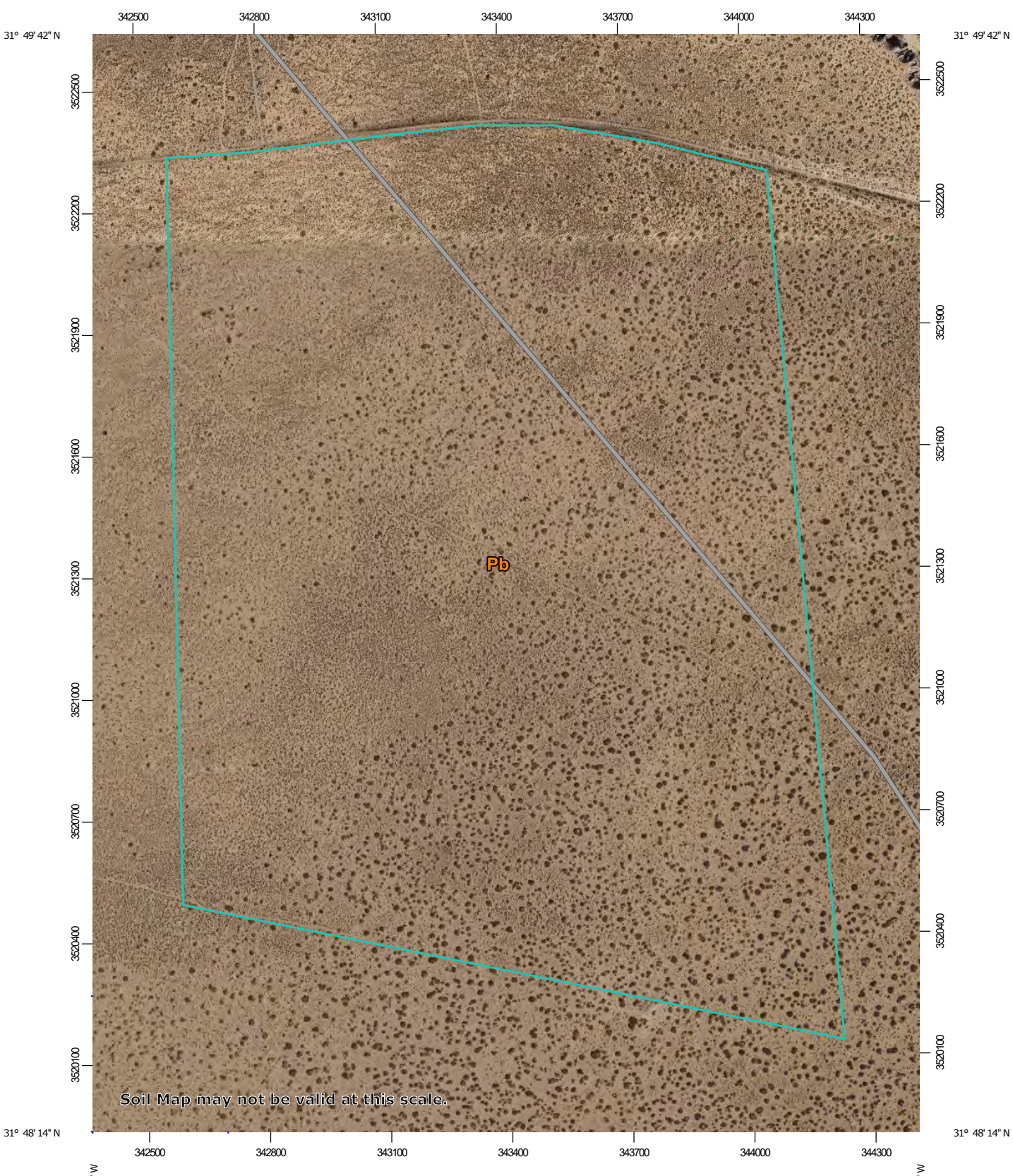
After soil scientists located and identified the significant natural bodies of soil in the survey area, they drew the boundaries of these bodies on aerial photographs and

identified each as a specific map unit. Aerial photographs show trees, buildings, fields, roads, and rivers, all of which help in locating boundaries accurately.

Soil Map

The soil map section includes the soil map for the defined area of interest, a list of soil map units on the map and extent of each map unit, and cartographic symbols displayed on the map. Also presented are various metadata about data used to produce the map, and a description of each soil map unit.

Custom Soil Resource Report
Soil Map



Map Scale: 1:13,200 if printed on A portrait (8.5" x 11") sheet.

N

Meters
0 150 300 600 900

Feet
0 500 1000 2000 3000

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 13N WGS84

MAP LEGEND

Area of Interest (AOI)
- Area of Interest (AOI)

Soils
- Soil Map Unit Polygons
- Soil Map Unit Lines
- Soil Map Unit Points

Special Point Features
- Blowout
- Borrow Pit
- Clay Spot
- Closed Depression
- Gravel Pit
- Gravelly Spot
- Landfill
- Lava Flow
- Marsh or swamp
- Mine or Quarry
- Miscellaneous Water
- Perennial Water
- Rock Outcrop
- Saline Spot
- Sandy Spot
- Severely Eroded Spot
- Sinkhole
- Slide or Slip
- Sodic Spot
- Spoil Area
- Stony Spot
- Very Stony Spot
- Wet Spot
- Other
- Special Line Features

Water Features
- Streams and Canals

Transportation
- Rails
- Interstate Highways
- US Routes
- Major Roads
- Local Roads

Background
- Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:24,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Dona Ana County Area, New Mexico
Survey Area Data: Version 20, Sep 3, 2024

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: May 3, 2017—Apr 4, 2021

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
Pb	Pajarito-Pintura complex	787.2	100.0%
Totals for Area of Interest		**787.2**	**100.0%**

Map Unit Descriptions

The map units delineated on the detailed soil maps in a soil survey represent the soils or miscellaneous areas in the survey area. The map unit descriptions, along with the maps, can be used to determine the composition and properties of a unit.

A map unit delineation on a soil map represents an area dominated by one or more major kinds of soil or miscellaneous areas. A map unit is identified and named according to the taxonomic classification of the dominant soils. Within a taxonomic class there are precisely defined limits for the properties of the soils. On the landscape, however, the soils are natural phenomena, and they have the characteristic variability of all natural phenomena. Thus, the range of some observed properties may extend beyond the limits defined for a taxonomic class. Areas of soils of a single taxonomic class rarely, if ever, can be mapped without including areas of other taxonomic classes. Consequently, every map unit is made up of the soils or miscellaneous areas for which it is named and some minor components that belong to taxonomic classes other than those of the major soils.

Most minor soils have properties similar to those of the dominant soil or soils in the map unit, and thus they do not affect use and management. These are called noncontrasting, or similar, components. They may or may not be mentioned in a particular map unit description. Other minor components, however, have properties and behavioral characteristics divergent enough to affect use or to require different management. These are called contrasting, or dissimilar, components. They generally are in small areas and could not be mapped separately because of the scale used. Some small areas of strongly contrasting soils or miscellaneous areas are identified by a special symbol on the maps. If included in the database for a given area, the contrasting minor components are identified in the map unit descriptions along with some characteristics of each. A few areas of minor components may not have been observed, and consequently they are not mentioned in the descriptions, especially where the pattern was so complex that it was impractical to make enough observations to identify all the soils and miscellaneous areas on the landscape.

The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The objective of mapping is not to delineate pure taxonomic classes but rather to separate the landscape into landforms or landform segments that have similar use and management requirements. The delineation of such segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, however, onsite investigation is needed to define and locate the soils and miscellaneous areas.

An identifying symbol precedes the map unit name in the map unit descriptions. Each description includes general facts about the unit and gives important soil properties and qualities.

Soils that have profiles that are almost alike make up a *soil series*. Except for differences in texture of the surface layer, all the soils of a series have major horizons that are similar in composition, thickness, and arrangement.

Soils of one series can differ in texture of the surface layer, slope, stoniness, salinity, degree of erosion, and other characteristics that affect their use. On the basis of such differences, a soil series is divided into *soil phases*. Most of the areas shown on the detailed soil maps are phases of soil series. The name of a soil phase commonly indicates a feature that affects use or management. For example, Alpha silt loam, 0 to 2 percent slopes, is a phase of the Alpha series.

Some map units are made up of two or more major soils or miscellaneous areas. These map units are complexes, associations, or undifferentiated groups.

A *complex* consists of two or more soils or miscellaneous areas in such an intricate pattern or in such small areas that they cannot be shown separately on the maps. The pattern and proportion of the soils or miscellaneous areas are somewhat similar in all areas. Alpha-Beta complex, 0 to 6 percent slopes, is an example.

An *association* is made up of two or more geographically associated soils or miscellaneous areas that are shown as one unit on the maps. Because of present or anticipated uses of the map units in the survey area, it was not considered practical or necessary to map the soils or miscellaneous areas separately. The pattern and relative proportion of the soils or miscellaneous areas are somewhat similar. Alpha-Beta association, 0 to 2 percent slopes, is an example.

An *undifferentiated group* is made up of two or more soils or miscellaneous areas that could be mapped individually but are mapped as one unit because similar interpretations can be made for use and management. The pattern and proportion of the soils or miscellaneous areas in a mapped area are not uniform. An area can be made up of only one of the major soils or miscellaneous areas, or it can be made up of all of them. Alpha and Beta soils, 0 to 2 percent slopes, is an example.

Some surveys include *miscellaneous areas*. Such areas have little or no soil material and support little or no vegetation. Rock outcrop is an example.

Dona Ana County Area, New Mexico

Pb—Pajarito-Pintura complex

Map Unit Setting

National map unit symbol: p9bd
Elevation: 2,700 to 5,000 feet
Mean annual precipitation: 5 to 14 inches
Mean annual air temperature: 58 to 62 degrees F
Frost-free period: 180 to 250 days
Farmland classification: Not prime farmland

Map Unit Composition

Pajarito and similar soils: 45 percent
Pintura and similar soils: 35 percent
Minor components: 20 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Pajarito

Setting

Landform: Alluvial fans
Landform position (three-dimensional): Rise
Down-slope shape: Linear
Across-slope shape: Convex
Parent material: Mixed coarse-loamy alluvium

Typical profile

H1 - 0 to 14 inches: loamy fine sand
H2 - 14 to 28 inches: fine sandy loam
H3 - 28 to 60 inches: loamy very fine sand

Properties and qualities

Slope: 0 to 3 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Well drained
Runoff class: Very low
Capacity of the most limiting layer to transmit water (Ksat): High (2.00 to 6.00 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Calcium carbonate, maximum content: 5 percent
Maximum salinity: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)
Sodium adsorption ratio, maximum: 1.0
Available water supply, 0 to 60 inches: Moderate (about 6.5 inches)

Interpretive groups

Land capability classification (irrigated): 2e
Land capability classification (nonirrigated): 7e
Hydrologic Soil Group: A
Ecological site: R042BB012NM - Sandy, Desert Shrub
Hydric soil rating: No

Description of Pintura

Setting

Landform: Shrub-coppice dunes on fan piedmonts
Landform position (three-dimensional): Rise
Down-slope shape: Convex
Across-slope shape: Convex
Parent material: Sandstone derived eolian sands

Typical profile

H1 - 0 to 10 inches: loamy fine sand
H2 - 10 to 60 inches: fine sand

Properties and qualities

Slope: 0 to 5 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Somewhat excessively drained
Runoff class: Negligible
Capacity of the most limiting layer to transmit water (Ksat): High to very high (6.00 to 20.00 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Maximum salinity: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)
Sodium adsorption ratio, maximum: 1.0
Available water supply, 0 to 60 inches: Low (about 4.2 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 7e
Hydrologic Soil Group: A
Ecological site: R042BB011NM - Deep Sand, Desert Shrub
Hydric soil rating: No

Minor Components

Onite

Percent of map unit: 5 percent
Ecological site: R042BB012NM - Sandy, Desert Shrub
Hydric soil rating: No

Simona

Percent of map unit: 5 percent
Ecological site: R042BB015NM - Shallow Sandy, Desert Shrub
Hydric soil rating: No

Harrisburg

Percent of map unit: 5 percent
Ecological site: R042BB012NM - Sandy, Desert Shrub
Hydric soil rating: No

Wink

Percent of map unit: 5 percent
Ecological site: R042BB012NM - Sandy, Desert Shrub
Hydric soil rating: No

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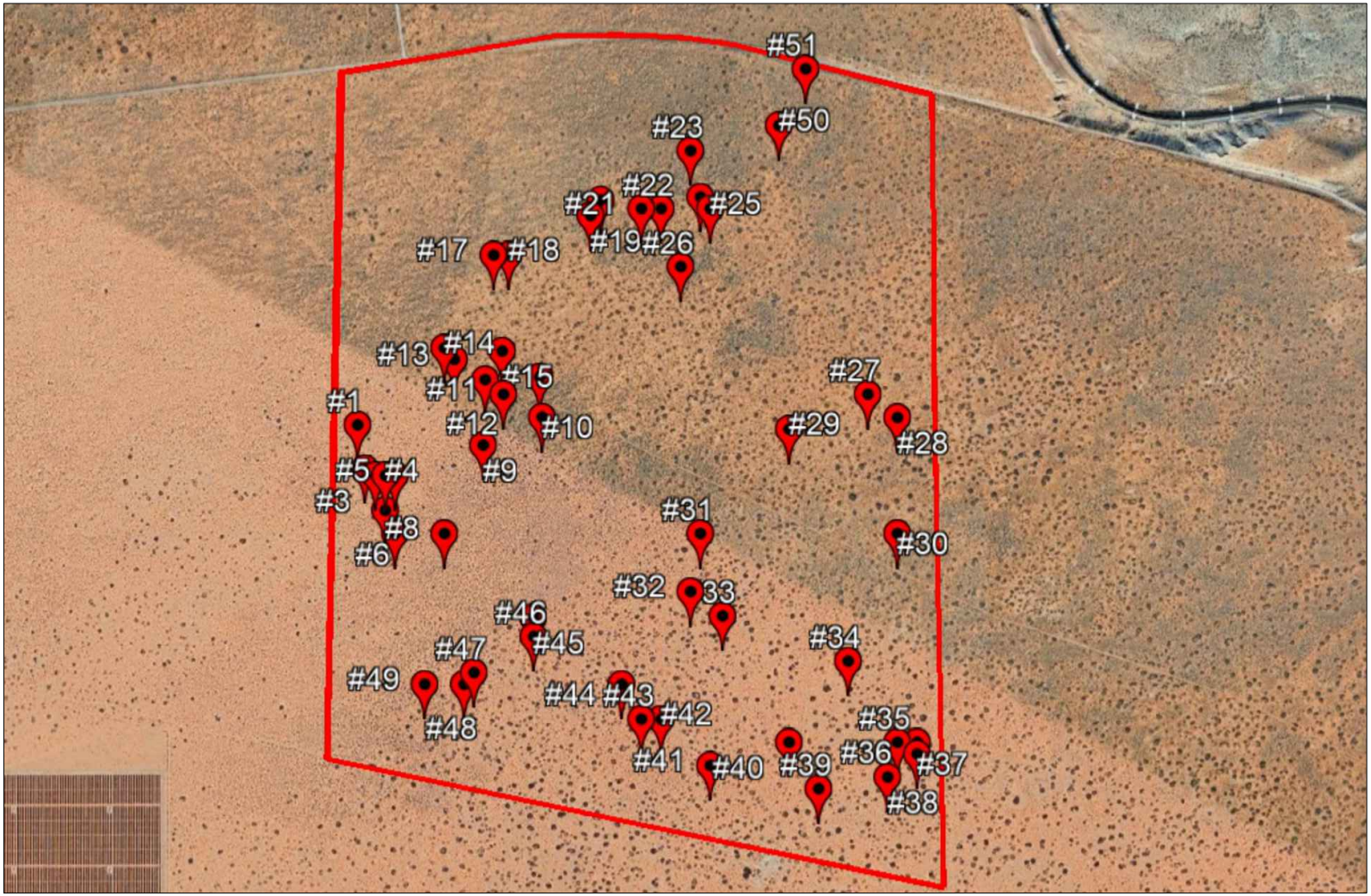
APPENDIX C
SURVEY FINDINGS
MAP

TRUE NORTH



PREPARED BY:	PREPARED FOR:	DRAWING TITLE: SURVEY FINDINGS MAP
LOI ENGINEERS 915-781-1532 2101 E. MISSOURI AVE SUITE B EL PASO, TEXAS 79903	BORDERPLEX DIGITAL ASSETS, LLC 600 CONGRESS AVE., STE. 15041 AUSTIN, TEXAS 78701	PROJECT NAME: CULTURAL RESOURCES SURVEY – VERDE SITE DEVELOPMENT – 789-ACRE EXPANSION SANTA TERESA, DONA ANA COUNTY, NEW MEXICO

DRAWN BY	REVIEWED BY	APPROVED BY	SCALE
E.I.O	J.D.C.	B.O.	N.T.S.
PROJECT No.	**FILE NAME**	**DATE**	**SHEET No.**
J25-3-1990	APPENDIX C	08/22/25	C

APPENDIX D
PHOTOGRAPHS

Figure Number	Description	Latitude	Longitude	Photo
Figure 2	Likely El Paso Brown ceramic pieces, two sherds, simple reddish-brown surface. Found within close proximity to each other.	31.815442°	-106.661963°	
Figure 3	Likely El Paso Brown ceramic pieces, two sherds, simple brown/reddish-brown surface. Found within close proximity to each other.	31.815278°	-106.661667°	
Figure 4	Likely El Paso Brown ceramic pieces, three sherds, simple brown and reddish-brown surfaces. Found within close proximity to each other.	31.815278°	-106.661389°	

Figure 5	Likely El Paso Brown ceramic pieces, three sherds, simple reddish-brown and dark gray surfaces. Found within close proximity to each other.	31.815278°	-106.661111°	
Figure 6	Likely El Paso Brown ceramic pieces, three sherds, simple brownish-gray surfaces. Found within close proximity to each other.	31.814444°	-106.661389°	
Figure 7	Likely El Paso Brown ceramic piece, single sherd, simple brown surface.	31.813889°	-106.661111°	
Figure 8	Likely El Paso Brown ceramic pieces, two sherds, simple dark brownish-gray surfaces. Found within close proximity to each other.	31.813889°	-106.659722°	

Figure 9	Likely El Paso Brown ceramic pieces, three pieces, simple brown and reddish-brown surfaces. Found within close proximity to each other.	31.816003°	-106.658628°	
Figure 10	Likely El Paso Brown ceramic piece, single sherd, simple brown surface.	31.816677°	-106.656966°	
Figure 12	Likely El Paso Brown ceramic piece, single sherd, simple reddish-brown surface.	31.817574°	-106.658571°	

Figure 13	Likely El Paso Brown ceramic pieces, three sherds, simple dark brown sufaces with black/gray spot(s). Found within close proximity to each other.	31.818056°	-106.659444°	
Figure 14	Likely El Paso Brown ceramic pieces, multiple sherds, simple dark brown surfaces and black/gray spots. Found within close proximity to each other.	31.818333°	-106.659722°	
Figure 15	Likely El Paso Brown ceramic piece, single sherd, simple brown surface.	31.818257°	-106.658090°	
Figure 16	Likely El Paso Brown ceramic pieces, two sherds, simple light brown surfaces. Found within close proximity to each other.	31.817633°	-106.657033°	

Figure 17	Likely El Paso Brown ceramic pieces, three pieces, simple brown and reddish-brown surfaces. Found within close proximity to each other.	31.820556°	-106.658333°	
Figure 18	Likely El Paso Brown ceramic pirces, two sherds, simple brown and gray surfaces. Found within close proximity to each other.	31.820557°	-106.657908°	
Figure 19	Likely El Paso Brown ceramic pieces, three sherds, simple light brownish-gray surfaces. Found within close proximity to each other.	31.821502°	-106.655599°	
Figure 20	Likely El Paso Brown ceramic piece, single sherd, simple reddish-brown surface.	31.821874°	-106.655311°	

Figure 21	Likely El Paso Brown ceramic piece, single sherd, simple dark brown surface.	31.821667°	-106.654167°	
Figure 22	Likely El Paso Brown ceramic piece, single sherd, simple dark gray surface.	31.821667°	-106.653611°	
Figure 23	Likely El Paso Brown ceramic piece, single sherd, simple reddish-brown surface.	31.823056°	-106.652778°	
Figure 24	Likely El Paso Brown ceramic pieces, three sherds, simple dark brown surfaces.	31.821944°	-106.652500°	

Figure 25	Likely El Paso Brown ceramic pieces, three sherds, simple reddish-brown surfaces. Found within close proximity to each other.	31.821667°	-106.652222°	
Figure 26	Likely El Paso Brown piece, single sherd, simple reddish-brown surface.	31.820278°	-106.653056°	
Figure 27	Likely El Paso Brown piece, single sherd, simple brown surface.	31.817222°	-106.647778°	
Figure 28	Likely El Paso Brown pieces, three sherds, simple brown and reddish-brown surfaces. Found within close proximity to each other.	31.816667°	-106.646944°	

Figure 31	Likely El Paso Brown pieces, three sherds, simple light and dark brown surfaces. Found within close proximity to each other.	31.813889°	-106.652500°	
Figure 32	Likely El Paso Brown ceramic pieces, three sherds, simple reddish-brown and dark brown surfaces. Found within close proximity with each other.	31.812500°	-106.652778°	

Figure 33	Likely El Paso Brown ceramic piece, single sherd, brown surface.	31.811915°	-106.651875°	
Figure 34	Likely El Paso Brown ceramic piece, single sherd, simple brown surface.	31.810833°	-106.648333°	
Figure 35	Likely El Paso Brown ceramics, two sherds, simple reddish-brown surfaces. Found within close proximity to each other.	31.808889°	-106.646944°	
Figure 36	Likely El Paso Brown ceramics, two sherds, simple brown and reddish-brown surfaces. Found within close proximity to each other.	31.808889°	-106.646389°	

Figure 40	Likely El Paso Brown ceramic pieces, two sherds, blackish-gray and brown surfaces, one with potential decoration. Found within close proximity of each other.	31.808889°	-106.650000°	

Figure 41	Likely El Paso Brown ceramic piece, single sherd, simple reddish-brown surface.	31.808333°	-106.652222°	
Figure 42	Likely El Paso Brown ceramic piece, single sherd, simple reddish-brown surface.	31.809444°	-106.653611°	
Figure 43	Likely El Paso Brown ceramic piece, single sherd, simple reddish-brown surface.	31.809444°	-106.654167°	
Figure 44	Likely El Paso Brown ceramic piece, single sherd, simple brownish-gray surface.	31.810278°	-106.654722°	

Figure 45	Likely El Paso Brown ceramic piece, single sherd, simple light reddish-brown surface.	31.811875°	-106.657216°	
Figure 46	Likely El Paso Brown ceramic piece, single sherd, simple light reddish-brown surface.	31.811422°	-106.657206°	
Figure 47	Likely El Paso Brown ceramic pieces, multiple sherds, simple dark brown and brown surfaces. Found within close proximity to each other.	31.810556°	-106.658889°	

August 26, 2025

Red Chiles A, LLC
Red Chiles B, LLC
Red Chiles C, LLC
Red Chiles D, LLC
SI SNM01 CAMPUS, LLC
c/o STACK Infrastructure, Inc
attn: Tim Kuester
1700 Broadway, Suite 1750
Denver, CO 80290

Subject: 789-acre tract located east of the intersection of Pete Domenici Boulevard and Highway 9 in Dona Ana County, New Mexico; The tax parcel numbers include: 4014169264264, 4014168260459, 4015168219490, and 4015169264264 (the "**Property**")

Reference: LOI Project No. P25-3-032459

Dear Sir or Madam:

LOI Engineers ("**Vendor**") performed a Cultural Resources Pedestrian Survey for the above-referenced project dated August 26, 2025 (the "**Report**"). The Report was prepared in contemplation of [a loan secured by / the purchase and sale of] the Property.

Vendor hereby authorizes the release of the Report to Red Chiles A, LLC, Red Chiles B, LLC, Red Chiles C, LLC, Red Chiles D, LLC and SI SNM01CAMPUS, LLC ("**Recipients**"). Further, Vendor is issuing this letter to inform Recipients that they are entitled to rely on the Report in its determination to purchase the Property as if the Report were addressed directly to Recipients.

Sincerely,

[J.C]

By: _____
Name: JOHN CORDOVA
Title: SENIOR VICE PRESIDENT

August 21, 2025

Red Chiles A, LLC
Red Chiles B, LLC
Red Chiles C, LLC
Red Chiles D, LLC
SI SNM01 CAMPUS, LLC
c/o STACK Infrastructure, Inc
attn: Tim Kuester
1700 Broadway, Suite 1750
Denver, CO 80290

Subject: +/- 400-acre tract located east of the intersection of Pete Domenici Boulevard and Highway 9 in Dona Ana County, New Mexico; The tax parcel numbers include: 4013168307484, 4014168260459, 4013169297270, 4014169264264 (the "**Property**").

Reference: LOI Engineers Project No. J25-3-1826

Dear Sir or Madam:

LOI Engineers ("**Vendor**") performed a Cultural Resource Pedestrian Survey for the above-referenced project dated March 7, 2025 (the "**Report**"). The Report was prepared in contemplation of [a loan secured by / the purchase and sale of] the Property.

Vendor hereby authorizes the release of the Report to Red Chiles A, LLC, Red Chiles B, LLC, Red Chiles C, LLC, Red Chiles D, LLC and SI SNM01CAMPUS, LLC ("**Recipients**"). Further, Vendor is issuing this letter to inform Recipients that they are entitled to rely on the Report in its determination to purchase the Property as if the Report were addressed directly to Recipients.

Sincerely,

[J.C]

By: _____
Name: John Cordova
Title: Senior Vice President

Cultural Resources Pedestrian Survey

Property Site:

Verde Site Development

Santa Teresa, Dona Ana County, New Mexico

LOI File No. J25-3-1826

Prepared for:
BorderPlex Digital Assets, LLC
600 Congress Ave., Ste. 15041
Austin, TX 78701

Prepared by:
LOI ENGINEERS
2101 E. Missouri Ave., Ste. B
El Paso, Texas 79903

March 7, 2025

LOI File No. J25-3-1826
March 7, 2025

Mr. Daniel Vaughan
BorderPlex Digital Assets, LLC
600 Congress Avenue, Suite 15041
Austin, Texas 78701

Re: Cultural Resources Pedestrian Survey
Verde Site Development
Santa Teresa, Dona Ana County, New Mexico

Dear Mr. Vaughan:

We thank you for the opportunity to present the enclosed Cultural Resources Pedestrian Survey report for the above referenced project site. We were authorized to proceed with this study on February 12, 2025 by Mr. Harvey Powers, representing BorderPlex Digital Assets, LLC. The information we are presenting herein describes the procedures utilized for field investigation and database review, along with the results of our assessment. It also includes our evaluation of the data obtained and conclusions regarding potential archaeological artifacts.

It was a pleasure to work with you on this phase of your project, and we look forward to assist you further on this and other future projects. If you have any questions regarding the information we present herein, please call us.

Respectfully submitted,
LOI ENGINEERS

E. Isabel Olague
Environmental Scientist

Cleo Cisneros
Environmental Scientist

John D. Cordova, P.E., PMP
Project Manager
Sr. Vice President

Bernardino Olague, P.E., PMP
Principal Engineer

Copies: Above Via E-mail (1)

ABSTRACT

LOI ENGINEERS (LOI) conducted a reconnaissance cultural resource pedestrian survey of a 400.00-acre tract of land located in Santa Teresa, Dona Ana County, New Mexico. The survey took place from February 17, 2025 through February 24, 2025. A cursory review of a cultural resource desktop assessment was also performed.

Scattered and isolated potential El Paso Brown ceramics were found concentrated in the east and south areas of the Area of Potential Effects (APE). Our findings were not curated nor collected. Past archaeological sites within the APE present similar findings, but collections were not considered eligible for inclusion in the National Register of Historic Places (NRHP).

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APPENDICES

1.0 INTRODUCTION AND PROJECT SUMMARY

BorderPlex Digital Assets, LLC contracted LOI Engineers (LOI) to conduct a cultural resource pedestrian survey of a site whose Area of Potential Effects (APE) totals ±400.00 acres. The project area is located ±0.61 miles east of Pete Domenici Boulevard and ±1.35 miles north of Binational Way, in Santa Teresa, Dona Ana County, New Mexico.

The scope of this pedestrian survey includes a reconnaissance survey and a cursory review of a Cultural Resource Desktop Assessment Study conducted by a third-party firm (Terracon, 2024). As this project is 100% privately funded, there is no requirement for compliance with Section 106 of the National Historic Preservation Act (NHPA) of 1996, as well as no coordination with the New Mexico Historic Preservation Division, which serves as the State Historic Preservation Office (SHPO).

2.0 PROJECT INFORMATION

This survey is:	☐ the initial survey for this project.
	☒ a continuation of previous survey(s): Previous investigation(s): Terracon, 2024.
Report Completion Date:	03/07/2025
Date(s) of Survey:	02/17/2025 to 02/24/2025
Archeological Survey Type:	☒ Reconnaissance ☐ Intensive
Report Version:	☐ Draft ☒ Final
Report Author(s) and Affiliation:	E. Isabel Olague, Cleo Cisneros, and John D. Cordova, P.E., of LOI Engineers.
Estimated Percentage of Time that the Principal Investigator was in the Field:	25%

3.0 AREA OF POTENTIAL EFFECTS AND SURVEY AREA

Area of Potential Effects (APE):

The APE encompasses the entirety of the project are, which is approximately 400.00 acres of land in Santa Teresa, Dona Ana County, New Mexico. Prior archeological investigations have taken place in select areas of the APE. The APE encompasses the entirety of the project area, regardless of the extent of prior archeological investigations, the particular locations subject to field investigations, or the portion of a project added through a design change. If impacts are not known, worst-case impacts are assumed in defining the APE.

See Appendix A for a map of the APE.

No Survey Area:

Not applicable – the entire APE requires survey.

Access Denied Area:

There was no area requiring survey to which access was denied for this project.

Survey Area:

The survey area is the same as the APE.

4.0 PROJECT SETTING

Natural Setting:

- Topography:

There are no significant landforms at the project site. Uneven terrain encompasses the entirety of the site, with small sand dunes and arroyos of different sizes cutting across the site. There are clearings devoid of plant life that may have attracted past human activity due to the undisturbed space and surrounding sand dunes potentially serving as protective features. No areas of actively flowing water were observed during the survey.

- Geology:

According to the New Mexico Bureau of Mines and Mineral Resources geologic map (located in Appendix B-1.1), provided by United States Geological Survey (USGS), the APE is located in a Qcf, geologic zone (Seager et al., 1987). Part of the Rio Grande Rift, this zone is characterized by fluvial facies, most notably deposits from the Rio Grande, historically. This includes gray to yellow sand, pebble to cobble gravel, calcite-cemented sandstone and conglomerate, and gray, green, or red loam to clay with minor volcanic-ash lenses (Seager et al., 1987). There were no areas that geologically indicated past human activity at the surface or below the surface.

- Soils:

The U.S. Department of Agriculture's National Resource Conservation Service Web Soil Survey (WSS, 2025) was utilized to classify the soils within the APE, located in Appendix B-1.2. The soils are classified in the Pajarito-Pintura complex, with a 45-35 percent composition, respectively. The remaining 20 percent consists of minor components.

The parent material that makes up the Pajarito component is mixed coarse-loamy alluvium. It has very low runoff potential and drains water well. The soil is not considered a hydric soil.

The parent material that makes up the Pintura component is sandstone derived eolian sands. The runoff class is negligible and water is somewhat excessively drained. The soil is not considered a hydric soil.

The remaining soil components are Onite, Simona, Harrisburg, and Wink. All four profiles are not considered to be hydric soils.

This soil complex would not have allowed for significant pooling of water or provided a significant source of water.

- Historic Land Use:

According to aerial photographs, the land has historically been used as undeveloped and vacant land. The land has not been used in a significant way. A historic abandoned railroad lies to the north of the APE, but it is currently an unpaved road.

- Land Use:

The land is currently vacant and undeveloped, and is not in use. There is a semi-graded area of land at the northeast corner that cuts diagonally from the north side to the east side of the site. This strip of land is about 20 feet across and seems to be used as a path. The west side of the path is lined with partially intact barb-wired fencing with wood posts. There is no evidence of any other disturbance by previous construction, development, or other modern land use practices.

- Vegetation:

Various species of desert shrubs, trees, and grasses were identified throughout the project site during the pedestrian survey, including creosote brush, tobosa grass, and soaptree yucca.

Previous Cultural History:

According to the Cultural Resource Desktop Survey (Terracon, 2024), the New Mexico Cultural Resources Information System (NMCRIS) has identified five previous archaeological sites within the APE. These sites are LA129785, LA130170, LA163148, LA163152, and LA204990. Three of these sites are not considered eligible or have an undetermined status (LA129785, LA163148, and LA163152). LA130170 represents the historical abandoned railroad that lies to the north of the APE, and LA204990 is in the process of entering data. No known cemetaries are located at or within one mile of the APE.

Evaluation of Project Setting:

Based on the undisturbed nature of the project setting, there is a likelihood of prehistoric or historic archaeological sites being present. If the area were to be left undisturbed,

natural weather events may not be able to preserve such findings with sufficient integrity.

5.0 SURVEY METHODS

Surveyors:

E. Isabel Olague, Cleo Cisneros, and John D. Cordova, P.E. of LOI Engineers surveyed the APE.

Description of Methods:

A pedestrian inspection reconnaisance was conducted for the purposes of this survey. The APE was divided into 100 grids. Each grid was walked in five transects from west to east, or east to west, moving from north to south. If any visible artifacts were found while observing the ground and landscape, each location was staked, the coordinates were recorded using a Global Positioning System (GPS), and photos were taken of the artifact(s) found. No excavations were performed, nor shovel test pits or augers, or any other mechanical equipment used.

Other Methods:

None.

Collection and Curation: ☒ **NO** ☐ **YES**

No collection was conducted during the pedestrian survey.

Comments on Methods:

A reconnaisance survey was conducted to determine the archaeological potential of the APE. No collection of any findings was conducted unless a substantial artifact was found.

6.0 SURVEY RESULTS

Survey Area Description:

The survey area is composed primarily of loamy sand and various desert shrubs. There is no evidence of past or current land grading, and no improvements have been made at the project site, except for a dirt path that transects the survey area at the northeast corner. Various animal tracks were observed, as well as jackrabbits, birds, and a burrowing owl. Tire tracks presumably belonging to recreational sports vehicles were also acknowledged during the survey. Modern human artifacts were identified, including articles of clothing, backpacks, plastic and glass bottles, bullet casings, and other miscellaneous items.

Reliable sources of water were not immediately observed within or around the APE. While many geological substances were identified, no sources of toolstone were observed during the reconnaissance. The APE is considered not to contain arable land due to the extreme lack of rainfall – water would need to be supplied through extensive irrigation systems.

Because of observations made during the survey, cultural artifacts found would not be preserved with good integrity. Modern human activity would likely compromise, and have compromised, the integrity of any sites (through the use of recreational vehicles and passage of humans). These areas would need to be restricted to the public and protective measures would need to be put in place, only if anything found were to be considered eligible for the National Register of Historic Places (NRHP), so that disturbances would be minimized.

Archaeological Materials Identified and Archaeological Site Description:

Potential cultural artifacts identified during the survey were concentrated along the eastern and southern areas of the APE.

Archaeological site LA130170 was identified at the north border of the site, exhibiting the raised land from the abandonded railroad bed currently serving as an unpaved road.

Because information is not yet available for site LA204990, it was undetermined whether this archaeological site's findings were encountered.

Clusters of varying quantity of what are potential El Paso Brown ceramics were identified in five areas within a 125-foot radius, and in three areas within a 75-foot radius. Isolated findings were located in the same general area, but were over 125 feet from the nearest find. The ceramic shards were found in areas that have not had any known previous archaeological investigations performed. Scattered lithic materials were also found.

The individual pieces resembled El Paso Brown ceramic findings, but were not sufficient in quantity to determine the complete shape of any potential piece of ceramic pottery. It is also known that during past archaeological surveys, ceramics had been collected within the APE, and were determined to be not eligible. The area surrounding each observation site is mostly undisturbed, with tire tracks marking the vicinity of most sites.

The ceramics were located in areas slightly lower in elevation than surrounding landforms (dunes), and mostly in areas not immediately adjacent to plant life.

A map of findings is located in Appendix C, and photographs taken during the survey are located in Appendix D.

7.0 RECOMMENDATIONS

Based on our review of previous environmental studies completed, and our pedestrian survey of the 400.00-acre site, no further action is recommended. Past achaeological sites within the APE presented similar findings, but collections were not considered eligible for inclusion in the National Register of Historic Places (NRHP).

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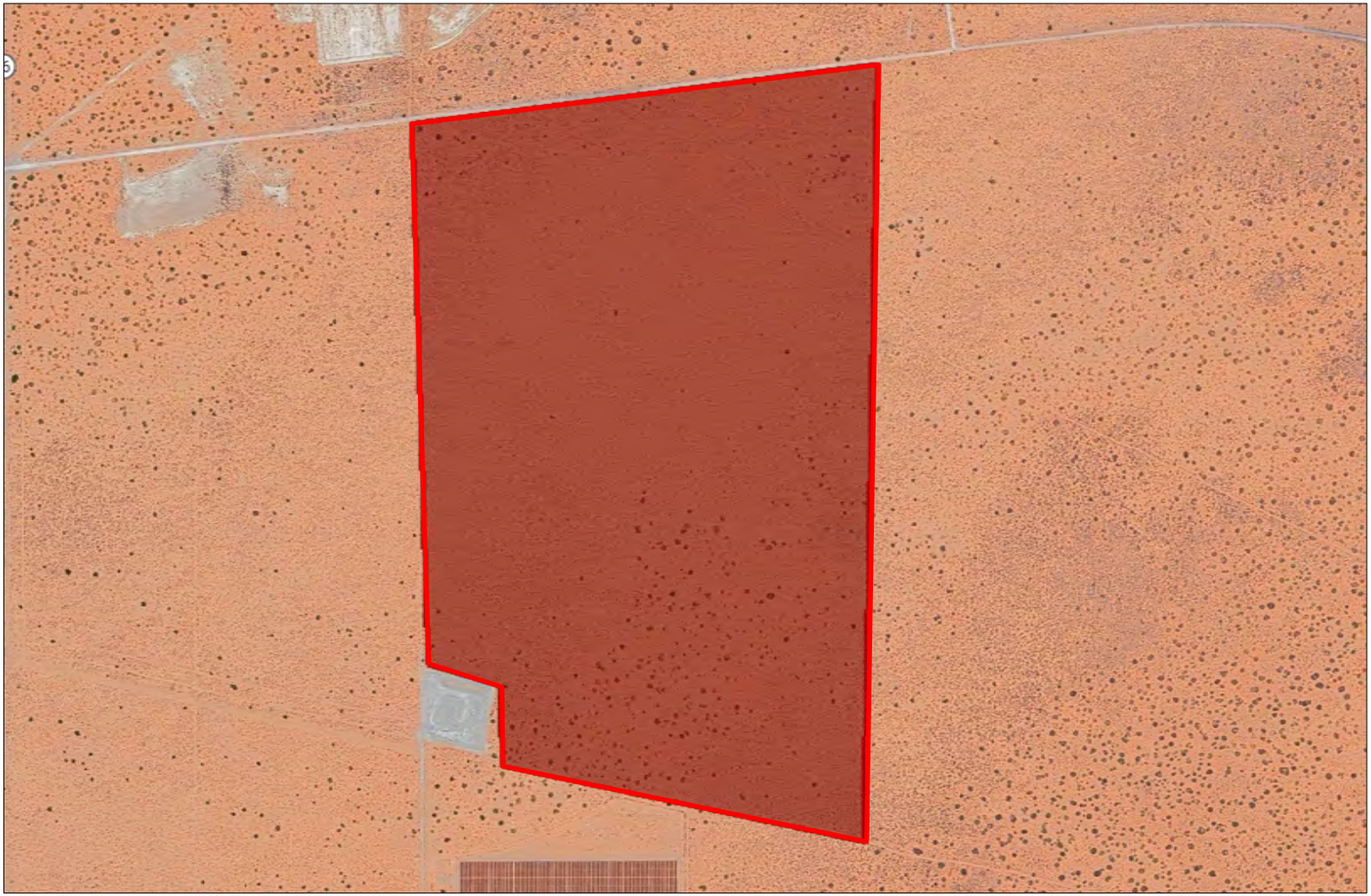
APPENDIX A-1.1
AREA OF POTENTIAL EFFECTS MAP

TRUE NORTH



PREPARED BY:	PREPARED FOR:	DRAWING TITLE: AREA OF POTENTIAL EFFECTS
LOI ENGINEERS 915-781-1532 2101 E. MISSOURI AVE SUITE B EL PASO, TEXAS 79903	BORDERPLEX DIGITAL ASSETS, LLC 600 CONGRESS AVE., STE. 15041 AUSTIN, TEXAS 78701	PROJECT NAME: CULTURAL RESOURCES PEDESTRIAN SURVEY – VERDE SITE DEVELOPMENT SANTA TERESA, DONA ANA COUNTY, NEW MEXICO

DRAWN BY	REVIEWED BY	APPROVED BY	SCALE
E.I.O	J.D.C.	B.O.	N.T.S.
PROJECT No.	**FILE NAME**	**DATE**	**SHEET No.**
J25-3-1826	APPENDIX A	03/05/25	A-1.1

APPENDIX A-1.2
GENERAL LOCATION MAP

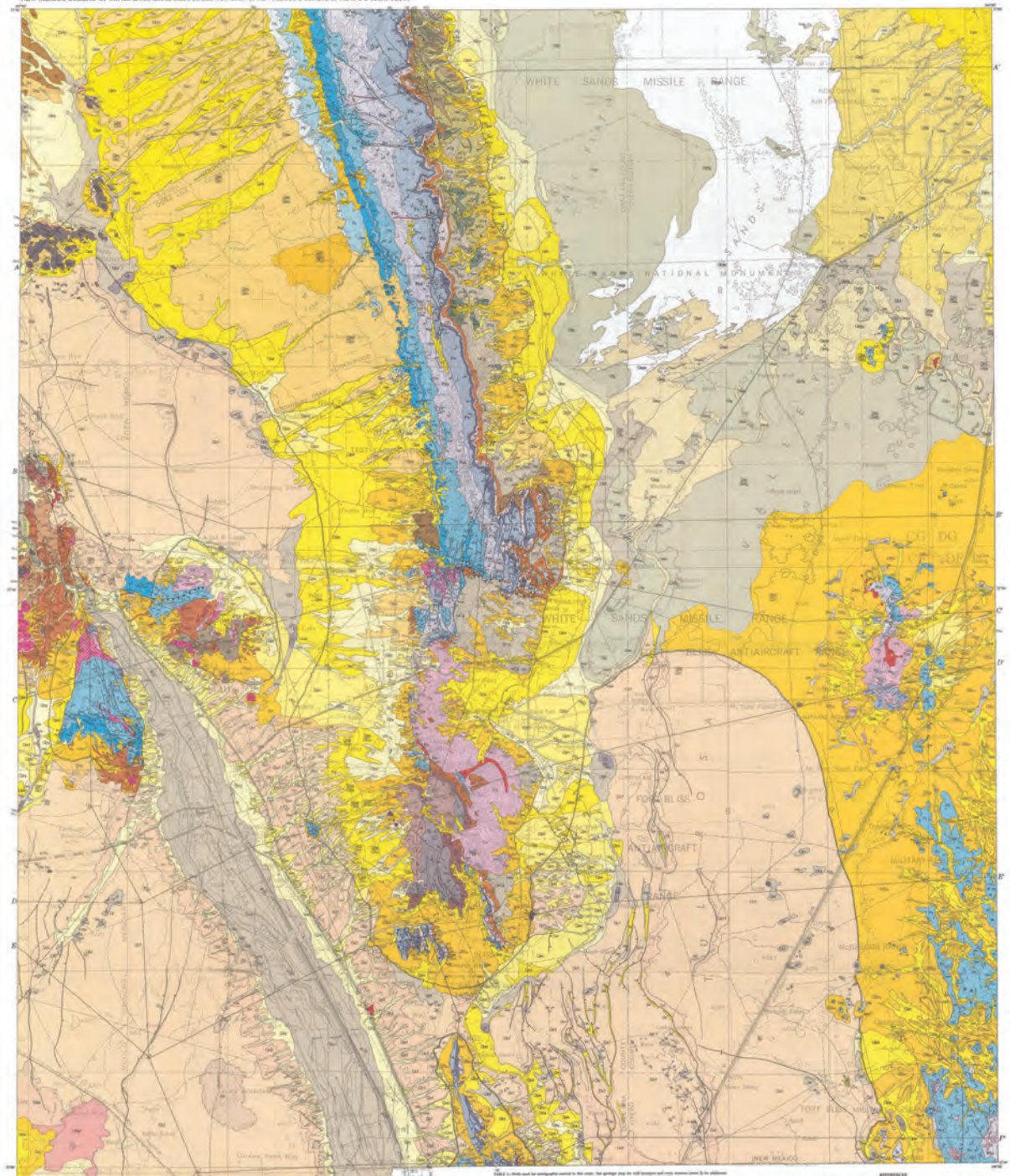
TRUE NORTH

PREPARED BY:	PREPARED FOR:	DRAWING TITLE: GENERAL LOCATION MAP
LOI ENGINEERS 915-781-1532 2101 E. MISSOURI AVE SUITE B EL PASO, TEXAS 79903	BORDERPLEX DIGITAL ASSETS, LLC 600 CONGRESS AVE., STE. 15041 AUSTIN, TEXAS 78701	PROJECT NAME: CULTURAL RESOURCES PEDESTRIAN SURVEY – VERDE SITE DEVELOPMENT SANTA TERESA, DONA ANA COUNTY, NEW MEXICO

DRAWN BY	REVIEWED BY	APPROVED BY	SCALE
E.I.O.	J.D.C.	B.O.	N.T.S.
PROJECT No.	FILE NAME	DATE	SHEET No.
J25-3-1826	APPENDIX A	03/05/25	A-1.2

APPENDIX B-1.1
GEOLOGIC MAP

NEW MEXICO BUREAU OF MINES & MINERAL RESOURCES A DIVISION OF NEW MEXICO INSTITUTE OF MINING & TECHNOLOGY



Geology of east half of Las Cruces and northeast El Paso 1° x 2° sheets (scale 1:125,000), New Mexico

by William E. Seager, John W. Hawley, Frank E. Kottlowski, and Shari A. Kelley

Scale 1:125,000

1987

CORRELATION OF ROCK UNITS

DESCRIPTION OF ROCK UNITS

TECTONIC MAP OF AREA

SOURCES OF DATA

EXPLANATION

SYMBOLS

APPENDIX B-1.2
WEB SOIL SURVEY
REPORT

United States Department of Agriculture

NRCS

Natural Resources Conservation Service

A product of the National Cooperative Soil Survey, a joint effort of the United States Department of Agriculture and other Federal agencies, State agencies including the Agricultural Experiment Stations, and local participants

Custom Soil Resource Report for Dona Ana County Area, New Mexico

Verde Site Development

February 27, 2025

Preface

Soil surveys contain information that affects land use planning in survey areas. They highlight soil limitations that affect various land uses and provide information about the properties of the soils in the survey areas. Soil surveys are designed for many different users, including farmers, ranchers, foresters, agronomists, urban planners, community officials, engineers, developers, builders, and home buyers. Also, conservationists, teachers, students, and specialists in recreation, waste disposal, and pollution control can use the surveys to help them understand, protect, or enhance the environment.

Various land use regulations of Federal, State, and local governments may impose special restrictions on land use or land treatment. Soil surveys identify soil properties that are used in making various land use or land treatment decisions. The information is intended to help the land users identify and reduce the effects of soil limitations on various land uses. The landowner or user is responsible for identifying and complying with existing laws and regulations.

Although soil survey information can be used for general farm, local, and wider area planning, onsite investigation is needed to supplement this information in some cases. Examples include soil quality assessments (http://www.nrcs.usda.gov/wps/portal/nrcs/main/soils/health/) and certain conservation and engineering applications. For more detailed information, contact your local USDA Service Center (https://offices.sc.egov.usda.gov/locator/app?agency=nrcs) or your NRCS State Soil Scientist (http://www.nrcs.usda.gov/wps/portal/nrcs/detail/soils/contactus/?cid=nrcs142p2_053951).

Great differences in soil properties can occur within short distances. Some soils are seasonally wet or subject to flooding. Some are too unstable to be used as a foundation for buildings or roads. Clayey or wet soils are poorly suited to use as septic tank absorption fields. A high water table makes a soil poorly suited to basements or underground installations.

The National Cooperative Soil Survey is a joint effort of the United States Department of Agriculture and other Federal agencies, State agencies including the Agricultural Experiment Stations, and local agencies. The Natural Resources Conservation Service (NRCS) has leadership for the Federal part of the National Cooperative Soil Survey.

Information about soils is updated periodically. Updated information is available through the NRCS Web Soil Survey, the site for official soil survey information.

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Contents

How Soil Surveys Are Made

Soil surveys are made to provide information about the soils and miscellaneous areas in a specific area. They include a description of the soils and miscellaneous areas and their location on the landscape and tables that show soil properties and limitations affecting various uses. Soil scientists observed the steepness, length, and shape of the slopes; the general pattern of drainage; the kinds of crops and native plants; and the kinds of bedrock. They observed and described many soil profiles. A soil profile is the sequence of natural layers, or horizons, in a soil. The profile extends from the surface down into the unconsolidated material in which the soil formed or from the surface down to bedrock. The unconsolidated material is devoid of roots and other living organisms and has not been changed by other biological activity.

Currently, soils are mapped according to the boundaries of major land resource areas (MLRAs). MLRAs are geographically associated land resource units that share common characteristics related to physiography, geology, climate, water resources, soils, biological resources, and land uses (USDA, 2006). Soil survey areas typically consist of parts of one or more MLRA.

The soils and miscellaneous areas in a survey area occur in an orderly pattern that is related to the geology, landforms, relief, climate, and natural vegetation of the area. Each kind of soil and miscellaneous area is associated with a particular kind of landform or with a segment of the landform. By observing the soils and miscellaneous areas in the survey area and relating their position to specific segments of the landform, a soil scientist develops a concept, or model, of how they were formed. Thus, during mapping, this model enables the soil scientist to predict with a considerable degree of accuracy the kind of soil or miscellaneous area at a specific location on the landscape.

Commonly, individual soils on the landscape merge into one another as their characteristics gradually change. To construct an accurate soil map, however, soil scientists must determine the boundaries between the soils. They can observe only a limited number of soil profiles. Nevertheless, these observations, supplemented by an understanding of the soil-vegetation-landscape relationship, are sufficient to verify predictions of the kinds of soil in an area and to determine the boundaries.

Soil scientists recorded the characteristics of the soil profiles that they studied. They noted soil color, texture, size and shape of soil aggregates, kind and amount of rock fragments, distribution of plant roots, reaction, and other features that enable them to identify soils. After describing the soils in the survey area and determining their properties, the soil scientists assigned the soils to taxonomic classes (units). Taxonomic classes are concepts. Each taxonomic class has a set of soil characteristics with precisely defined limits. The classes are used as a basis for comparison to classify soils systematically. Soil taxonomy, the system of taxonomic classification used in the United States, is based mainly on the kind and character of soil properties and the arrangement of horizons within the profile. After the soil

scientists classified and named the soils in the survey area, they compared the individual soils with similar soils in the same taxonomic class in other areas so that they could confirm data and assemble additional data based on experience and research.

The objective of soil mapping is not to delineate pure map unit components; the objective is to separate the landscape into landforms or landform segments that have similar use and management requirements. Each map unit is defined by a unique combination of soil components and/or miscellaneous areas in predictable proportions. Some components may be highly contrasting to the other components of the map unit. The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The delineation of such landforms and landform segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, onsite investigation is needed to define and locate the soils and miscellaneous areas.

Soil scientists make many field observations in the process of producing a soil map. The frequency of observation is dependent upon several factors, including scale of mapping, intensity of mapping, design of map units, complexity of the landscape, and experience of the soil scientist. Observations are made to test and refine the soil-landscape model and predictions and to verify the classification of the soils at specific locations. Once the soil-landscape model is refined, a significantly smaller number of measurements of individual soil properties are made and recorded. These measurements may include field measurements, such as those for color, depth to bedrock, and texture, and laboratory measurements, such as those for content of sand, silt, clay, salt, and other components. Properties of each soil typically vary from one point to another across the landscape.

Observations for map unit components are aggregated to develop ranges of characteristics for the components. The aggregated values are presented. Direct measurements do not exist for every property presented for every map unit component. Values for some properties are estimated from combinations of other properties.

While a soil survey is in progress, samples of some of the soils in the area generally are collected for laboratory analyses and for engineering tests. Soil scientists interpret the data from these analyses and tests as well as the field-observed characteristics and the soil properties to determine the expected behavior of the soils under different uses. Interpretations for all of the soils are field tested through observation of the soils in different uses and under different levels of management. Some interpretations are modified to fit local conditions, and some new interpretations are developed to meet local needs. Data are assembled from other sources, such as research information, production records, and field experience of specialists. For example, data on crop yields under defined levels of management are assembled from farm records and from field or plot experiments on the same kinds of soil.

Predictions about soil behavior are based not only on soil properties but also on such variables as climate and biological activity. Soil conditions are predictable over long periods of time, but they are not predictable from year to year. For example, soil scientists can predict with a fairly high degree of accuracy that a given soil will have a high water table within certain depths in most years, but they cannot predict that a high water table will always be at a specific level in the soil on a specific date.

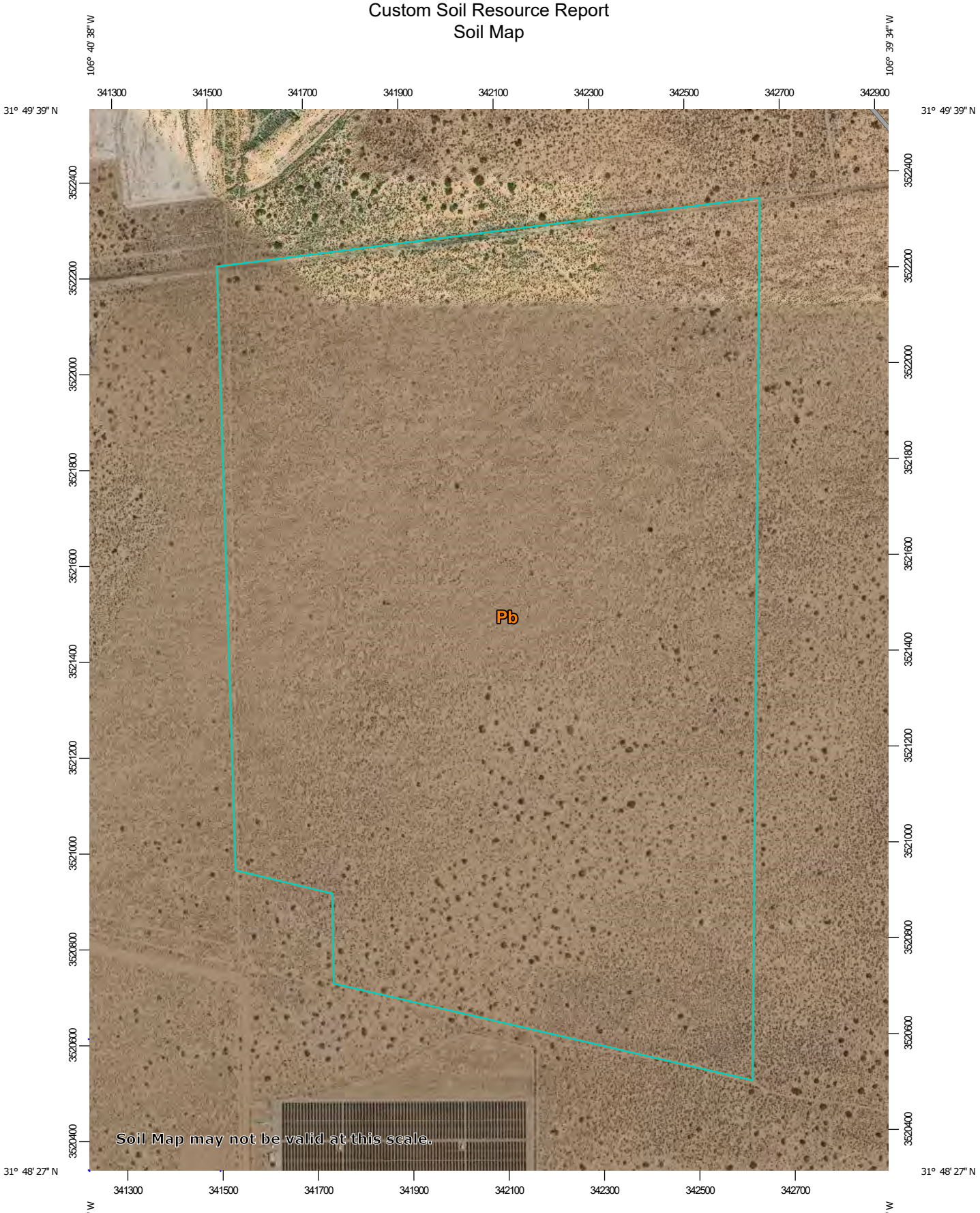
After soil scientists located and identified the significant natural bodies of soil in the survey area, they drew the boundaries of these bodies on aerial photographs and

identified each as a specific map unit. Aerial photographs show trees, buildings, fields, roads, and rivers, all of which help in locating boundaries accurately.

Soil Map

The soil map section includes the soil map for the defined area of interest, a list of soil map units on the map and extent of each map unit, and cartographic symbols displayed on the map. Also presented are various metadata about data used to produce the map, and a description of each soil map unit.

Custom Soil Resource Report
Soil Map



Map Scale: 1:10,800 if printed on A portrait (8.5" x 11") sheet.

N

Meters: 0 150 300 600 900

Feet: 0 500 1000 2000 3000

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 13N WGS84

MAP LEGEND

Area of Interest (AOI)
- Area of Interest (AOI)

Soils
- Soil Map Unit Polygons
- Soil Map Unit Lines
- Soil Map Unit Points

Special Point Features
- Blowout
- Borrow Pit
- Clay Spot
- Closed Depression
- Gravel Pit
- Gravelly Spot
- Landfill
- Lava Flow
- Marsh or swamp
- Mine or Quarry
- Miscellaneous Water
- Perennial Water
- Rock Outcrop
- Saline Spot
- Sandy Spot
- Severely Eroded Spot
- Sinkhole
- Slide or Slip
- Sodic Spot
- Spoil Area
- Stony Spot
- Very Stony Spot
- Wet Spot
- Other
- Special Line Features

Water Features
- Streams and Canals

Transportation
- Rails
- Interstate Highways
- US Routes
- Major Roads
- Local Roads

Background
- Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:24,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Dona Ana County Area, New Mexico
Survey Area Data: Version 20, Sep 3, 2024

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: May 3, 2017—Apr 4, 2021

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
Pb	Pajarito-Pintura complex	442.9	100.0%
Totals for Area of Interest		**442.9**	**100.0%**

Map Unit Descriptions

The map units delineated on the detailed soil maps in a soil survey represent the soils or miscellaneous areas in the survey area. The map unit descriptions, along with the maps, can be used to determine the composition and properties of a unit.

A map unit delineation on a soil map represents an area dominated by one or more major kinds of soil or miscellaneous areas. A map unit is identified and named according to the taxonomic classification of the dominant soils. Within a taxonomic class there are precisely defined limits for the properties of the soils. On the landscape, however, the soils are natural phenomena, and they have the characteristic variability of all natural phenomena. Thus, the range of some observed properties may extend beyond the limits defined for a taxonomic class. Areas of soils of a single taxonomic class rarely, if ever, can be mapped without including areas of other taxonomic classes. Consequently, every map unit is made up of the soils or miscellaneous areas for which it is named and some minor components that belong to taxonomic classes other than those of the major soils.

Most minor soils have properties similar to those of the dominant soil or soils in the map unit, and thus they do not affect use and management. These are called noncontrasting, or similar, components. They may or may not be mentioned in a particular map unit description. Other minor components, however, have properties and behavioral characteristics divergent enough to affect use or to require different management. These are called contrasting, or dissimilar, components. They generally are in small areas and could not be mapped separately because of the scale used. Some small areas of strongly contrasting soils or miscellaneous areas are identified by a special symbol on the maps. If included in the database for a given area, the contrasting minor components are identified in the map unit descriptions along with some characteristics of each. A few areas of minor components may not have been observed, and consequently they are not mentioned in the descriptions, especially where the pattern was so complex that it was impractical to make enough observations to identify all the soils and miscellaneous areas on the landscape.

The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The objective of mapping is not to delineate pure taxonomic classes but rather to separate the landscape into landforms or landform segments that have similar use and management requirements. The delineation of such segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, however, onsite investigation is needed to define and locate the soils and miscellaneous areas.

An identifying symbol precedes the map unit name in the map unit descriptions. Each description includes general facts about the unit and gives important soil properties and qualities.

Soils that have profiles that are almost alike make up a *soil series*. Except for differences in texture of the surface layer, all the soils of a series have major horizons that are similar in composition, thickness, and arrangement.

Soils of one series can differ in texture of the surface layer, slope, stoniness, salinity, degree of erosion, and other characteristics that affect their use. On the basis of such differences, a soil series is divided into *soil phases*. Most of the areas shown on the detailed soil maps are phases of soil series. The name of a soil phase commonly indicates a feature that affects use or management. For example, Alpha silt loam, 0 to 2 percent slopes, is a phase of the Alpha series.

Some map units are made up of two or more major soils or miscellaneous areas. These map units are complexes, associations, or undifferentiated groups.

A *complex* consists of two or more soils or miscellaneous areas in such an intricate pattern or in such small areas that they cannot be shown separately on the maps. The pattern and proportion of the soils or miscellaneous areas are somewhat similar in all areas. Alpha-Beta complex, 0 to 6 percent slopes, is an example.

An *association* is made up of two or more geographically associated soils or miscellaneous areas that are shown as one unit on the maps. Because of present or anticipated uses of the map units in the survey area, it was not considered practical or necessary to map the soils or miscellaneous areas separately. The pattern and relative proportion of the soils or miscellaneous areas are somewhat similar. Alpha-Beta association, 0 to 2 percent slopes, is an example.

An *undifferentiated group* is made up of two or more soils or miscellaneous areas that could be mapped individually but are mapped as one unit because similar interpretations can be made for use and management. The pattern and proportion of the soils or miscellaneous areas in a mapped area are not uniform. An area can be made up of only one of the major soils or miscellaneous areas, or it can be made up of all of them. Alpha and Beta soils, 0 to 2 percent slopes, is an example.

Some surveys include *miscellaneous areas*. Such areas have little or no soil material and support little or no vegetation. Rock outcrop is an example.

Dona Ana County Area, New Mexico

Pb—Pajarito-Pintura complex

Map Unit Setting

National map unit symbol: p9bd
Elevation: 2,700 to 5,000 feet
Mean annual precipitation: 5 to 14 inches
Mean annual air temperature: 58 to 62 degrees F
Frost-free period: 180 to 250 days
Farmland classification: Not prime farmland

Map Unit Composition

Pajarito and similar soils: 45 percent
Pintura and similar soils: 35 percent
Minor components: 20 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Pajarito

Setting

Landform: Alluvial fans
Landform position (three-dimensional): Rise
Down-slope shape: Linear
Across-slope shape: Convex
Parent material: Mixed coarse-loamy alluvium

Typical profile

H1 - 0 to 14 inches: loamy fine sand
H2 - 14 to 28 inches: fine sandy loam
H3 - 28 to 60 inches: loamy very fine sand

Properties and qualities

Slope: 0 to 3 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Well drained
Runoff class: Very low
Capacity of the most limiting layer to transmit water (Ksat): High (2.00 to 6.00 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Calcium carbonate, maximum content: 5 percent
Maximum salinity: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)
Sodium adsorption ratio, maximum: 1.0
Available water supply, 0 to 60 inches: Moderate (about 6.5 inches)

Interpretive groups

Land capability classification (irrigated): 2e
Land capability classification (nonirrigated): 7e
Hydrologic Soil Group: A
Ecological site: R042BB012NM - Sandy, Desert Shrub
Hydric soil rating: No

Description of Pintura

Setting

Landform: Shrub-coppice dunes on fan piedmonts
Landform position (three-dimensional): Rise
Down-slope shape: Convex
Across-slope shape: Convex
Parent material: Sandstone derived eolian sands

Typical profile

H1 - 0 to 10 inches: loamy fine sand
H2 - 10 to 60 inches: fine sand

Properties and qualities

Slope: 0 to 5 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Somewhat excessively drained
Runoff class: Negligible
Capacity of the most limiting layer to transmit water (Ksat): High to very high (6.00 to 20.00 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Maximum salinity: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)
Sodium adsorption ratio, maximum: 1.0
Available water supply, 0 to 60 inches: Low (about 4.2 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 7e
Hydrologic Soil Group: A
Ecological site: R042BB011NM - Deep Sand, Desert Shrub
Hydric soil rating: No

Minor Components

Onite

Percent of map unit: 5 percent
Ecological site: R042BB012NM - Sandy, Desert Shrub
Hydric soil rating: No

Simona

Percent of map unit: 5 percent
Ecological site: R042BB015NM - Shallow Sandy, Desert Shrub
Hydric soil rating: No

Harrisburg

Percent of map unit: 5 percent
Ecological site: R042BB012NM - Sandy, Desert Shrub
Hydric soil rating: No

Wink

Percent of map unit: 5 percent
Ecological site: R042BB012NM - Sandy, Desert Shrub
Hydric soil rating: No

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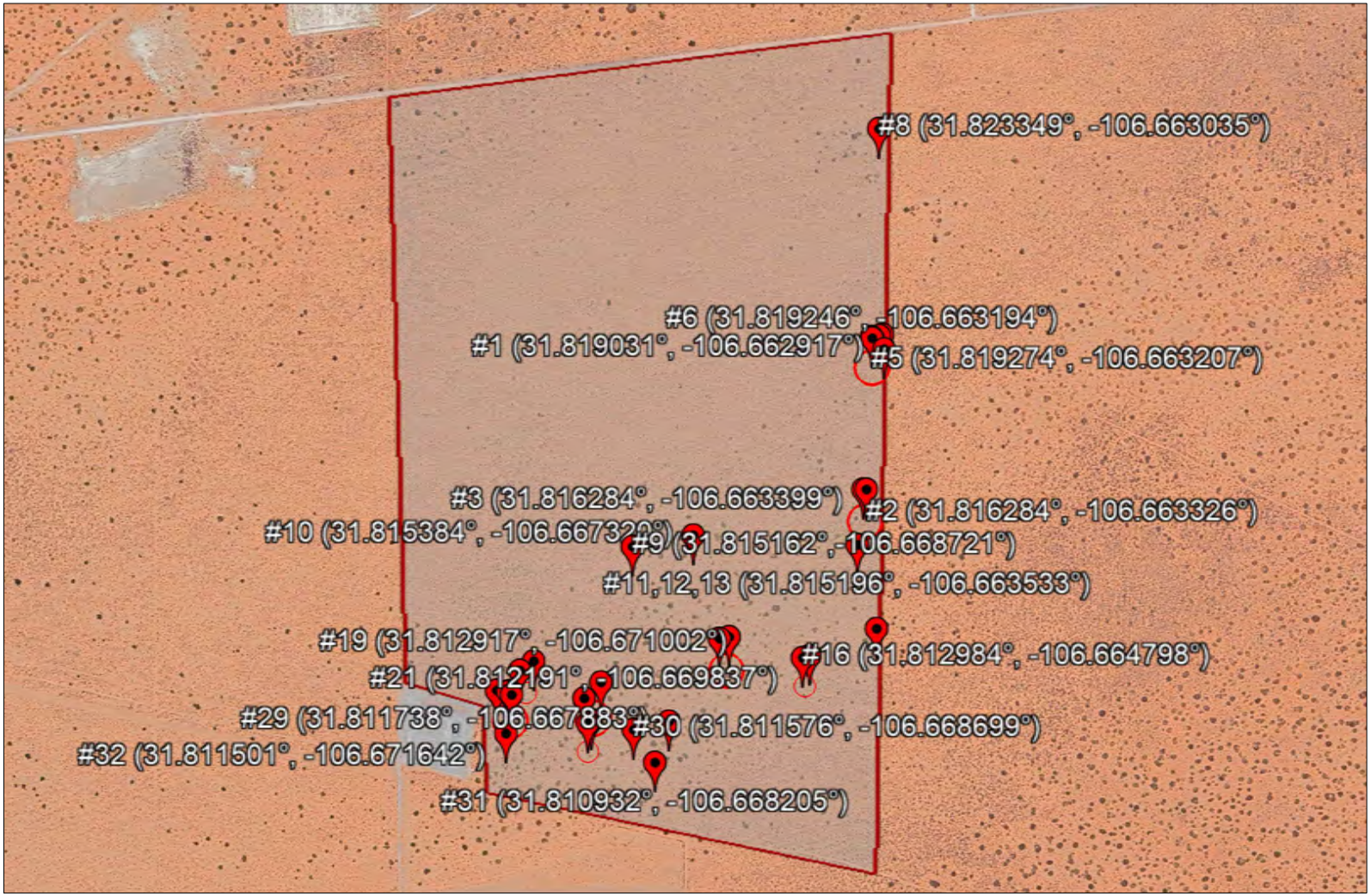
APPENDIX C
SURVEY FINDINGS
MAP

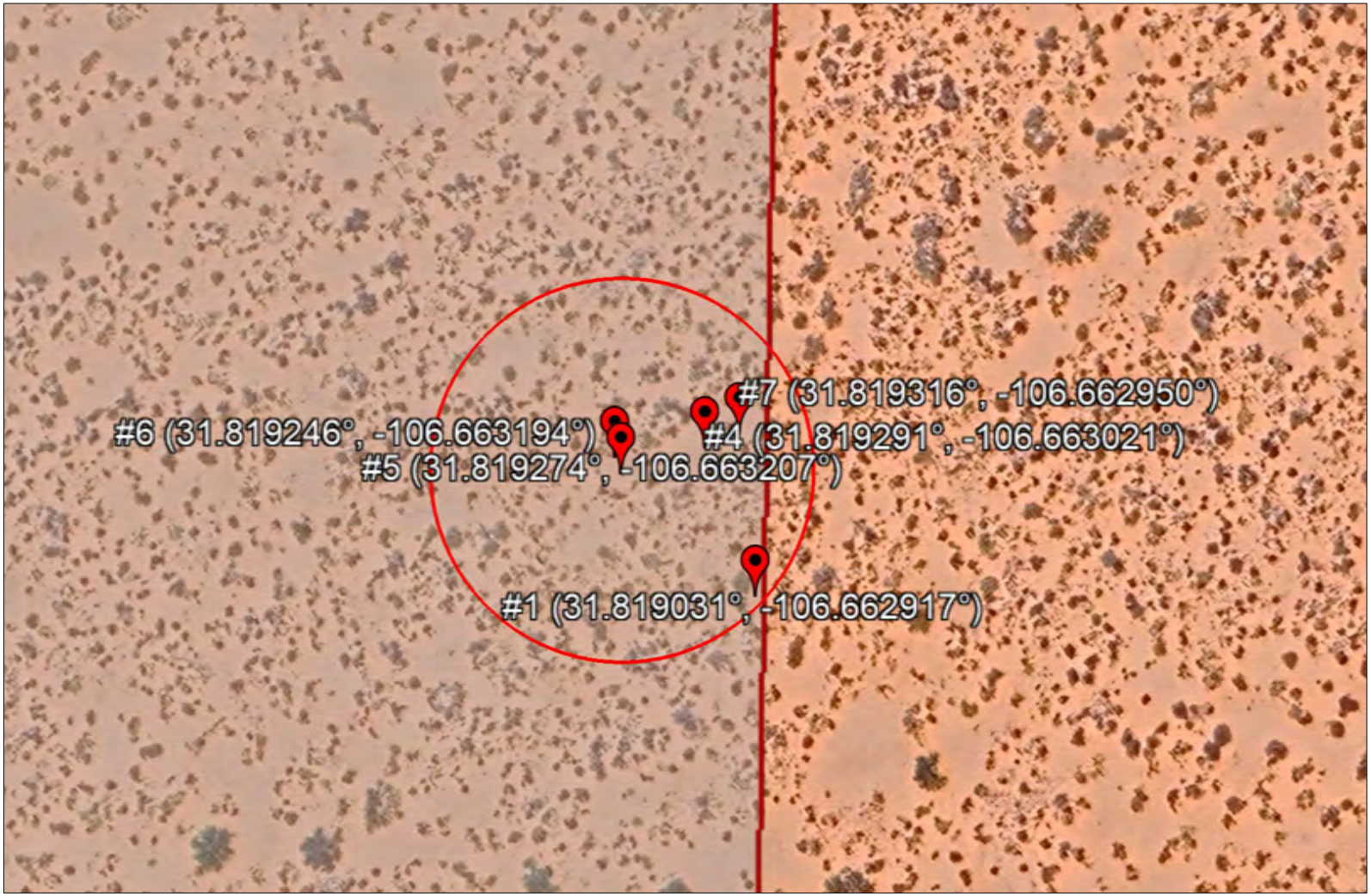
TRUE NORTH



PREPARED BY:	PREPARED FOR:	DRAWING TITLE: SURVEY FINDINGS MAP
LOI ENGINEERS 915-781-1532 2101 E. MISSOURI AVE SUITE B EL PASO, TEXAS 79903	BORDERPLEX DIGITAL ASSETS, LLC 600 CONGRESS AVE., STE. 15041 AUSTIN, TEXAS 78701	PROJECT NAME: CULTURAL RESOURCES PEDESTRIAN SURVEY – VERDE SITE DEVELOPMENT SANTA TERESA, DONA ANA COUNTY, NEW MEXICO

DRAWN BY	REVIEWED BY	APPROVED BY	SCALE
E.I.O	J.D.C.	B.O.	N.T.S.
PROJECT No.	**FILE NAME**	**DATE**	**SHEET No.**
J25-3-1826	APPENDIX C	03/06/25	C

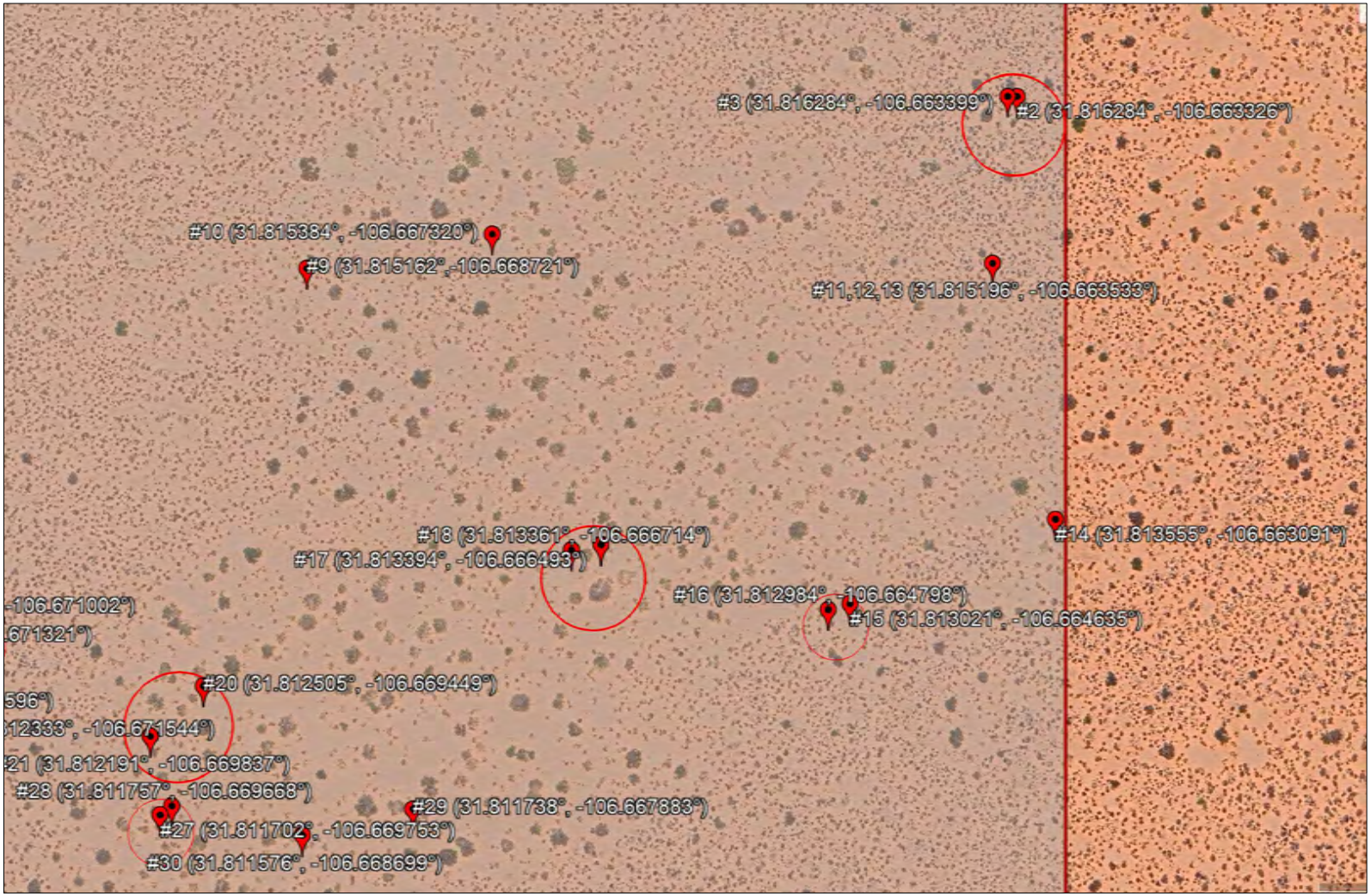
TRUE NORTH



PREPARED BY:	PREPARED FOR:	DRAWING TITLE: ALTERNATE VIEW 1 – EAST
LOI ENGINEERS 915-781-1532 2101 E. MISSOURI AVE SUITE B EL PASO, TEXAS 79903	BORDERPLEX DIGITAL ASSETS, LLC 600 CONGRESS AVE., STE. 15041 AUSTIN, TEXAS 78701	PROJECT NAME: CULTURAL RESOURCES PEDESTRIAN SURVEY – VERDE SITE DEVELOPMENT SANTA TERESA, DONA ANA COUNTY, NEW MEXICO

DRAWN BY	REVIEWED BY	APPROVED BY	SCALE
E.I.O.	J.D.C.	B.O.	N.T.S.
PROJECT No.	**FILE NAME**	**DATE**	**SHEET No.**
J25-3-1826	APPENDIX C	03/06/25	C

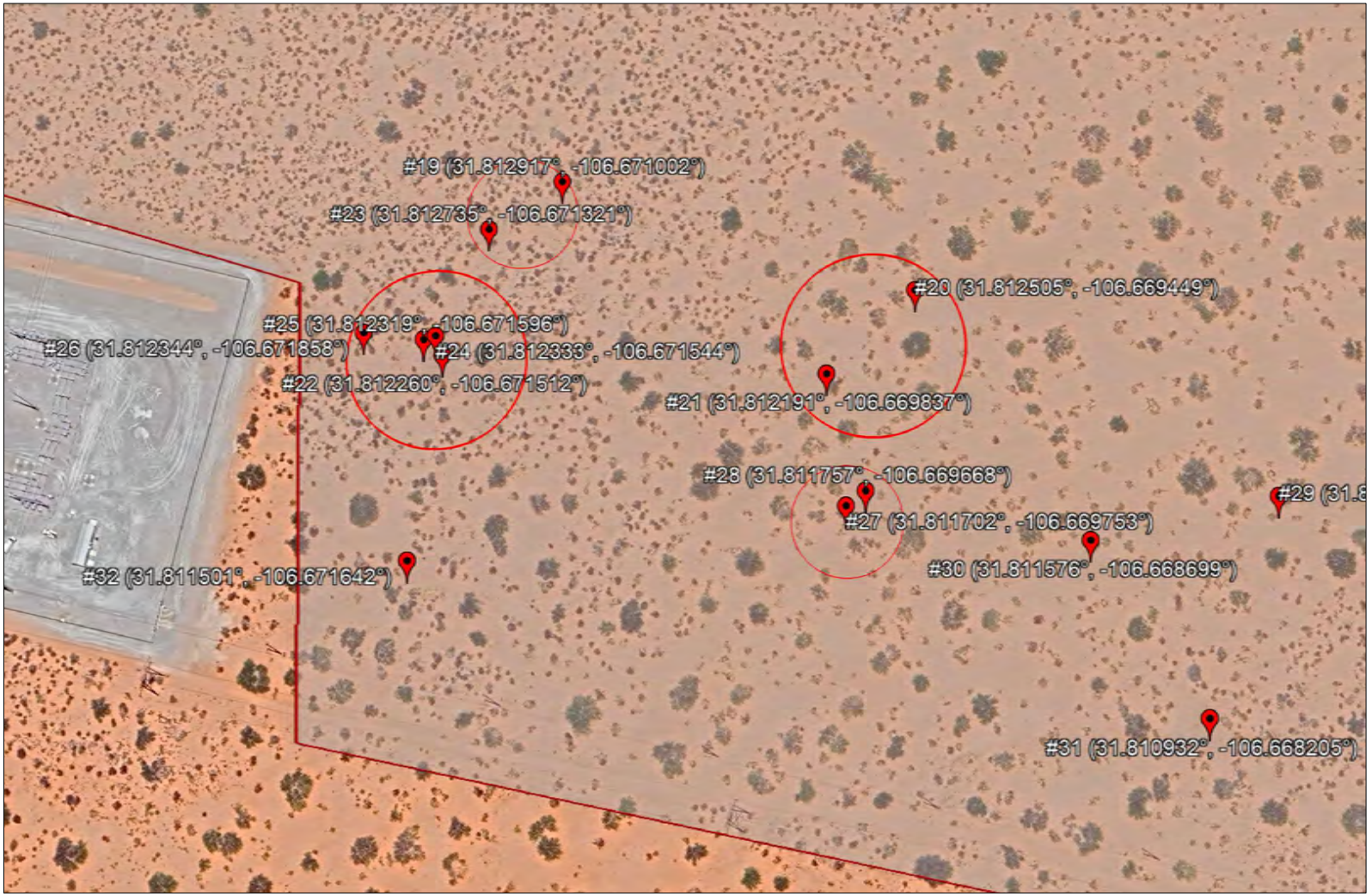
TRUE NORTH



PREPARED BY:	PREPARED FOR:	DRAWING TITLE: ALTERNATE VIEW 2 – SOUTHEAST
LOI ENGINEERS 915-781-1532 2101 E. MISSOURI AVE SUITE B EL PASO, TEXAS 79903	BORDERPLEX DIGITAL ASSETS, LLC 600 CONGRESS AVE., STE. 15041 AUSTIN, TEXAS 78701	PROJECT NAME: CULTURAL RESOURCES PEDESTRIAN SURVEY – VERDE SITE DEVELOPMENT SANTA TERESA, DONA ANA COUNTY, NEW MEXICO

DRAWN BY	REVIEWED BY	APPROVED BY	SCALE
E.I.O.	J.D.C.	B.O.	N.T.S.
PROJECT No.	**FILE NAME**	**DATE**	**SHEET No.**
J25-3-1826	APPENDIX C	03/06/25	C

TRUE NORTH



PREPARED BY:	PREPARED FOR:	DRAWING TITLE: ALTERNATE VIEW 3 – SOUTHWEST
LOI ENGINEERS 915-781-1532 2101 E. MISSOURI AVE SUITE B EL PASO, TEXAS 79903	BORDERPLEX DIGITAL ASSETS, LLC 600 CONGRESS AVE., STE. 15041 AUSTIN, TEXAS 78701	PROJECT NAME: CULTURAL RESOURCES PEDESTRIAN SURVEY – VERDE SITE DEVELOPMENT SANTA TERESA, DONA ANA COUNTY, NEW MEXICO

DRAWN BY	REVIEWED BY	APPROVED BY	SCALE
E.I.O.	J.D.C.	B.O.	N.T.S.
PROJECT No.	**FILE NAME**	**DATE**	**SHEET No.**
J25-3-1826	APPENDIX C	03/06/25	C

APPENDIX D
PHOTOGRAPHS

#1

(31.819031°, -106.662917°)

#2

(31.816284°, -106.663326°)

#3

(31.816284°, -106.663399°)

#4

(31.819291°, -106.663021°)

#5

(31.819274°, -106.663207°)

#6

(31.819246°, -106.663194°)

#7

(31.819316°, -106.662950°)

#8

(31.823349°, -106.663035°)

#9

(31.815162°, -106.668721°)

#10

(31.815384°, -106.667320°)

#11

(31.815196°, -106.663533°)

#12

(31.815196°, -106.663533°)

#13

(31.815196°, -106.663533°)

#14

(31.813555°, -106.663091°)

#15

(31.813021°, -106.664635°)

#16

(31.812984°, -106.664798°)

#17

(31.813394°, -106.666493°)

#18

(31.813361°, -106.666714°)

#19

(31.812917°, -106.671002°)

#20

(31.812505°, -106.669449°)

#21

(31.812191°, -106.669837°)

#22

(31.812260°, -106.671512°)

#23

(31.812735°, -106.671321°)

#24

(31.812333°, -106.671544°)

#25

(31.812319°, -106.671596°)

#26

(31.812344°, -106.671858°)

#27

(31.811702°, -106.669753°)

#28

(31.811757°, -106.669668°)

#29

(31.811738°, -106.667883°)

#30

(31.811576°, -106.668699°)

#31

(31.810932°, -106.668205°)

#32

(31.811501°, -106.671642°)

Santa Teresa Land, LLC
2660 Airport Road
Santa Teresa, New Mexico 88008

October 3, 2025

Via Email: andrew.guerra@dot.nm.gov

Andrew Guerra PE, CFM
Traffic Engineer, District 1
New Mexico Department of Transportation
2912 E. Pine St.
Deming, New Mexico 88030

Re: Authorization for STACK and BorderPlex Digital to Act on Behalf of Santa Teresa Land, LLC

Dear Mr. Guerra,

Santa Teresa Land, LLC hereby authorizes STACK Infrastructure, Inc. ("STACK") and BorderPlex Digital Assets, LLC ("BorderPlex Digital") to act on its behalf in connection with applications to the New Mexico Department of Transportation ("NMDOT") for site access points to state highway(s) and other matters related to the development of all or parts of parcels 4013168307484, 4013169297270, 4014168260459, 4014169264264, 4015168219490, 4015169264264, and 4011168264264.

Exhibit A ("Boundary Survey 702.28 Acres"), Exhibit B ("Boundary Survey 412.694 Acres"), Exhibit C ("Boundary Survey 285.03 Acres"), and Exhibit D ("Boundary Survey 121.16 Acres") illustrate the areas whereon development is planned.

This authorization includes, but is not limited to, the preparation, submission, and processing of all necessary permit applications and related documentation.

We respectfully request that NMDOT recognize STACK and BorderPlex Digital as our authorized representative for the purposes described above.

Please direct any related correspondence to:

STACK Infrastructure, Inc.
1700 Broadway, Ste 1750
Denver, CO 80290
Attention: Matt Johnson and Maril Davenport
Email: mjohnson@stackinfra.com and mdavenport@stackinfra.com

BorderPlex Digital Assets, LLC
600 Congress Ave., Suite 15041
Austin, TX 78701
Attention: Harvey Powers
Email: hpowers@borderplexdigital.com

With a copy to:

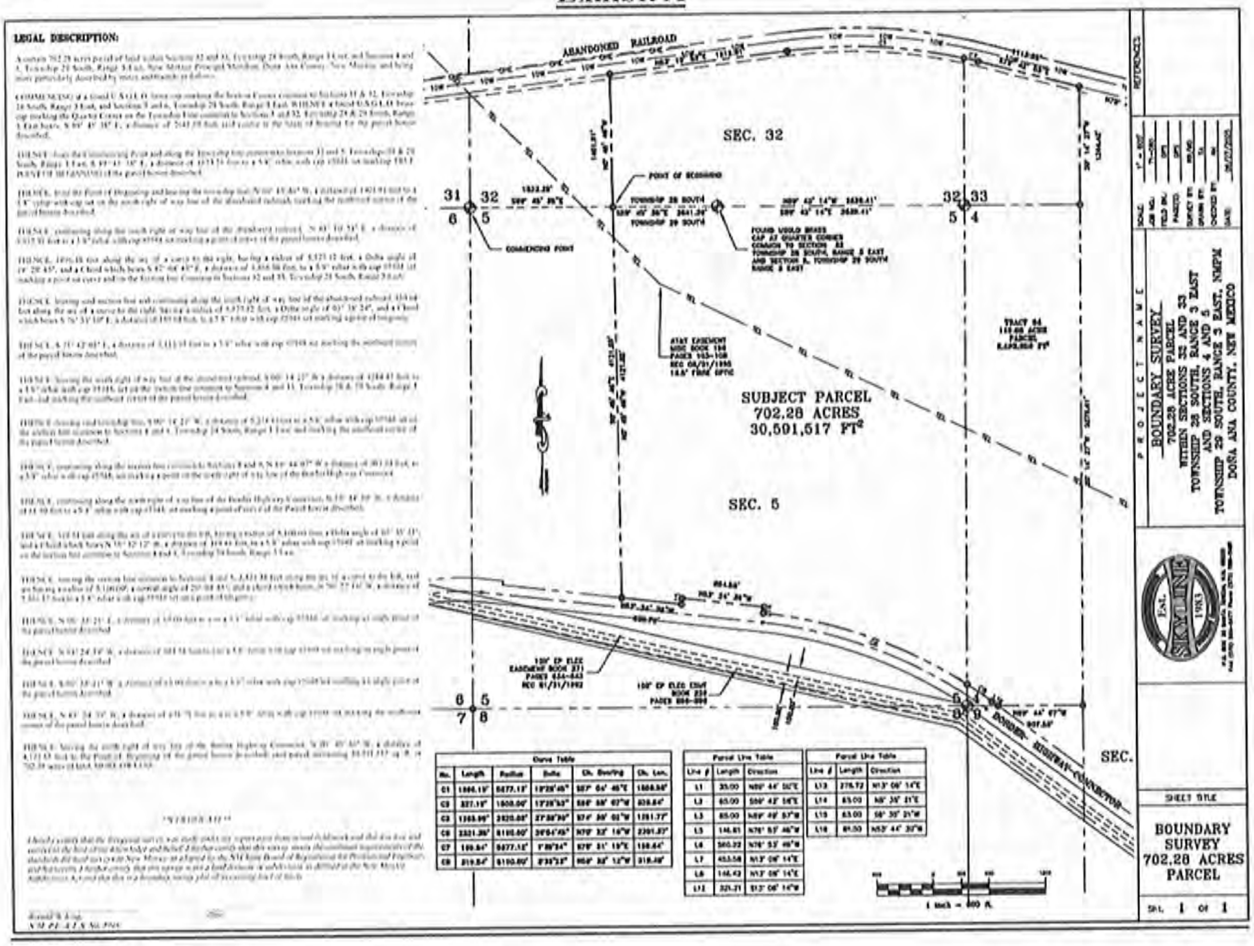
Santa Teresa Land, LLC
2660 Airport Road, Ste 750
Santa Teresa, NM 88008
Attention: Christopher O. Lyons
Email: clyons@santateresa.us

If you have any questions or require additional confirmation, please do not hesitate to contact me directly at 575-305-3131 or clyons@santateresa.us.

Sincerely,

Christopher O. Lyons
President
Santa Teresa Land, LLC

Exhibit A



Curve Table

No.	Length	Radius	Delta	Ch. Bearing	Ch. Len.
C1	1866.13'	5677.12'	19°28'46"	S87° 04' 45"E	1858.56'
C2	327.19'	1500.00'	12°29'53"	S89° 58' 07"W	326.54'
C3	1365.96'	2820.00'	27°38'30"	S74° 36' 02"W	1351.77'
C6	2321.36'	5180.00'	25°54'45"	N70° 32' 16"W	2301.57'
C7	189.64'	5677.12'	1°59'24"	S78° 21' 15"E	189.64'
C8	219.54'	5180.00'	2°25'23"	N58° 32' 12"W	219.49'

Parcel Line Table

Line #	Length	Direction
L1	35.00	N89° 44' 52"E
L2	65.00	S89° 42' 58"E
L3	65.00	N89° 49' 57"W
L5	146.61	N76° 57' 46"W
L6	560.22	N76° 53' 46"W
L7	453.58	N13° 08' 14"E
L8	146.42	N13° 08' 14"E
L12	321.21	S13° 08' 14"W

Parcel Line Table

Line #	Length	Direction
L13	278.72	N13° 08' 14"E
L14	65.00	N8° 35' 21"E
L15	65.00	S8° 35' 21"W
L16	91.50	N52° 44' 30"W

Exhibit B

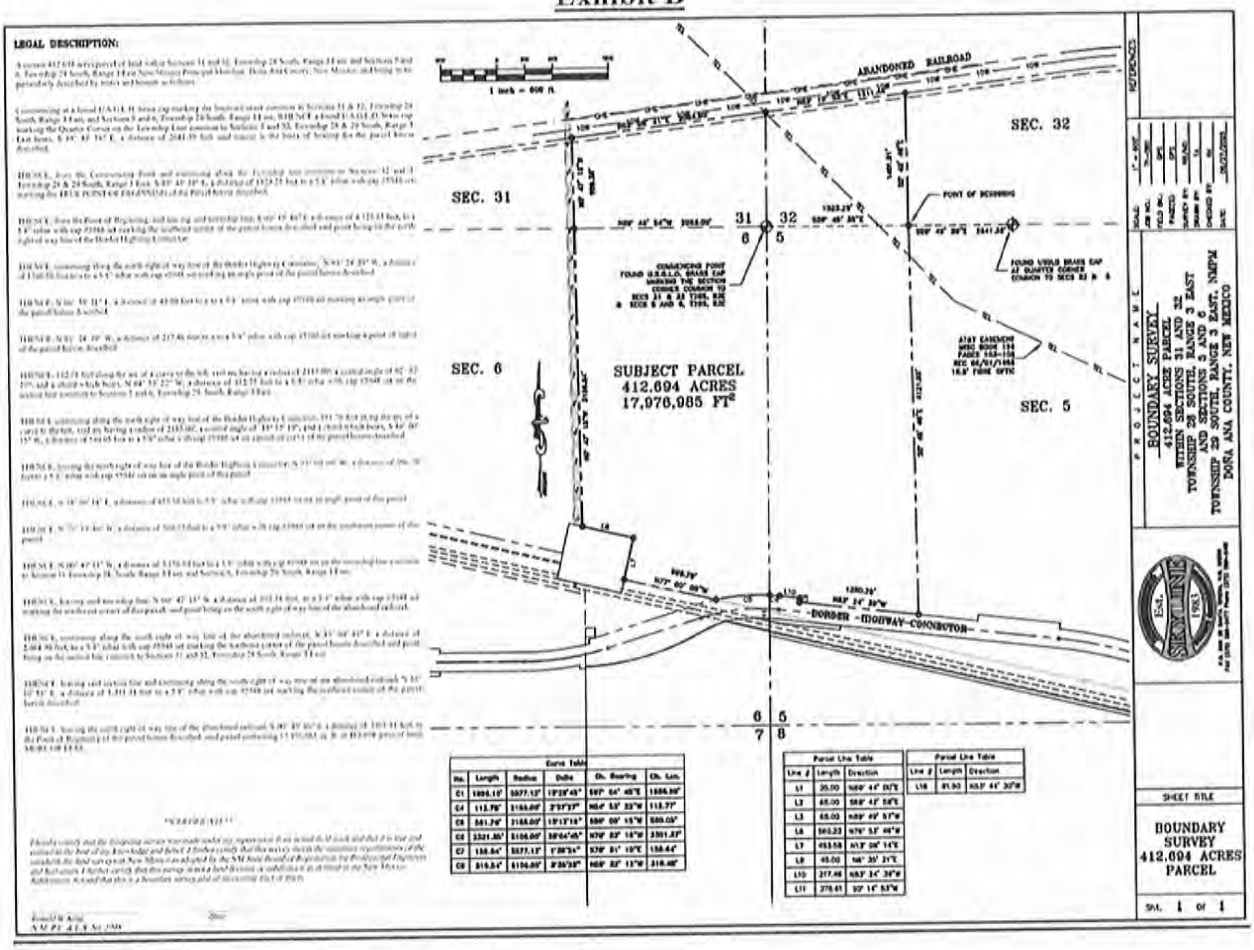

LEGAL DESCRIPTION:
ABANDONED RAILROAD
SEC. 31
SEC. 32
SEC. 6
SEC. 5
SUBJECT PARCEL
412.694 ACRES
17,976,985 FT²
POINT OF BEGINNING
BORDER - MIDWAY - CONBOTOR
PROJECT NAME
BOUNDARY SURVEY
412.694 ACRE PARCEL
WITHIN SECTIONS 31 AND 32
TOWNSHIP 25 SOUTH, RANGE 3 EAST
AND SECTIONS 5 AND 6
TOWNSHIP 29 SOUTH, RANGE 3 EAST, NMPM
DONA ANA COUNTY, NEW MEXICO
SHEET TITLE
BOUNDARY SURVEY 412.694 ACRES PARCEL
SHT. 1 OF 1

Exhibit C

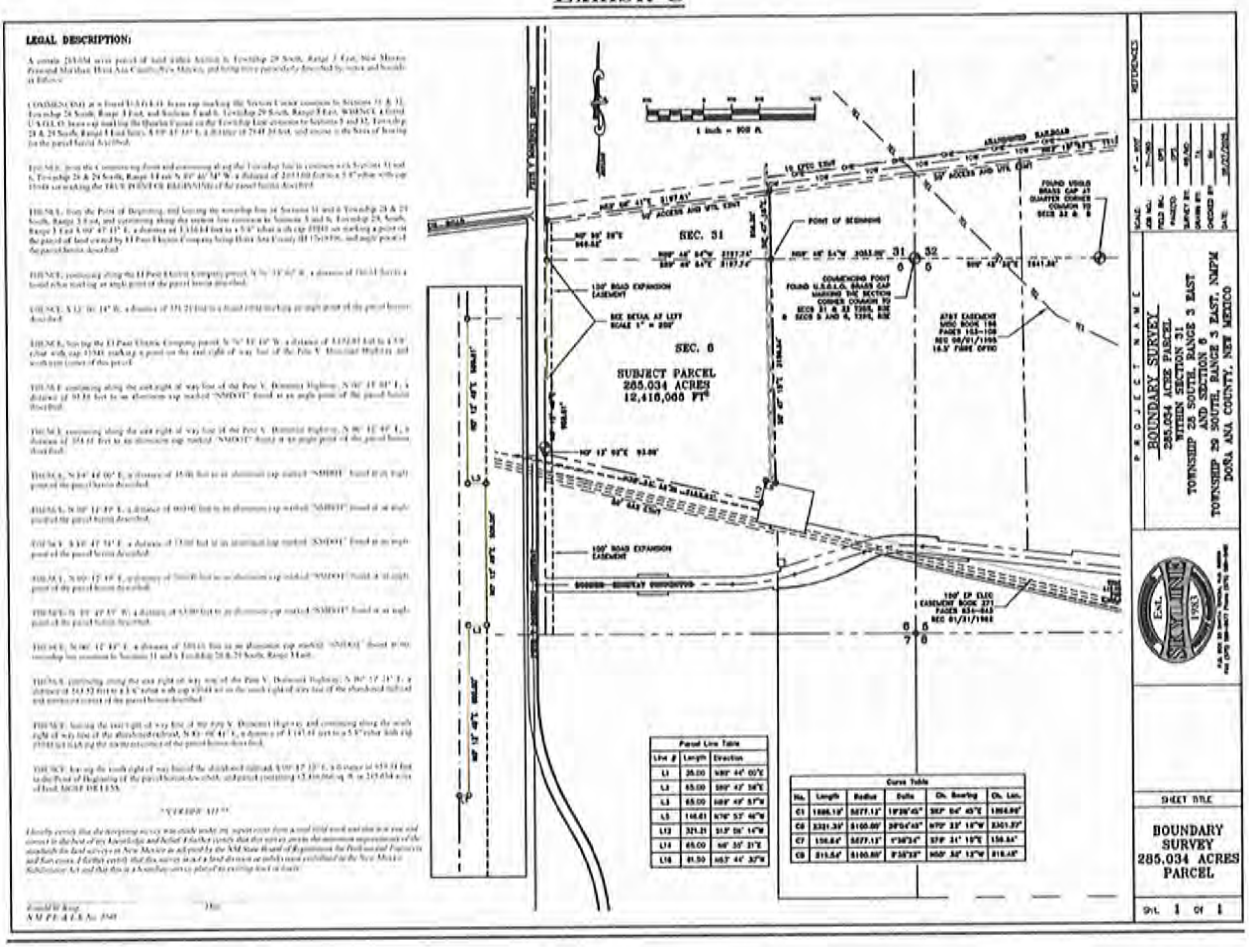
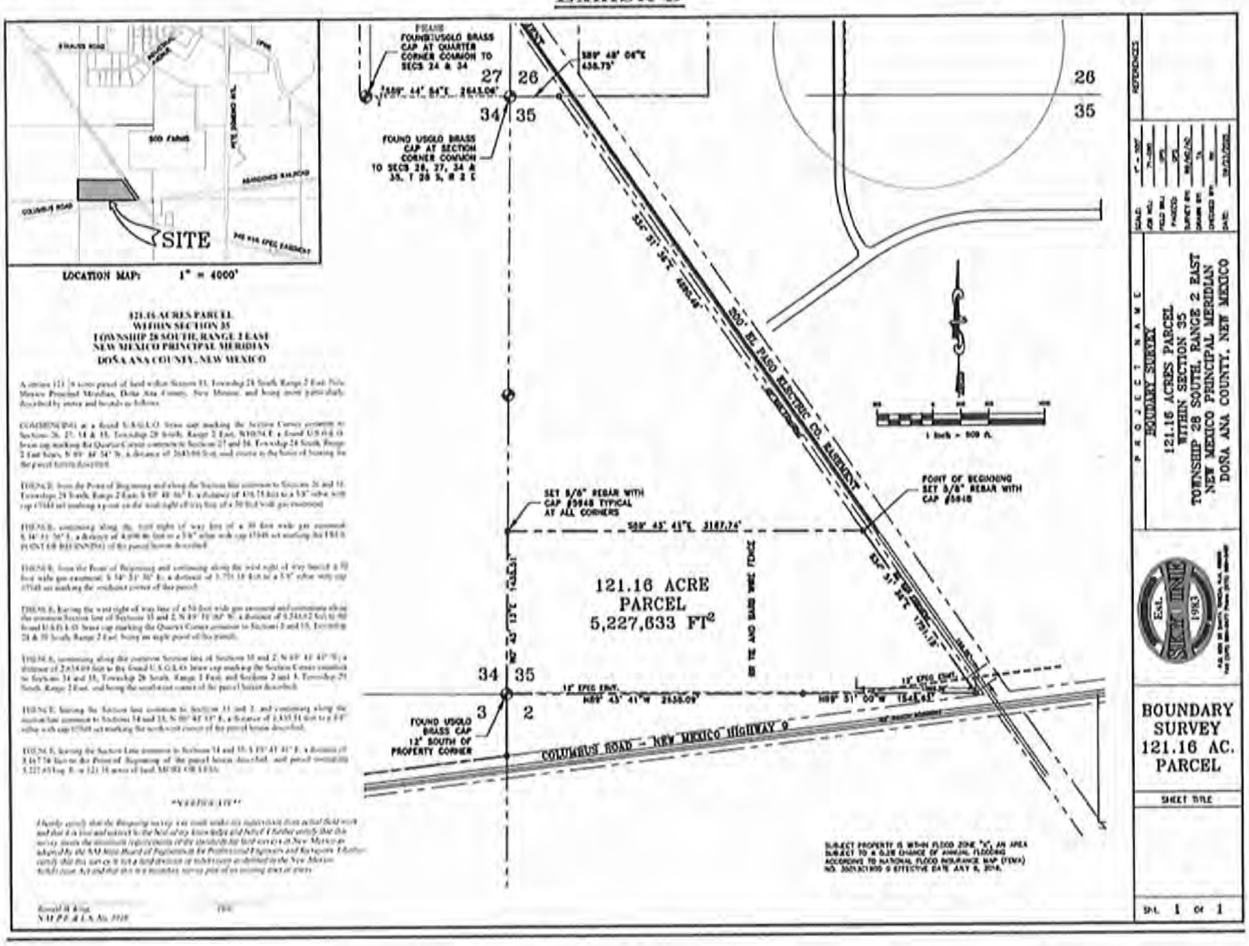

LEGAL DESCRIPTION:
SEC. 31
SEC. 6
SUBJECT PARCEL
285.034 ACRES
12,416,068 FT²
POINT OF BEGINNING
PROJECT NAME
BOUNDARY SURVEY
285.034 ACRE PARCEL
WITHIN SECTION 31
TOWNSHIP 25 SOUTH, RANGE 3 EAST
AND SECTION 6
TOWNSHIP 29 SOUTH, RANGE 3 EAST, NMPM
DONA ANA COUNTY, NEW MEXICO
SHEET TITLE
BOUNDARY SURVEY
285.034 ACRES
PARCEL
SHT. 1 OF 1

Exhibit D



LOCATION MAP: 1" = 4000'
SITE
COLUMBUS ROAD
121.16 ACRES PARCEL
WITHIN SECTION 35
TOWNSHIP 28 SOUTH, RANGE 2 EAST
NEW MEXICO PRINCIPAL MERIDIAN
DOÑA ANA COUNTY, NEW MEXICO
121.16 ACRE
PARCEL
5,227,633 FT²
200' EL PASO ELECTRIC CO. EASEMENT
COLUMBUS ROAD - NEW MEXICO HIGHWAY 9
SET 5/8" REBAR WITH CAP #5948 TYPICAL AT ALL CORNERS
POINT OF BEGINNING SET 5/8" REBAR WITH CAP #5948
FOUND USGLO BRASS CAP 12' SOUTH OF PROPERTY CORNER
27
26
34
35
3
2
1 inch = 500 ft.
BOUNDARY SURVEY
121.16 ACRES PARCEL
WITHIN SECTION 35
TOWNSHIP 28 SOUTH, RANGE 2 EAST
NEW MEXICO PRINCIPAL MERIDIAN
DOÑA ANA COUNTY, NEW MEXICO
BOUNDARY
SURVEY
121.16 AC.
PARCEL
SHEET TITLE
SH. 1 OF 1