From: Wolfram F. Schaffler Gonzalez <wschaffler@ci.laredo.tx.us>
Sent: Wednesday, October 7, 2026 4:53 PM
To: The Office of the President <president@LAREDO.EDU>; Nathan Bratton <nbratton@webbcountytx.gov>; Laida Benavides <lbenavides@uisd.net>; Sylvia Villarreal <svi@uisd.net>
Cc: Gilberto Sanchez <gsanchez@ci.laredo.tx.us>; Manuel De Luna, Jr. <mdeluna@ci.laredo.tx.us>
Subject: FTZ94 requests Letter of Concurrence from your organization for Integraduanas LLC

EXTERNAL EMAIL: This email message came from an external source. Do not click any links or open any attachments unless you trust the sender and know the content is safe.

Laredo, Texas, October 7, 2026
Good afternoon,
As Grantee of Foreign Trade Zone #94, I hereby request your consideration of a minor boundary modification for **Integraduanas LLC** located within the city limits of Laredo, Texas and Webb County as approved under current FTZ #94 program area.

The proposed FTZ operator **Integraduanas LLC** is requesting a letter of concurrence from your organization in support of establishing an ASF/Usage-Driven FTZ designation at its facilities located at **4006 Transfer Road, Laredo, Texas, 78045.**

For your review and consideration, see attached documents:

- 02 FTZ Application from **Integraduanas LLC**
- 03 Letter of request from intended operator
- 04 Right to Use Letter from **Integraduanas LLC** to apply for an FTZ designation.
- 05 Aerial view of the facilities, showing the name of the adjacent streets and with a red line the outline of the complete facilities, clearly indicating the location of **Integraduanas LLC,** the company that is requesting this specific FTZ.
- 06 Areas to later be activated by CBP (in red outline).

Thank you for your time and assistance. Should you have any questions, feel free to contact me.

Respectfully,



Dr. Federico Schaffler
Foreign Trade Administrator
Laredo International Airport
Foreign Trade Zone #94
4719 Maher • Laredo, TX 78041
O. (956) 795-2000 Ext: 2822
C. (956) 951-2848
wschaffler@ci.laredo.tx.us

LAREDO
INTERNATIONAL AIRPORT

www.flylaredotexas.com
www.cityoflaredo.com

CITY OF LAREDO
LAREDO INTERNATIONAL AIRPORT
FOREIGN TRADE ZONE #94

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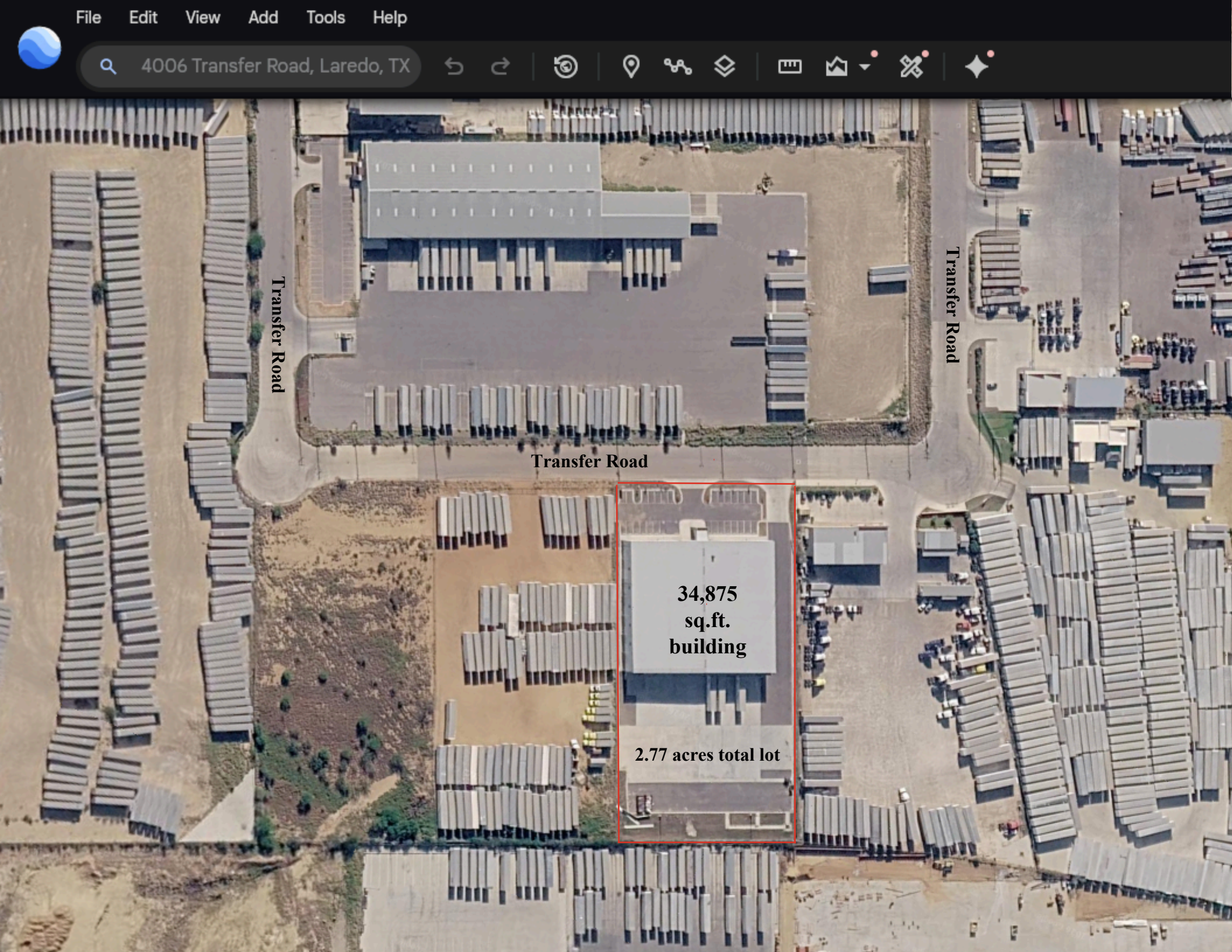
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Respectfully,

W.F. Schaffler

Dr. Federico Schaffler
Foreign Trade Administrator
Foreign Trade Zone #94


File
Edit
View
Add
Tools
Help
4006 Transfer Road, Laredo, TX
Transfer Road
Transfer Road
Transfer Road
34,875
sq.ft.
building
2.77 acres total lot

LION WAREHOUSE INC

6553 Star Ct. | Laredo, Texas 78041-9140

Date: 09/24/2026

Dr. Federico Schaffler
Foreign Trade Administrator
Foreign Trade Zone #94
Laredo International Airport
Laredo, Texas

Re: Warehouse Owner Authorization for Usage-Driven Foreign-Trade Zone

Dear Dr. Schaffler:

LION WAREHOUSE INC is the owner of the property located at 4006 Transfer Rd., Laredo, Texas 78045, identified by the Webb County Appraisal District as Property ID 621048, with the legal description: THE NEW TRADE CENTER 2, BLOCK 1, LOT 9.

The property and warehouse facilities are currently leased to and occupied by Integraduanas LLC.

LION WAREHOUSE INC is aware of and authorizes Integraduanas LLC to pursue the designation and activation of a Usage-Driven Foreign-Trade Zone at the above-referenced property under Foreign Trade Zone #94.

This authorization includes permission for Integraduanas LLC to submit the applications, maps, schematic drawings, supporting documentation, and other materials reasonably required for the designation and activation process before Foreign Trade Zone #94, the Foreign-Trade Zones Board, and U.S. Customs and Border Protection.

LION WAREHOUSE INC has no objection to Integraduanas LLC operating an approved Foreign-Trade Zone within the leased premises, subject to all applicable governmental approvals and the terms of the existing lease agreement.

Please contact the undersigned if any additional information or confirmation is required.

Sincerely,

Signature: _____

Printed Name: Javier Delgado Navarro

Title: President

Direct Phone: 956-231-3432

Email Address: gflores@assetagencytx.com

Date Signed: 09/24/2026

For and on behalf of LION WAREHOUSE INC

INTEGRADUANAS LLC

4006 Transfer Rd. Laredo, Texas 78045 | 915-888-6250

September 28, 2026

Dr. Federico Schaffler
Foreign Trade Administrator
Foreign Trade Zone #94
4719 Maher Ave.
Laredo, Texas 78041

Re: Letter of Intent - Usage-Driven Foreign-Trade Zone at 4006 Transfer Rd.

Integraduanas LLC respectfully requests the designation of approximately 2.77 acres at its leased facilities located at 4006 Transfer Rd., Laredo, Texas 78045, legally described as THE NEW TRADE CENTER 2, BLOCK 1, LOT 9, as part of its interest and intention to become a Foreign-Trade Zone Operator within Foreign Trade Zone #94.

Integraduanas LLC requests this designation as a Usage-Driven FTZ. Following approval, Integraduanas LLC intends to request the initial activation of 1,375 sq. ft., consisting of 1,375 sq. ft. inside the warehouse and 0 sq. ft. in the exterior yards.

Attached supporting documents:

- Usage-Driven FTZ Site Application (2026).
- Bird's-eye view of the facility showing the names of adjacent streets.
- Bird's-eye view of the facility with a red outline of the approximate area where the proposed FTZ will be located.
- Schematic layout diagram of the proposed designated FTZ areas, showing exact measurements of each segment of the polygons in feet and inches and the square footage within those areas, with boundary lines indicated in red.
- Letter of authorization from the owner of the warehouse, LION WAREHOUSE INC.

The person responsible for this application will be Alejandro Martinez, Customs Broker and Operations Manager for Integraduanas LLC.

Information for opening the account with the City of Laredo:

Company name	Integraduanas LLC
FTZ site address	4006 Transfer Rd., Laredo, Texas 78045
Total area to be designated	Approximately 2.77 acres, comprising the complete property, including yards
Person responsible for the application	Alejandro Martinez
Email and phone	alejandro.martinez@integraduanas.com | 915-888-6250

Thank you in advance for your cooperation with this request. If you have any questions, please contact me at alejandro.martinez@integraduanas.com or 915-888-6250.

Sincerely,

AMG

_____

Alejandro Martinez
Customs Broker / Operations Manager
Integraduanas LLC
4006 Transfer Rd
Laredo, Texas 78045
915-888-6250
alejandro.martinez@integraduanas.com

OMB Control No. 0625-0139
Expiration Date: 12/31/2028

Application for Subzone or Usage-Driven Designation ("Minor Boundary Modification") Under the Alternative Site Framework (ASF)

Instruction Sheet

This collection of information contains Paperwork Reduction Act (PRA) requirements approved by the Office of Management and Budget (OMB). Notwithstanding any other provision of law, no person is required to, nor shall any person be subject to a penalty for failure to comply with, a collection of information subject to the requirements of the PRA unless that collection of information displays a currently valid OMB control number. Public reporting burden for this collection of information is estimated to average 3.5 hours, including time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. Persons wishing to comment on the burden estimate or any aspect of this collection of information, or offer suggestions for reducing this burden, should send their comments to the ITA Reports Clearance Officer, International Trade Administration, U.S. Department of Commerce, 14th and Constitution Avenue, NW, Washington, DC 20230.

No zone, subzone, zone expansion/reorganization/modification, or production authority may be approved unless a completed application/notification/request has been received (19 U.S.C. 81a-81u; 15 CFR Part 400). The Foreign-Trade Zones Board has no authority to finance zone projects. Its approval is in the form of a grant of authority (license) for operating a facility under foreign-trade zone procedures. The basic requirements for foreign-trade zone applications are found in the regulations of the Foreign-Trade Zones Board (15 CFR Part 400), including Sections 400.21 through 400.25. Application formats are available on the FTZ Board web site.

Corporations submitting applications must be qualified to apply under the laws of the state in which the zone is to be located. Applicants may submit drafts of their applications to the FTZ Staff, who can provide comments and technical assistance in interpreting the Board's regulations.

Applicants should note that conduct of their proposed activity under FTZ procedures includes an additional, ongoing information-collection burden associated with the Annual Report from Foreign-Trade Zones (OMB Control No. 0625-0109).

FTZ Staff
March 2013

Foreign-Trade Zones Board
U.S. Department of Commerce
1401 Constitution Avenue, N.W., Room 21013
Washington, D.C. 20230
(202) 482-2862

Alternative Site Framework

APPLICATION FOR SUBZONE OR USAGE-DRIVEN DESIGNATION ("MINOR BOUNDARY MODIFICATION")

NOTE: This format is only for a Minor Boundary Modification (MBM) to propose a "Subzone" or "Usage-Driven" site(s) under the Alternative Site Framework (ASF).

INSTRUCTIONS

General: The request should include a cover letter from the grantee identifying the specific company for which it is requesting a Subzone or Usage-Driven site and a document answering the questions using the template below. Leave each question in place (including its number) and provide your response directly below each question.

Subzone versus Usage-Driven Designation: Both usage-driven sites and subzone sites designated under this process, are subject to the standard three-year sunset provision. There is no substantive difference between selecting the "subzone" or "usage-driven site" option. However, if a company anticipates needing more than one site, subzone designation is recommended to facilitate CBP paperwork for movement between sites.

Sites versus Parcels: A "site" is comprised of one or more generally contiguous parcels of land organized and functioning as an integrated unit, such as all or part of an industrial park or airport facility. If parcels do not meet that definition, they must be treated as separate sites.

Submitted Request Must Be Complete: Submitted MBM requests must be complete – with the sole allowable exception of any comments from U.S. Customs and Border Protection (CBP). Requests must be submitted as a single document; the FTZ Staff cannot assemble requests from individual documents submitted separately.

If a letter from CBP is not included, a copy of your request must be provided to CBP no later than when the request is submitted to our office (see section 400.38(a) of the FTZ Board's regulations), and noting the regulations provide CBP with 20 days to submit comments.

Submission of Completed Application: Submit the final application by email (ftz@trade.gov) (Adobe PDF format preferred; you may use MS Word format if you are unable to submit PDF). The application must include color maps and signed versions of all letters. The application must be submitted by or copied (CC'd) to the grantee.

Timing: Under the FTZ Board's regulations, the ordinary timeframe to process MBM requests is within 30 days of the FTZ Staff having received a complete request, including receipt of CBP's comments on the request.

Alternative Site Framework

APPLICATION FOR SUBZONE OR USAGE-DRIVEN DESIGNATION ("MINOR BOUNDARY MODIFICATION")

LAREDO FOREIGN TRADE ZONE #94

QUESTIONS

1. Please mark the appropriate space below to indicate whether you are requesting "Subzone" or "Usage-Driven" designation for the proposed site(s):

   _____Subzone __X__Usage-Driven

2. List the full address of the site(s), including the jurisdiction in which the site(s) falls (town, city, county, and zip code).

   4006 Transfer Rd., Laredo, Webb County, Texas 78045

3. State the grantee's approved ASF service area and explain how the proposed site(s) is within that ASF service area.

The approved Alternative Site Framework service area for Foreign Trade Zone #94 consists of Webb County, Texas. The proposed site is located in Laredo, Webb County, Texas, and is therefore within the approved ASF service area.

4. State the acreage of the proposed site(s).
   2.77 acres

5. Indicate the company for which the site(s) will be designated.

   INTEGRADUANAS LLC

6. Provide a summary of the company's planned activities.

   Integraduanas LLC currently provides warehousing, logistics, customs brokerage support, inventory handling, and transportation coordination services. Through the proposed Usage-Driven Foreign-Trade Zone, Integraduanas LLC intends to provide secure storage of imported merchandise, in-bond freight handling, inventory control and recordkeeping, FTZ admissions,

withdrawals, transfers, export activity, and consumption entries with duties paid upon withdrawal from the zone.
The FTZ operation will allow Integraduanas LLC to expand its existing logistics and warehousing services while providing customers with a more comprehensive import, storage, distribution, export, and supply chain solution.
The facility may handle general commercial and industrial merchandise, including consumer products, industrial materials, components, finished goods, and other lawful merchandise permitted under FTZ regulations and applicable federal agency requirements.

7. Indicate the current zoning and the existing and planned buildings (including square footage) for the site(s). (Note: Areas with inappropriate zoning – such as agricultural, retail, or residential – are not eligible for FTZ status and should not be proposed in any MBM request.)

   Total area of the facilities:__2.77___acres (__120,661___sq. ft.)
   Total area of the warehouse where the FTZ will be located: __34,875___ sq. ft.

   Total area of the areas we will be applying for Activation:__1,375__sq. ft.
   __1,375___sq. ft. inside of warehouse;__0___sq. ft. in yard.

   Current Zone: M1/Light Manufacturing
   Building is commercial warehouse and yards.

8. Is FTZ designation or the use of FTZ procedures a requirement or a precondition for future activity or construction at the site(s)?

   _____Yes __X___No

9. List the owner(s) of the property. If not owned by the grantee or the company for which the site(s) will be designated, then provide a "Right to Use" letter: either a signed letter from the proposed operator on its letterhead attesting to its right to use the property or a letter from the owner of the proposed site(s) attesting to the operator's right to use the property.

   LION WAREHOUSE INC.

   A Right-to-Use Authorization Letter executed by LION WAREHOUSE INC authorizing Integraduanas LLC to pursue FTZ designation and activation at 4006 Transfer Rd., Laredo, Texas 78045 is attached.

ATTACHMENTS

Provide the documents listed below (items 10 and 11, plus item 12 if applicable) as attachments at the end of the application.

10. A clear and detailed site map showing existing and planned structures. The proposed site boundaries must be outlined clearly in red. Note that if streets or similar landmarks are not legible on the site map, you will also need to provide a detailed street map with the proposed site's boundaries in red. Any map should be no larger than letter-sized (8 1/2" x 11") and clearly labeled, with legends provided for any markings.

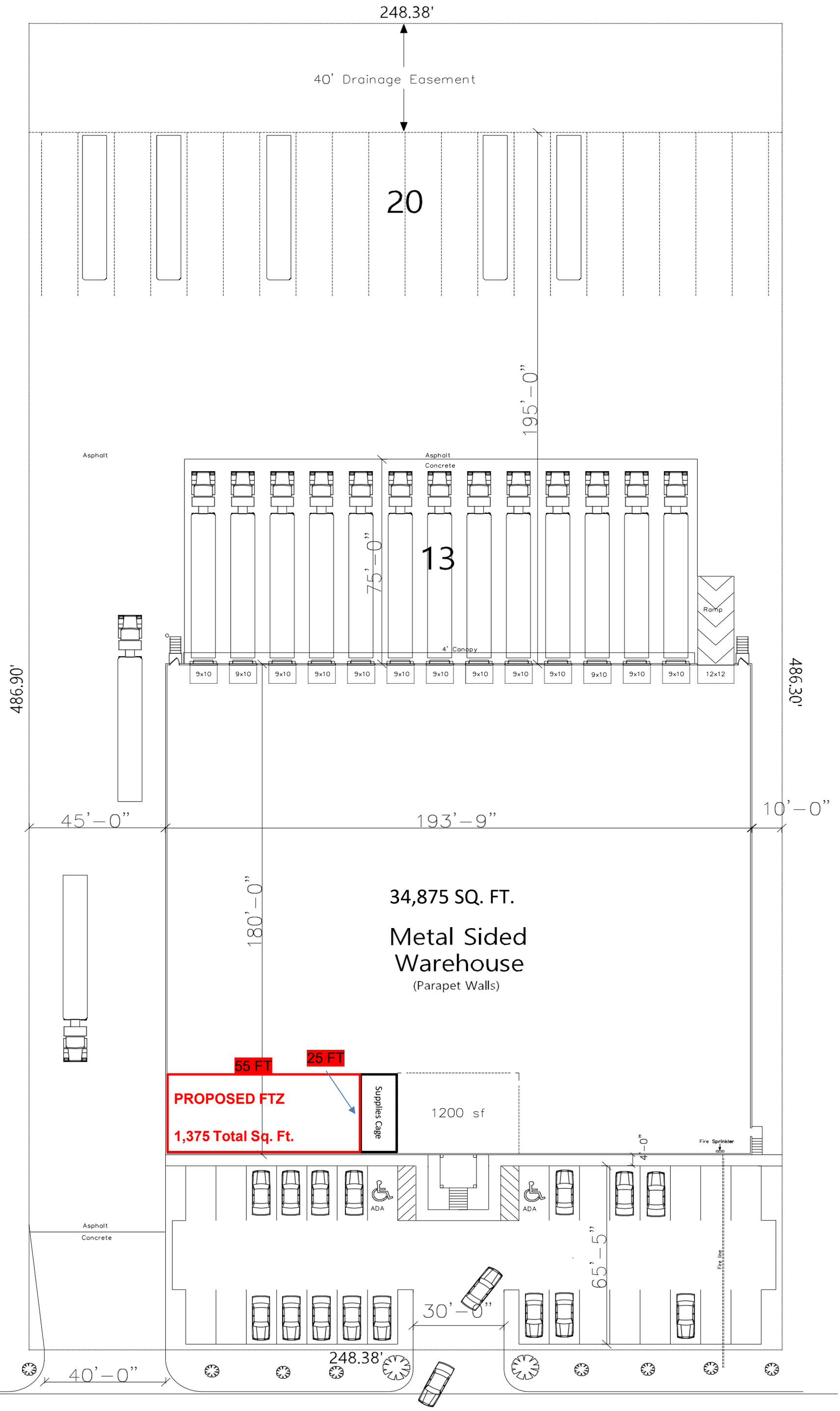
11. Comments from U.S. Customs and Border Protection (CBP): The application should include comments from CBP. Alternatively, the grantee may provide a copy of its request to CBP for comments at the time the application is submitted to the FTZ Board, in which case the grantee should also communicate with CBP regarding the 20-day timeframe in the FTZ Board's regulations for CBP to provide comments to the FTZ Board.

12. If your state (such as TX, KY, AZ) has one or more taxes for which collections will be affected by the proposed FTZ designation of the new site(s), please attach all of the following:

A. An explanation of the specific local taxes that will be affected;
Local taxes that will be affected are:
- **Webb County:** Local personal property taxes.
- **City of Laredo:** Local personal property taxes.
- **Laredo College:** Local Personal Property taxes
- **United Independent School District:** Local ad valorem taxes

B. A stand-alone letter that:
- Lists all of the affected parties;
- Includes a statement below the list certifying that this is a complete list of all parties that would be affected by this particular request; and,
- Is signed by an official of the grantee organization.

C. Correspondence from all of the affected parties (such as a local school board) indicating their concurrence (or non-objection) regarding the proposed FTZ designation.



For Quotation

Contractor:
WHITE ARK Enterprises, Inc.
6900 McPherson
(956) 726-1165
Laredo, Tx
www.whiteark.com

PROJECT: JD
scale: 1" = 20'
34,875 sq ft

Preliminary
VERIFY DIMENSIONS
copyright: whiteark2021
Drawn by: RB
Date 10/29/21

The New Trade Center Phase 2
Block 1 lot 9 2.77 acres
Verify dimensions

Laredo College
OFFICE OF THE PRESIDENT

Fort McIntosh Campus

West End Washington St.

Laredo, TX 78040-4395

956.722.0521

www.laredo.edu

South Campus

5500 South Zapata Highway

Laredo, TX 78046

956.794.4000

Dr. Minita Ramírez
PRESIDENT

Board of Trustees

Mr. Esteban Rangel
PRESIDENT

Ms. Ernestina "Tita" C. Vela
VICE PRESIDENT

Ms. Jackie Leven-Ramos
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Ms. Cindy Liendo
PARLIAMENTARIAN

Mr. Mercurio Martinez Jr.
TRUSTEE

Ms. Adriana Alexander
TRUSTEE

Ms. Lizzy Newsome
TRUSTEE

Ms. Karina "Kari" Elizondo
TRUSTEE

October 15, 2026

Ms. Elizabeth Whiteman
Executive Secretary
Foreign-Trade Zones Board
U.S. Department of Commerce
1401 Constitution Ave., NW, Room 2111
Washington, DC 20230

RE: City of Laredo Foreign-Trade Zone No. 94
Minor Boundary Modification – Integraduanas LLC

Dear Ms. Whiteman:

Laredo College understands that the City of Laredo, Texas, is requesting a Minor Boundary Modification (ASF/usage-driven) within Foreign-Trade Zone No. 94 in Laredo, Texas, on behalf of Integraduanas LLC, located at 4006 Transfer Road, Laredo, Texas, 78045, which is situated in Webb County's Taxing Jurisdiction.

Laredo College recognizes the increasing importance of international trade in our community and supports this request. Laredo College is aware that imported inventory and inventory held in the Foreign-Trade Zone for export will be exempt from local personal property taxes when the modification is approved.

Sincerely,

Dr. Minita Ramírez
President

c: City of Laredo