

QUARRIES

AVAILABLE QUARRY SITES

ASH HOLLOW QUARRY

DNR Reclamation Permit: C7000013106
 Permit Start Date: 11/16/2007
 Permitted Size: 50.5 Acres
 Permitted Depth: 160.0 Feet
 Acres Disturbed: 1.9 Acres
 Depth Mined: 50.0 Feet
 Acres Reclaimed: 0 Acres
 Legal Description: S 21 T07.0 R33.0E
 Estimated Quantity to be Mined: 3,000,000 Cubic Yards
 Current Reclamation Security (bond): \$35,500
 Total Reclamation Security Required: \$35,500

LW WEIDERT QUARRY

DNR Reclamation Permit: C7000012745
 Permit Start Date: 02/01/1996
 Permitted Size: 25 Acres
 Permitted Depth: 50.0 Feet
 Acres Disturbed: 4.12 Acres
 Depth Mined: 12.0 Feet
 Acres Reclaimed: 0 Acres
 Legal Description: S 25 T07.0 R32.0E
 Current Reclamation Security (bond): \$27,100
 Total Reclamation Security Required: \$27,100
 Other Active Permits: Sand and Gravel General Permit (Permit #: WAG-50-7111)



ASH HOLLOW QUARRY ROCK QUANTITY AND VALUE ESTIMATE

ROCK SOURCE INFORMATION

Ash Hollow Quarry is a permitted rock quarry by the Department of Natural Resources (Surface Mine Reclamation Permit #70-013106). This quarry is ideally located for use in Phases 7 and 8 of the WSDOT US 12 Project. The quarry is located approximately 2.5 miles north of Touchet and is situated 1.2 miles north of the of future Phase 7 of the US 12 Project.

The rock at this site is believed to be excellent quality for highway construction. Exposed rock from the Quarry has been tested and approved by WSDOT in 2007 and 2012 as an aggregate source.

The site has been approved by Walla Walla County as a quarry site. Permitted activities include blasting, crushing, and asphalt/concrete batching. It is assumed that the contractor/operator of the site will be responsible for the Sand & Gravel Permit and Air Quality Permit—both permits which are typically associated with a portable crushing operation. The contractor/operator will also be responsible for executing a haul route agreement with the County based upon the desired haul route.

The following is a summary of the estimated rock quantity and value for the Ash Hollow Quarry.

ASSUMPTIONS

- Total Estimated Rock: 3,000,000 cubic yards (2,142,857 tons*)
- Annual Removal Estimate: 10,000 cubic yards (71,428 tons*)
- Royalties: \$1.00 per ton
*factor of 1.4 tons per cubic yards
- US 12 Phase 7: estimate for 11 miles of 4-lane roadway
Base Rock: 350,000 – 400,000 tons
Surface Rock: 350,000 – 400,000 tons

ROYALTY ESTIMATES

- US 12 Phase 7:
700,000 tons at \$1.00 per ton = **\$700,000**
800,000 tons at \$1.00 per ton = **\$800,000**
- Total Estimated Value:
2,142,857 tons x \$1.00 = **\$2,142,857**

All figures stated herein are approximate estimations and subject to change. Numerical projections should be verified by qualified professionals.



REGIONAL FEATURES

RAILEX

Located approximately 15 miles west of the Property, the extraordinary Railex facility is equipped with two highly-specialized cold logistics infrastructures – one geared toward wine; the other to perishable food – both with customized capabilities to meet diverse customer needs.

Specialized Capabilities:

- 225,000 sq. ft. of refrigerated space
- Separate newly constructed 500,000 sq. ft. specialized wine facility/distribution center
 - \$200 million investment
 - More than 3.2 million bottles of wine currently in storage, capacity for millions more
- 6 separate computer-controlled temperature zones
- 19 enclosed refrigerated rail docks
- 38 refrigerated truck docks
- Fully-integrated RF enabled Warehouse Management System and Inventory Control
- Two mile rail loop track
- Beverage Program Service Zones cover every vineyard, brewery, bottling facility and warehouse in CA, OR, and WA
- Seamless nationwide distribution with other facilities located in the Southwest, Midwest, Northeast/Mid-Atlantic, and Southeast



REGIONAL MAP



WALLA WALLA MSA

Distance to Property – 15 miles
 Population – 45,000
 Regional Airports – 1 (runways up to 6,500 feet in length)
 "Friendliest Small City in the US" – USA Today 2011
 "Friendliest Small Town in America" – Rand McNally 2011

TRI-CITIES MSA

Distance from Property – 25 miles
 Population – 279,000
 Regional Airports – 3 (runways up to 7,700 feet in length)
 Tri-Cities was ranked #1 most secure places to live for a mid-size city (2011).

BARGE SERVICE

Located approximately 20 miles west of the Property at the intersection of the Snake River and Columbia River

REGIONAL METROPOLITAN AREAS

250 miles from Seattle
 220 miles from Portland
 160 miles from Spokane