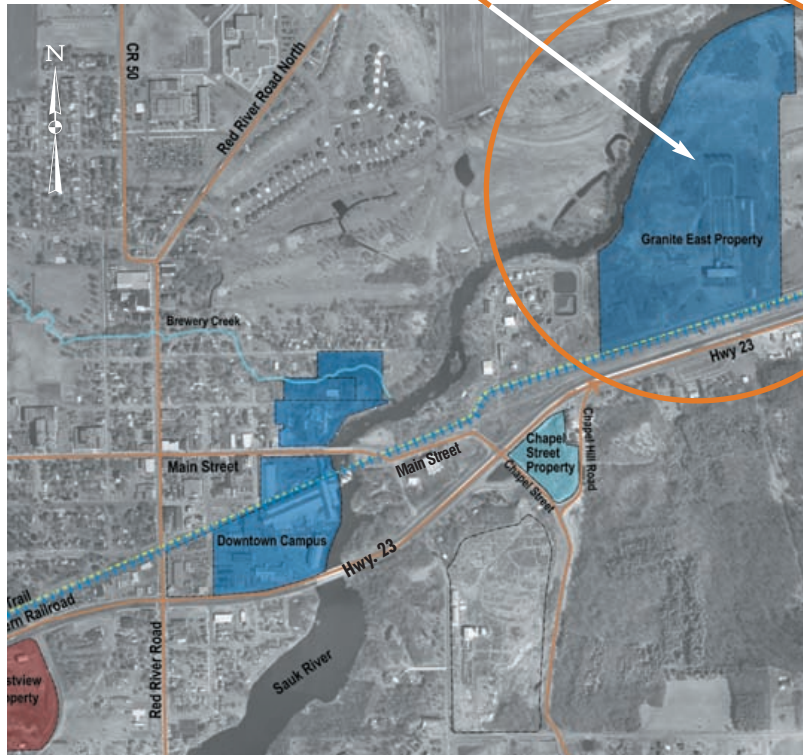


Granite East Property

INDUSTRIAL

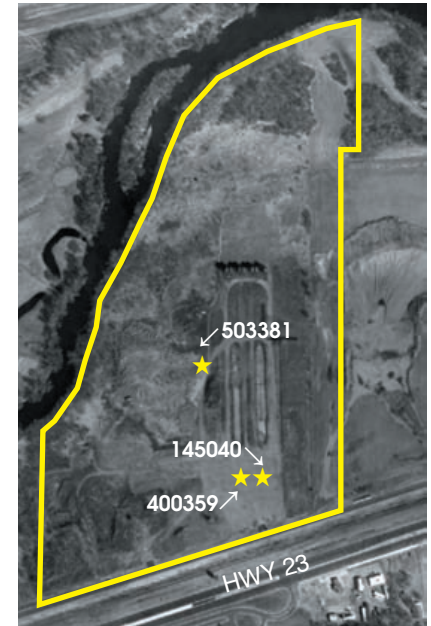
The 77 acre Granite East site is the largest of the four Cold Spring Granite properties. The site has 2,708 sf along the Sauk River to the north and west, and 21 acres within the 100 year floodplain of the Sauk River. The site also has 1,525 sf that fronts the Sauk River Road, which is parallel to the BNSF railroad tracks and Highway 23. The site is extremely visible from Highway 23. Most of the land is flat and open. Near the river, there are scattered stands of trees, and the topography slopes gently into the riverbank. The property has three wells, the largest capable of pumping up to 460 GPMs.

Granite East Property



See reverse side for Property Concepts

Views are Open and Topography is Gentle Toward the River



Well # 503381 — Max. GPM 460
Well # 145040 — Max. GPM 30
Well # 400359 — Max. GPM 60

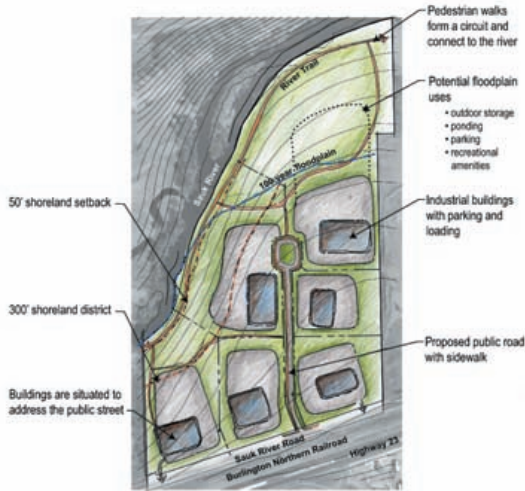


View to the East



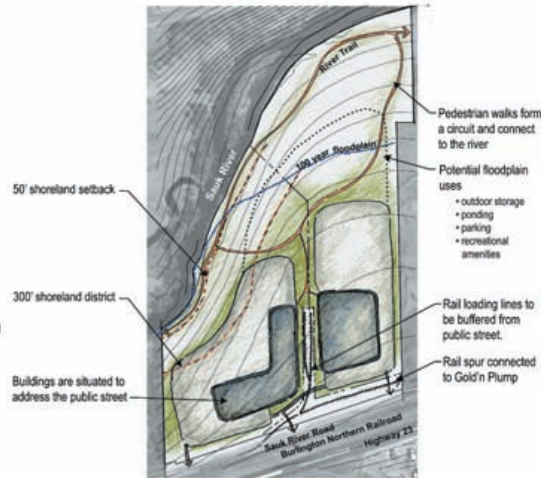
*View to the South
looking at Hwy. 23*

Concept 1



■ Potential Development Layout — 6 lots

Concept 2



■ Proposed Development — 2 lots

Concept 3



■ Potential Development Layout — 16 lots

Concept 4



■ Potential Development Layout — 15 lots

Granite East Property Attributes

- **Acreage** — 77 acres
- **Current Zoning** — General Industrial
- **Potential Uses** — Heavy Industry with Rail Service, Light Manufacturing, Office Warehouse, Small Industrial
- **Topography** — Flat
- **Utilities** — Three Wells
 - 1 High Volume Well— Max. GPM 460
 - 2 Additional Wells— Max. GPM 30 and 60