

1. **TRUCK SCALE:**

B:

The scale is an 11' by 80' concrete deck above ground truck scale. It was built in 2014. It is equipped with an electronic digital read- out with ticket printer. It also has call boxes at the scale area. This was completed in 2014 and the business failed at startup and has never been used except to prove its functionality. The effective age of this item is estimated at 4 years. (Suppliers)

2. **DRY FERTILIZER TERMINAL AND OFFICE AREA:**

A:

This item consists of a dry bulk fertilizer storage terminal built in 2014. It is a concrete sidewall structure with a pre-engineered metal frame sidewalls and roof structure with Resolite RFP Fiberglass translucent sidewalls and roof and a concrete floor. The overall structure measures 90' by 270' with 16' sidewalls with a blender and driveway area that measures 65' by 146'. The overall structure contains a total of 33,790 sq. ft. overall, more or less. There is a two-story office and work area containing 450 sq. ft. total more or less. The overall structure has a gable asymmetrical roof. Rail siding is located adjacent to the building and there is a rail dump and truck dump. The structure is divided into 3 bins capable of holding a reported total of 24,000 tons of dry bulk fertilizer material according to the builder's specifications, more or less. This structure was completed in 2014 and was a financial failure at startup and has never been filled or used except to prove its functionality. The effective age of this item is estimated at 4 years. (M. V. S. Section 17, Page 19 Class C, Average)

B:

The receiving equipment consists of a Yargus Layco manufactured stainless steel pit incline conveyor to a distributor then to three additional incline conveyors discharging into the building. This equipment is estimated to have 300 TPH (Ton Per Hour) capacity. See additional equipment details in supplementary data section. It has only been used to prove its functionality. The effective age of this item is estimated at 4 years. (Suppliers)

C:

There is a 2014 three bin 10-ton capacity each Yargus Layco manufactured stainless steel 300 TPH declining weigh dry blending system with weigh scale and loadout incline conveyor. See additional equipment details in supplementary data section It has only been used to prove its functionality. The effective age of this item is estimated at 4 years. (Suppliers)

3. FLUID FERTILIZER STORAGE

A:

Located to the east of Item 2 is the following mild steel vertical storage tank. It was built by International Tank Service of Lima, Ohio and consists of the following.

- 1- 67' in diameter by 40' high sidewall storage tank with 1,054,960 gallons of capacity rounded to 1,000,000 gallons or 5,500 tons of solution fertilizer. It was built in 2014.

This tank is located inside an earthen dike that is vinyl lined that provides secondary containment. The tank is used to store fluid fertilizer materials for wholesale and retail purposes. Total fluid fertilizer storage capacity is 1,000,000 gallons (5,500 tons), more or less. Is currently filled and emptied by portable equipment. The effective age of this item is estimated at 4 years. (Actual Costs Times Current Multiplier)

B:

The secondary containment consists of an earthen dike that is vinyl lined that provides secondary containment. The overall measurements are approximately 80' by 430' and contains a total of 34,400 sq. ft. overall, more or less. The effective age of this item is estimated at 4 years. (M. V. S. Section 66, Page 1)

C:

The retention pond consists of an earthen area for ground water runoff and evaporation. The overall measurements are approximately 60' by 430' and contains a total of 25,800 sq. ft. overall, more or less. The effective age of this item is estimated at 4 years. (M. V. S. Section 66, Page 1)

4. OWNED RAIL SIDING:

The facility is located on land leased from the Winamac Southern Railway Company. The leased site contains a leasee paid for side track containing a total of 1928', more or less, of 110-pound rail siding and one Number 10 switch. This was built in 2014 with used relay rail and a combination of new and used ties. The facility is capable of unloading 10 rail cars without a switch from the railroad. The effective age of this item is estimated at 4 years. (M.V.S. Section 66, Page 3)

5. SITE IMPROVEMENTS:

A:

Site improvements consist of gravel driveways and parking area containing approximately 2.0 acres, more or less, of gravel parking. The effective age of this item is estimated at 4 years. (M. V. S. Section 66, Page 1)

B:

The onsite water well is estimated to be capable of producing at approximately 100 gallons per minute at this time. This area has been vandalized and needs repairs. There is a small pump house at this location. The effective age of this item is estimated at 4 years. (M.V.S. Section 17, Page 57)

6. **LEASED LAND:**

Items 1 through 5 are situated on a 10-acre tract of land located at Logansport, Indiana. The land is a long-term lease with the Winamac Southern Railway Company. The lease started on July 25, 2013 with a minimum annual lease of \$5,000. The lessee can earn back a rebate of

\$30 per inbound car of freight to a minimum of \$1 per year rent. For any shortfall of less than 200 inbound cars (\$6,000) The lessee is responsible for the difference. Initial term is 15 years with a 15-year extension. See supplementary data section of the full lease details.