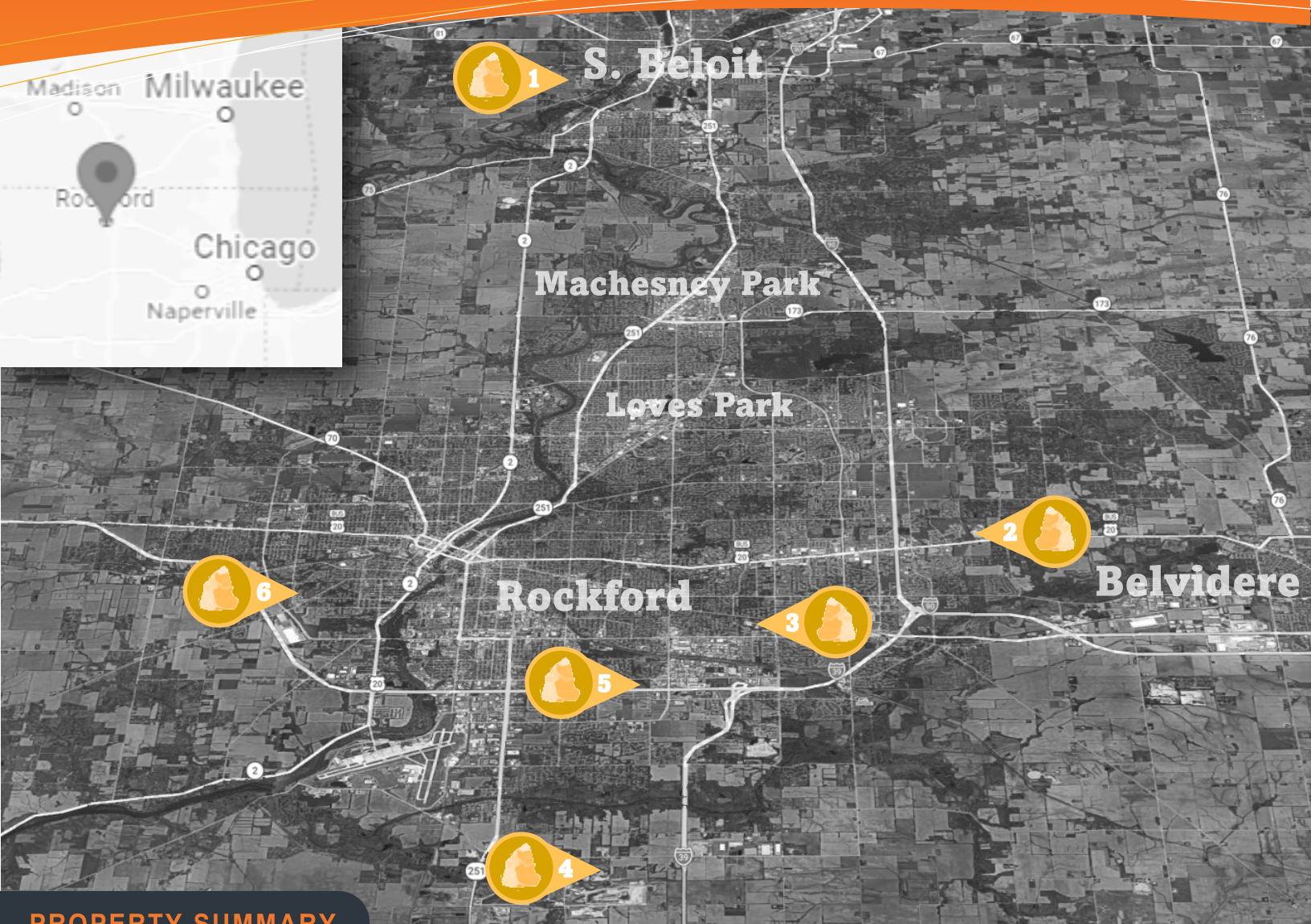




PROPERTY SUMMARY

LandMark is pleased to offer for sale the former William Charles Construction crushed stone/aggregate quarries and CCD fill sites in the Greater Rockford Illinois marketplace.

AGGREGATE QUARRIES:

- | | |
|---|--|
| 1. Stateline Quarry
Land Area: 89.00 acres | 3. Mulford Quarry
Land Area: 64.26 acres |
| 2. State Street Quarry
Land Area: 109.05 acres | 4. Rockview Quarry
Land Area: 61.14 acres |

CCD FILL SITES:

- | | |
|---|---|
| 5. Sandy Hollow CCD
Land Area: 57.56 acres | 6. Pierpont CCD
Land Area: 18.20 acres |
|---|---|

- FOR SALE -

Individual or Bulk
Quarry/CCD Sites

C. Shane Van Sickle, SIOR
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M: 815.979.0242

LandMark Real Estate Group
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Rockford, Illinois 61107

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Portfolio Overview

The portfolio comprises of four identified aggregate quarry assets and two Clean Construction Debris (“CCD”) fill sites in the Greater Rockford IL area. The quarries collectively represent an estimated 22.2 million tons of stone reserves based on the supplied source information. The CCD sites add separate fill-capacity opportunities.

ASSET	LOCATION	ACREAGE	EST. RESERVES	Inventory
Stateline Quarry	2300 Shirland Ave, S. Beloit, IL 61080 PIN: 03-01-176-001	90	5.0 mill tons	None
State Street Quarry	8998 E State St, Rockford, IL 61108 PINs (Winnebago County): 12-24-276-001, 12-24-226-002, 12-24-226-003, 12-24-226-004 Pins (Boone County): 05-19-031-008, 05-19-100-001	109.05	4.0 mill tons	CA-02 - 14,900 tons, CA-06 - 6,700 tons, P-209 - 3,300 tons, Commercial Breaker Run - 5,200 tons, 1 1/2" B-Gravel - 2,900 tons, Capping agg—32,500 tons
Mulford Quarry	5501 Charles St, Rockford, IL 61108 PIN: 12-33-401-002	64.26	6.7 mill tons	RR-02 - 12,441 tons
Rock View Quarry	3645 Baxter Rd, Rockford, IL 61109 PIN: 16-31-200-010	61.14	6.5 mill tons	CA-02 - 3,200 tons, CA-6 - 4,600 tons, CM-11 - 1,800 tons, CA-16 - 28,500 tons
Sandy Hollow CCD	3400 Sandy Hollow Rd, Rockford, IL 61109 PINs: 16-08-101-001, 16-07-226-009	57.56	-	None
Pierpont CCD	1801 S Pierpont Ave, Rockford, IL 61102 PINs: 11-28-351-020, 11-28-351-021	18.20	-	None

Investment Highlights

- Four quarry assets identified in the source inventory, with estimated reserves ranging from 4.0 million to 6.7 million tons.
- Rockford-area concentration provides a portfolio with multiple local aggregate resources and operating locations convenient to local development, road construction, etc.
- Stateline Quarry in South Beloit expands the geographic footprint into the Illinois–Wisconsin border market.
- State Street Quarry notes indicate potential for additional depth beyond the current reserve estimate, subject to site conditions and permitting. Additionally, expands the geographic footprint into the Belvidere and eastern markets.
- Two separate CCD sites are identified with estimated fill capacities of approximately 50,000 CY and 1,000,000 CY.

Stateline Quarry

2300 Shirland Ave, S. Beloit, IL 61080

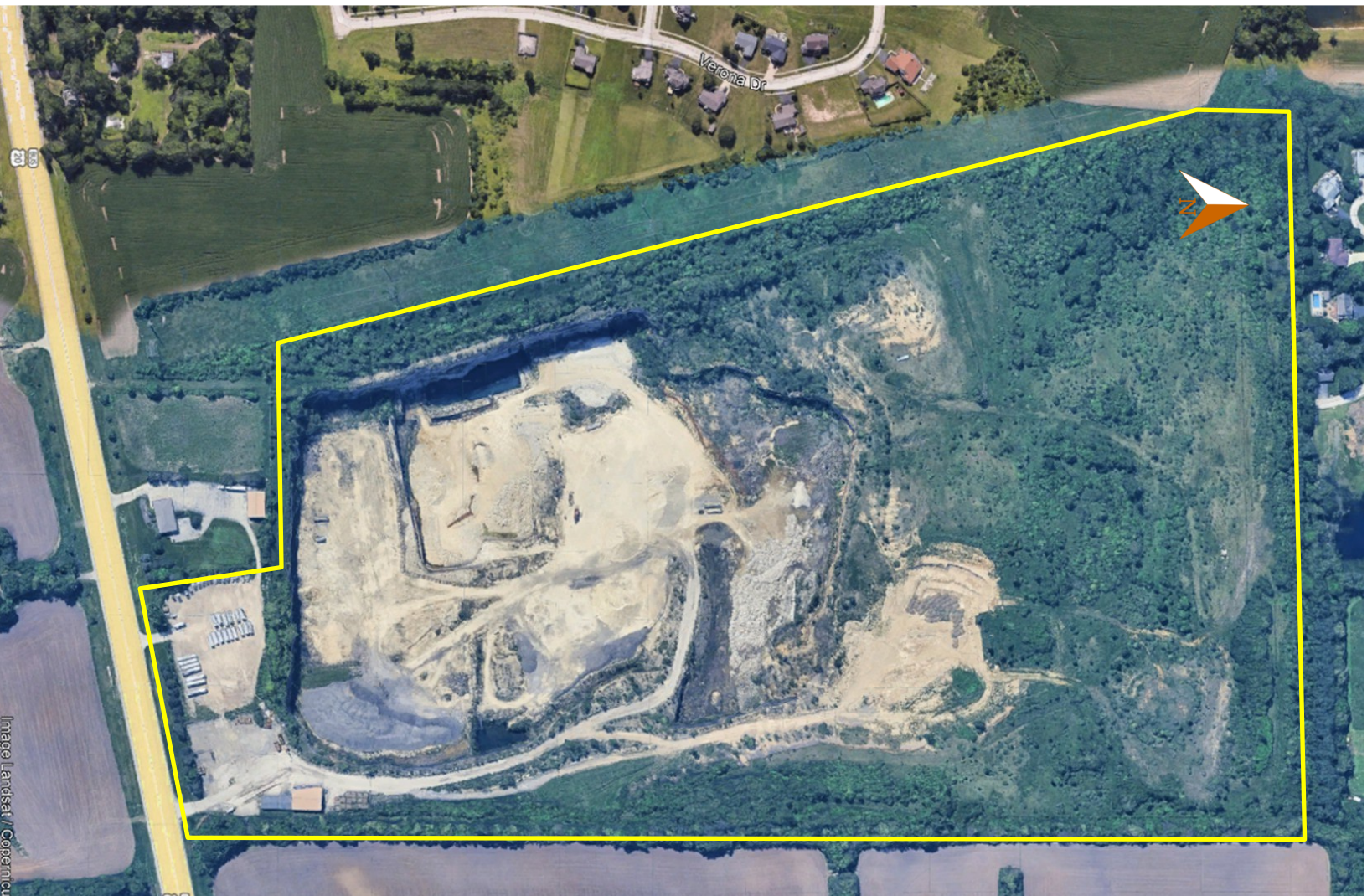
90	5.0 million tons	N/A	4.4 miles
Acreage	Estimated Reserves	Seller Listed Inventory	Distance to I-90



State Street Quarry

8998 E State St, Rockford, IL 61108

109.05	4.0 million tons	CA-02 - 14,900 tons, CA-06 - 6,700 tons, P-209 - 3,300 tons, Commercial Breaker Run - 5,200 tons, 1 1/2" B-Gravel - 2,900 tons, Capping agg - 32,500 tons	1.15 miles
Acreage	Estimated Reserves	Seller Listed Inventory	Distance to I-90



Mulford Quarry

5501 Charles St, Rockford, IL 61108

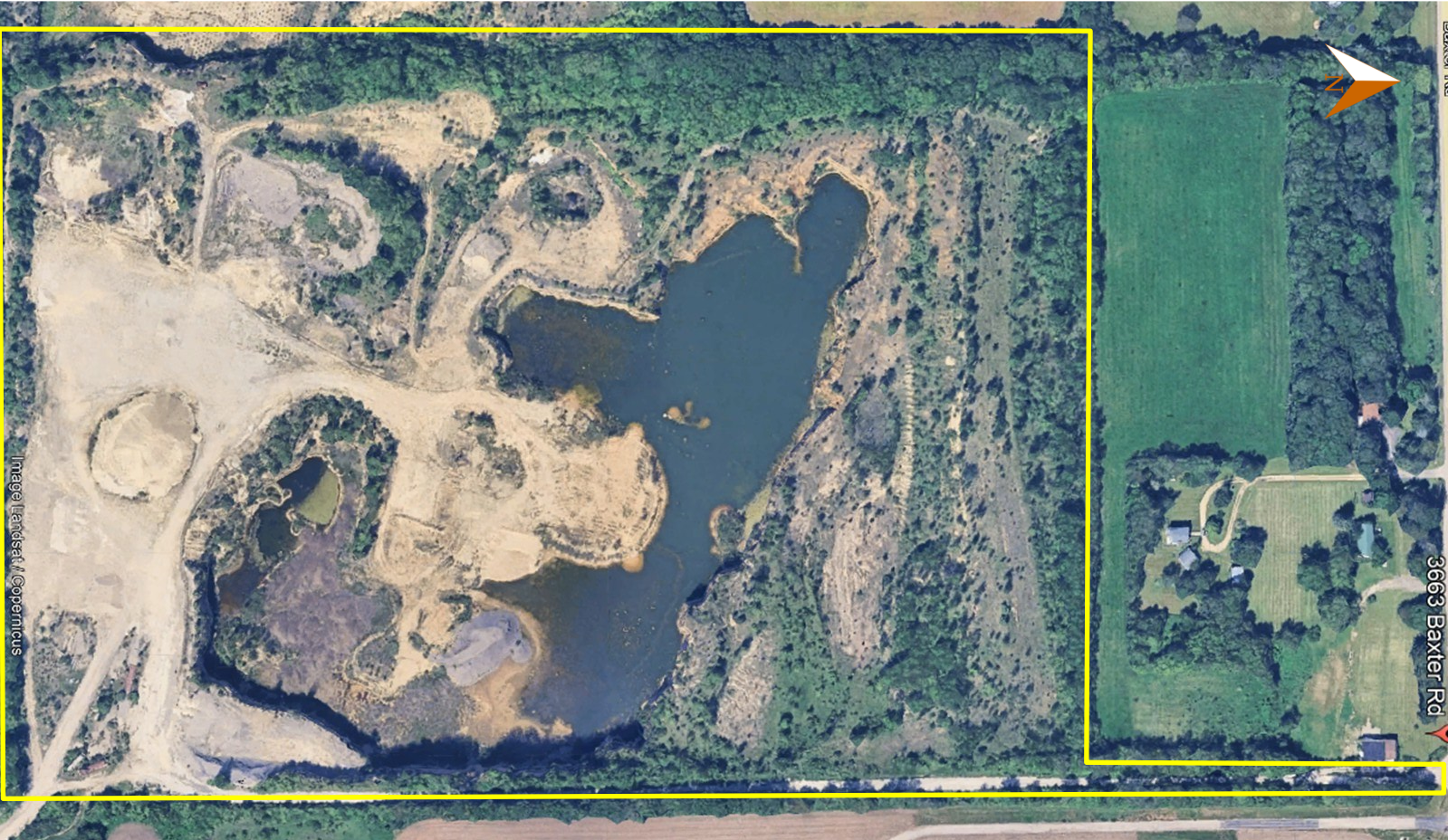
64.26	6.7 million tons	RR-02 - 12,441 tons	3.2 miles
Acreage	Estimated Reserves	Seller Listed Inventory	Distance to US Bypass 20



Rock View Quarry

3645 Baxter Rd, Rockford, IL 61109

61.14	6.5 million tons	CA-02 - 3,200 tons, CA-6 - 4,600 tons, CM-11 - 1,800 tons, CA-16 - 28,500 tons	1 mile
Acreage	Estimated Reserves	Seller Listed Inventory	Distance to I-39



Sandy Hollow CCD

3400 Sandy Hollow Rd, Rockford, IL 61109

57.56	1,000,000 CYs based on 30' deep over the area of the lake.	0.5 miles
Acreage	Estimated Fill Volume	Distance to US Bypass 20



Pierpont CCD

1801 S Pierpont Ave, Rockford, IL 61102

18.20	50,000 CYs based on past topo	0.75 miles
Acreage	Estimated Fill Volume	Distance to US Bypass 20

