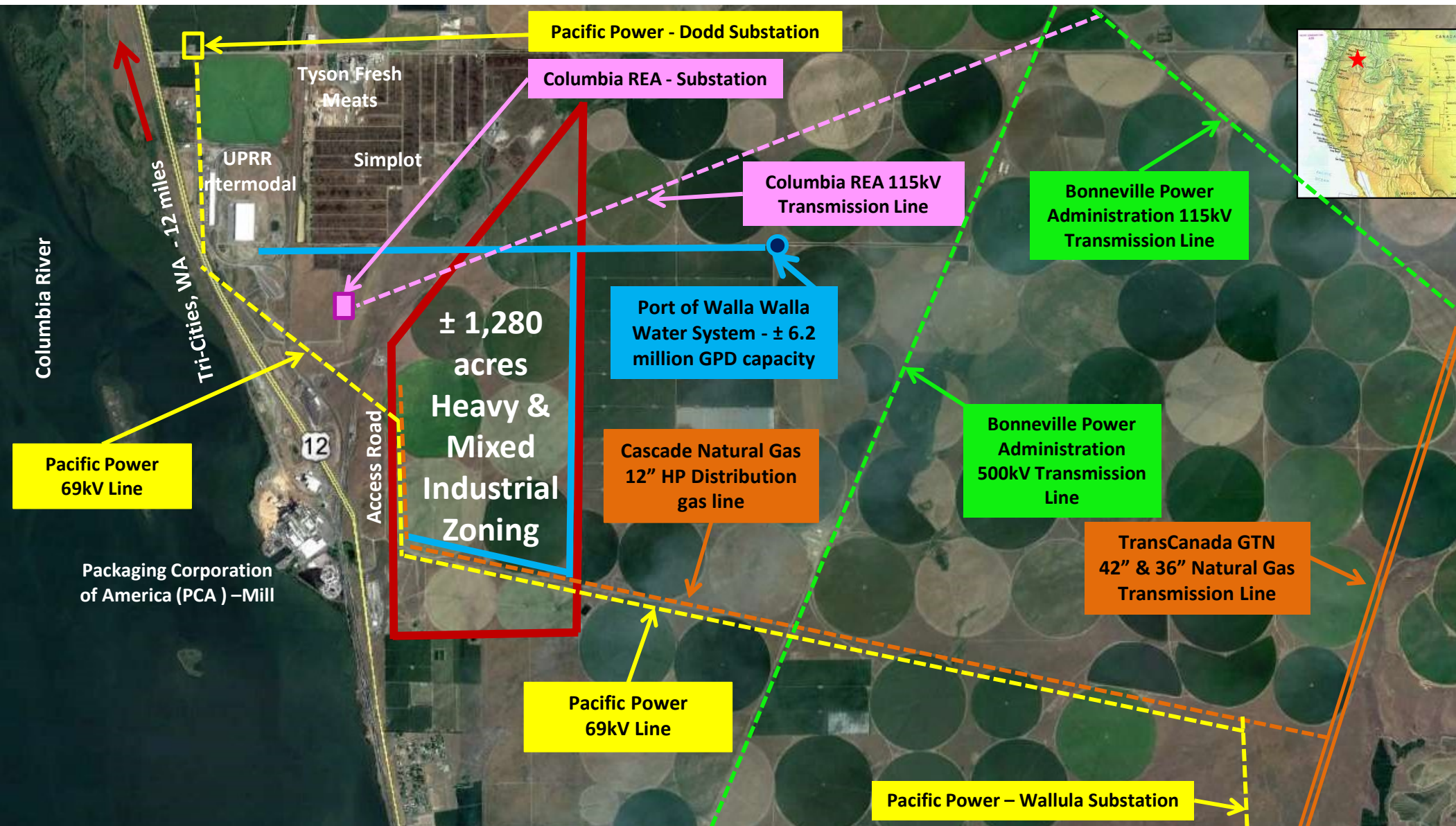


Port of Walla Walla - Wallula Gap Business Park - Overview



- ± 1,280 acre mega site zoned heavy & mixed industrial site adjacent to U.S. Highway 12; adjacent to a dual access rail spur (UPRR & BNSF); 12 miles from the Tri-Cities, WA MSA (300K population); and Interstate I-82 and US-395.
 - 6 million gallon per day municipal potable, process and fire suppression water system.
 - Two (2) low-cost electrical providers.
 - TransCanada GTN 42" & 36" Natural Gas Transmission Line. Cascade Natural Gas 12" high pressure gas line with excess capacity.
 - Formal site due diligence completed including survey maps, utility information, archaeological, geotechnical, biological and environmental reports.
- <http://wgbp.portwallawalla.com>