

REFINED PROPERTIES, LLC

Amoco Refinery Remediated Properties
Salt Creek Heights Business Center & Platte River Commons

Refined Properties, LLC entered into an agreement with the Amoco Reuse Agreement Joint Powers Board on November 24, 2010 to manage the development and leasing of the PRC and SCHBC properties.

- Refined Properties Offices located at 747 East First Street
 - o **Dick Bratton (Manager)**
 - dbratton@mcmurry.net
 - 307.268.7117 (o)
 - 307.262.4930 (m)
 - o **Richie Bratton (Associate)**
 - rjbratton@mcmurry.net
 - 307.268.7146 (o)
 - 307.262.8003 (m)
- 25 year agreement with ARAJPB
- 90+ year lease on all land "sales" – Potential Fee Simple on SCH in near term
 - o Flexible Leasing Options
 - Lump sum payment(s)
 - Annual lease payments
- Platte River Commons – 35 Acres
 - o Commercial Business Use
 - o All utilities on site
- Salt Creek Heights Business Center – 127 Acres
 - o Hospitality and Service, Office and Technology, Light Industrial, Medium Industrial and Large Industrial uses
 - o All utilities on site
- 6% commission to all realtors
- No exclusive representation
- Flexible lot sizes from 1 Acre +
 - o Opportunity to customize a desired space
- Land improvements funded by Refined Properties

Prohibited Uses Entire Site

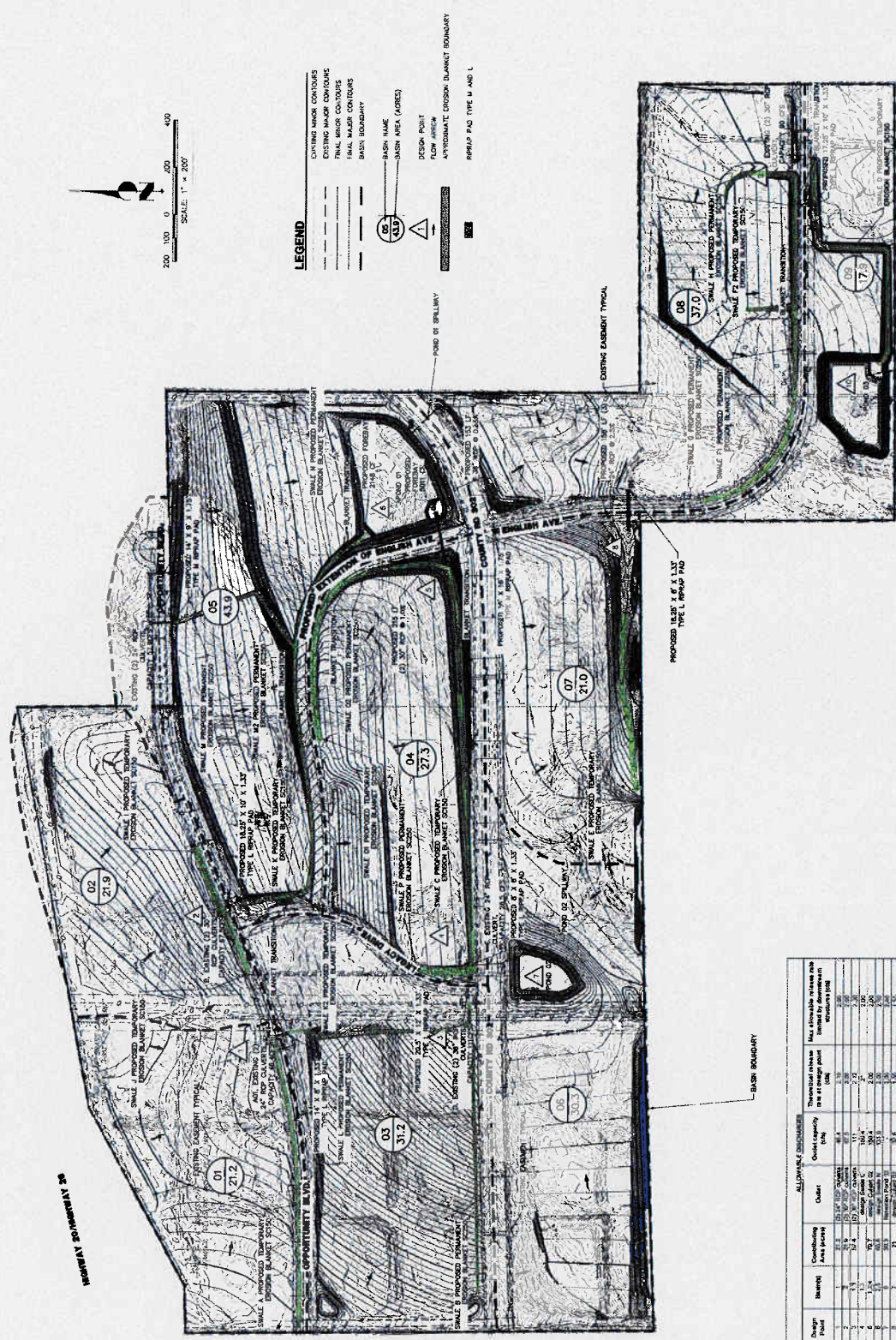
In accordance with the Salt Creek Heights Business Center Design Guidelines the following uses will not be allowed.

- **Any use not contemplated in the Reason Document or the Corrective Measures Implementation, or which interferes with the implementation or completion of the Corrective Measures Implementation.**
- **Any use which could add to any contamination on or under the Leased Premises, or which could delay or increase the cost of investigation, clean up or remediation of any contamination on or under the Leased Premises.**
- **Mining lease**
- **July juvenile detention center**
- **Daycare, child or adult**
- **Hospital, hospital schools**
- **Pharmacy, pharmacies**
- **Zoo, animal shelter, animal treatment or care facility, kennel**
- **Food processing facility**
- **Greenhouse, plant nursery, (except in situations where greenhouses- or nursery cultivated plants are grown in clean soils reported to the site and for which there is no reasonable possibility of root penetration into contaminated soils existing on the land)**
- **Day/ farm, horse boarding**
- **Overnight camp, recreational vehicle park**
- **Adult entertainment establishment**
- **Fishing or swimming, with it understood that this does not prohibit fishing or swimming in the North Platte River**
- **Hunting or trapping**
- **Dry cleaners**
- **Gasoline station, auto repair or service**
- **Chemical manufacturing facility**
- **Landfill**
- **Any use or purpose other than industrial, mixed use commercial, and recreation.**

CHECKED BY	J.P.F.
DESIGNED BY	J.P.F.
DATE	6-7-08
V-SCALE	N/A
H-SCALE	1" = 200'
NO.	REVISION
BY	DATE

J.R. ENGINEERING
 A Business Company
 200 E. Poudre Rd. Ste. 307-2, CO. 80501
 970-696-8888 Fax: 970-696-8881
 jrengineering.com

AMACO REUSE AGREEMENT
 PREPARED FOR
 MR. JEFF HOCKIN, CHAIRMAN
 JOINT POWERS BOARD
 ENGINEERS & ENGINEERS
 ONLY FOR THE PURPOSES
 APPROVES THEIR USE
 CASPER, WYOMING 82604
 AUTHORIZATION.



Design Point	Basin	Contributing Area (Acres)	ALLOWABLE DISCHARGE		Theoretical Discharge (cfs)	Max. Allowable Inflow (cfs)
			Outlet Capacity (cfs)	Outlet Velocity (ft/s)		
1	01	0.15	11.4	1.5	1.5	2.00
2	02	0.25	11.4	1.5	1.5	2.00
3	03	0.45	11.4	1.5	1.5	2.00
4	04	0.75	11.4	1.5	1.5	2.00
5	05	1.20	11.4	1.5	1.5	2.00
6	06	1.80	11.4	1.5	1.5	2.00
7	07	2.50	11.4	1.5	1.5	2.00
8	08	3.50	11.4	1.5	1.5	2.00
9	09	4.50	11.4	1.5	1.5	2.00
10	10	5.50	11.4	1.5	1.5	2.00
11	11	6.50	11.4	1.5	1.5	2.00
12	12	7.50	11.4	1.5	1.5	2.00
13	13	8.50	11.4	1.5	1.5	2.00
14	14	9.50	11.4	1.5	1.5	2.00
15	15	10.50	11.4	1.5	1.5	2.00

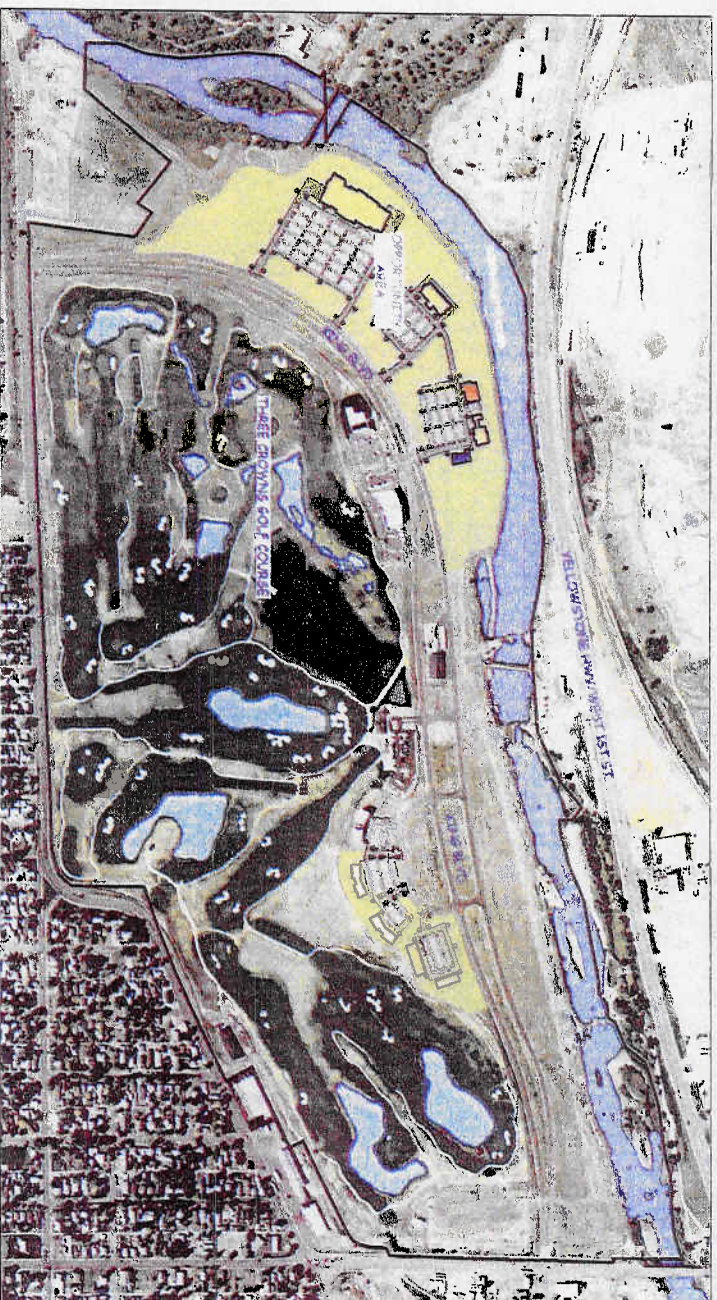
100-year return period based on distribution coefficient of 7 cfs per acre.

PLATTE RIVER COMMONS PUD DEVELOPMENT

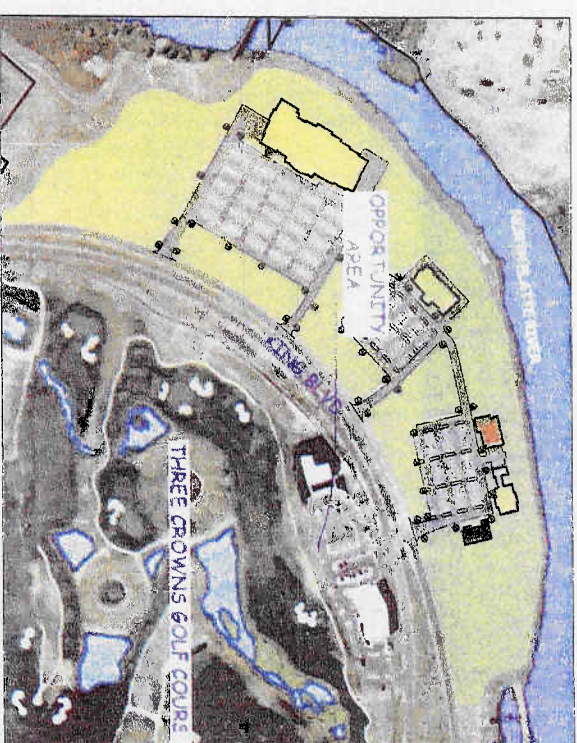
MASTER PLAN

Land Use Breakdown

The Platte River Commons PUD development consists of the existing Three Crowns Golf course & Office Area south along King Blvd. that is currently in the final stages of development, and the Opportunity Area that lies between King Blvd. and the North Platte River. Various uses are permitted in the Opportunity area which could provide a diverse sample of services (both public and private) to the area. All necessary utilities are established and in place to meet the demands of any of the permitted uses.

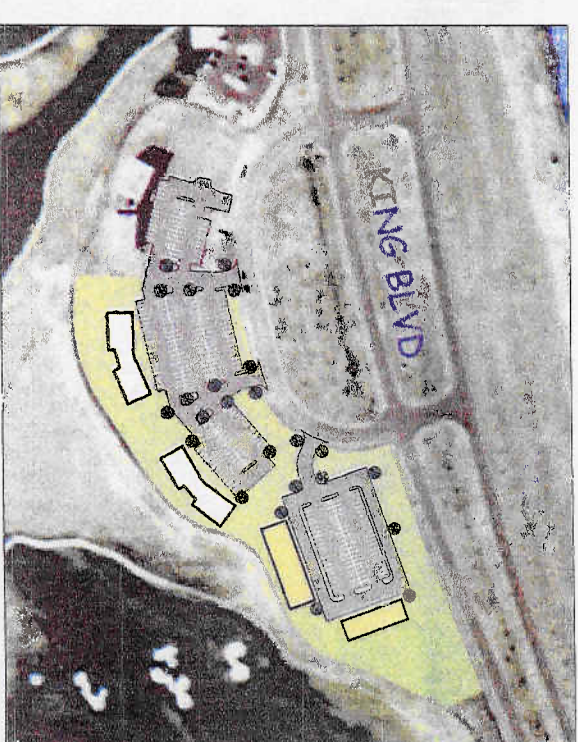


Aerial view looking West



Opportunity Area Permitted Uses

- Amusement Center
- Bank savings and loan or credit union
- Bar and lounge
- Bus terminal
- Business retail; without outdoor storage
- Business, wholesale; with outdoor storage
- Club or lodge
- Convenience store. (Without gasoline facilities)
- Drive-through facility
- Laundromat
- Library
- Liquor store
- Motel/hotel
- Pharmacy
- Place of worship
- Recreational facility, public or private
- Restaurant or cafe
- Specialty or sundry shop
- Theater
- Stadium Complex
- Grass Playgrounds
- Baseball Fields
- Civic Auditorium
- Botanical Gardens



Planned Use for "Office Area"

- Planned office area in final stages of development

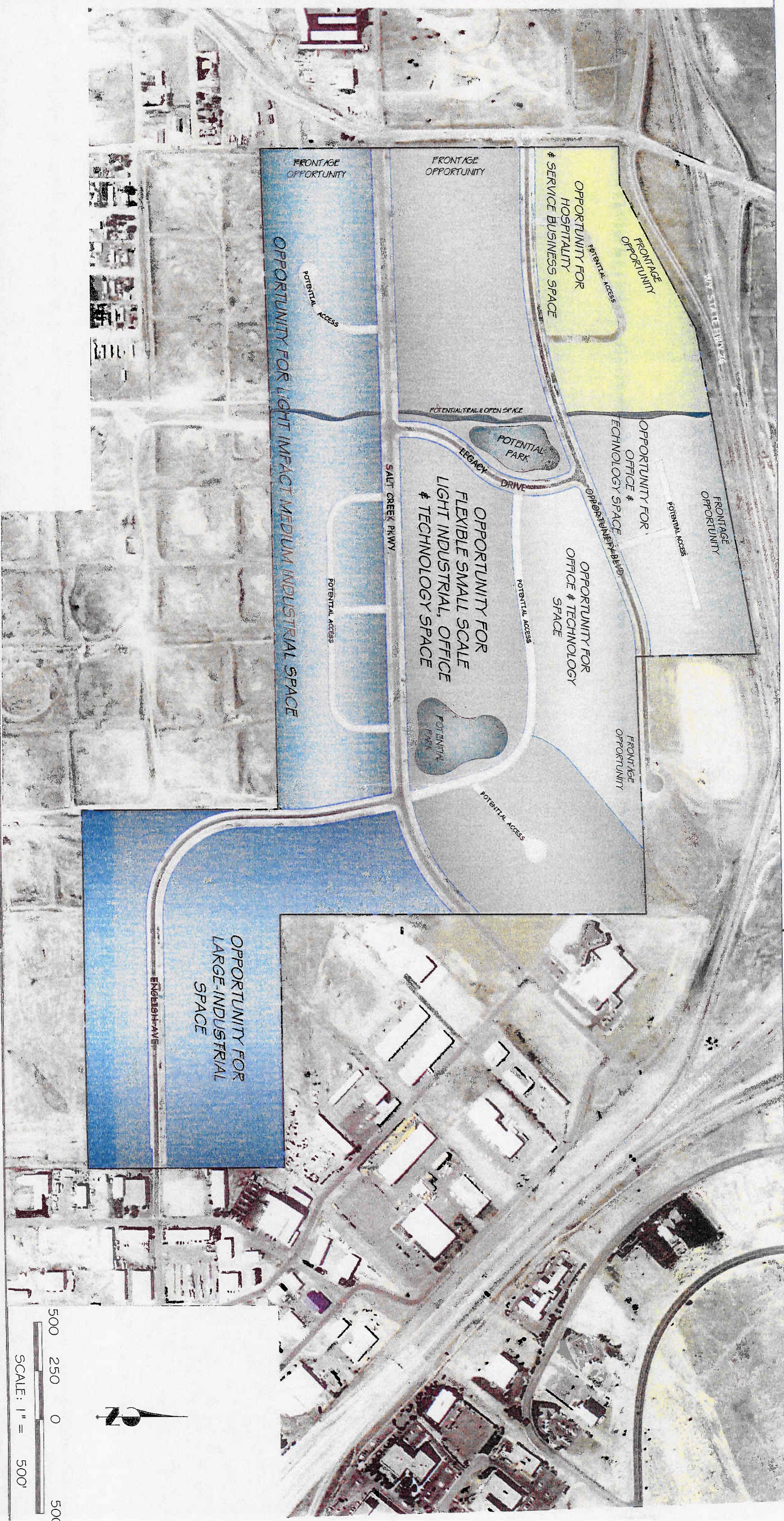


J.R. ENGINEERING
A Western Company

PRC Land Use Pla

SALT CREEK HEIGHTS BUSINESS CENTER

MASTER PLAN



DUE TO ITS CLOSE PROXIMITY TO BOTH THE SALT CREEK HWY. AND WYOMING STATE HWY. 26, AS WELL AS INTERSTATE 25 AND DOWNTOWN CASPER, THE SITE OFFERS UNIQUE OPPORTUNITIES FOR BUSINESSES REQUIRING EXCELLENT ACCESS AND EXPOSURE.



J.R. ENGINEERING
A Mountain Company

2620 East Prospect Road, Suite 190 • Fort Collins, CO 80525
970-491-9888 • Fax 970-491-9984 • www.jrengineering.com

OPPORTUNITIES ANALYSIS



