



KEITH MACHINERY CORP.

34 GEAR AVENUE * LINDENHURST, NY 11757

P: (631)957-1200 * F: (631)957-9264

sales@keithmachinery.com * www.keithmachinery.com

October 7, 2013

KEITH MACHINERY CORP
34 GEAR AVE
LINDENHURST NY 11757

JONES LANG LASALLE
110 MATHESON BOULEVARD W.
SUITE 107
MISSISSAUGA, ON L5R 4G7

Dear Sir,

Please consider this outstanding opportunity to purchase a turnkey solid dose pharmaceutical facility from a leading generic pharmaceutical manufacturer.

Actavis Cobalt Pharmaceuticals Toronto is a state-of-the-art 72,000 SF solid dose pharmaceutical facility. It is for sale well equipped in ready-to-go condition. If you have a manufacturing need for existing products or new products in the pipeline, Actavis Cobalt Pharmaceuticals Toronto can more than meet your needs.

Designed to manufacture/pack 750 million units per year on current product mix; demonstrated output of 689 million units in 2012. In addition to the primary 4.0 acres building lot, a 2.2 acres land lot is included which was planned for a 50,000 SF expansion for capacity expansion from 750 million to 1.5 billion units. The offering includes an option to purchase a free standing single story administrative 10,000 square feet office building ideally located contiguous on 1.037 acres.

Actavis Cobalt Pharmaceuticals Toronto has a stellar GMP and compliance history. From 2001-2012 the facility has passed multiple GMP/PAI and PMRC compliance audits by FDA, Health Canada and ANVISA.

Actavis Cobalt Pharmaceuticals Toronto operated through September 2013 and has consistently been maintained in immaculate condition by dedicated skilled professionals.

This unique offer to purchase the turnkey facility with Real Estate and equipment expires on 1/31/14. Therefore, we encourage interested parties to respond immediately. All perspective purchasers will be considered on a first come first served basis.

The facility is co brokered by Keith Machinery Corp. and Jones Lang LaSalle. We welcome all serious inquiries, and we look forward to hearing from you.

Sincerely,

Keith Machinery Corp.

Kevin Jampolis

Kevin Jampolis

Sincerely,

Jones Lang LaSalle

Frasier Plant

Frasier Plant