

IEDA CERTIFIED SITE 60 ACRES M/L

NORWALK, IOWA



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BACKGROUND INFORMATION



This 60 acre m/l parcel of land is comprised of parcels owned by Ancell Acres, LLC, parcels owned by Daniel and Michelle Knox, and a parcel owned by the City of Norwalk.

On March 10, 2015, the land owners entered into a joint marketing agreement. Through this agreement, Peoples Company has the exclusive right to market the consolidated parcel (hereinafter collectively referred to as the "Ancell Site" or "Site") and the Site is under the control of the cooperating land owners. All land owners have provided letters setting forth their intentions to sell the Site upon coming to terms with a buyer.

On July 13, 2015, the Site was designated and announced as a "Shovel Ready" site by the Iowa Economic Development Authority's (IEDA) Site Certification Program. The program is administered through McCallum Sweeney Consulting, a worldwide focused site selection and consulting firm based in Greenville, South Carolina. The purpose of the program is to certify participating sites as suitable for industrial and data center users, and create "shovel ready" sites. All due diligence requirements for the Site have been

BACKGROUND INFORMATION

finalized, plans and documents are in place for infrastructure improvements, letters of intent for authorizations are in place and applications for permits are complete. Comprehensive documentation for all required elements of Site Certification is in place will be made available upon request.

Through extensive due diligence efforts and discussions with various economic development and industry officials, it appears the Site is an exceptional candidate for a data center or industrial user. Sources have suggested the Site and surrounding parcels have consistently made it to final stages of several site selection processes.

The Warren County Economic Development Corporation (WCEDC) and the City of Norwalk have spearheaded certification efforts for the Site and have made nothing short of major investments of capital and time in the project. Both entities are fully engaged in the effort and have expressed a full and enthusiastic commitment to meeting the needs of an end user. The primary drivers and contacts concerning Site Certification are Hollie Askey, Executive Director of WCEDC; Rachel Gocken, WCEDC's Project Manager for the Site; and Marketa Oliver, City Manager of Norwalk. Special thanks are due for their vision, work and efforts, as well as the efforts of Norwalk's Mayor, Tom Phillips, and Norwalk's City Council for showing unwavering commitment, dedication and enthusiasm to this project. Inquiries to the Warren County Economic Development Corporation may be made to:

Hollie Askey, Executive Director
Warren County Economic Development Corporation
(515) 961-1067
111 North Buxton Street
Indianola, IA 50125
haskey@wcedc.com



SITE RENDERINGS



The above rendering, prepared by engineering firm, McClure Engineering in Clive, Iowa, depicts the Site's ability to accommodate a building of approximately 747,500 square feet.

POWER

CAPACITY:

Currently, the site is served by a 13.2 kV three-phase distribution line on the east side of Highway 28 from the adjacent MidAmerican substation as well as a 7.62kV single phase distribution along the north side of Delaware Street. See below image for location of substation and the following page for location of lines and sizes from MidAmerican.

Today, MidAmerican Energy has 2.5 MW electric capacity available at this location.

PROVIDER:

MidAmerican is a member of the Midwest Independent Transmission System Operator. This provides a number of benefits, including more efficient use of generating assets, easier access to a broader group of entities to enable purchases and sales of energy, and continued high levels of reliability throughout the region.

MidAmerican Energy is Iowa's largest energy company, providing electric service to 732,000 customers and natural gas service to 714,000 customers in Iowa, Illinois, Nebraska and South Dakota. It is headquartered in Des Moines, Iowa. By providing its customers with reliable electric service, stable rates, updated infrastructure and award-winning energy efficiency programs, MidAmerican Energy provides an outstanding environment for business. MidAmerican Energy's EconomicAdvantage professionals are uniquely suited to assist with a variety of research, planning and coordination activities, and stand ready to serve as a resource to business, site selection and economic development professionals.

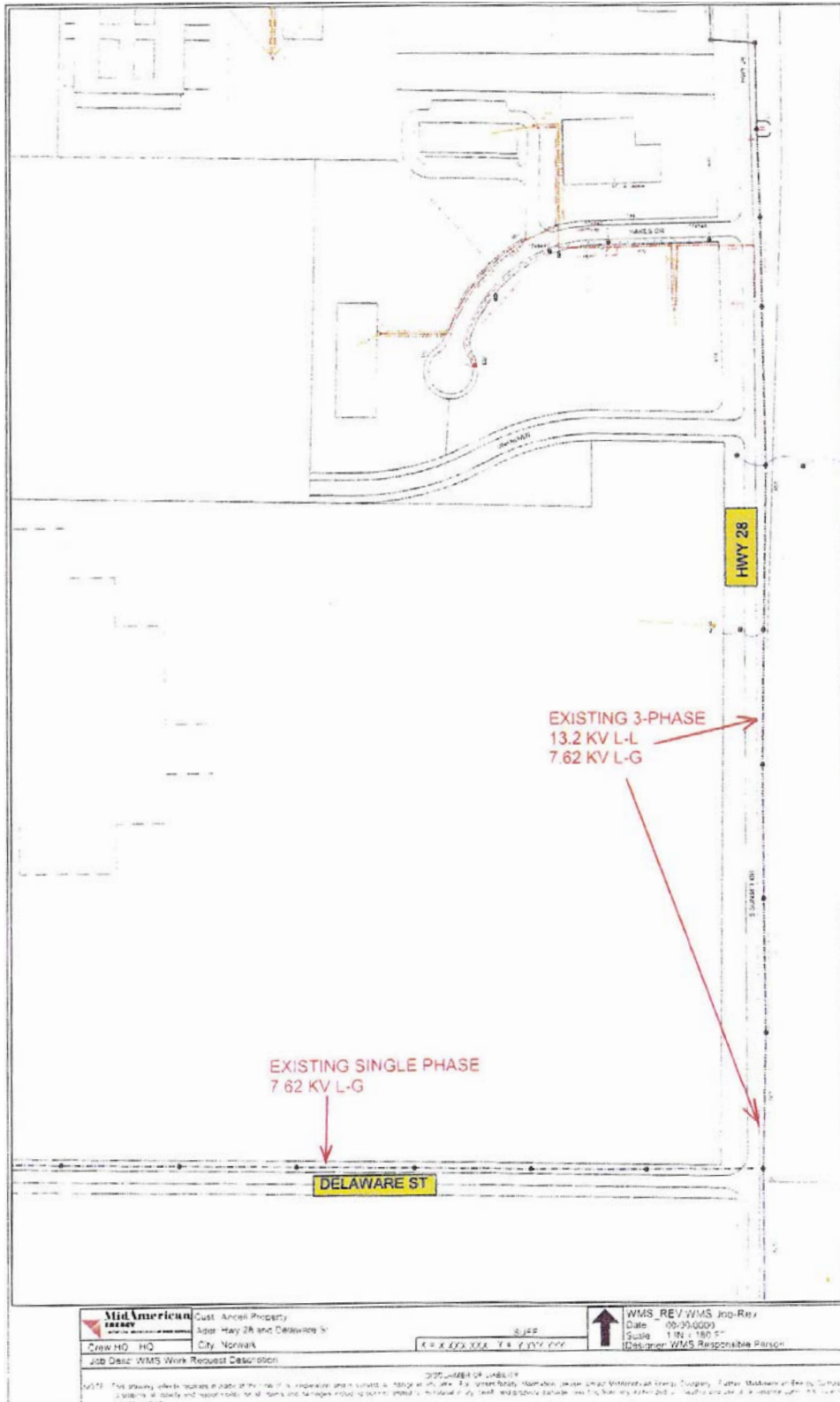
COST:

MidAmerican representatives state that electric rates to industrial customers range from 4¢ to 6¢ per kilowatt hour.



MidAmerican Energy Norwalk Substation

POWER



NATURAL GAS

The City of Norwalk is served by MidAmerican Energy for the natural gas utility. MidAmerican Energy has adequate capacity in the community to serve current and future development including this Site. Their infrastructure exists in the southern portion of the community and can be extended to this Site within the existing public right-of-way. Highway 28 and West North Avenue both have an available right-of-way of 100 feet allowing for adequate area to support this utility. Depending on the need of the user, the needed infrastructure can be designed accordingly.

According to MidAmerican Energy, an 8 psig and 60 psig gas system is located along Highway 28 north of Delaware Street. A new customer with a process natural gas load of 10,000 mcf per month or 14 mcf per hour and 5 psig delivery pressure will require:

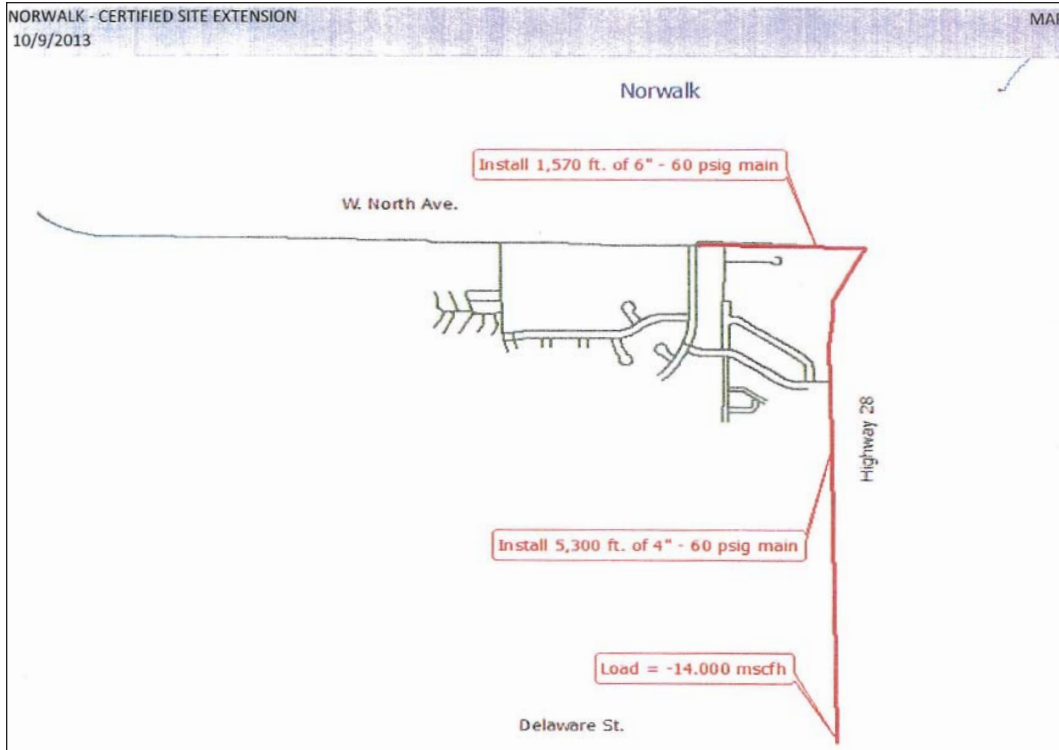
- Installation of approximately 1,570 feet of six-inch main at 60 psig along West North Avenue
- Installation of approximately 5,300 feet (the length which varies depending on the site plan) of four-inch main along Highway 28 at 60 psig
- Site natural gas delivery pressure will be negotiated with the customer not to exceed 30 pounds

A diagram on the following page shows this proposed natural gas extension to the Site.

The high-level, cost estimate to serve this site is \$268,160 based on the information provided. The route for the proposed natural gas extension is assumed to be in public right of way along West North Avenue and Highway 28. Additional frost charges will occur during winter construction. The timeline to serve the project with natural gas is up to 6 months during a non-frost environment from the time a new customer signs all necessary agreements, contracts, transfers of interest in real estate, guarantees, payments and surety.

Disclaimer: The natural gas estimate is based on a new customer load with a 10,000 mcf per month / 14 mcf per hour gas requirement locating at the Ansell site. However, if load is added by an existing customer or a new customer in the area, the example customer's load provided above and/or design plans change or require a different service plan, the provided service option, preliminary cost estimate and schedule will need to be redeveloped.

NATURAL GAS



Proposed Natural Gas Extension to the Site

FIBER NETWORK

CENTURYLINK:

CenturyLink has copper facilities delivered to the Ancell Site today. CenturyLink can currently provide DS-1 or POTS service to this location in addition to DSL Services.

A possible fiber route which could be built ranges from 1.0 to 1.5 miles depending on endpoint location. Costs to build would be dependent on level of services requested (Minimum 10Mb Ethernet Circuit required.) CenturyLink can provide detailed cost estimate for a specific client upon request.

There are no known right of way issues with the potential fiber route.

CenturyLink products available include but are not limited to:

- | | | |
|------------------------------|------------|----------------------------|
| • Voice - analog and digital | • SIP | • Ethernet |
| • Internet | • MPLS | • Cloud - Managed Voice |
| • DWDM | • HD Video | • Cloud - Managed Hosting |
| • Long Distance | • Security | • Cloud - SaaS, IaaS, PaaS |

CenturyLink has the ability to provide services ranging from 56K to 100Gb within our service area. We are happy to discuss potential needs and requirements around data, voice, video and hosting solutions as soon as needed to help you develop a complete and comprehensive network solution for a potential client.

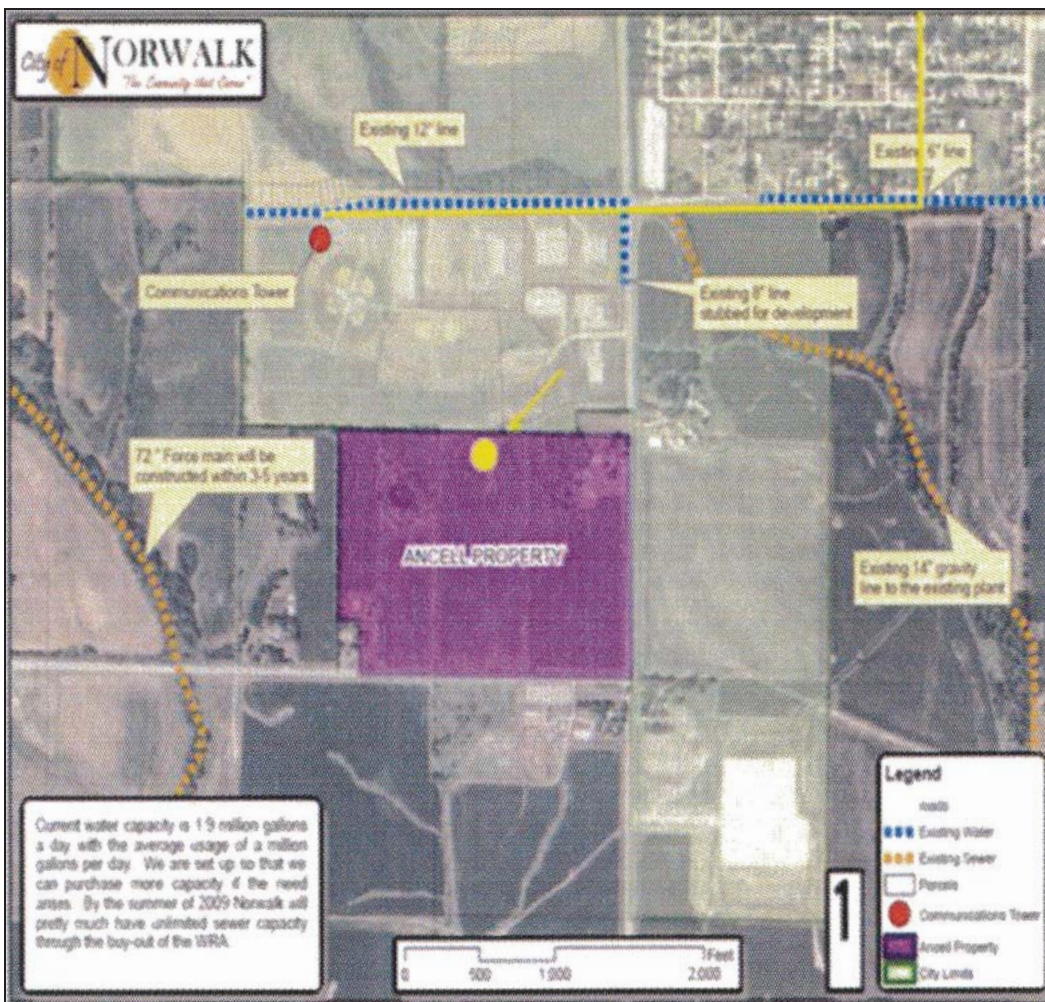


FIBER NETWORK

MEDIACOM:

Mediacom Business Services also has available fiber network in the immediate area as well as coaxial services. With two different delivery options, Mediacom would be able to provide all of their services including but not limited to:

- Video / TV Services
- Telecommunications
 - a. Analog
 - b. PRI
 - c. Hosted PBX / Managed Voice
 - d. SIP Trunking
- Data and Internet
 - a. Symmetrical and asymmetrical internet services up to 1 Gigabyte / Second
 - b. Multi-point connectivity up to 1 Gigabyte / Second



UTILITIES AND INFRASTRUCTURE

WATER AVAILABILITY:

The City of Norwalk is the water service provider for the Site. The City of Norwalk has capacity to serve the Site with a minimum of 250,000 gallons per day. Currently, the City's average daily usage is 650,000 gallons per day, and the City has purchase capacity up to 1,950,000 gallons per day. The City's current capacity exceeds the 250,000 gallons per day required for the Site.

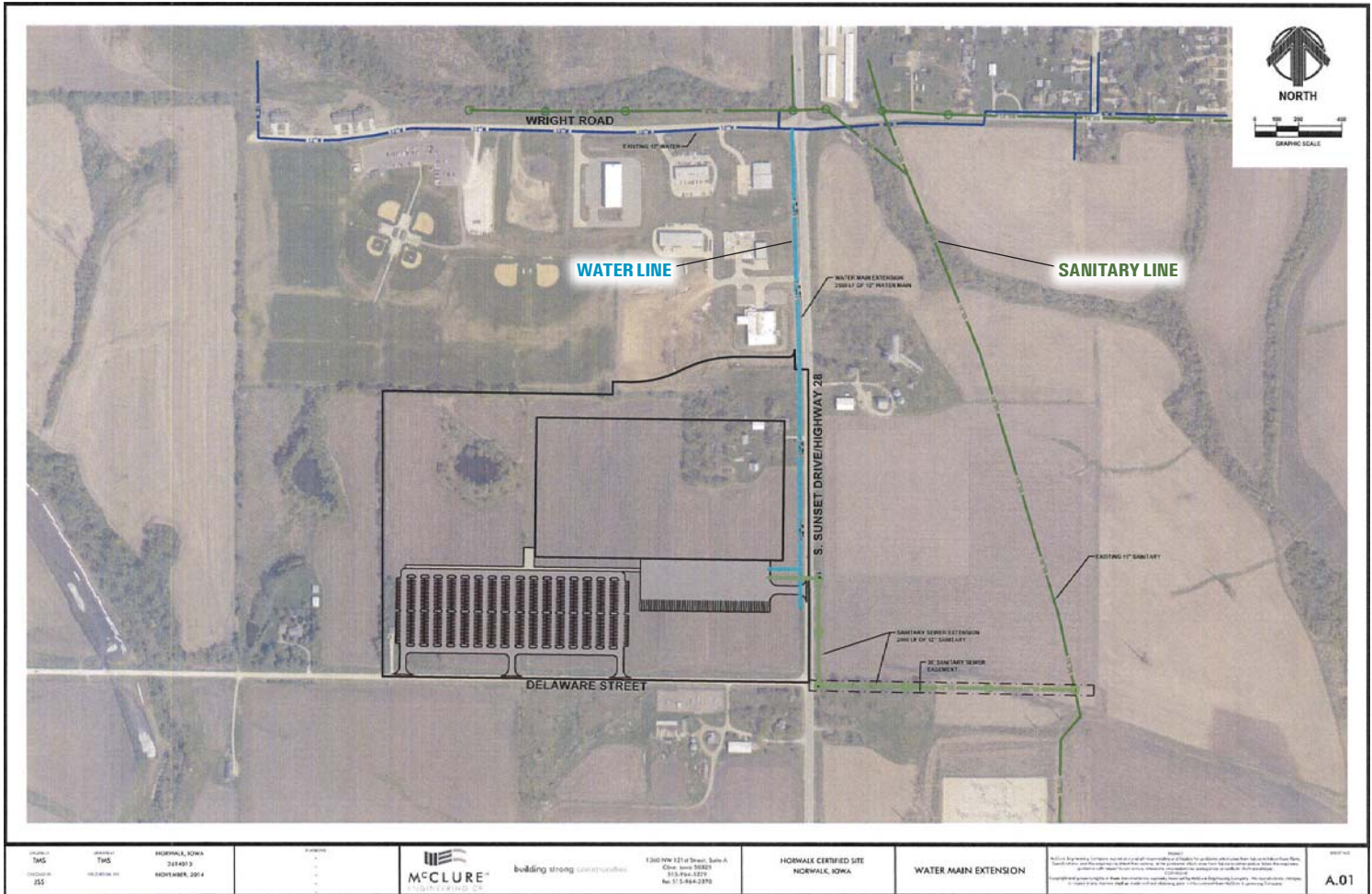
The static and residual pressure in the vicinity of the Site is within acceptable norms for industrial sites.

The Site requires the extension of a 12 inch water main for approximately 2,500 feet. The extension will be within existing road right-of-way.

The cost of the extension is approximately \$334,495 and could be accomplished within 6 months.

The extension of this utility would be accomplished through the use of tax increment financing (TIF). Initially, the City may need to issue a short-term loan from a local bank, which is a fairly common occurrence for utility extension, with the loan being paid off by TIF funds.

UTILITIES AND INFRASTRUCTURE



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UTILITIES AND INFRASTRUCTURE

WASTEWATER SYSTEM CAPACITY:

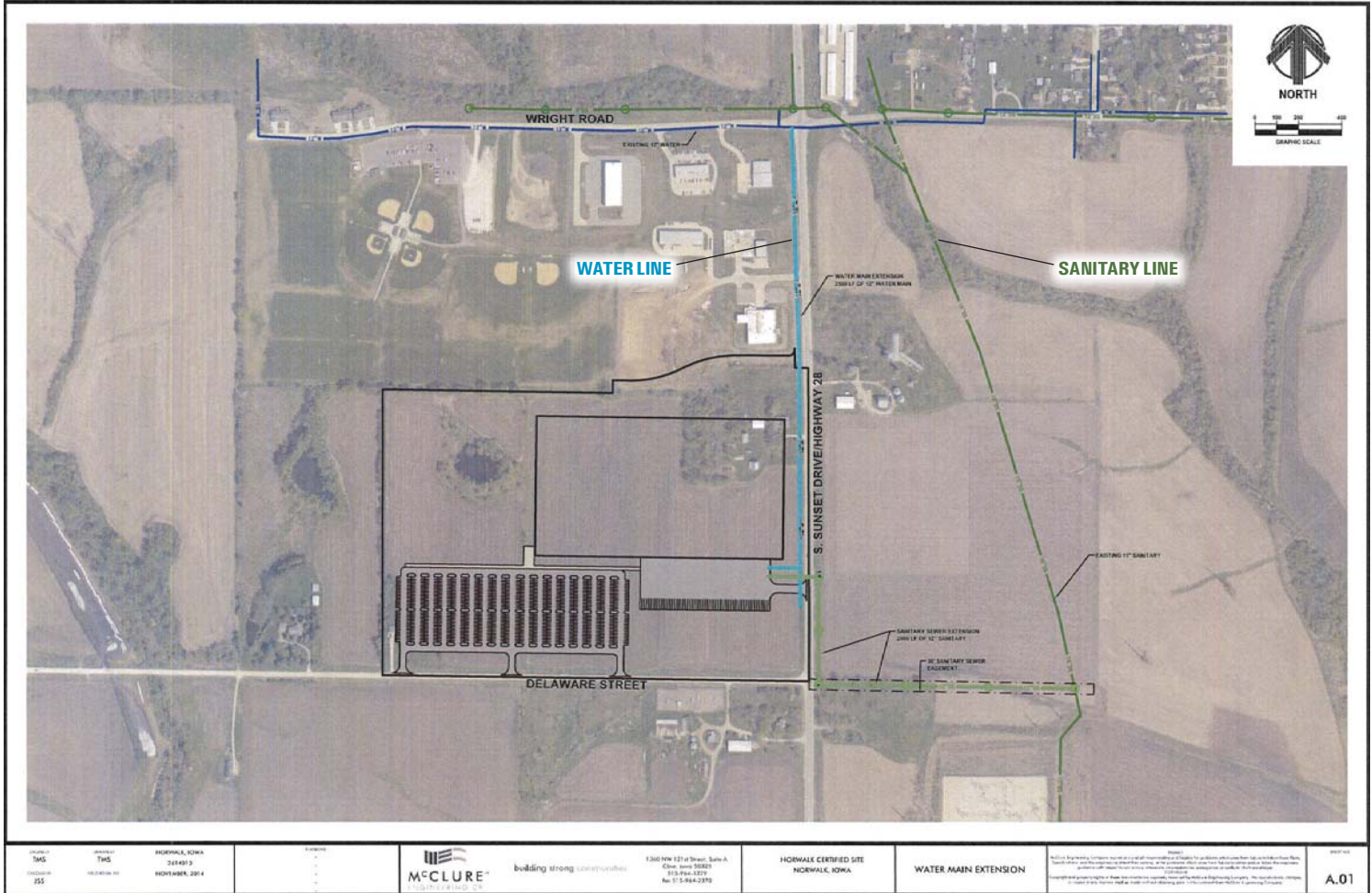
The City of Norwalk is the sanitary sewer provider for the proposed site. The City of Norwalk has the capacity to serve the site with a minimum of 250,000 gallons per day. The Des Moines Metropolitan Wastewater Reclamation Authority (WRA) is the treatment provider for the City of Norwalk and has the permitted capacity required to provide treatment for 250,000 gallons per day. The average level of flow is 58.47 million gallons per day with a maximum of 94.82 million gallons per day. Under maximum conditions, the treatment plant would have 37.18 million gallons per day in excess capacity.

The site requires the extension of a 12" sewer main to the site for approximately 2,000 feet. The extension will be within the existing street right-of-way. Because the sewer main would be brand new, it will be sized appropriately for the user of the site and connected to an existing 15" WRA sewer trunk which has more than adequate capacity to receive waste from this site.

The cost of the extension is approximately \$324,520 and could be accomplished within 6 months.

The extension of this utility would be accomplished through the use of tax increment financing (TIF). Initially, the City may need to issue a short term loan from a local bank, which is a fairly common occurrence for utility extension, with the loan paid off by TIF funds.

UTILITIES AND INFRASTRUCTURE



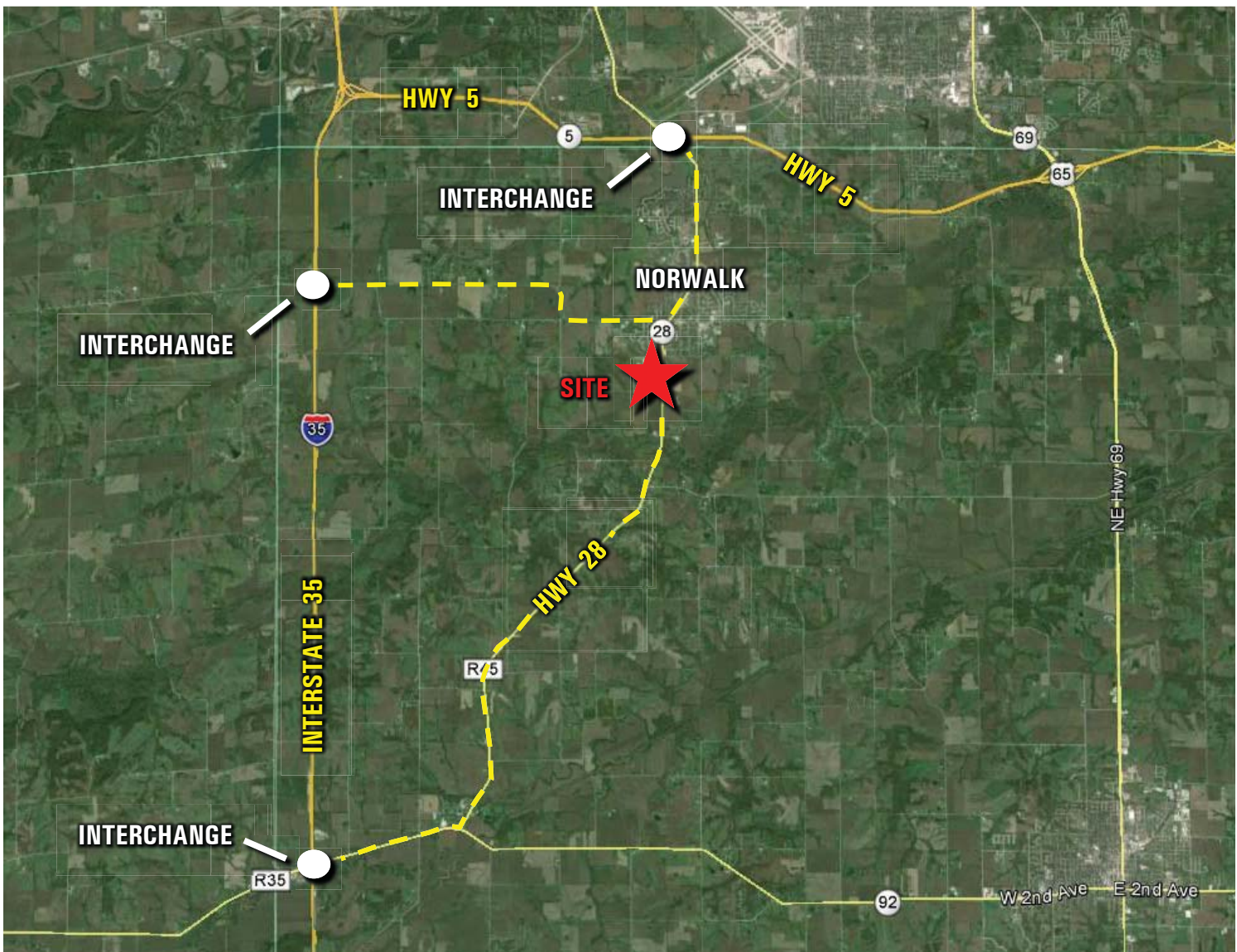
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UTILITIES AND INFRASTRUCTURE

INGRESS / EGRESS ROUTES:

Ingress and egress along the east side of the Site is provided by Iowa Highway 28 which runs north through the City of Norwalk to Iowa Highway 5 Bypass and south to Iowa Highway 92. From Iowa Highway 28, just north of the Site, it is possible to connect to Interstate 35 via traveling west on Warren County Road G14. In addition, ingress and egress along the south side of the Site is provided by Delaware Street which runs west and eventually turns north to also connect with Warren County Road G14.

At the present time, all of the roads have relatively modest traffic volume with no identified congestion or safety concerns based on current and anticipated use. The roads in the area have traffic volumes ranging from 4,700 vehicles per day to 200 vehicles per day (Iowa Department of Transportation 2012).



SITE STUDIES AND REPORTS

BOUNDARY SURVEYS AND TOPOGRAPHY MAPS:

Boundary surveys and topography maps have been completed and can be found in Exhibit "B."

ENVIRONMENTAL:

On July 25, 2014, a Phase I Environmental Site Assessment (ESA) report was submitted for the Site by Impact7G, Inc. in Johnston, Iowa. The Executive Summary highlights of the Phase I ESA are as follows:

- No Recognized Environmental Conditions (RECs) were identified for the Site.
- No Controlled Recognized Environmental Conditions (CRECs) were identified for the Site.
- No Historical Recognized Environmental Conditions (HRECs) were identified for the Site.
- No De Minimis Conditions were identified for the Site.
- Non-Scope ASTM Considerations - Based on the construction dates (circa 1935 and 1976) of the buildings / structures on the Site, the following items may be considered:
 - a. Asbestos Containing Materials
 - b. Lead-Based Paint
 - c. Radon
- Based on data gathered during this Phase I ESA, Impact7G believes no further investigations is warranted for the Site at this time.

Copies of the completed Phase I ESA are available upon request.

GEOTECHNICAL:

On June 11, 2014, Allender Butzke Engineers Inc. (ABE) conducted a Preliminary Geotechnical Exploration for the Site consisting of four borings to depths of 20 to 50 feet below existing grades. These borings were conducted to examine the suitability and support capability of the existing soils.

The Site is located within a geomorphic region known as the "Southern Iowa Drift Plain". Soil stratigraphy generally consists of loess underlain by Pre-Illinoian glacial till. The loess is an eolian "wind-blown" deposit derived from flood plain sediments associated with major glacial meltwater streams and tends to have relatively uniform silt and clay particle sizes. The upper weathered portion of the underlying Pre-Illinoian glacial till, referred to as paleosol, is typically a high clay content soil. The less weathered portions of the deeper Pre-Illinoian glacial till consist of a more homogeneous mixture of sand, silt, and clay.

Based on their findings, it is ABE's opinion that the Site can be developed for the intended industrial use.

Copies of the completed Geotechnical Exploration and maps are available upon request.

SITE STUDIES AND REPORTS

CULTURAL RESOURCES:

Archaeological Survey:

In July 2014, a Phase I Archaeological Survey was performed on the Site by Wapsi Valley Archaeology, Inc. in Ames and Anamosa, Iowa. The Executive Summary of the Phase I Survey found:

- No portions of the current Site have been previously surveyed.
- No archaeological sites were previously recorded within the Site.
- Standing structures are depicted on historic plat maps and atlases in the vicinity of the Site.
- No archaeological sites were identified on the Site.
- No archaeological resources currently listed or eligible for listing on the National Register of Historic Places will be affected by the proposed undertaking on the Site.
- Wapsi Valley Archaeology recommends that no additional archaeological investigations are necessary on the Site.

Architectural History:

In July 2014, a Reconnaissance Level Architectural History report was submitted for the Site by Wapsi Valley Archaeology, Inc. in Ames and Anamosa, Iowa. The Executive Summary of the report found:

- None of the buildings or structures on the Site or within the specified quarter-mile buffer zone surrounding the Site are architecturally significant, historically significant, or eligible for the National Register of Historic Places.
- The buildings and structures do not retain good integrity to their original period of construction, and they lack any unique architectural features.
- None of the resources on the Site or in the buffer zone can be associated with any significant historical person or event.
- Wapsi Valley Archaeology, Inc. recommends no further architectural history investigations for the Site.

Copies of the completed Archaeological Survey and Architectural History are available upon request.

SITE STUDIES AND REPORTS

WETLANDS AND ENDANGERED SPECIES:

Wetlands:

On July 25, 2014, a Wetlands Investigation Report was submitted for the Site by Impact7G, Inc. in Johnston, Iowa. During the months of May and June 2014, Impact7G identified areas of jurisdictional wetlands within the Site. Based on this investigation, below is a summary findings and actions:

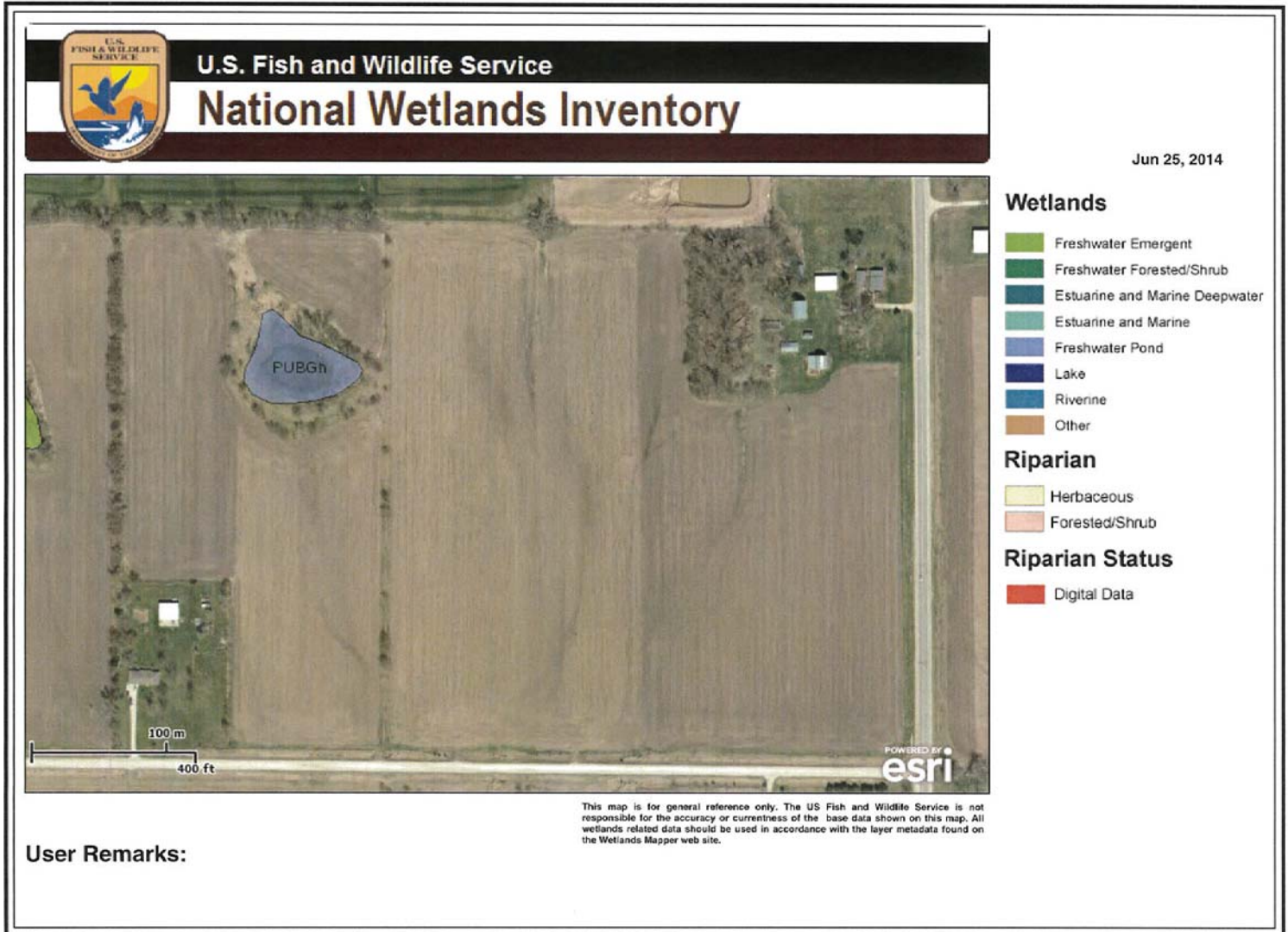
- One (1) area of jurisdictional wetlands (totaling approximately 0.45 acres) was identified within the Site. See map on following page.
- Authorization, verification, and final approval from the US Army Corps of Engineers (Corps) is considered warranted if there are to be potential impacts to wetlands.

Endangered Species:

On June 25, 2014, an Informal Biological Assessment was performed on the Site by Impact7G, Inc. in Johnston, Iowa, under the guidance of the US Fish and Wildlife Service. Impact7G reviewed the Warren County List (Indiana Bat, Northern Long-Eared Bat, Prairie Bush Clover, Western Prairie Fringed Orchid, and Mead's Milkweed) for occurrence of endangered, threatened, and candidate species and designated critical habitat in Iowa and conducted site reconnaissance. A survey for potential habitat for the above species was performed within the Site and no listed species were found. Based on the investigation, Impact7G believes the Site is not likely to adversely affect the Indiana Bat and Northern Long-Eared Bat, and anticipate the Site will have no effect on Prairie Bush Clover, Western Prairie Fringed Orchid, or Mead's Milkweed.

Copies of the completed Wetlands Investigation Report and Informal Biological Assessment are available upon request.

SITE STUDIES AND REPORTS

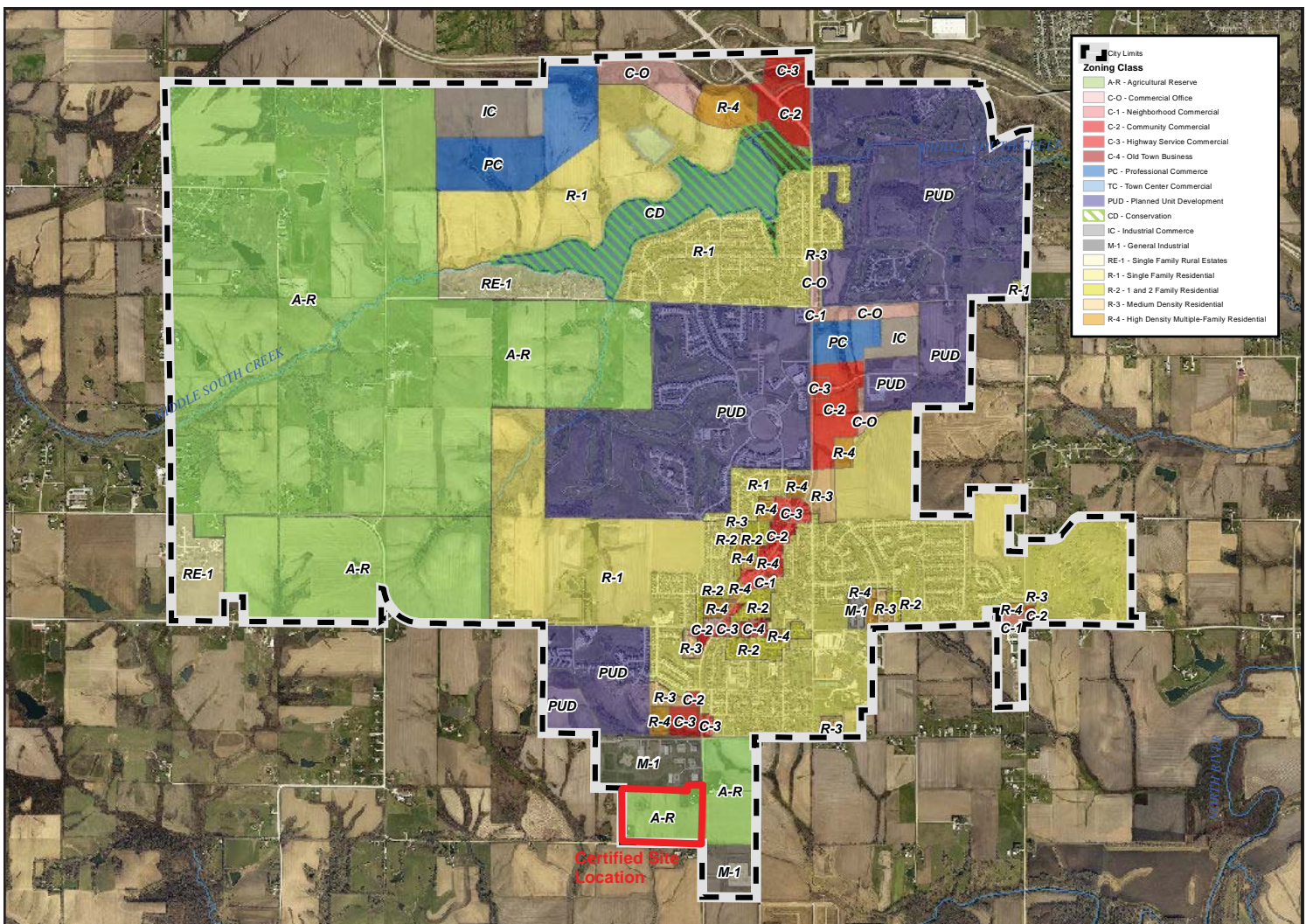


ZONING

ZONING:

The Site has been annexed into the incorporated city limits of the City of Norwalk. The Site is currently zoned A-R Agricultural, but has been identified for Commercial / Industrial Flex zoning in the City of Norwalk's Comprehensive Plan. All parcels adjoining the Site are zoned either Agricultural or M-1 General Industrial District.

Zoning definitions, regulations, and restrictions, as well as copies of various Land Use maps are available upon request. A current zoning map follows:



LOCATION

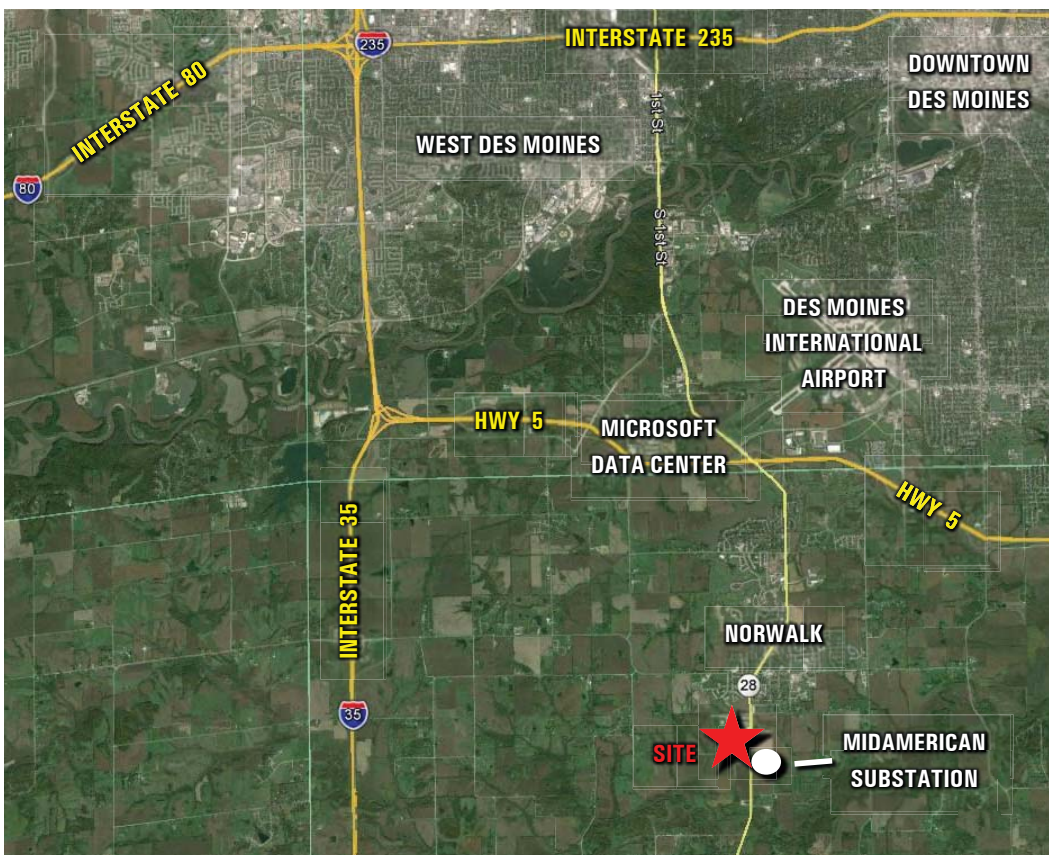
REGIONAL PLANNING STATISTICAL REPORTS AND ANALYSIS:

In 2010, Des Moines Metro area leaders undertook regional strategic planning initiatives to form a vision for moving the region forward over the next several decades and how to best ensure its long-term health and vitality. The result of the initiatives is the "Tomorrow Plan." The Tomorrow Plan is a regional planning effort focused on the sustainable development of Greater Des Moines. It involves residents and local leaders in identifying visions and aspirations for the region, exploring potential scenarios for its future, and setting a preferred direction for sustainable future development. As a result of this process, comprehensive Economic and State of the Region reports were recently completed and may be viewed at the following link:

<http://www.thetomorrowplan.com/resource-library/reports/>

SITE LOCATION GENERALLY:

- Centrally located to all major United States cities
- Diagonally adjacent to the MidAmerican Energy substation south of Norwalk, Iowa
- Southern portion of Norwalk, Iowa; within city limits
- 8.5 miles to the heart from the heart of West Des Moines, Iowa
- 6.1 miles from Interstate 35
- 3.8 miles from Highway 5 Bypass
- 5.3 miles from the new Microsoft Data Center along the Highway 5 Bypass
- 7.3 miles from the Des Moines International Airport



LOCATION

RECENT RATINGS AND RANKINGS FOR IOWA AND DES MOINES:

#1 "Wealthiest City in America" - *TODAY Show*, 2014
#1 "Best Medium-Sized Metro Area for Homeownership" - Nerdwallet, 2014
#5 "Best US States for Young Adults" - MoneyRates, 2013
#15 "America's Most Productive Metros" - The Atlantic Cities, 2013
"Three Best Cities to Start a Business" - *Forbes*, 2013
#12 "Best States for Business" - *Forbes*, 2013
#1 "Best Places for Business and Careers" - *Forbes*, 2013
#2 "Strongest Local Economy" - *Policom*, 2013
#3 "Top 15 U.S. Cities' Emerging Downtowns" - *Forbes*, 2013
#1 "Best Midwest Cities for Young Adults" - *The Business Journals*, 2013
#2 "Best Cities to Start a Business" - The Street, 2013
#6 "Cities Where Startups Are Thriving" - CNN Money, 2012
#6 "Best Cities to Grow Old In" - MSN Money, 2012
#1 "Best Cities for Families" - *Kiplinger*, 2012
#4 "Best Places for Business and Careers" - *Forbes*, 2012
#2 "Best Cities for Jobs this Summer" - *Forbes*, 2012
#10 "Most Educated Young Workforce" - *The Business Journals*, 2012
#2 for "Best Cities for Jobs" - *Forbes*, 2012
Downtown Des Moines Farmers' Market "One of America's Best" - *Country Living*, 2012
#1 "Best Cities for Young Professionals" - *Forbes*, 2011
#1 "Richest Metro in the Nation" - *US News & World Report*, 2011
#1 "Cities in the US for Home Renters" - *Time*, 2011
#9 "Best State for Business" - CNBC, 2011
#3 "Best Cities for Business" - *MarketWatch*, 2011
#7 "Best Cities for the Next Decade" - *Kiplinger*, 2010

LOCATION

LOGISTICS:

The Site is located approximately 7.3 miles from the Des Moines International Airport (DSM). Street traffic from the airport flows normally at all times with a travel time between DSM and the Site taking approximately 00 minutes. DSM, located just three miles from the business district, serves the Greater Des Moines Metropolitan Area and all of Central Iowa. DSM offers passenger service to major hubs around the country with an effective balance of commercial airlines that provide multiple daily flights. Those flights bring many choices to Central Iowans and carry approximately 2 million passengers annually. That places the Des Moines International Airport in the top 100 most active commercial airports in the nation. Passenger carriers include AirTran, Allegiant, American Eagle, Delta, Frontier, Southwest, United and US Airways Express. Charter carriers include Elliot Aviation and Signature Flight Support. Due to its location at the crossroads of America, DSM also has a strong presence of air cargo carriers, including Air Net, UPS and FedEx. The Airport terminal is open 24 hours each day.

LOCAL WORKFORCE:

Greater Des Moines is a major insurance and financial services center. The labor market is ranked in the top 20 metropolitan areas for software-related employment on a per capita basis. In addition, IT salaries are four percent below the national average and 30 percent below coastal cities. *The Greater Des Moines Partnership*

In the study finding that Des Moines is one of the top 10 cities to build a data center facility, The Boyd Company, Inc. partially based its findings on the fact that Des Moines has a local workforce with data security skills, including people trained at universities recognized as National Centers of Academic Excellence in Information Assurance Education, which are certified by the National Security Agency. *Information Week*

Greater Des Moines is home to over ten institutions of higher education, including four-year colleges such as Drake University and Grand View University, to graduate-level institutions such as Des Moines University and two-year professional schools such as Des Moines Area Community College. Just 20 minutes to the North, Iowa State University in Ames enrolls 20,000 undergraduates and an additional 10,000 graduate and professional students. The University of Iowa (21,500 undergraduates / 9,300 graduate and professional students) and the University of Northern Iowa (11,000 undergraduates / 1,800 graduate students) are located within approximately two hours from Des Moines.

The Greater Des Moines area has a well educated workforce. More than 90 percent of the Des Moines Metro area population has a high school degree. By 2009, approximately 35 percent of the population had a college degree. In the Metro's fastest growing communities of Clive, Waukee, Johnston, West Des Moines and Urbandale, over 45 percent of residents have bachelor's level or higher degrees. *The Tomorrow Plan Economic and State of the Region Reports*

Greater Des Moines has a productive workforce. In 2010, Des Moines's Gross Domestic Product (GDP) approximated \$133,000 per worker, compared with \$85,000 for the State of Iowa and \$94,000 nationally. Worker productivity in Des Moines exceeds the GDP per worker in Chicago, Kansas City, Minneapolis, and Omaha, each ranging from \$100,000 to \$108,000. *The Tomorrow Plan State of the Region Report*

CITY OF NORWALK FINANCIAL INCENTIVE PROGRAMS

The City of Norwalk has adopted tax increment financing districts, which they have utilized to put in place public infrastructure and to incentivize developers.

Tax Increment Financing (TIF) / Tax Rebate:

Tax increment financing is a flexible tool enabling communities to use property tax dollars generated from a new development to assist the developer. Depending on the needs of businesses, the TIF program can provide funds for several purposes. The following are ways TIF funds could be used to assist a user:

- Extend utilities
- Street improvements
- Provide local match for state programs
- Construction or equipment costs
- Acquisition of property
- As a grant, loan, or interest buy down

Incentive programs can be negotiated with the City of Norwalk on a project by project basis. More information about incentive programs is available upon request.

LOCAL GOVERNANCE AND ECONOMIC DEVELOPMENT

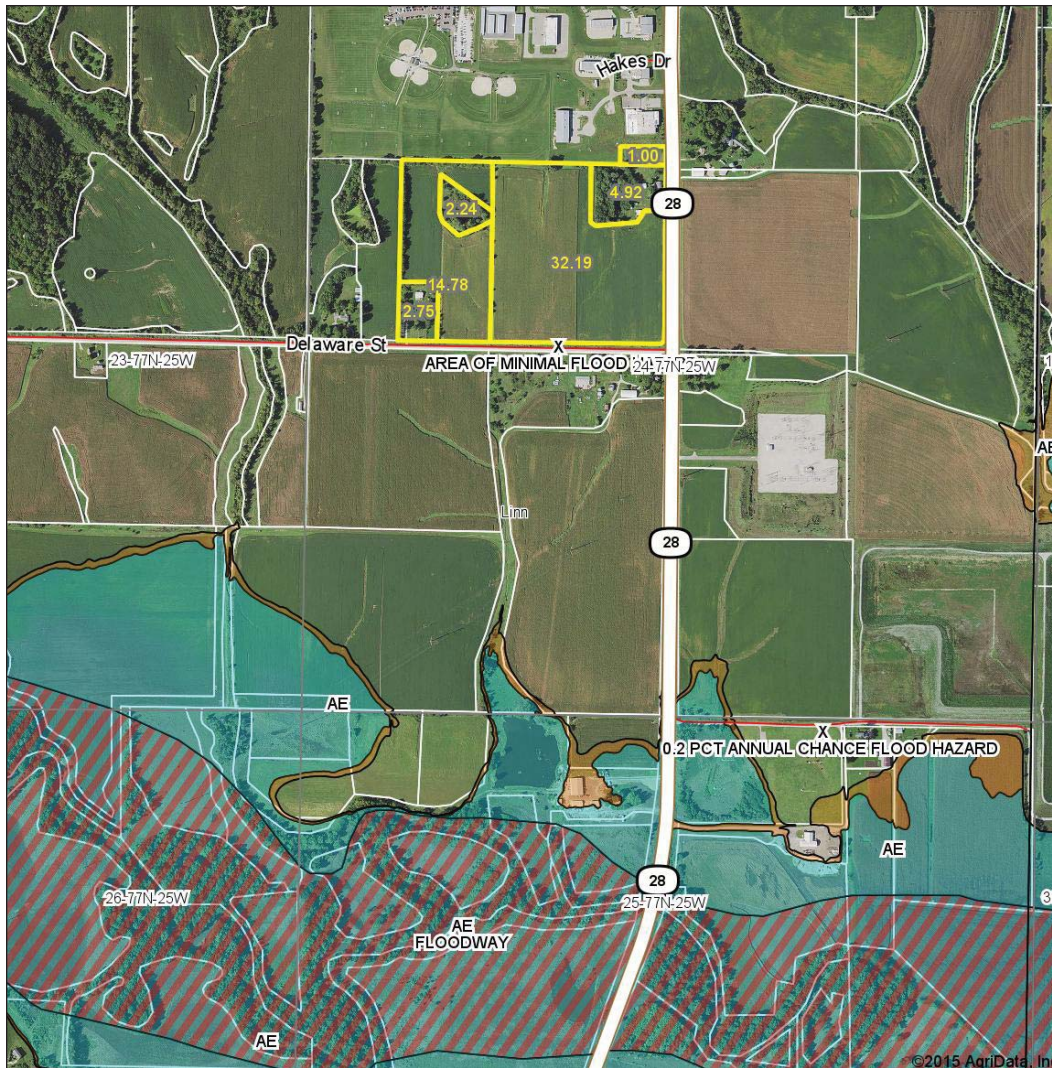
Local governance is the City of Norwalk, a mayor council government. The city website is located at <http://www.norwalk.iowa.gov>.

The City of Norwalk has the strong support of the Warren County Economic Development Corporation, the Greater Des Moines Partnership, and the Iowa Economic Development Authority. WCEDC is led by its Executive Director, Hollie Askey; Stacie LoVan represents the Greater Des Moines Partnership, and Debbie Durham represents the IEDA. All participants bring a high level of professionalism and broad range of experience to their positions.

NATURAL PHENOMENA AND RISKS

FLOODPLAIN:

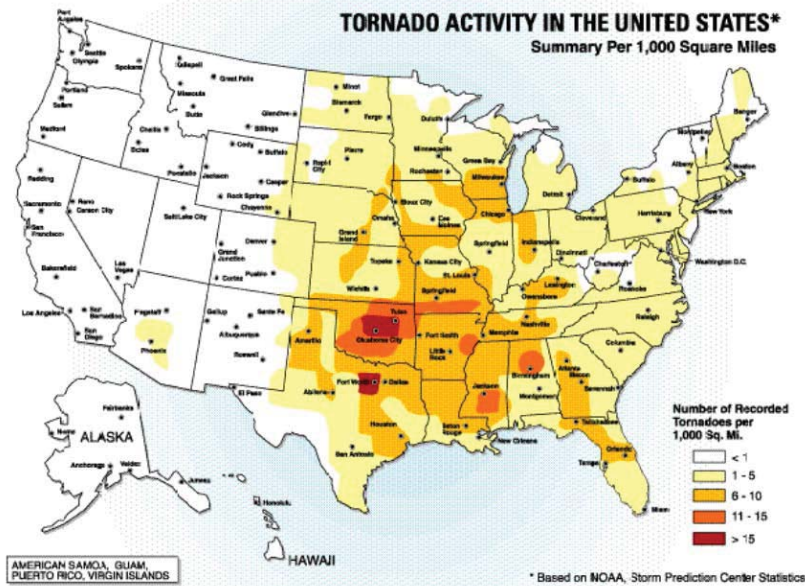
The closest mapped flood plain is located along the North River south of the Site. The Site's FEMA Flood Zone designation is "Zone X" and is located more than ½ mile from the 100 year and 500 year flood plain.



NATURAL PHENOMENA AND RISKS

TORNADOES:

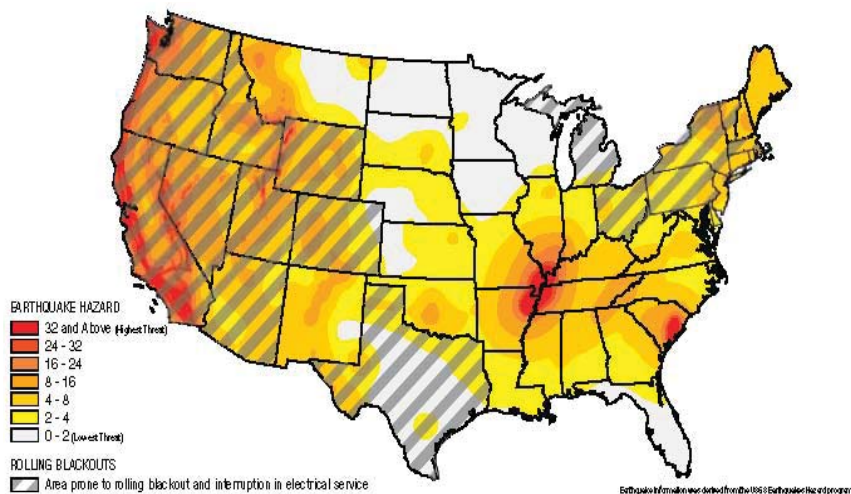
While Iowa does experience tornado activity, a very large majority (85%) of Iowa's tornadoes are weak and classified at the low end of the Fujita Scale (F0 or F1). The map below depicts tornado activity in the United States.



(Source: Greater Des Moines Partnership)

EARTHQUAKES AND ROLLING BLACKOUTS:

In Iowa's Midwest location, the State is statistically one of the safest areas in the United States. The map below demonstrates how Iowa is protected from earthquakes and rolling utility blackouts.



(Source: Iowa Department of Economic Development)

IOWA ECONOMIC DEVELOPMENT AUTHORITY

SITE CERTIFICATION PROGRAM

PROGRAM SUMMARY:

On July 13, 2015, the Ancell Site was designated as a “Shovel Ready” site by the Iowa Economic Development Authority’s (IEDA) Site Certification Program. The program is administered through McCallum Sweeny Consulting, a worldwide focused site selection and consulting firm based in Greenville, South Carolina. The purpose of the program is to certify that participating sites are suitable for industrial and data center users and create “shovel ready” sites.

CRITERIA:

- Site Availability: The site must be available for sale with documentation of price, terms and availability
- Site Developability: The site must be a minimum of 250 contiguous acres, of which at least 80% of the acreage is developable. The following documentation will be obtained:
 - Documentation of any known rights-of-way, easements, judgments, liens, restrictive covenants, and any other items that might impact the sites developability.
 - Phase I Environmental Site Assessment with Phase II if appropriate.
 - A wetlands delineation
 - Documentation identifying or excluding the presence of rare or endangered plant or animal species, and a plan for mitigation if appropriate.
 - Documentation identifying or excluding the presence of archaeological findings, historic sites or structures, and a plan for mitigation if appropriate.
 - A geotechnical study documenting soil characteristics.
 - A topographic survey.
 - An engineer’s cost and schedule estimate of the clearing, grubbing, and grading of a building pad on the site, assuming a graded pad of 500 by 750 feet.
- Flood Zone: The site must be located outside a 100-year Flood Zone.
- Zoning: The site must be zoned or have the ability to be rezoned.
- Transportation: The site must be within 10 miles of an interstate four-lane highway.
- Utilities: The site must be served sufficiently by electrical services and natural gas.
- Water and Sewer: The site must be served by water and sewer infrastructure or have engineering, cost and financing plans in place.
- Telecommunications: The site must be served by telecommunications infrastructure.
- Site Concept: A site concept plan must be in place showing the potential building pad, ingress / egress, and easements.

EXHIBIT A: SITE RENDERINGS



EXHIBIT B: PROPERTY PHOTOS



EXHIBIT B: PROPERTY PHOTOS



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EXHIBIT C: BOUNDARY SURVEYS AND TOPOGRAPHY MAPS

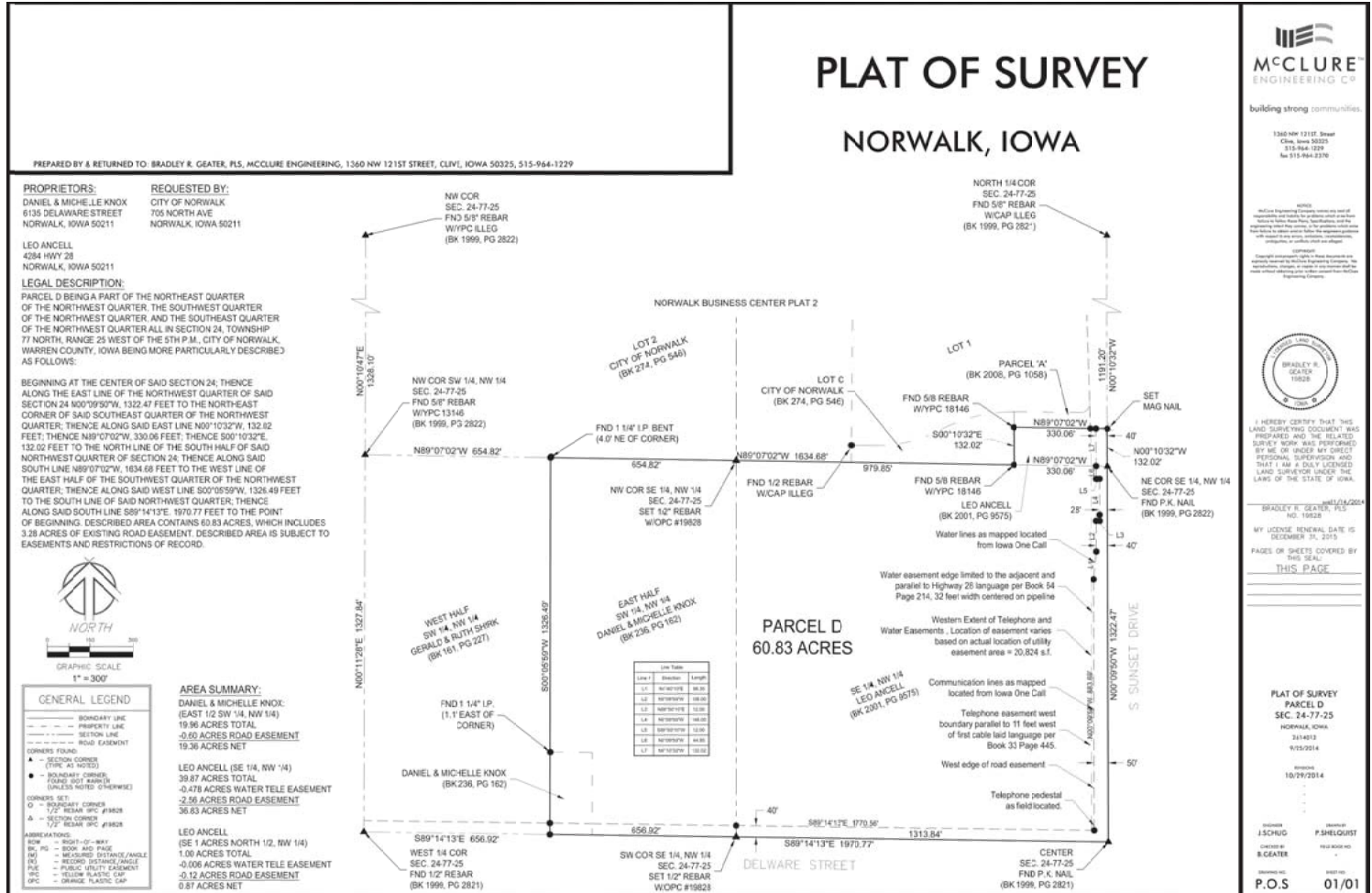


EXHIBIT C: BOUNDARY SURVEYS AND TOPOGRAPHY MAPS

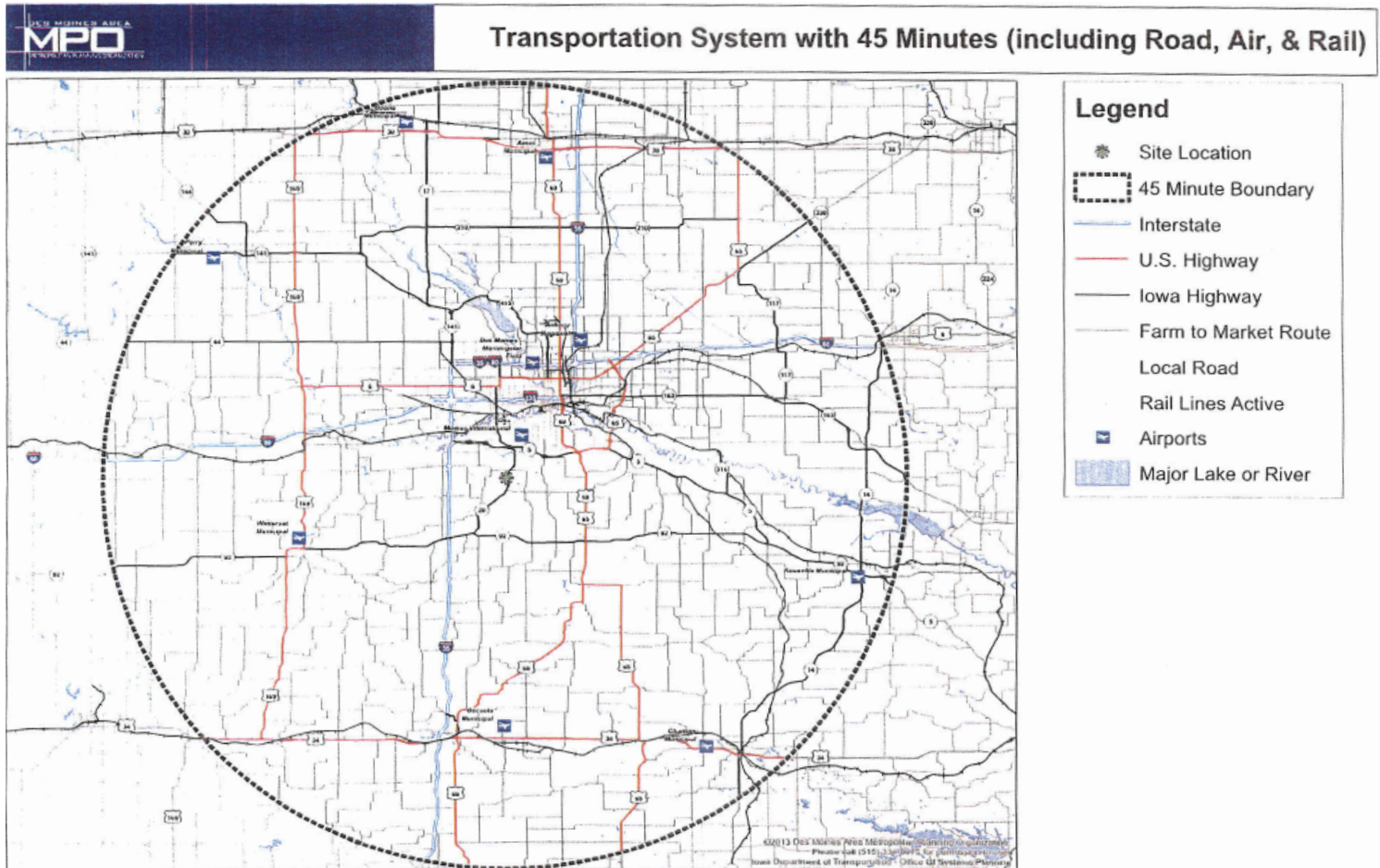


EXHIBIT C: BOUNDARY SURVEYS AND TOPOGRAPHY MAPS

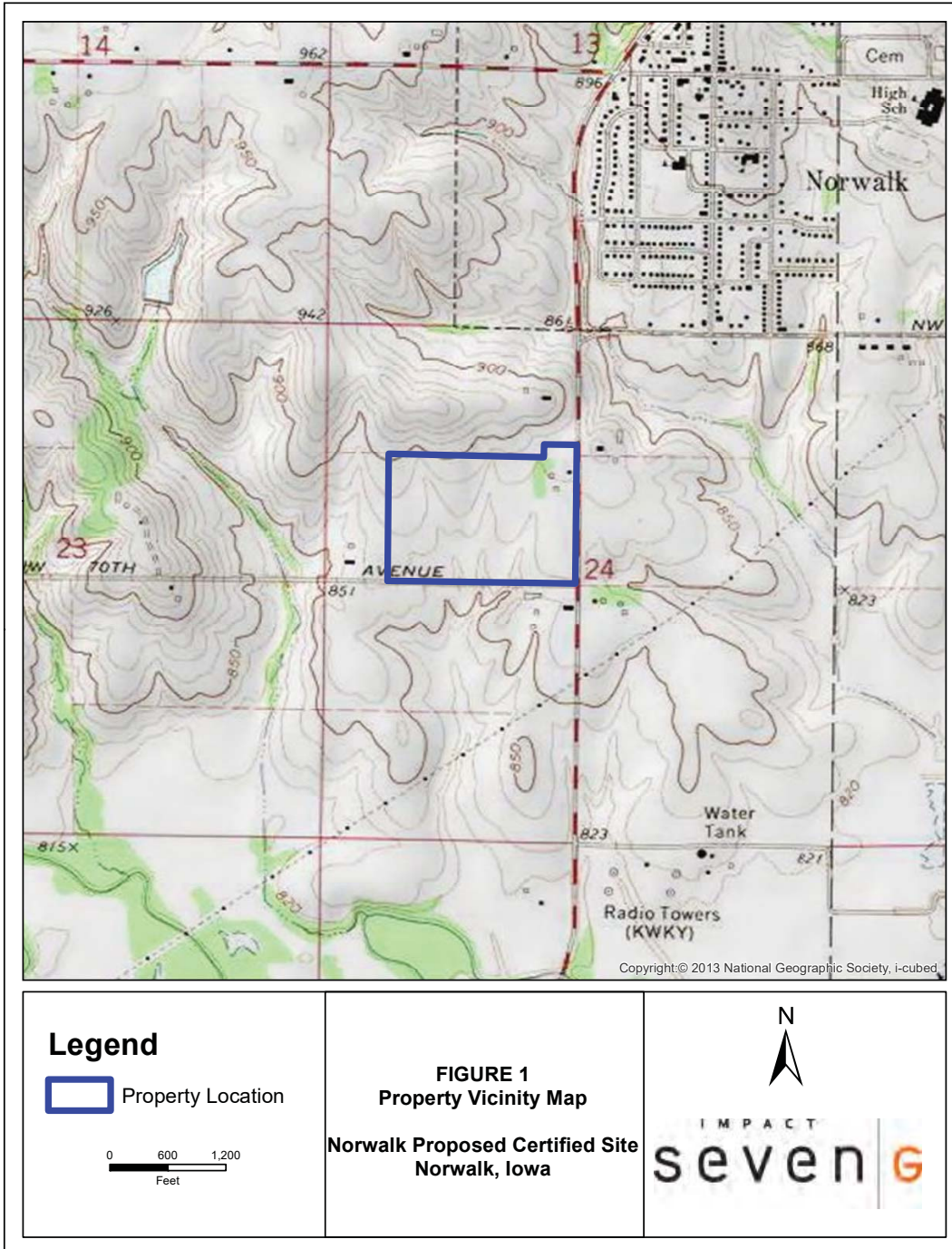


EXHIBIT C: BOUNDARY SURVEYS AND TOPOGRAPHY MAPS

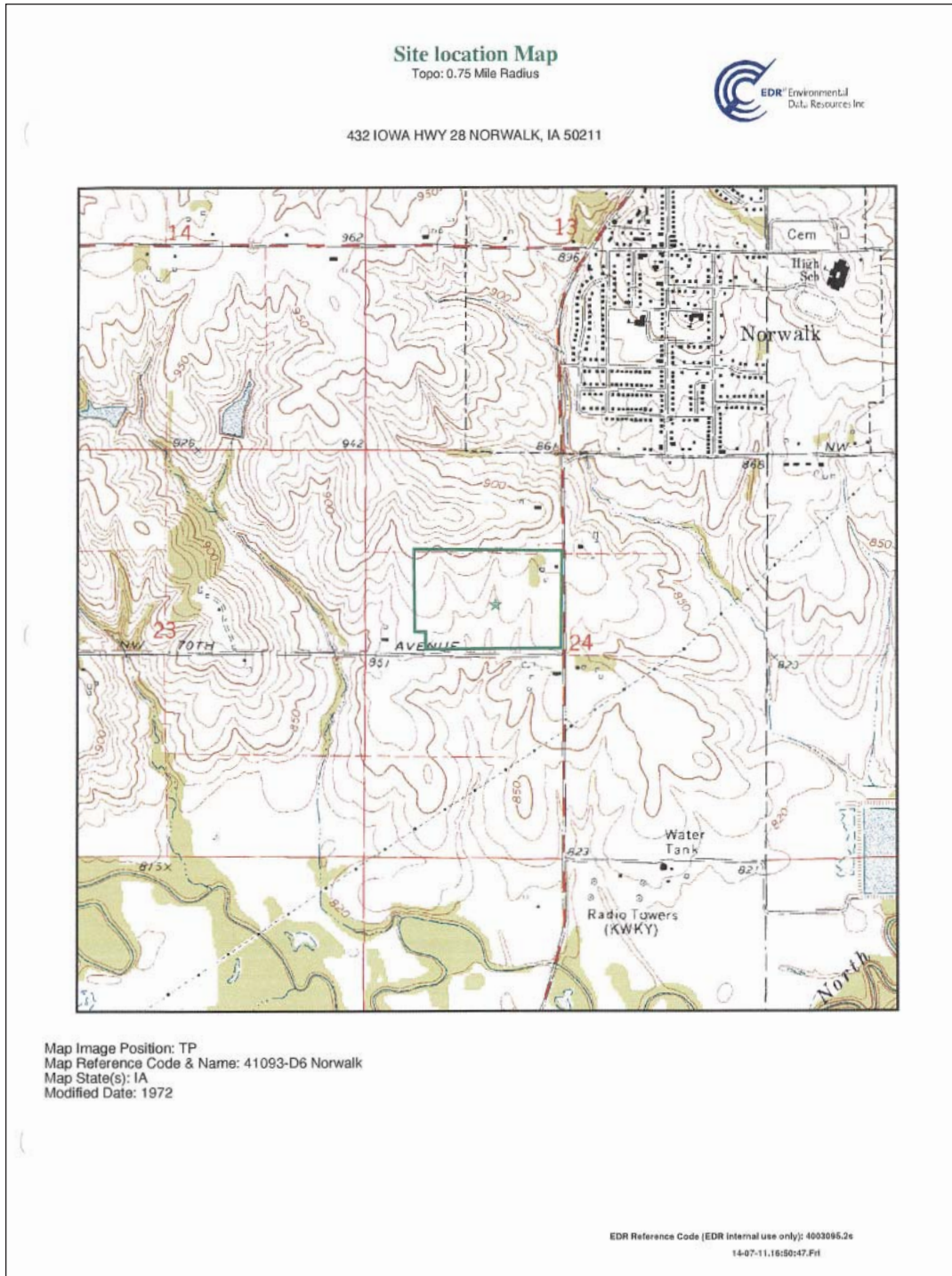


EXHIBIT C: BOUNDARY SURVEYS AND TOPOGRAPHY MAPS



EXHIBIT D: PHASE I AND II ENVIRONMENTAL SITE ASSESSMENT REPORTS

PHASE I ENVIRONMENTAL SITE ASSESSMENT



Norwalk Proposed Certified Site
Norwalk, Iowa 50211

Prepared For:

City of Norwalk
705 North Avenue
Norwalk, Iowa 50211

Prepared by:

IMPACT
seven | **G**

6505 Merle Hay Road, Suite B
Johnston, Iowa 50131
Impact7G, Inc. Project No. 2014234

July 25, 2014

EXHIBIT D: PHASE I AND II ENVIRONMENTAL SITE ASSESSMENT REPORTS

1.0 EXECUTIVE SUMMARY

1.1 Property Description

Impact7G, Inc. (Impact7G) was retained by City of Norwalk (User) to conduct a Phase I Environmental Site Assessment (ESA), in general conformance with the scope and limitations of ASTM Standard Practice E1527-13 and the Environmental Protection Agency Standards and Practices for All Appropriate Inquiries ((AAI) (40 CFR Part 312)) for the Property located on Iowa Hwy 28 approximately 0.80 miles south of Norwalk, Warren County, Iowa 50211 (Property). Any exceptions to, or deletions from, this practice are described in Sections 2.4, 6.1 and 11.0 of this report.

The Property is currently owned by Mr. Daniel and Michelle Knox, and Mr. Leo Ancell. The Property is located in a primarily agricultural area south of Norwalk, Iowa (Figure 2, Appendix A), and consists of approximately 58 acres of agricultural land and farmsteads. There are two existing farmsteads with associated outbuildings on the property. The existing houses were built circa 1989 and 1976 and the majority of the outbuildings were constructed in 1935.

The Property is described by the Warren County Assessor's Office website as:

Parcel #	Owner	Location	Description(s)
15000240461	Daniel and Michelle Knox	E 1/2 SW NW EX W 150' S 290.4'	Agricultural land
15000240465	Daniel and Michelle Knox	W 150' S 290.4' E 1/2 SW NW	Agricultural land
15000240480	Leo Ancell	SE NW	Agricultural land
15000240438	Leo Ancell	SE 1A N 1/2 NW	Agricultural land

The adjacent properties consist of the following:

Direction From Site	Description(s)
North	Commercial development (400 and 339 Hakes Dr) and recreational fields
East	Iowa Hwy 28 followed by agricultural land and a residential property (450 S Sunset Dr)
South	Delaware Street followed by a residential property (4550 Hwy 28) and agricultural land
West	Agricultural land followed by a pond and a residential property (6061 Delaware St)

1.2 Findings/Conclusions

Recognized Environmental Conditions (RECs) are defined by the ASTM Standard Practice E1527-13 as "the presence or likely presence of any hazardous substances or petroleum products in, on, or at a Property: (1) due to release to the environment; (2) under conditions indicative of a release to the environment; or (3) under conditions that pose a material threat of a future release to the environment."

- No RECs were identified as part of this Phase I ESA.

Controlled Recognized Environmental Conditions (CRECs) are defined by the ASTM Standard Practice E1527-13 as "a REC resulting from a past release of hazardous substances or petroleum products that has been addressed to the satisfaction of the applicable regulatory

EXHIBIT D: PHASE I AND II ENVIRONMENTAL SITE ASSESSMENT REPORTS

authority, with hazardous substances or petroleum products allowed to remain place subject to the implementation of required controls."

- No CRECs were identified as part of this Phase I ESA.

Historical Recognized Environmental Conditions (HRECs) are defined by the ASTM Standard Practice E1527-13 as "a past release of any hazardous substances or petroleum products that has occurred in connection with the Property and has been addressed to the satisfaction of the applicable regulatory authority or meeting unrestricted use criteria established by a regulatory authority, without subjecting the Property to any required controls."

- No HRECs were identified as part of this Phase I ESA.

De Minimis Conditions are defined by the ASTM Standard Practice E1527-13 as "a condition that generally does not present a threat to human health or the environment and that generally would not be the subject of an enforcement action if brought to the attention of appropriate governmental agencies."

- No De Minimis conditions were identified as part of this Phase I ESA.

Non-Scope ASTM Considerations are described by the ASTM Standard Practice E1527-13 as "environmental issues or conditions at a Property that parties may wish to assess in connection with commercial real estate that are outside the scope of [ASTM Standard Practice E1527-13]."

- Based on the circa 1935 and 1976 construction dates of buildings/structures on the Property, there are multiple Non-Scope items that may be considered. These include, but are not limited to: Asbestos Containing Materials (ACM), Lead-Based Paint (LBP) and radon. If renovation and/or demolition activities are to occur in association with the building/structures, further investigation of ACM and LBP may be required. Investigations may be necessary for any additional Non-Scope items.

1.3 Professional Opinion

Based on data gathered during this Phase I ESA, Impact7G believes that no further investigation is warranted for the Property at this time.

