

Land and Air Super Park Cedar Rapids, Iowa

*Certification Deliverable
March 2021*



THE GEOGRAPHY OF BUSINESS™



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01

Overview





Site certification is a designation that a property meets or exceeds specific criteria for industrial development. While there is no national certification standard, Quest Site Solutions' (Quest) certification programs have stringent requirements and properties undergo detailed analysis. A property that has achieved certification has a wealth of information which reduces the risk for prospects and speeds up the decision timeframe.



Quest is dedicated to assisting with the location selection for companies that are seeking a new location, a competitive expansion, or a consolidation. Quest is able to leverage its expertise in site selection consulting to assist economic development organizations in preparing for the challenges of attracting and retaining capital investment and employment opportunities in this competitive climate. The majority of Quest's economic development services are related to site development, primarily site evaluation and certification services. Quest, and its predecessor McCallum Sweeney Consulting, have been managing the IEDA Certified Site Program since 2012.

Contact: Lindsey Cannon, lcannon@questsitesolutions.com, (864) 551-0349



The Iowa Economic Development Authority's (IEDA) mission is to strengthen economic and community vitality by building partnerships and leveraging resources to make Iowa the choice for people and business. Through two main divisions – business development and community development – IEDA administers several state and federal programs to meet its goals of assisting individuals, communities and businesses.

The Iowa Certified Site Program was launched by IEDA in May 2012 to address the lack of project-ready industrial sites in the state; it is an independent, third-party certification program designed to consider a combination of national site location standards, as well as Iowa's natural assets and the needs of the state's targeted industry sectors.

Contact: Amy Kuhlers, amy.kuhlers@iowaeda.com, (515) 348-6250

02

Certification Letter



March 15, 2021

Amy Kuhlers
Program Manager
Iowa Economic Development Authority
1963 Bell Avenue
Des Moines, IA 50315



Dear Ms. Kuhlers:

The Cedar Rapids Land and Air Super Park, located in Linn County, Iowa, originally achieved certification through the Iowa Economic Development Authority (IEDA) Certified Site Program on July 13, 2015. Quest Site Solutions (Quest) has conducted a thorough analysis of the property and based on the updated information provided by the Eastern Iowa Airport and T&M Land Ventures, LLC and our evaluation of the property, we are recertifying the **Cedar Rapids Land and Air Super Park** as a **Super Park**.

Quest has developed a program for IEDA to certify industrial sites and industrial parks as ready for industrial development. We have certified the Cedar Rapids Land and Air Super Park as meeting the following criteria:

- The park must be available for sale or lease (with a documented price and terms) to prospective industrial investors.
- The park must be a minimum of 500 total acres, with one site of at least 100 developable, contiguous acres. At least 60% of the remaining park acreage must be developable.
- The park's developable acreage must be located outside of the 100-year flood zone or be able to be filled within 90 days.
- The park must be free of recognized environmental conditions or have recognized environmental conditions remediated and/or resolved prior to certification.
- The park's developable acreage must be free of wetlands or be able to be mitigated within 90 days.
- The park's developable acreage must be free of federal threatened and endangered species or be able to be mitigated within 90 days.
- The park's developable acreage must be free of areas of archaeological or historical significance or be able to be mitigated within 90 days.
- The park's developable acreage must have soils compatible with industrial development.
- The park must be zoned appropriately or be able to be rezoned for industrial use within 90 days (if applicable). The surrounding properties must be compatible with industrial uses.

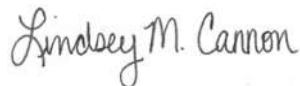
- The park must be within five miles of an interstate or a four-lane highway. The park must be directly served or be able to be served within nine months by a road that is compatible with standards for tractor-trailer access.
- The park must be served or be able to be served within 12 months by rail.
- The park must be served or be able to be served by industrial level electric infrastructure that can provide a minimum of 15 MW electric service (5 MW in nine months; total of 15 MW in 18 months).
- The park must be served or be able to be served within by natural gas infrastructure that can provide a minimum of 32,500 mcf per month (16,250 mcf in nine months; total 32,500 mcf in 18 months).
- The park must be served or be able to be served by water infrastructure and a water system with a minimum excess capacity of at least 900,000 gallons per day (450,000 gallons in nine months; total 900,000 gallons in 18 months).
- The park must be served or be able to be served by wastewater infrastructure and a wastewater treatment plant with a minimum excess capacity of 600,000 gallons per day (300,000 gallons in nine months; total 600,000 gallons in 18 months).
- The park must be served or be able to be served within nine months by telecommunications fiber.

The details on how the property meets each of these criteria is included in the following sections of this report.

This certification will expire on **March 15, 2026**. Upon certification expiration, the property will need to submit for recertification.

We congratulate the team at the Eastern Iowa Airport and T&M Land Ventures, LLC for their hard work and on achieving recertification. If there are any questions regarding our analysis, please contact us.

Sincerely,



Lindsey M. Cannon
Director

03

Property Overview



PROPERTY OVERVIEW

03

LOCATION (LAT / LONG)

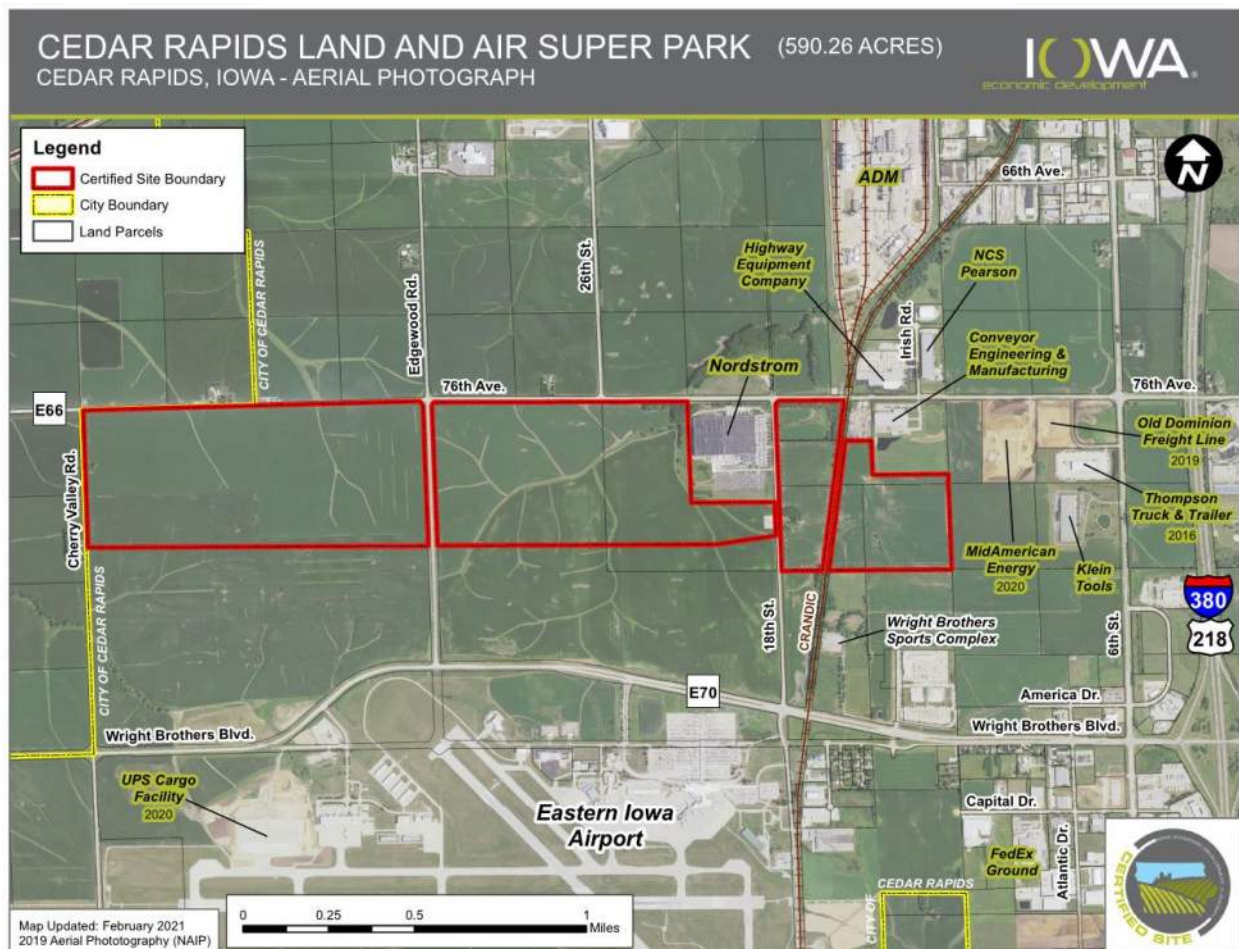
41.895438°, -91.705484°

CONTACT INFORMATION

Dave Kapler
Senior Vice President, Infrastructure Division
Foth Infrastructure & Environment, Inc.
dave.kapler@foth.com
(319) 297-2064

SIZE/ACREAGE

590.26 total acres
539.96 developable acres
241.89 acres – largest contiguous, developable parcel



04

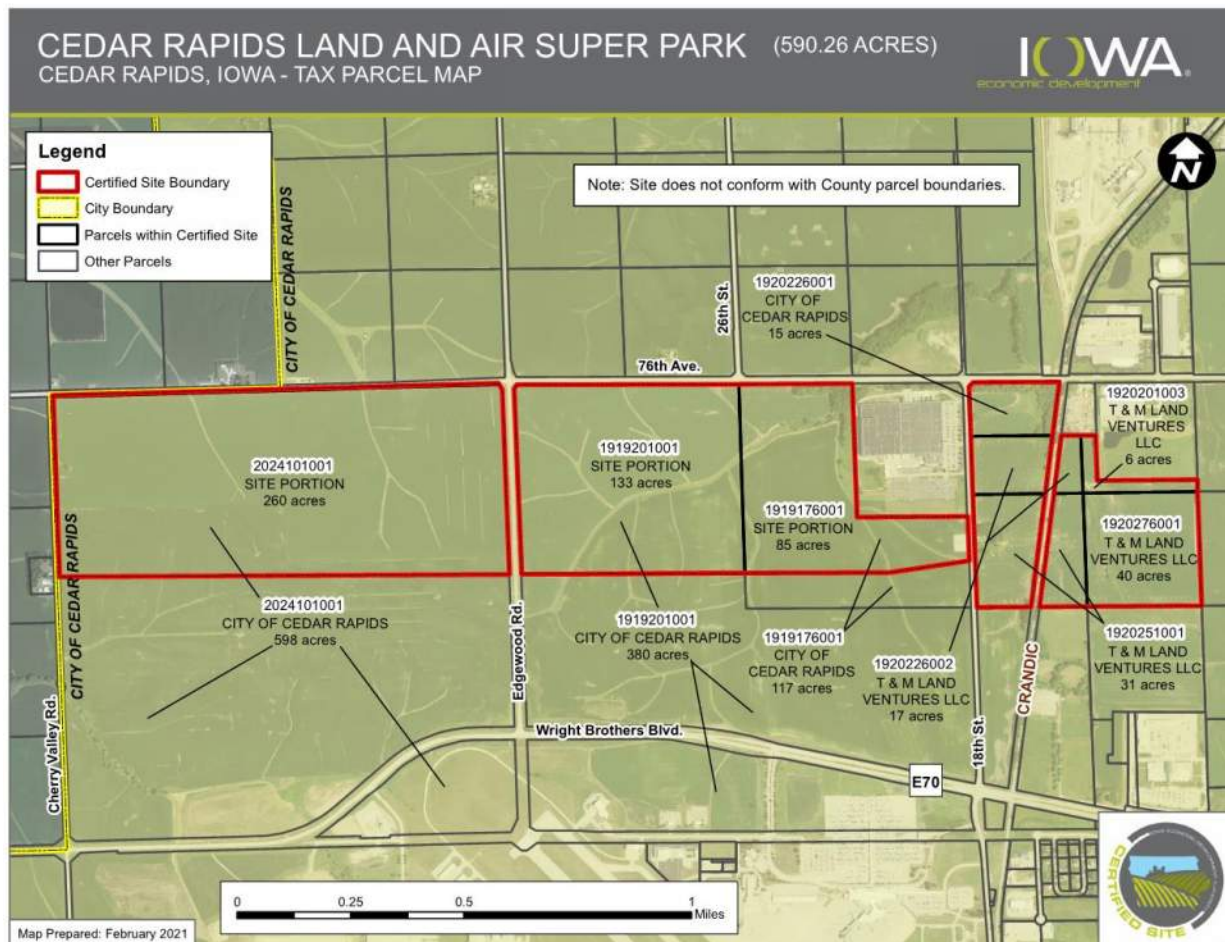
Ownership + Availability



OWNERSHIP + PRICE

| Owner | Total Acres (Certification Acres) | Tax Parcels | Price |
|--------------------------------|---|-------------|--|
| City of Cedar Rapids | 597.63 (259.88) | 2024101001 | Approximately \$2,500-3,800/acre <i>*Available for lease only</i> |
| | 380.14 (133.00) | 1919201001 | |
| | 109.6 (85.00) | 1919151002 | |
| | 14.67 (14.67) | 1920226001 | |
| T&M Land Ventures LLC | 40.00 (40.00) | 1920276001 | Entire property: \$65,000/acre Acreage west of rail: \$83,000/acre Acreage east of rail: \$60,000/acre |
| | 35.25 (35.25) | 1920251001 | |
| | 17.55 (17.55) | 1920226002 | |
| | 6.00 (6.00) | 1920201003 | |
| TOTAL 1,200.84 (591.35) | | | |

The property that is owned by the City of Cedar Rapids is part of the Eastern Iowa Airport, and therefore is available for lease only. The property is available for lease until 2070. The approximate lease rate is \$2,500 to \$3,800 per acre per year, but the actual lease rate will be based upon a land appraisal of the acreage being leased.



Support Documentation:
 Letter from T&M Land Ventures, LLC – January 5, 2021
 Letter from Eastern Iowa Airport – March 24, 2020

TITLE

In a letter from October 2020, the Eastern Iowa Airport Director, Martin Lenss, confirms there have been no ownership changes since the original certification. In a letter in January 2021, Foth, the consultant working with the airport, confirmed there have been no additional changes (easements, liens, mortgages, etc.) that would impact title to the property. Documentation of the attorney title opinions completed for the original certification are indicated below:

Note: For the property owned by the City of Cedar Rapids, attorney title opinions were provided, but the abstracts that supported the title opinion were not provided.

North ½ NW ¼ Section 24-82-8

- Titleholder: City of Cedar Rapids

North 420 feet of the East 153 feet of the NE ¼ SE ¼ of Section 19-82-7

- Titleholder: City of Cedar Rapids
- Easements: Public Utility Easement (Resolution 635-3-99; Volume 3885, Page 199) + other easements (included in Entry 19 of abstract which was not included as part of the attorney title opinion)

North ½ NW ¼ NW ¼ of Section 20-82-7

- Titleholder: City of Cedar Rapids
- Easements: unknown easements (included in Entries 6, 9, 10, and 11 of abstract which was not included as part of the attorney title opinion)
- Other: Deed of Release from United States of America which imposes certain use restrictions on the property (Volume 8805, Page 234)

NW ¼ NE ¼ and South ½ NE ¼ Section 19-82-7

- Titleholder: City of Cedar Rapids
- Easements: Public Utility Easement (Resolution 635-3-99; Volume 3885, Page 199) + other easements (included in Entries 113, 115, 116, 117, 118, 119, and 123 of abstract which was not included as part of the attorney title opinion)
- Other: Deed of Release from United States of America which imposes certain use restrictions on the property (Volume 8805, Page 234); Lease (lease documents are provided as part of Entries 121 and 122 of abstract which was not included as part of the attorney title opinion)

SE ¼ SW ¼ Section 24-82-8

- Titleholder: City of Cedar Rapids

E ½ NW Fr. ¼ Section 19-82-7

- Titleholder: City of Cedar Rapids
- Abstractor did not search for liens against the City of Cedar Rapids.

All of Section 24-82-8 lying north of relocated Wright Brothers Boulevard except the SE ¼ SW ¼ and further except the North ½ NW ¼

- Titleholder: City of Cedar Rapids
- Easements, etc.: Property is subject to easements, covenants, conditions and restrictions (included as Entry 12 of abstract which was not provided as part of attorney title opinion).
- Abstractor did not search for liens against the City of Cedar Rapids.

NE $\frac{1}{4}$ N $\frac{1}{4}$ Section 19-82-7 except a 20-foot strip on east side + all part N $\frac{1}{2}$ NW $\frac{1}{4}$ NW $\frac{1}{4}$ Section 20-82-7 lying west of the rail ROW

- Titleholder: City of Cedar Rapids
- Easements, etc.: Property is subject to easements, covenants, conditions and restrictions (included as Entry 76 of abstract which was not provided as part of attorney title opinion).
- Abstractor did not search for liens against the City of Cedar Rapids.

E $\frac{1}{2}$ SW $\frac{1}{4}$ Section 19-82-7, subject to the public highway

- Titleholder: City of Cedar Rapids
- Easements, etc.: Property is subject to easements, covenants, conditions and restrictions (included as Entry 84 of abstract which was not provided as part of attorney title opinion).
- Abstractor did not search for liens against the City of Cedar Rapids.

East $\frac{1}{2}$ of the SE $\frac{1}{4}$ of Section 19-82-7 lying north of relocated Wright Brothers Boulevard, except the North 420 feet of the East 153 feet of the SE $\frac{1}{4}$ of said Section and further except all public highways + South $\frac{1}{2}$ of the NE $\frac{1}{4}$ of Section 19-82-7, subject to the public highway + West $\frac{1}{2}$ of the SE $\frac{1}{4}$ of Section 19-82-7 lying north of relocated Wright Brothers Boulevard, subject to public highway

- Titleholder: City of Cedar Rapids
- Easements, etc.: Property is subject to easements, covenants, conditions and restrictions (included as Entry 8 of abstract which was not provided as part of attorney title opinion).
- Abstractor did not search for liens against the City of Cedar Rapids.

All of the South 65.05 acres of the West $\frac{1}{2}$ of the SW Fractional $\frac{1}{4}$ lying North of relocated Wright Brothers Boulevard except the North 18 acres thereof, Section 19-82-7, except all public highways

- Titleholder: City of Cedar Rapids
- Easements, etc.: Property is subject to easements, covenants, conditions and restrictions (included as Entry 2 of abstract which was not provided as part of attorney title opinion).
- Abstractor did not search for liens against the City of Cedar Rapids.

West Fractional $\frac{1}{2}$ of the NW $\frac{1}{4}$ of Section 19-82-7 and North 18 acres of the NW Fractional $\frac{1}{4}$ of the SW $\frac{1}{4}$ Section 19-82-7

- Titleholder: City of Cedar Rapids
- Easements, etc.: Property is subject to easements, covenants, conditions and restrictions (included as Entry 96 of abstract which was not provided as part of attorney title opinion).
- Abstractor did not search for liens against the City of Cedar Rapids.

In a letter from July 2020, T&M Land Ventures' Managing Shareholder, Patrick Baird, confirms there have been no changes in ownership or condition of the property since the original certification. Documentation of the attorney title opinion completed for the original certification is indicated below:

SE ¼ NW ¼, S ½ NW ¼ NW ¼, except rail ROW and public highway, and SW ¼ NW ¼, except rail ROW and public highway, and the South 8 rods of the NE ¼ NW ¼ and the West 10 rods of the North 32 rods of the South 40 rods of the NE ¼ NW ¼, all in Section 20-82-7

- Titleholder: T&M Land Ventures, LLC
- Mortgage: From T&M Land Ventures, LLC to Judith A. Baird, Trustee of the Judith Ann Baird Trust Agreement. Due October 24, 2113.
- Easements, etc.: Gas Easement (Volume 1178, Page 395), Exercise of Option for Gas Pipeline Easement, Telecommunications Easement (Volume 2140, Page 201), Affected by Airport Regulations (Entry 270 of Abstract)

Support Documentation:

Letter from Foth – January 22, 2021

Letter from Eastern Iowa Airport – October 7, 2020

Letter from T&M Land Ventures, LLC – July 24, 2020

Memo from Cedar Rapid's Office of the City Attorney – October 28, 2014 (2 separate memos)

Memo from Cedar Rapid's Office of the City Attorney – October 27, 2014 (5 separate memos)

Memo from Cedar Rapid's Office of the City Attorney – August 28, 2014 (5 separate memos)

Letter from Bradley and Riley PC – July 22, 2014

LEASES

The airport property is leased for farming through February 28, 2022. The lease agreements allow the owner (the airport) to obtain possession of the property at any time for any purpose with payment to the lessee for damages, work completed, and rentals.

Support Documentation:

Farm Lease and Security Agreement (Tracts 1A and 1B) – Lease Term Beginning March 1, 2021

Farm Lease and Security Agreement (Tract 12) – Lease Term Beginning March 1, 2021

05

Site Characteristics



This topographic map shows the proposed site boundary for the Eastern Iowa Airport. The map includes labels for 'EASTERN IOWA AIRPORT PROPERTY', 'SITE BOUNDARY', 'T&M LAND VENTURES, LLC PROPERTY', and 'WRIGHT BROTHERS BLVD'. A scale bar at the bottom right indicates 0 to 100 feet.

EASTERN IOWA AIRPORT
FLYCID

IOWA
economic development

City of Cedar Rapids (Airport-Owned Property)

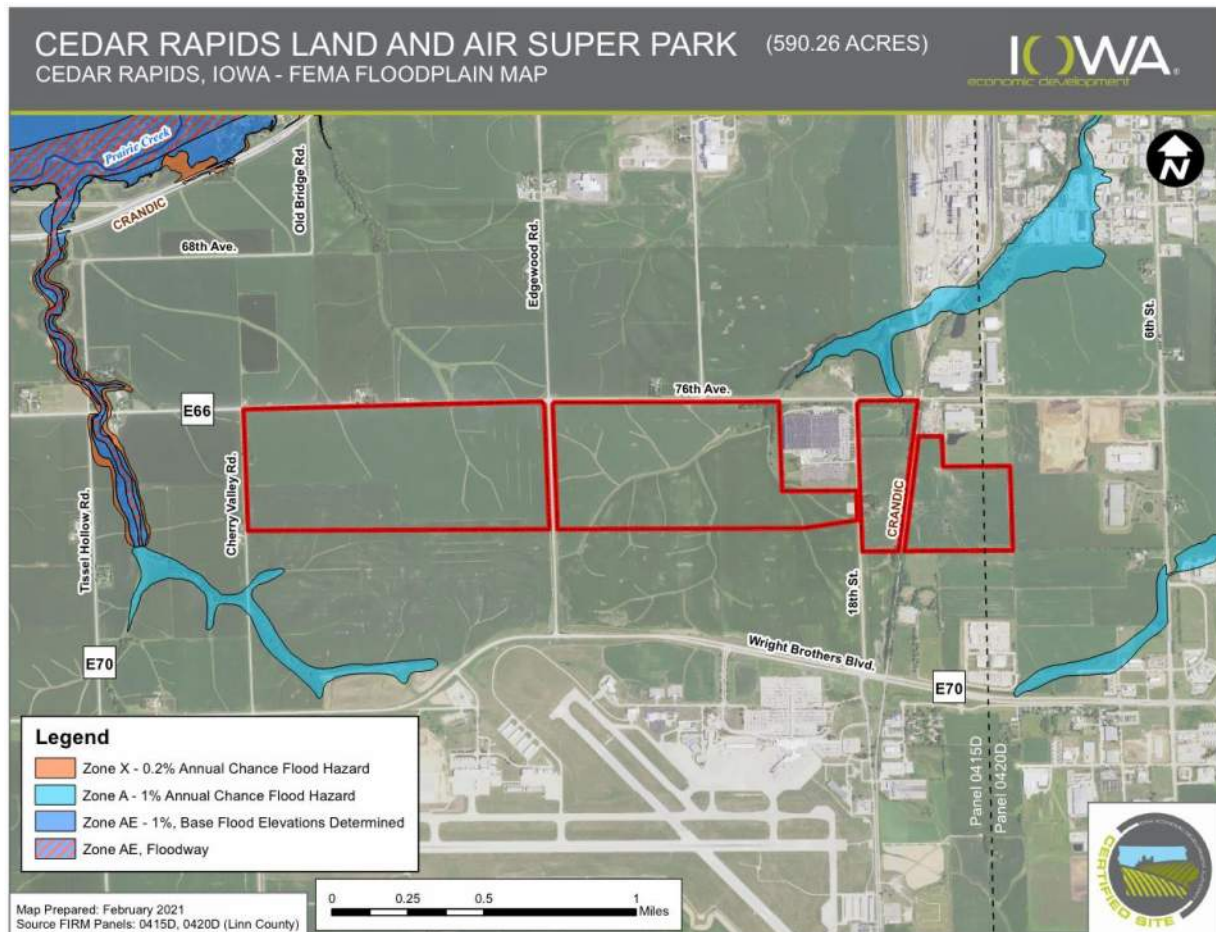




FEMA

FEMA Flood Zone X – outside of the 100- and 500-year flood zones

Map Numbers 19113C0451D and 19113C0420D



ITEMS IMPACTING DEVELOPMENT

Wetlands

- Wetlands (27.69 acres) and streams (3,101 feet) are located on the airport property.
- There are 9.33 acres of wetlands on the T&M Land Ventures property.

Species

- Any tree removal should follow the 4(d) rule for the northern long-eared bat.
- Impacts to the potential prairie remnant should be avoided. If avoidance is not possible, additional studies should be performed to evaluate whether the prairie bush clover or western prairie fringed orchid are present.

Utility Infrastructure

- Most utility infrastructure is located along the roads on the boundary of the property, but a natural gas line runs through the northern portion of the airport property.

Roads

- Edgewood Road bisects the airport property.
- Eighteenth Street runs between the airport-owned property and the T&M Land Ventures property (with one small airport-owned parcel located north of the T&M Land Ventures property).

Rail

- The CRANDIC rail line bisects the T&M Land Ventures property.

The items listed above are shown on the Master Plan and taken into account for the proposed parcel locations.

Support Documentation:

See Section 07 – Transportation

See Section 08 – Utilities

See Section 09 – Due Diligence

See Section 10 – Master Plan

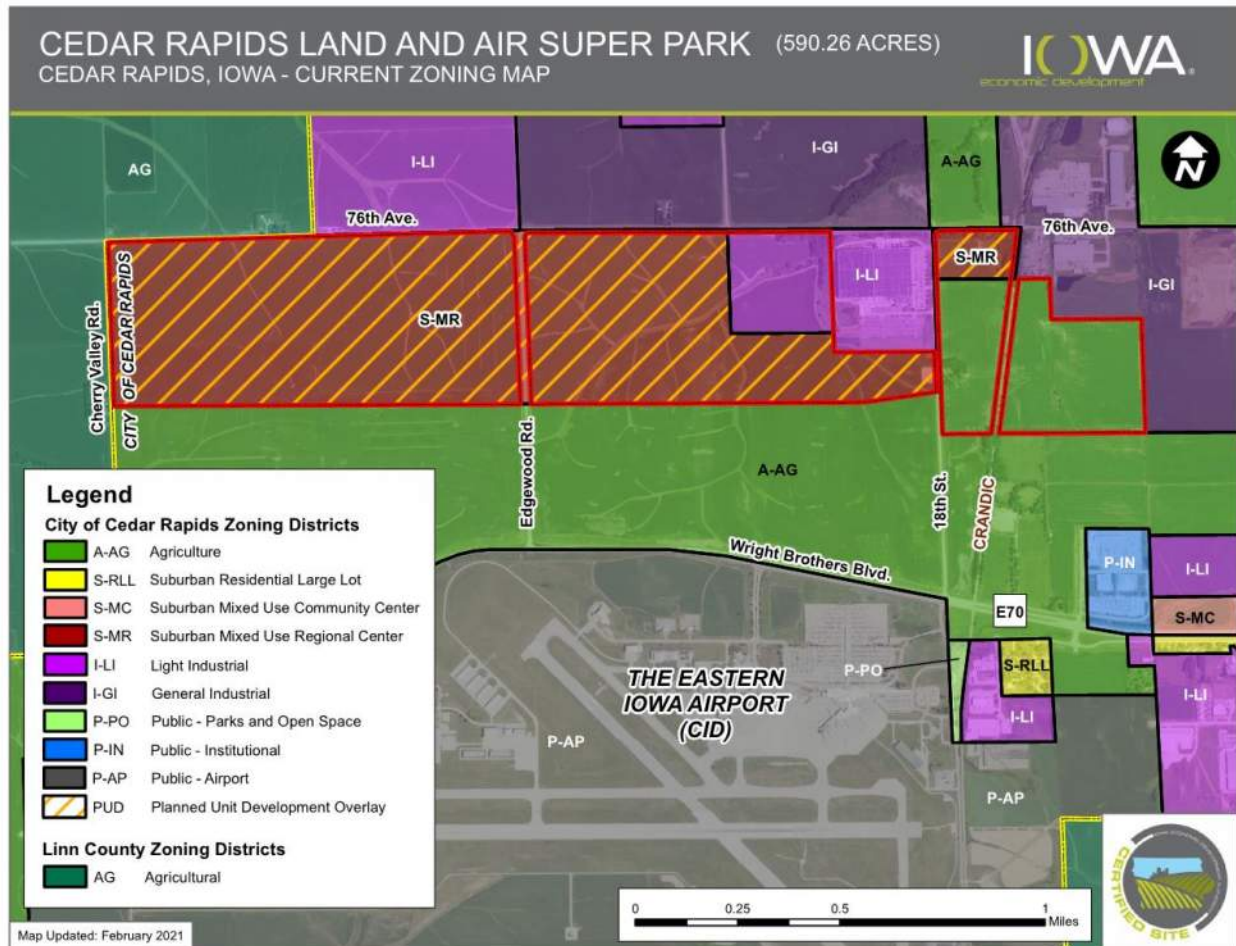
06

Zoning



CURRENT ZONING

S-MR w/PUD (Suburban Mixed Use Regional Center with Planned Unit Development Overlay)
 I-LI (Light Industrial)
 A-AG (Agriculture)



REZONING

T&M Land Ventures property will need to be rezoned. The Cedar Rapids City Manager has indicated their goal for this area is future development, and they would consider rezoning applications for properties in this area. Details on the rezoning process can be found in Section 32.05.04 of the Cedar Rapids Zoning Ordinance.

Support Documentation:

Cedar Rapids Zoning Ordinance – June 1, 2020

Letter from City of Cedar Rapids – March 23, 2020

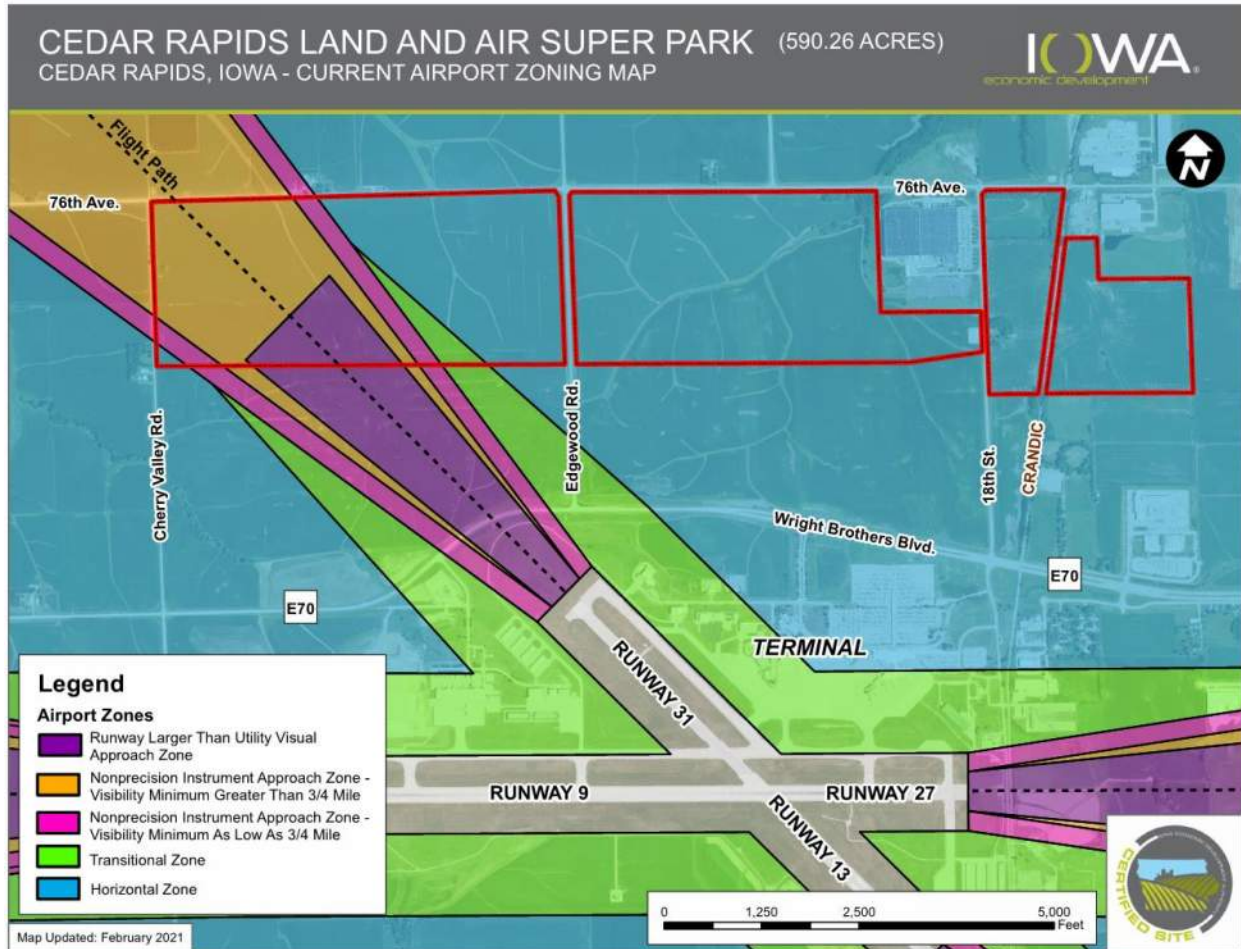
ALLOWABLE USES

Details on allowable uses can be found in the Cedar Rapids Zoning Ordinance.

Support Documentation:

Cedar Rapids Zoning Ordinance – June 1, 2020

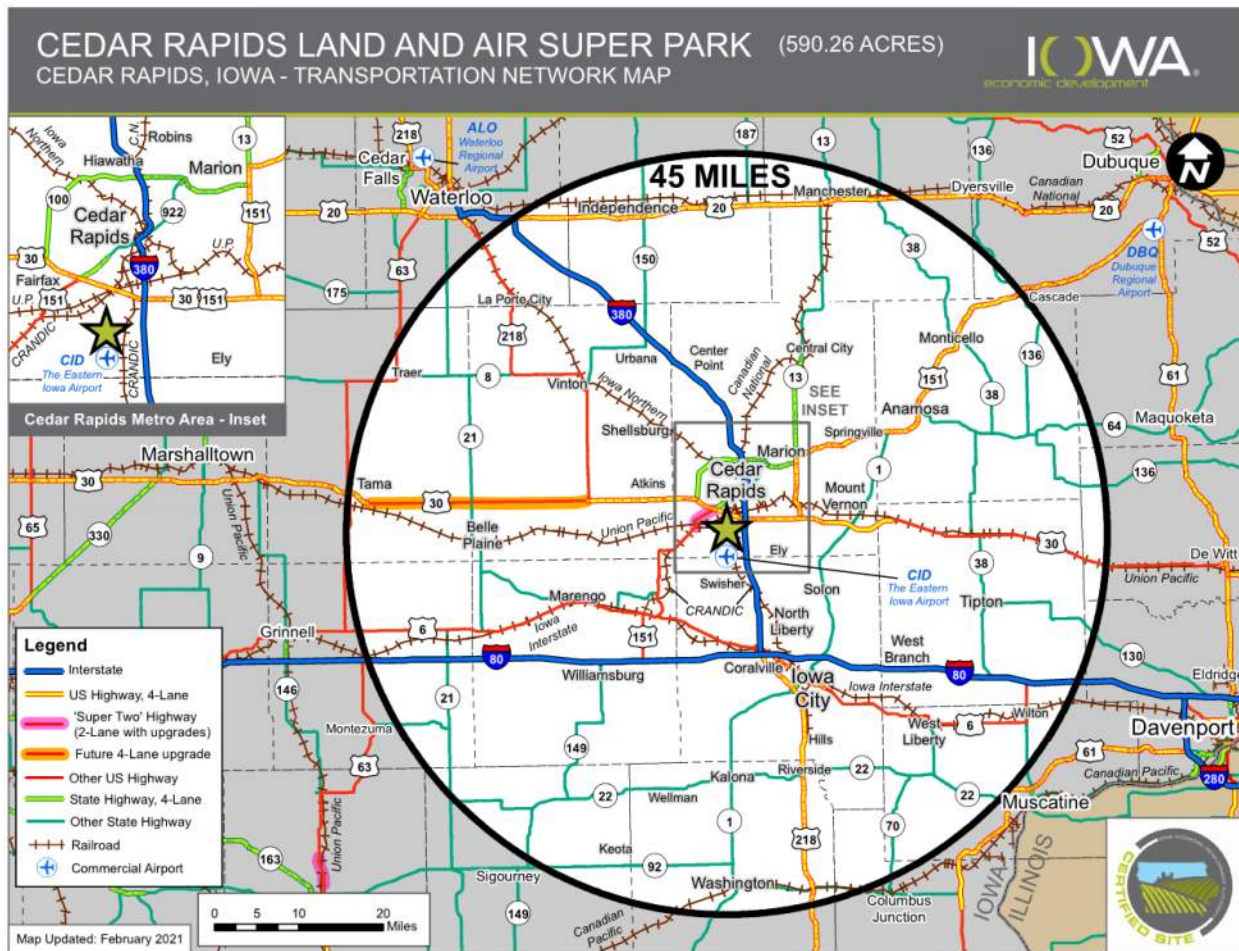
AIRPORT ZONES



07

Transportation





ROADS

The park is located one mile from I-380 and 20 miles from I-80. From the park, Wright Brothers Boulevard provides access to I-380. The park is currently served by roads compatible with standards for tractor-trailer access.

COMMERCIAL SERVICE AIRPORT

Eastern Iowa Airport (CID) – Adjacent

RAIL



LAND AND AIR SUPER PARK - CEDAR RAPIDS, IA
POTENTIAL RAIL LAYOUT MAP



A Cedar Rapids and Iowa City Railway Company (CRANDIC) rail line bisects the T&M Land Ventures property from north to south. This is a Class III carrier that connects to two Class I railroads – Union Pacific and Canadian National.

To construct the rail sidings shown in the visual above, the estimated cost is \$1,200,000. The sidings could be completed within 12 months of approval of a site development plan. Cost and schedule estimates incorporate the time needed for wetlands permitting.

Additional areas of the park could potentially be served by rail, but cost and schedule estimates have not been developed.

Contact:

Jeff Woods

Director – Business Development & Marketing

CRANDIC

jeffwoods@alliantenergy.com

(319) 786-3698

Support Documentation:

Rail Cost and Schedule Estimate – February 24, 2021

Letter from Foth – January 22, 2021

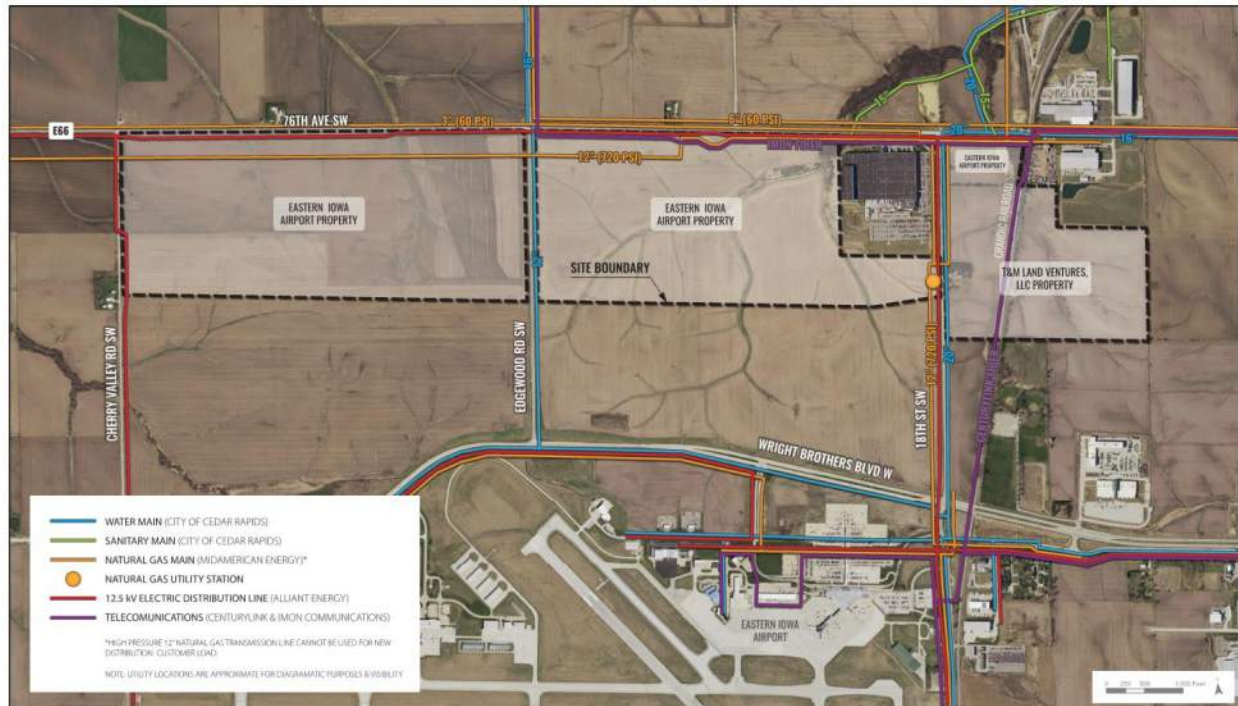
Rail Questionnaire – March 4, 2020

Letter from CRANDIC – August 8, 2013

08

Utilities





LAND AND AIR SUPER PARK - CEDAR RAPIDS, IA INFRASTRUCTURE MAP



Note: Utility information, including available capacity and infrastructure locations, changes over time. The utility information below reflects the conditions present at the time of certification documentation. Future users should confirm that the utility infrastructure is adequate for their specific project.

ELECTRIC

Provider: Alliant Energy / Interstate Power and Light Company (distribution) and ITC Midwest (transmission)

Service Details

- Existing Infrastructure:
 - Distribution: 12.5 kV lines run along Cherry Valley Road SW (western boundary of the property), along 76th Avenue SW (northern boundary), and along 18th Street SW (between airport property and T&M Land Ventures property)
 - Transmission: 69 kV line(s) is located 0.25 miles to one mile from the site; multiple routes available to extend to the property if needed
 - Substations: Viola's Corner – 2 miles north and Kitty Hawk – 2 miles north northeast
- Available Capacity: 40 MW
- Improvements to Provide Service: Depending on the load, there are options to either increase the substation size or serve a customer at 25 kV. For loads over 5 MW, the transformer size will need to be increased at the substation.
- Schedule: Alliant Energy can provide 5 MW within nine months and a total of 15 MW within 18 months.
- Other: Redundant electric service from two different substations is available, at customer cost, if needed.

Contact:

Mary Meisterling
Manager Business Development and Support
Alliant Energy
marymeisterling@alliantenergy.com
(319) 786-8131

Support Documentation:

Step 2 Follow-up Questions and Response Items – Foth – April 22, 2020
Electric Questionnaire – March 17, 2020

NATURAL GAS

Provider: MidAmerican Energy Company (distribution and transmission)

Service Details

- Existing Infrastructure: A 3-inch 60 PSI line runs along 76th Avenue SW (northern boundary), and a 6-inch 60 PSI line runs down Edgewood Road SW north of the property to the intersection with 76th Avenue SW where it then runs east along 76th Avenue SW along the northern boundary. A 12-inch line along runs through the northern portion of the airport property, but this line would not be used to provide service to the property.
- Available Capacity: 32,500+ mcf per month
- Improvements: Extend service into the property (exact improvements dependent on where new service is needed within the park)
- Estimated Cost: Based upon gas revenue generated. If a customer's three-year net gas revenue exceeds the installation cost, there is no charge to the customer. If the three-year net gas revenue is less than the extension cost, customer is responsible for the difference.
- Estimated Schedule: Approximately three months, but up to six months.

Contact:

Greg Theis
Program Manager Business and Community Development
MidAmerican Energy Company
gstheis@midamerican.com
(563) 333-8917

Support Documentation:

Natural Gas Questionnaire – March 5, 2020

WATER

Provider: City of Cedar Rapids

Service Details

- Existing Infrastructure: A 12-inch line runs along Edgewood Road SW in the middle of the property, and a 20-inch runs along 18th Street SW in the eastern portion of the property and then turns east and runs along 76th Avenue SW. 900,000 gallons per day is available through either line.

- Improvements: To provide service, a line would just need to be extended into the property. A line to connect the 20-inch and 12-inch mains is recommended for redundancy.
- Estimated Cost: Cost would be customer's responsibility since service is currently at the boundary of the property.
- Estimated Schedule: Service is available immediately.

Water Treatment

- Plants: Northwest Water Treatment Plant (6 miles) and J Avenue Water Treatment Plant (6 miles)
- Total Permitted Capacity: 60 million gallons per day
- Average Utilization: 38.933 million gallons per day
- Peak Utilization: 53.688 million gallons per day
- Excess Capacity: 6.312 million gallons per day (factoring in peak utilization)

Contact:

Bruce Jacobs
Utilities Engineering Manager
City of Cedar Rapids Utilities Department
b.jacobs@cedar-rapids.org
(319) 286-5913

Support Documentation:

Step 2 Follow-up Questions and Response Items – Foth – April 22, 2020
Water Questionnaire – March 19, 2020

WASTEWATER

Provider: City of Cedar Rapids

Service Details

- Existing Infrastructure: Over 600,000 gallons per day is available. A 15-inch gravity lines are located close to the intersection of 18th Street SW and 76th Avenue SW. One line is located to the west of the intersection, north of the Nordstrom facility, and the other line is located to the east of the intersection just north of the airport property. For the line west of 18th Street SW, total capacity is 2.3 million gallons per day with 2.2 million gallons per day of excess capacity. For the line east of 18th Street SW, total capacity is 2.3 million gallons per day with 1.8 million gallons per day of excess capacity.
- Improvements: Service would just need to be extended into the property.
- Estimated Schedule: Service is available immediately.

Wastewater Treatment

- Plant: Cedar Rapids Water Pollution Control Facility (7.6 miles)
- Total Permitted Capacity: 87 million gallons per day
- Allocated Capacity: 53 million gallons per day
- Average Utilization: 59 million gallons per day
- Peak Utilization: 130 million gallons per day
- Excess Capacity: 28 million gallons per day (factoring in average utilization)

Contact:
Dave Wallace
Sewer Utility Engineering Manager
City of Cedar Rapids
d.wallace@cedar-rapids.org
(319) 286-5814

Support Documentation:
Step 2 Follow-up Questions and Response Items – Foth – April 22, 2020
Wastewater Questionnaire – March 19, 2020

TELECOMMUNICATIONS

Provider: CenturyLink

Service Details

- Existing Infrastructure: Fiber runs along the rail line in the eastern portion of the property. Dark fiber is available.
- Estimated Cost: \$47,000
- Estimated Schedule: 120 to 150 days
- Other: Conduct would need to be provided from DMARC location to ROW/easement.

Contact:
Brent Giese
Local Network Engineer
CenturyLink
brent.giese@centurylink.com
(563) 355-2592

Provider: ImOn Communications, LLC

Service Details

- Existing Infrastructure: Fiber runs along 76th Avenue SW (northern boundary) from Edgewood Road SW eastward.
- Improvements: Fiber would be extended underground.
- Estimated Schedule: 180 business days
- Other: ImOn will require an easement somewhere in the area in order to place a cabinet. Additional easements or right-of-ways to an individual property would also be needed.

Contact:
Creed Heilskov
Business Sales Executive
ImOn Communications, LLC
Creed.Heilskov@ImOn.net
(319) 261-4648

Support Documentation:
Step 2 Follow-up Questions and Response Items – Foth – April 22, 2020
Telecommunications Questionnaire – ImOn Communications, LLC – April 21, 2020
Telecommunications Questionnaire – CenturyLink - March 11, 2020

09

Due Diligence



ENVIRONMENTAL

A Phase I Environmental Site Assessment (ESA) Update was completed on the airport-owned property and revealed evidence of no recognized environmental conditions (RECs) on the property. Additionally, no RECs were identified on adjacent properties.

A Phase I ESA was completed on the T&M Land Ventures LLC property, and the assessment identified no RECs in connection with the site.

Support Documentation:

Phase I Environmental Site Assessment Update – Airport – Foth – July 2020

Phase I Environmental Site Assessment – T&M Land Ventures – EB Solutions, Inc. – September 8, 2020

WETLANDS

An approved jurisdictional determination (JD) was issued February 8, 2017 for the airport-owned property. There are 27.69 acres of wetlands and 3,101 feet of Waters of the United States on the property.

An approved jurisdictional determination (JD) was issued November 23, 2020 for the T&M Land Ventures property. There are 9.33 acres of wetlands.

Support Documentation:

Approved Jurisdictional Determination (T&M) – U.S. Army Corps of Engineers – November 23, 2020

Approved Jurisdictional Determination (Airport) – U.S. Army Corps of Engineers – February 8, 2017

Wetland & WUS Delineation Report Addendum (Airport) – Foth – December 22, 2016

Wetland & WUS Delineation Report (Airport) – Foth – August 26, 2014

Wetland Identification, Delineation, and Classification (T&M) – EB Solutions, Inc. – July 31, 2014

SPECIES

U.S. Fish and Wildlife's Official Species List

- Northern Long-eared Bat (Threatened)
- Higgins Eye (Endangered)
- Prairie Bush-clover (Threatened)
- Western Prairie Fringed Orchid (Threatened)
- There are no critical habitats at this location.

In August 2014, a species study by Foth evaluated whether suitable habitat for three species (northern long-eared bat, prairie bush-clover, and western prairie fringed orchid) was present on the airport-owned property. The study recommended tree removal be performed from September 30th to April 1st which is outside the active period for the northern-long eared bat. It was also recommended that impacts to the potential prairie remnant (within the wetland area west of Nordstrom) be avoided, and if avoidance is not possible, additional studies should be performed to evaluate whether the prairie bush clover or western prairie fringed orchid are present. If the recommendations are followed, Foth concludes that the project is not likely to adversely affect the three species.

In August 2020, Foth re-evaluated their prior study to evaluate whether conditions have changed. The Higgins eye is now a listed endangered species but was not on the list in 2014. The property does not contain suitable habitat for the Higgins eye mussel. Additionally, the status of the northern long-eared bat changed from proposed endangered to threatened. The 4(d) rule is now applicable for the long-eared bat. The 4(d) rule prohibits incidental take that

may occur from tree removal activities within 150 feet of a known occupied maternity roost tree during the pup season (June 1 through July 31) or within 0.25 miles of a hibernation site, year-round. Based upon a desktop evaluation and site visit in July 2020, conditions within the property remain similar to those observed in 2014. Therefore, it is Foth's opinion that there have been no changes since the last certification other than the implementation of the 4(d) rule for the northern long-eared bat.

In July 2014, Hall and Hall Engineers Inc. completed a desktop survey for the T&M Land Ventures property and stated, "the project is not likely to adversely affect threatened or endangered species known to occur within the area." An email from U.S. Fish and Wildlife Service in July 29, 2014 stated "It appears that the proposed project does not contain suitable habitat for the Higgins eye pearlymussel, prairie bush clover, western prairie fringed orchid, or northern long-eared bat and that construction of project will have no impacts to any federally listed species. Therefore, the appropriate determination is that the project will have 'no effect' on listed species and does not require concurrence from the U.S. Fish and Wildlife Service." Foth conducted an aerial photograph assessment and inspected the T&M Land Ventures, LLC property on July 13, 2020, and found no changes since the last certification.

Support Documentation:

U.S. Fish and Wildlife Species List – November 22, 2020

Memorandum – Foth – August 17, 2020

Threatened and Endangered Species Habitat Assessment – Foth – August 26, 2014

Email from U.S. Fish and Wildlife Service (Kristen Lundh) – July 29, 2014

Letter from Hall and Hall Engineers Inc. – July 24, 2014

CULTURAL RESOURCES

Intensive Phase I Archaeological Investigation was completed on the airport-owned property in July 2014. The report concluded that no further archaeological work is recommended for the property. Section 106 clearance was granted by the State Historic Preservation Office (SHPO) on April 3, 2017 (R&C 140857035).

A Phase I Archaeological and Intensive Architectural/Historical Investigation was completed on the T&M Land Ventures property in October 2014. Two historic archaeological sites were identified (13LN1132 and 13LN1133) but were recommended to be not eligible for inclusion in the National Register of Historic Places. The investigation determined that no further cultural resource investigations are warranted on the subject property. A letter from SHPO states that the archaeological field techniques employed by Tallgrass Historians during this investigation are consistent with best-recommended practices outlines in the Guidelines for Archaeological Investigations in Iowa. Foth conducted an aerial photograph assessment and inspected the T&M Land Ventures, LLC property on July 13, 2020, and found no changes since the previous certification. T&M Land Ventures, LLC also confirmed that no changes have occurred since the previous certification.

Support Documentation:

Letter from T&M Land Ventures, LLC (Patrick S. Baird) – July 24, 2020

Request for SHPO Comment on a Project – April 3, 2017

Letter from the Iowa State Historic Preservation Office – November 24, 2014

Phase I Archaeological and Intensive Architectural/Historical Investigation – Tallgrass Historians L.C. – October 2014

Intensive Phase I Archaeological Investigation - Bear Creek Archeology, Inc. – July 2014

GEOTECHNICAL

In July 2014, Terracon reviewed prior geotechnical work and studies to determine a preliminary seismic site classification. After reviewing the information, Terracon recommended Seismic Site Class D, but they recommend additional testing as some projects in the vicinity have been recommended Seismic Site Class C.

In July 2014, Geophysical Exploration Services consisting of seismic surveys on the T&M Land Ventures property. Two surveys with a total of four traverses were performed. Seismic Site Class C was recommended for preliminary design, but Line 4 had a shear wave velocity that would indicate Seismic Site Class D. Therefore, additional investigation would be warranted to verify Seismic Site Class C.

In 2010, a Levee Borrow Investigation was conducted on airport property, including the acreage being certified. Six of the drillings were on, or adjacent to, the acreage being certified.

A Geotechnical Engineering Report was completed in 2008 on adjacent property north of the existing Nordstrom facility. Nine borings were drilled to depths of 18 to 30 feet.

Support Documentation:

Preliminary IBC Seismic Site Classification Report (Airport) – Terracon – August 27, 2014

Geophysical Exploration Services (T&M) – Terracon – August 4, 2014

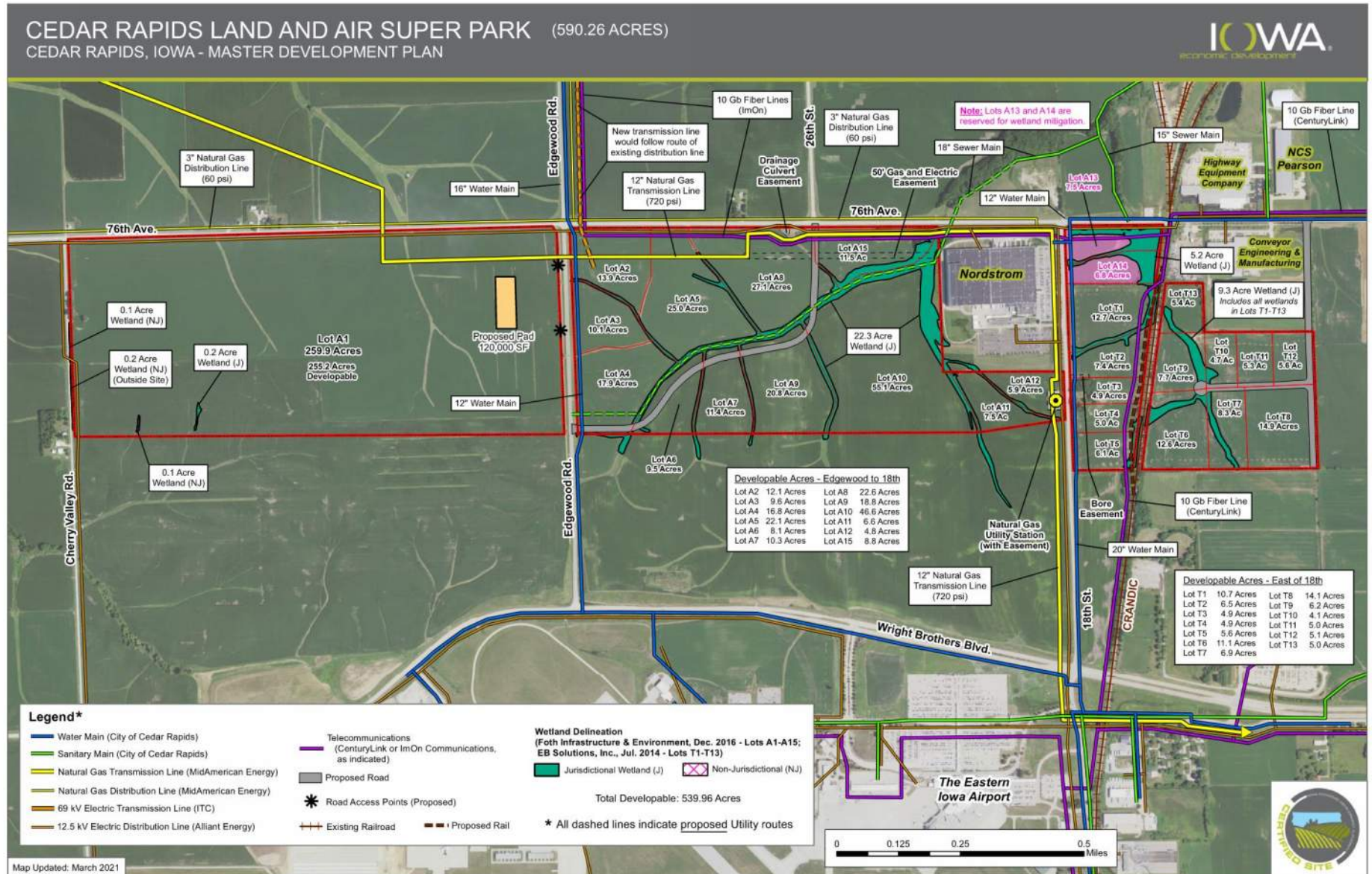
Levee Borrow Investigation Drilling Logs (Airport & Adjacent) – Terracon – February 4, 2010

Geotechnical Engineering Report (Adjacent) – Terracon – May 27, 2008

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Master Plan

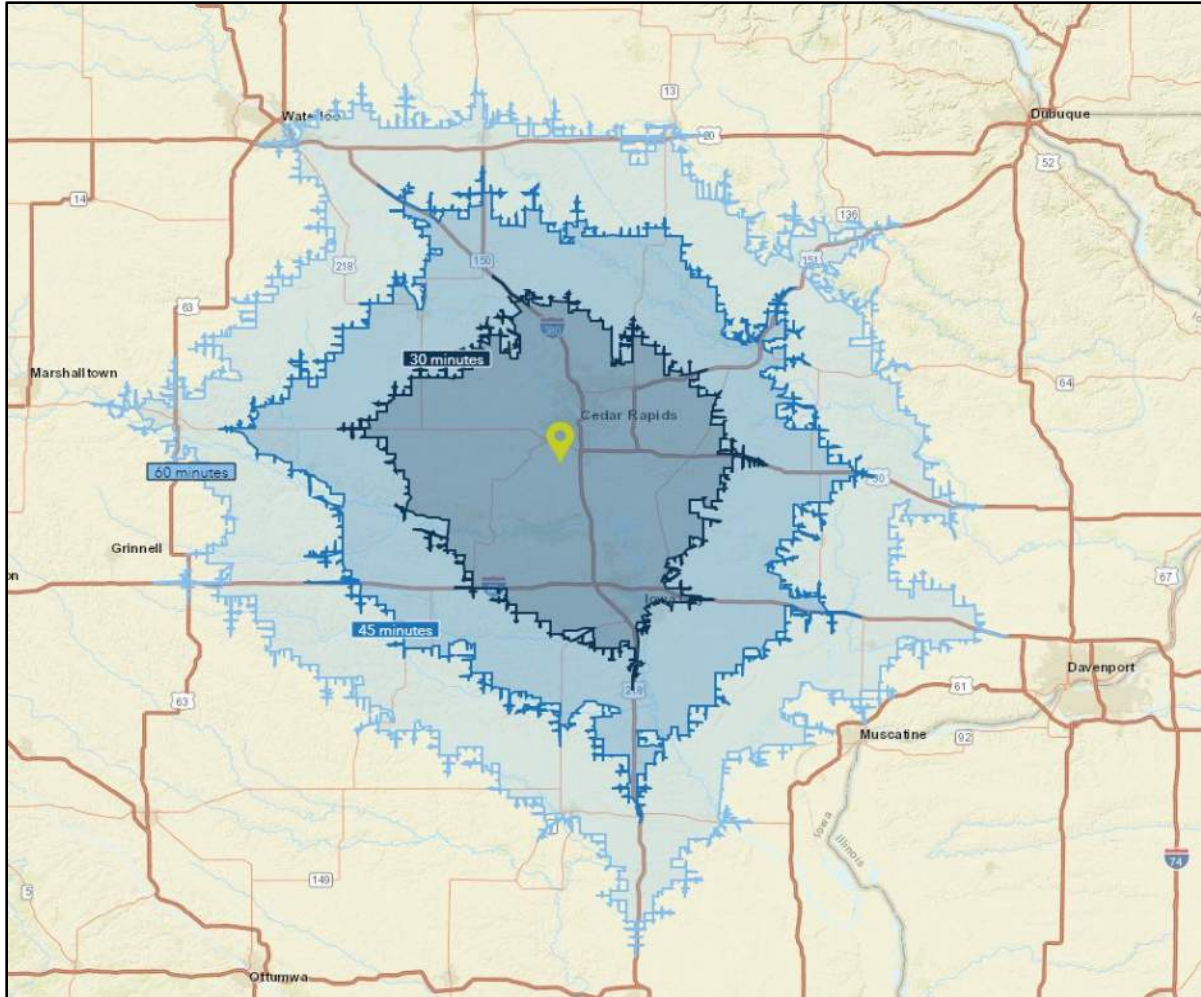




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Workforce





| | 30-Minute Drive Time | 45-Minute Drive Time | 60-Minute Drive Time |
|--------------------------------------|----------------------|----------------------|----------------------|
| Total Population | 358,026 | 454,887 | 560,351 |
| Labor Force | 201,727 | 255,288 | 312,764 |
| Manufacturing Employment | 25,470 | 33,093 | 43,840 |
| Percentage Employed in Manufacturing | 14% | 15% | 16% |
| Median Age | 34.8 | 36.1 | 37.2 |
| Bachelor's Degree Attainment | 41% | 38% | 34% |
| Average Hourly Wage | \$26.04 | \$25.35 | \$24.67 |
| Average Manufacturing Wage | \$36.77 | \$34.87 | \$32.77 |

Cedar Rapids Land and Air Super Park | March 2021

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Summary + Recommendations



Strengths:

- More than 500+ acres are available.
- The entire property is outside the 100- and 500-year flood zone.
- Substantial utility infrastructure is present in the area and can accommodate large utility users.
- Park is less than one mile to I-380.
- Eastern Iowa Airport is adjacent (south) to the park.

Challenges:

- Airport property is available for lease only. With other industrial acreage available in the area, lease-only may deter some prospects.
- Limited geotechnical study on the airport-owned property.
- Abstracts that support the title opinion were not provided.
- The T&M Land Ventures property will need to be rezoned for industrial use.
- Wetlands are present throughout the property, but Master Plan has been designed to avoid wetlands impacts if possible.
- Rail will require wetlands impacts.
- Due to proximity to the airport, FAA approval will be required.

Recommendations:

- Ensure that abstracts that support the title opinions are available if needed.
- Construct signage that designates the property as an industrial park.
- Be prepared to discuss height restrictions and FAA approval process with prospects.



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