Oskaloosa Innovation Park

Oskaloosa, Mahaska County, Iowa

Certification Report
July 2023

QUEST SITE SOLUTIONS

THE GEOGRAPHY OF BUSINESS™

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QUEST SITE SOLUTIONS

01 Overview

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

CERTIFICATION LETTER

July 18, 2023

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

Dear Ms. Kuhlers:

The Oskaloosa Innovation Park, located in Mahaska County, Iowa, has completed the Iowa Economic Development Authority (IEDA) Certified Site Program. Quest Site Solutions (Quest) has conducted a thorough analysis of the property, and based on the information provided by Mahaska Chamber & Development Group and McClure Engineering Company as well as our evaluation of the property, we are certifying the **Oskaloosa Innovation Park** as a **General Industrial Park**.

Quest has developed a program for IEDA to certify industrial sites and industrial parks as ready for industrial development. We have certified the Oskaloosa Innovation Park as meeting the following criteria:

- The park must be a minimum of 100 total acres, with at least one site 20+ contiguous, developable acres. At least 60% of the remaining park acreage must be developable.
- The park must be available for sale or lease (with a documented price and terms) to prospective industrial investors.
- The park must be zoned appropriately or be able to be rezoned for industrial use within 90 days (if applicable). The surrounding properties must also be compatible with industrial uses.
- The park's developable acreage must be free of any known rights-of-way, easements, judgments, liens, restrictive covenants, and any other items that impact developability.
- 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.
- 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.
- To market the park as rail-served, the park must be served or be able to be served within 12 months by rail.
- The park must be within 15 miles of an interstate or a four-lane highway.
- The park must be directly served or be able to be served within six months by a road that is compatible with U.S. DOT standards for tractor-trailer access (80,000 pounds and 16 feet minimum clear height).
- The park must be served or be able to be served by industrial level electric infrastructure that can provide a minimum of 5 MW electric service within 12 months.*
- The park must be served or be able to be served by natural gas infrastructure that can provide a minimum of 15,000 mcf per month within 12 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 300,000 gallons per day within 12 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 200,000 gallons per day within 12 months.*
- The park must be served or be able to be served within six months by telecommunications fiber.

The details on how the property meets each of these criteria is included in Sections 3 through 10 of this report.

This certification will expire on **July 18, 2028.** Upon certification expiration, the property will need to submit for recertification.

We congratulate the team at the Mahaska Chamber & Development Group for their hard work and for achieving certification. If there are any questions regarding our analysis, please contact us.

Sincerely,

Lindsey M. Cannon

Lindsey M. Cannon
Director

** For utility capacity, 50% of the capacity must be able to be provided within six months with the remaining 50% capacity in the following six months. For example, 2.5 MW would need to be available within six months and the second 2.5 MW within the following six months for a total of 5 MW within 12 months.*

03

Property Overview

PROPERTY OVERVIEW

03

LOCATION (LAT / LONG)

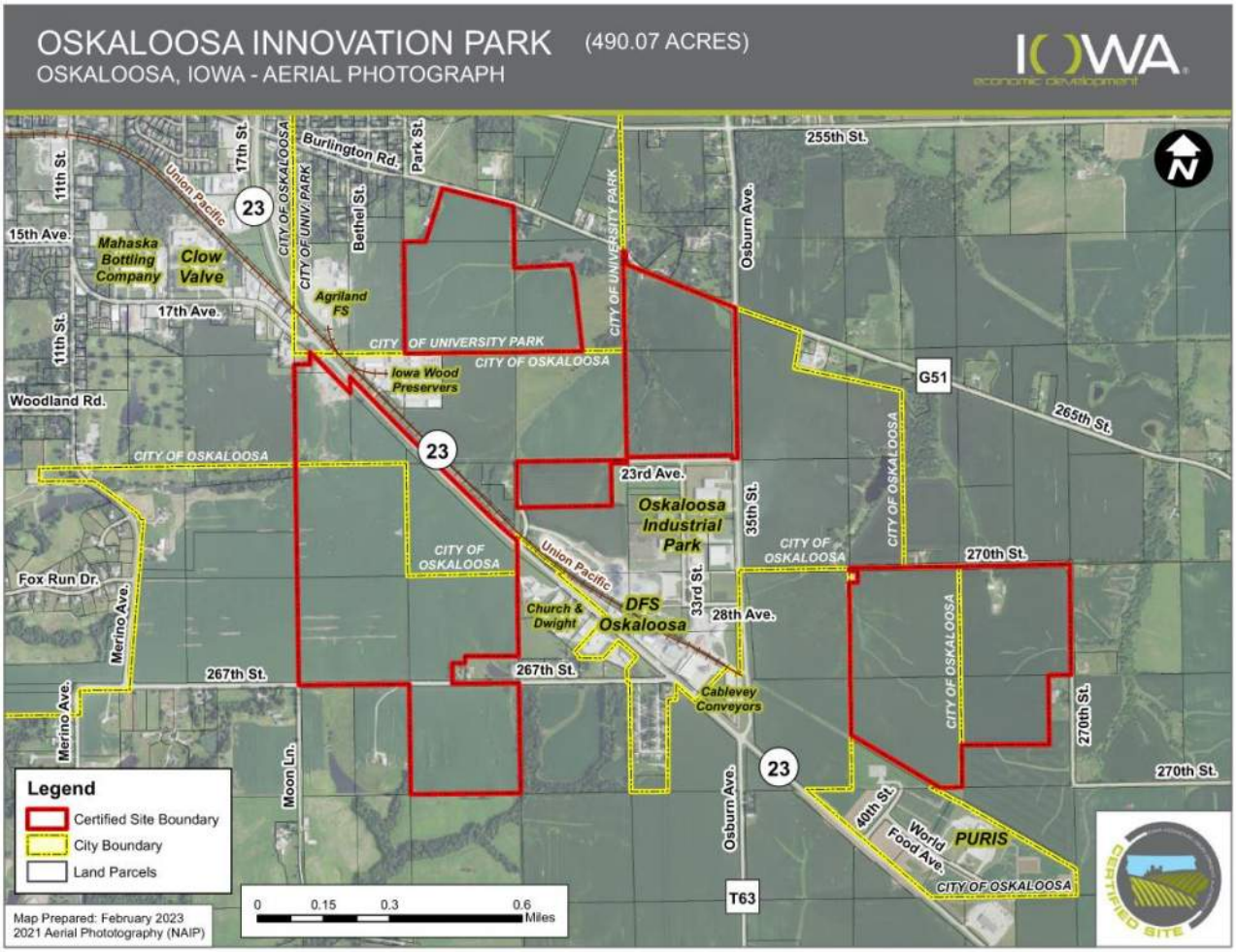
41.274350°, -92.616540°

CONTACT INFORMATION

Deann De Groot
Executive Director
Mahaska Chamber & Development Group
ddegroot@mahaskachamber.org
(641) 672-2591

SIZE/ACREAGE

490.07 total acres
465.02 developable acres
127.69 largest developable acreage (CLF parcel)



QUEST SITE SOLUTIONS

04

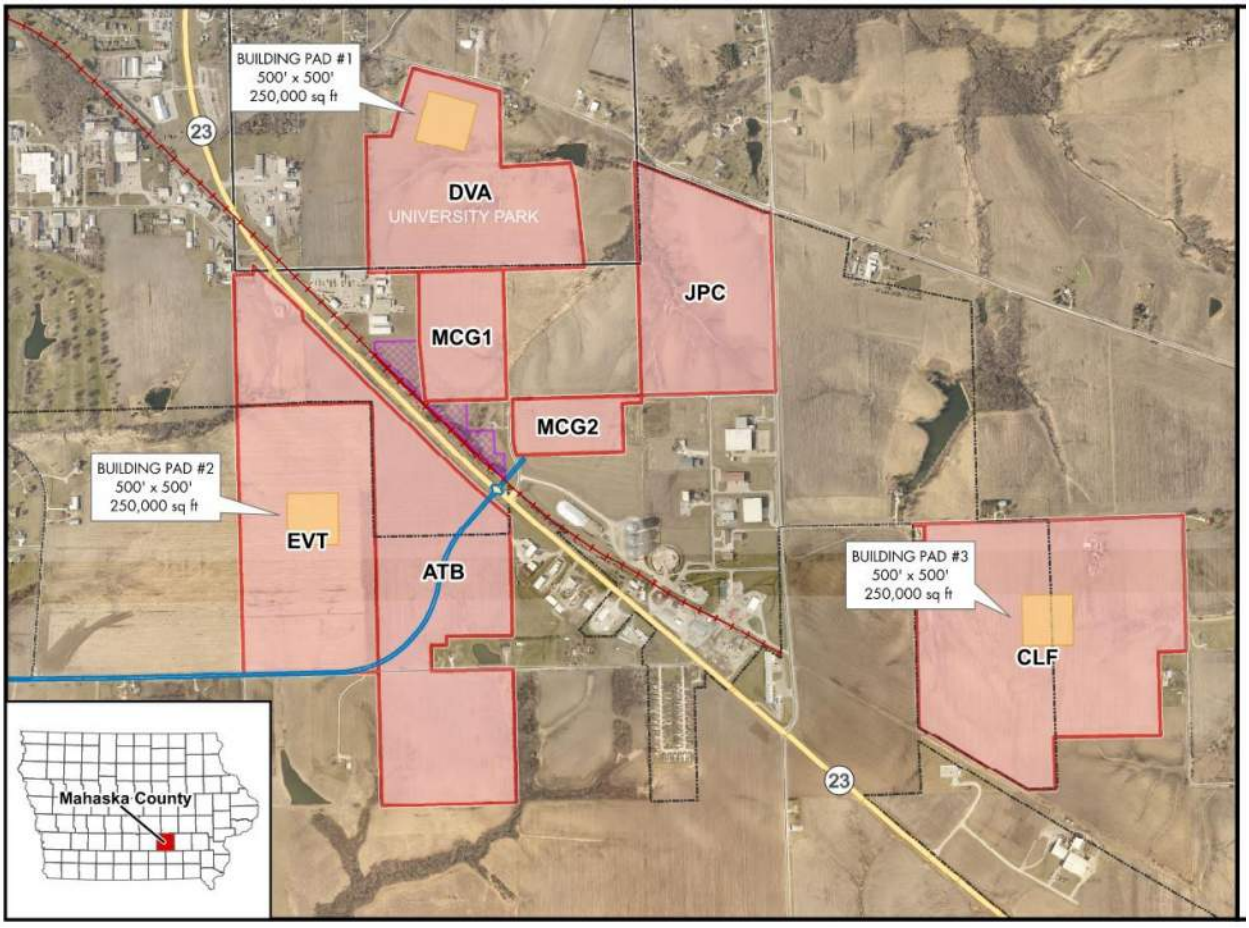
Ownership + Availability

OWNERSHIP + AVAILABILITY

04

OWNERSHIP + PRICE

The Oskaloosa Innovation Park is divided into seven parcels, or areas, based upon their ownership. The remainder of this report refers to these parcels by their three-letter descriptor as shown below. *Note: MCG1 is the location of the future transload facility and is not included in the certified acreage.*



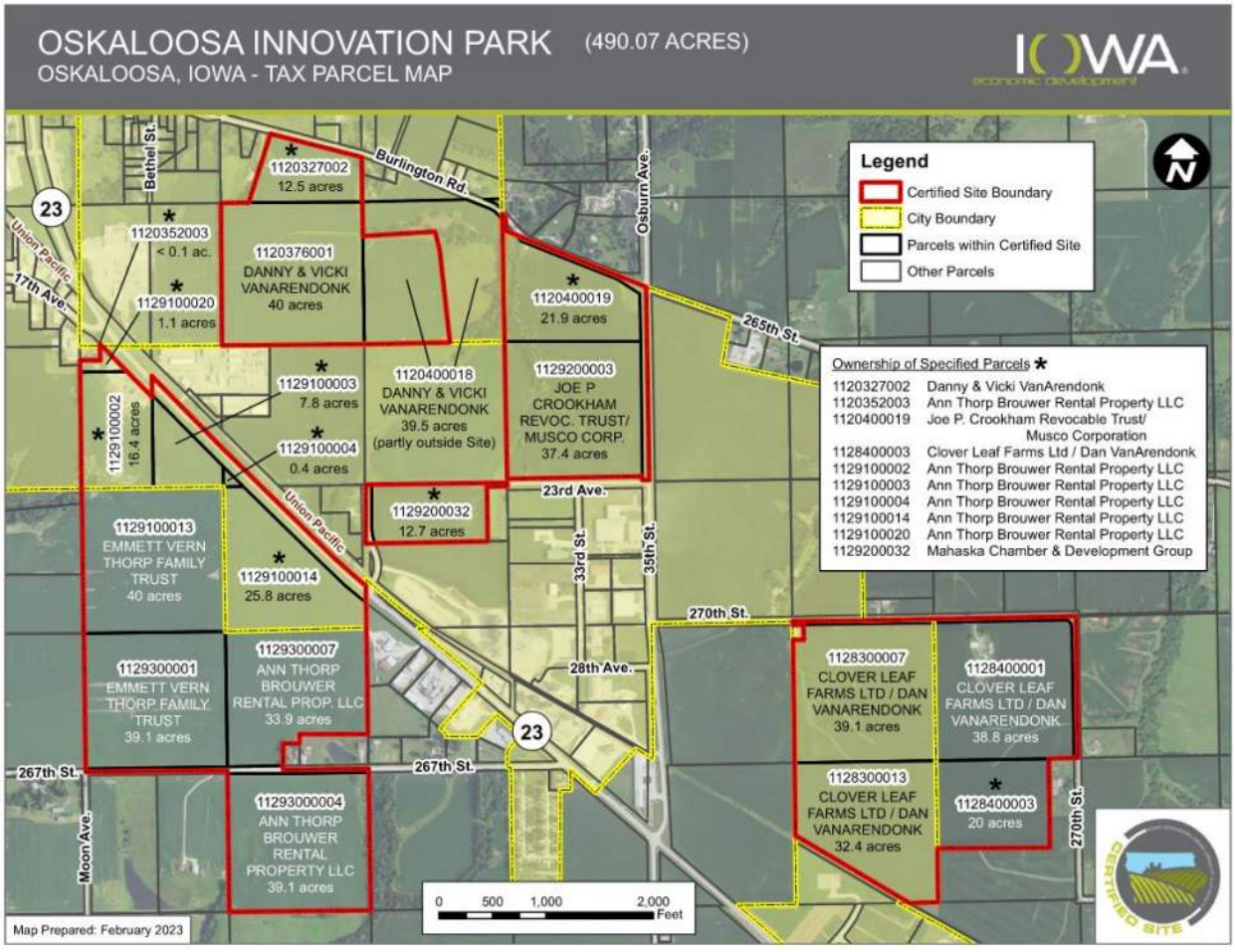
The following chart indicates each area's owner, acreage, and price. The acreage is based on the Mahaska County records. In some instances, only a portion of a tax parcel is being certified, but the acreage below represents the entire tax parcel's acreage.

Parcel	Owner	Acres	Tax Parcels	Price
ATB	Ann Thorp Brouwer Rental Property LLC	0.07	1120352003	Varies by Option Year Year 1: $50,000/acre Year 2: $51,500/acre Year 3: $52,500/acre Year 4: $54,000/acre Year 5: $55,000/acre
		0.44	1129100004	
		1.13	1129100020	
		7.82	1129100003	
		16.42	1129100002	
		25.80	1129100014	
		33.91	1129300007	
		39.08	11293000004	

OWNERSHIP + AVAILABILITY

04

Parcel	Owner	Acres	Tax Parcels	Price
CLF	Clover Leaf Farms Ltd	20.00	1128400003	Varies by Option Year Year 1 & 2: $30,000/acre Year 3 & 4: $32,000/acre Year 5: $33,000/acre
		32.43	1128300013	
		38.76	1128400001	
		39.05	1128300007	
DVA	Danny L. and Vicki C. VanArendonk	12.53	1120327002	Varies by Option Year Year 1: $20,000/acre Year 2 & 3: $21,000/acre Year 4: $22,000/acre Year 5: $23,000/acre
		39.45	1120400018	
		40.00	1120376001	
EVT	Emmett Vern Thorp Family Trust	39.08	1129300001	Varies by Option Year Year 1: $50,000/acre Year 2: $51,500/acre Year 3: $52,500/acre Year 4: $54,000/acre Year 5: $55,000/acre
		40.00	1129100013	
JPC	Joe P. Crookham Revocable Trust	21.92	1120400019	$25,000/acre
		37.38	1129200003	
MCG2	Mahaska Chamber & Development Group	12.70	1129200032	$25,000/acre



QUEST SITE SOLUTIONS

OWNERSHIP + AVAILABILITY

04

OPTIONS

The Mahaska Chamber and Development Group (MCDG) holds options on all the certified acreage except MCG2, which they already own. The options are for five years from the date of certification, which is July 18, 2023. Therefore, the options will expire on July 18, 2028.

Support Documentation:
Option Agreement – Ann Thorp-Brouwer Rental Property LLC and MCDG – August 5, 2021
Option Agreement – Emmett Vern Thorp Family Trust and MCDG – August 5, 2021
Option Agreement – Joe P. Crookham Revocable Trust and MCDG – July 2, 2021
Option Agreement – Clover Leaf Farms, Ltd. and MCDG – June 24, 2021
Option Agreement – Danny L. VanArendonk/Vicki C. VanArendonk and MCDG – June 24, 2021

TITLE

The following is a summary of the attorney title opinions that were issued for each area. For the full details, refer to the individual title opinions.

ATB
- Titleholder(s): Ann Thorp Brouwer Rental Property, LLC
- Easements and Rights-of-Way:
  - Right-of-Way Easement Agreement to Midwest Gas
  - Gas Pipeline
  - General Conveyance easement to Iowa Gas Company
  - Easement to State of Iowa for highway purposes
  - Electric Line Easement to MidAmerican Energy Company
  - Right-of-Way Easement to Mahaska Rural Water Systems, Inc.
  - Easements to Iowa Power and Light Company for electric and gas line purposes
  - Sanitary sewer easements to City of Oskaloosa
- Other: Entrance Permit granted to the State of Iowa for entrance on Primary Road US 63. Title opinion should be reviewed for other items that may impact the property.

CLF
- Titleholder: Clover Leaf Farms, Ltd.
- Easements and Rights-of-Way:
  - Easement to Northwestern Bell Telephone Company
  - Right-of-Way to City of Oskaloosa
  - Sewer Line Easements to City of Oskaloosa
  - Electric Line Easement to MidAmerican Energy Company
  - Water Line Easement
- Other: A Warranty Deed to City of Oskaloosa for a 70-foot by 70-foot fence. Title opinion should be reviewed for other items that may impact the property.

DVA
- Titleholder(s): Danny L. VanArendonk and Vicki C. VanArendonk
- Easements and Rights-of-Way:
  - Easement for laying and maintaining a sewer line
- Other: Title opinion should be reviewed for other items that may impact the property.

EVT
- Titleholder(s): Emmett Vern Thorp Family Trust (Emmett Vern Thorp, Trustee, and successor Trustee)

- Easements and Rights-of-Way:
  - Right-of-Way Permit to Northwestern Bell Telephone Company
  - Right-of-Way Easement to Mahaska Rural Water Systems, Inc.
  - Right-of-Way Agreement to Midwest Gas for gas pipelines
  - Electric Line Easement to MidAmerican Energy Company
  - Sanitary Sewer Easement to City of Oskaloosa
- Other: Title opinion should be reviewed for other items that may impact the property.

JPC

- Titleholder: Joe P. Crookham Revocable Trust
- Easements and Rights-of-Way:
  - Easement for road purposes
  - Easements for Public Highway
  - Right-of-way Easement to City of Oskaloosa for sanitary sewer
  - Electric Line Easement to MidAmerican Energy
- Other: Title opinion should be reviewed for other items that may impact the property.

MCG2

- Titleholder(s): Mahaska Chamber and Development Group
- Easements and Rights-of-Way:
  - Easement Agreement to Northwestern Bell Telephone Company
  - Sanitary Sewer Easement to City of Oskaloosa
  - Easement Agreement to City of Oskaloosa and Oskaloosa Water Department
- Other: Title opinion should be reviewed for other items that may impact the property.

Support Documentation:
Title Opinion (ATB) – Faulkner, Broerman, & Lindgren – February 6, 2023
Title Opinion (ATB) – Faulkner, Broerman, & Lindgren – May 6, 2022
Title Opinion (ATB) – Faulkner, Broerman, & Lindgren – May 5, 2022
Title Opinion (DVA) – Faulkner, Broerman, & Lindgren – May 5, 2022
Title Opinion (MCG2) – Faulkner, Broerman, & Lindgren – May 5, 2022
Title Opinion (EVT) – Faulkner, Broerman, & Lindgren – April 27, 2022
Title Opinion (CLF) – Faulkner, Broerman, & Lindgren – March 25, 2022
Title Opinion (JPC) – Faulkner, Broerman, & Lindgren – January 26, 2022

LEASES

The following is a summary of the active leases for each area. All leases include a clause, through either the lease agreement or an addendum, that the tenants agree to terminate the leases if the property is sold. The tenants will vacate the property upon receipt of payment for any damages that are created in accordance with the option agreements, which will be no later than 90 days of the deed being recorded.

ATB

- Chris and Mary Anderson lease 96.88 acres. The lease term is for one year beginning March 1, 2021. The lease continues from year to year, unless terminated by a separate written agreement or by statutory termination notice served by either party on or before September 1st, effective the following March 1st.
- Randy VanKooten and Curt VanKooten lease 96.93 acres. The lease term is for one year beginning March 1, 2023. The lease continues from year to year, unless terminated by a separate written agreement or by statutory termination notice served by either party on or before September 1st, effective the following March 1st.

OWNERSHIP + AVAILABILITY

04

CLF

- Dan VanArendonk and Vicki VanArendonk lease the Clover Leaf Farms, Ltd. Property. The original lease was from March 1, 1995, to February 28, 1996, but the lease automatically renews from year to year on the same terms and conditions unless either party gives to the other notice.

EVT

- Randy VanKooten and Curt VanKooten lease 106 acres. The lease term is for one year beginning March 1, 2023. The lease continues from year to year, unless terminated by a separate written agreement or by statutory termination notice served by either party on or before September 1st, effective the following March 1st.

JPC

- Young Equipment Buildings, Inc. leases 59.3 acres for a period of five years which ends on December 31, 2026. The lease is subject to early termination by the Landlord at any time, for any reason. The lease will automatically renew upon expiration from year-to-year upon the same terms and conditions unless either party gives due and timely written notice to the other of an election not to renew.

MCG2

- Danny and Vicki VanArendonk lease 44 acres which includes the MCG2 parcel. The lease term is for one year beginning March 1, 2021. The lease continues from year to year, unless terminated by a separate written agreement or by statutory termination notice served by either party on or before September 1st, effective the following March 1st.

Support Documentation:
Iowa Cash Rent Farm Lease – Ann Thorp Brouwer Rental Property LLC and Randy VanKooten/Curt VanKooten – September 1, 2022
Iowa Cash Rent Farm Lease – Emmett Vern Thorp Family Trust and Randy VanKooten/Curt VanKooten – September 1, 2022
Farm Lease – Joe P. Crookham Revocable Trust and Young Equipment Buildings, Inc. – August 15, 2022
Iowa Cash Rent Farm Lease – Ann Thorp Brower Rental Property LLC and Chris & Mary Anderson – February 18, 2021
Iowa Cash Rent Farm Lease – Mahaska Chamber and Development Group and Danny and Vicki VanArendonk – November 20, 2020
Farm Lease – Clover Leaf Farms, Ltd. And Dan Van Arendonk/Vicki Van Arendonk – August 30, 1994

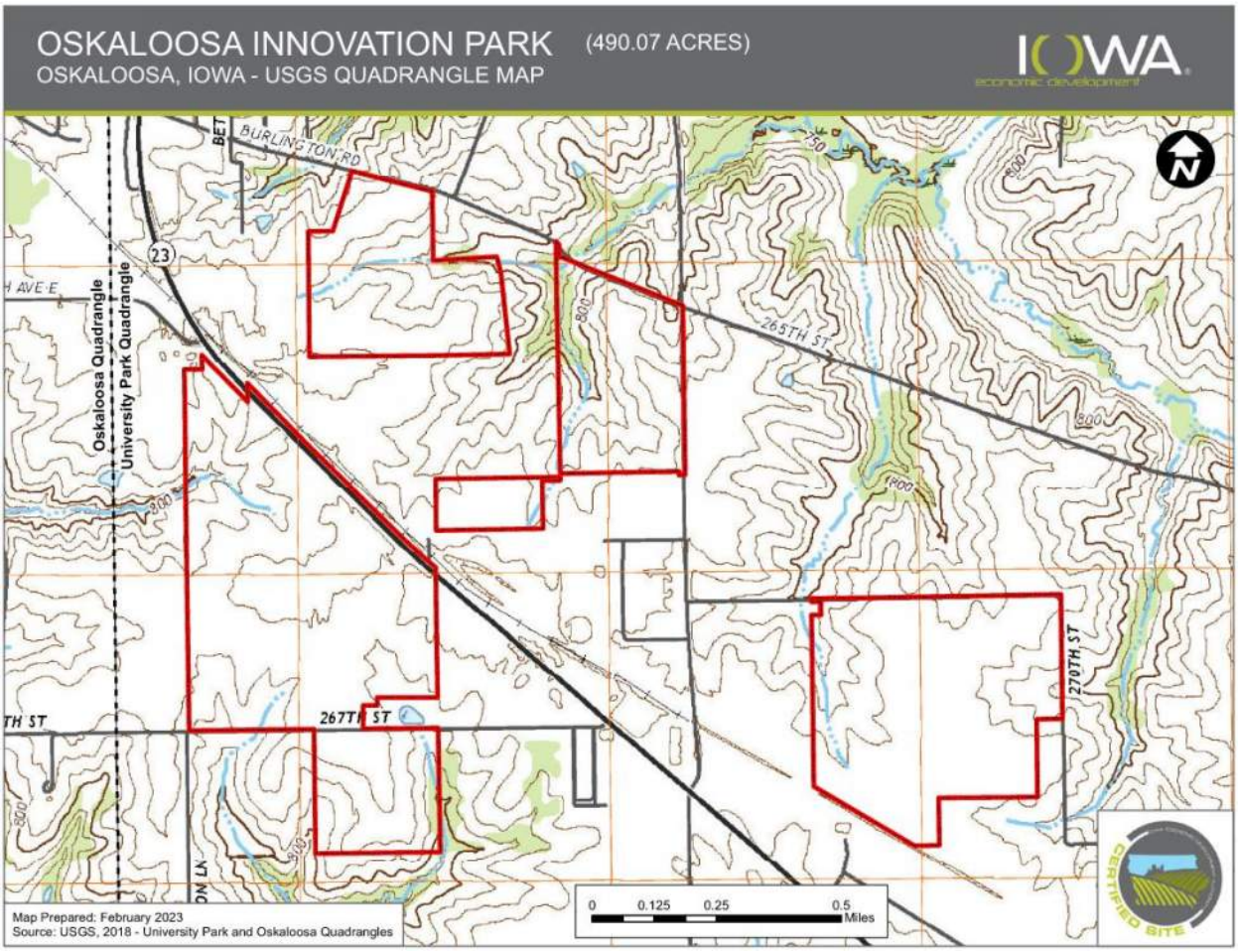
05

Site Characteristics

SITE CHARACTERISTICS

05

USGS



SURVEY

A Retracement Plat of Survey has been completed by McClure Engineering Company for each parcel. The parcels total 490.07 acres for the entire acreage being certified. The following are the total acres of each area:

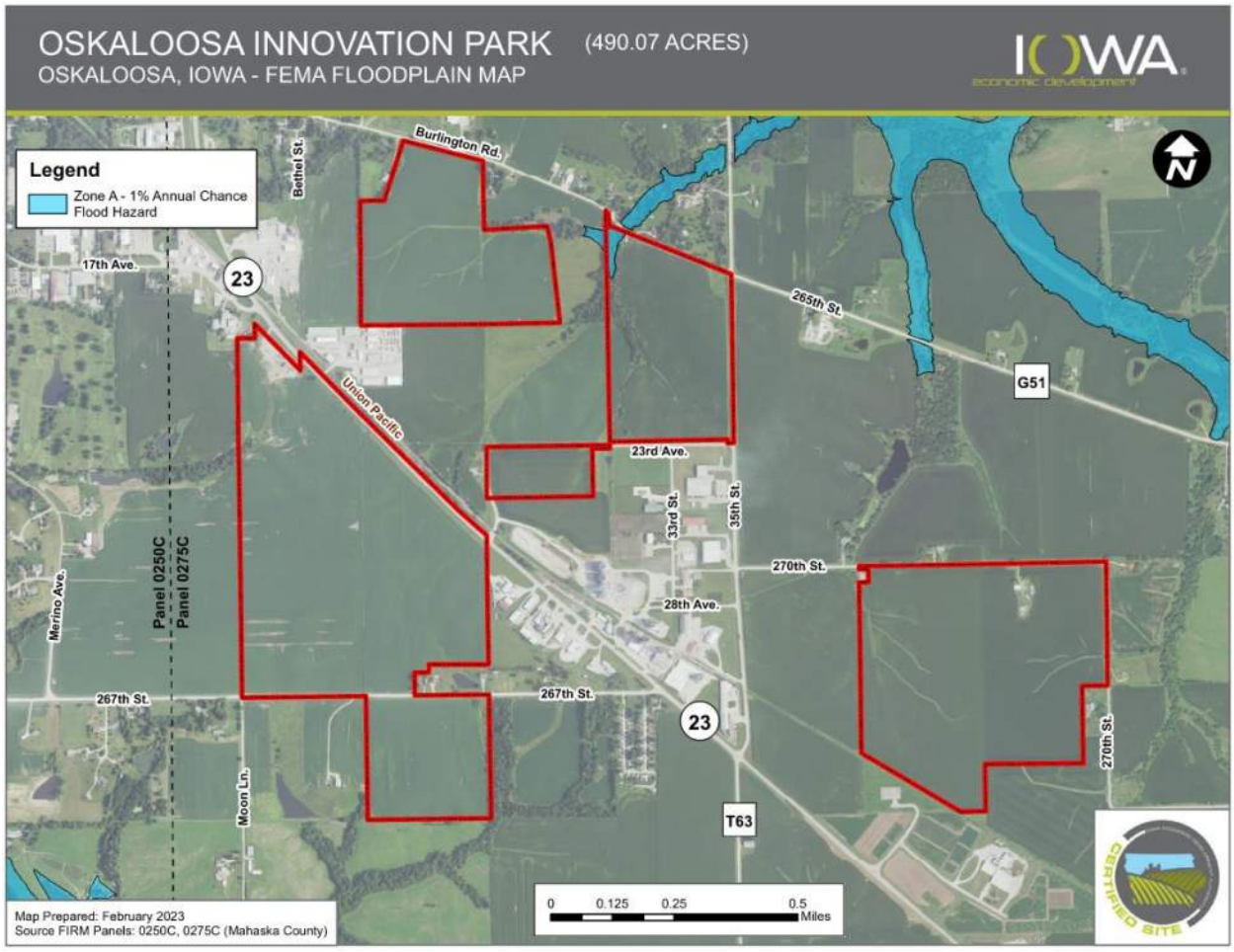
- ATB – 133.26 acres
- CLF – 131.88 acres
- DVA – 69.40 acres
- EVT – 80.38 acres
- JPC – 62.16 acres
- MCG2 – 12.99 acres

For details including boundaries, easements, and rights-of-way, see the Retracement Plat of Survey for each specific area.

SITE CHARACTERISTICS

FEMA

A small portion of FEMA Flood Zone A (100-year zone) is located in the northwestern portion of the JPC parcel.
Map Number 19123C0275C



QUEST SITE SOLUTIONS

06

Zoning

ZONING

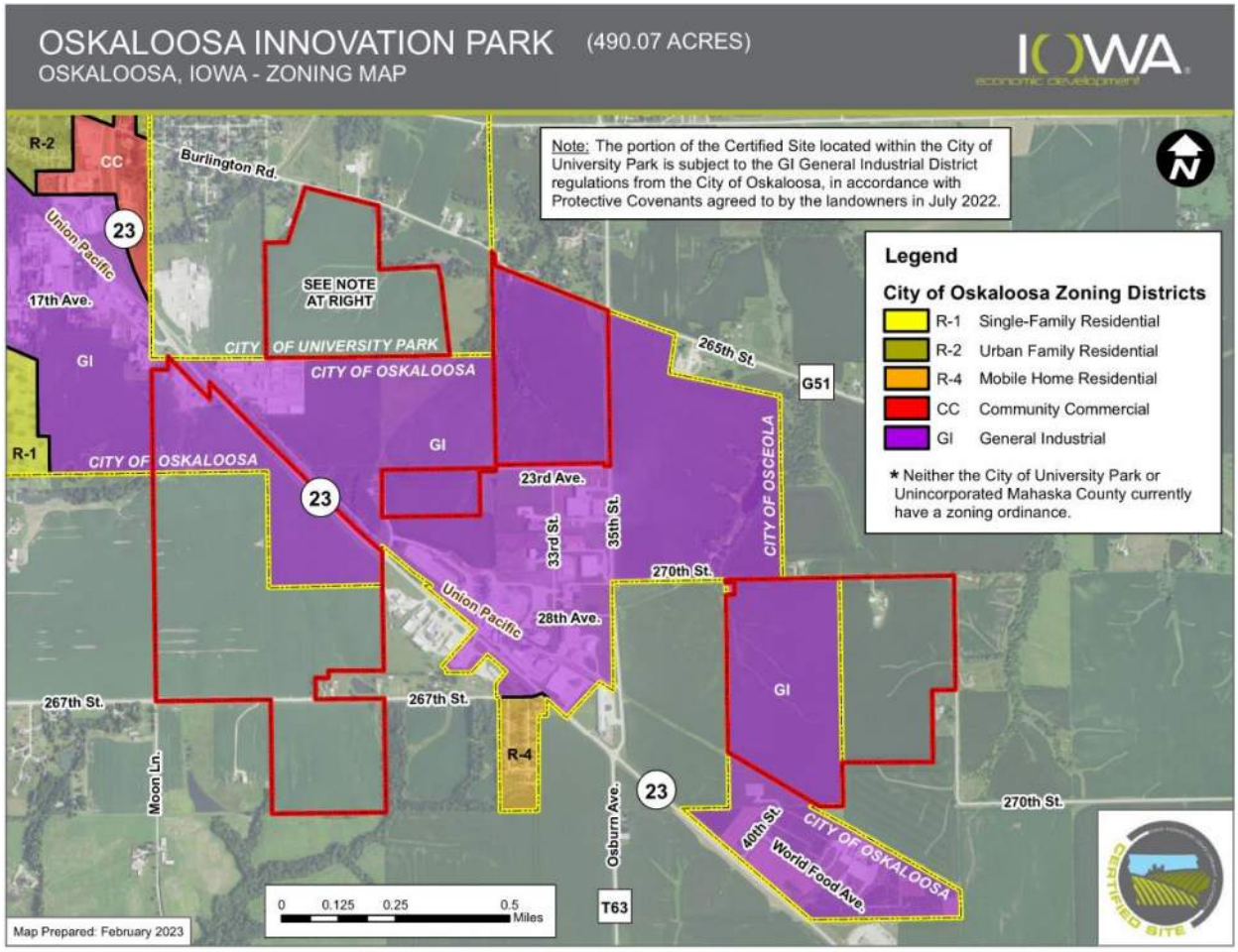
06

CURRENT ZONING

The park portions that are within the City of Oskaloosa limits are zoned General Industrial (GI). The GI district is intended to accommodate a wide variety of industrial uses, some of which may have significant external effects. These uses may have operating characteristics that create conflicts with lower intensity surrounding land uses. The district provides the reservation of land for these activities and includes buffering requirements to reduce incompatibility. A zoning change will not be required for industrial use within these areas of the park.

The portions of the park in unincorporated Mahaska County will have to be annexed and zoned for utility services.

The City of University Park does not have a zoning ordinance. The owners of the parcel located in University Park have signed an agreement that this parcel would conform with the Oskaloosa Innovation Park Land Use Regulations and Covenants – July 2022 until University Park adopts their own land use regulations and covenants. The Oskaloosa Innovation Park Land Use Regulations and Covenants align with the City of Oskaloosa GI District zoning regulations.



Support Documentation:
City of Oskaloosa Code of Ordinances – Title 17: Zoning – As of May 9, 2023
Agreement to be Bound by Protective Covenants – September 2, 2022
Letter from City of Oskaloosa – October 22, 2021

ZONING

06

ANNEXATION

The portions of the park in unincorporated Mahaska County will have to be annexed into the City of Oskaloosa for utility services. The timeline for annexation and zoning, from application to completion, including state review, is approximately 90 to 120 days. The process is as follows:

1. The city receives an application for voluntary annexation of contiguous property and schedules a public hearing.
2. Certified notice of the application is provided to cities within two miles of the property (University Park), affected public utilities, the county board of supervisors, and the regional planning authority.
3. Notice of application and pending council action is published in the Oskaloosa Herald newspaper.
4. A copy of the application and legal description of the area to be annexed is provided to the county auditor with a request to verify the accuracy, completeness, and ownership of the parcel(s) involved.
5. The city council considers the annexation proposal and also zoning of the property, assigned according to the property's present use or the use proposed by Oskaloosa's Comprehensive Plan (Business Park/General Industrial).
6. The approved proposal and supporting documentation are forwarded to Iowa's City Development Board for consideration. The City Development Board will consider this at the first board meeting held 31 days or more after filing.
7. If the annexation is approved and no appeal is filed within 30 days, the Board files, and records documents to complete the annexation.
8. The council certifies to the state treasurer the population of the annexed area.

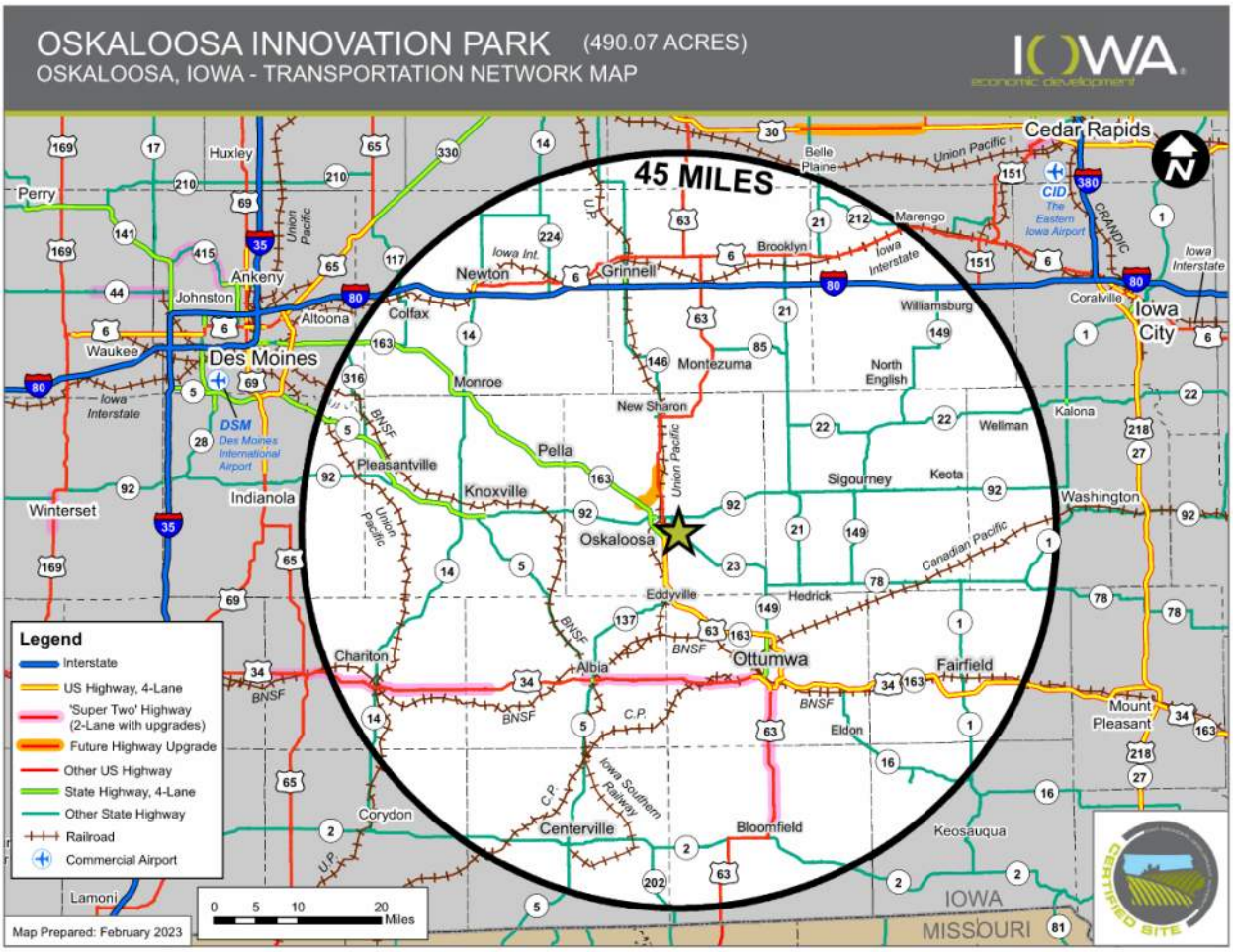
Support Documentation:
Letter from City of Oskaloosa – October 22, 2021

07

Transportation

TRANSPORTATION

07



ROADS

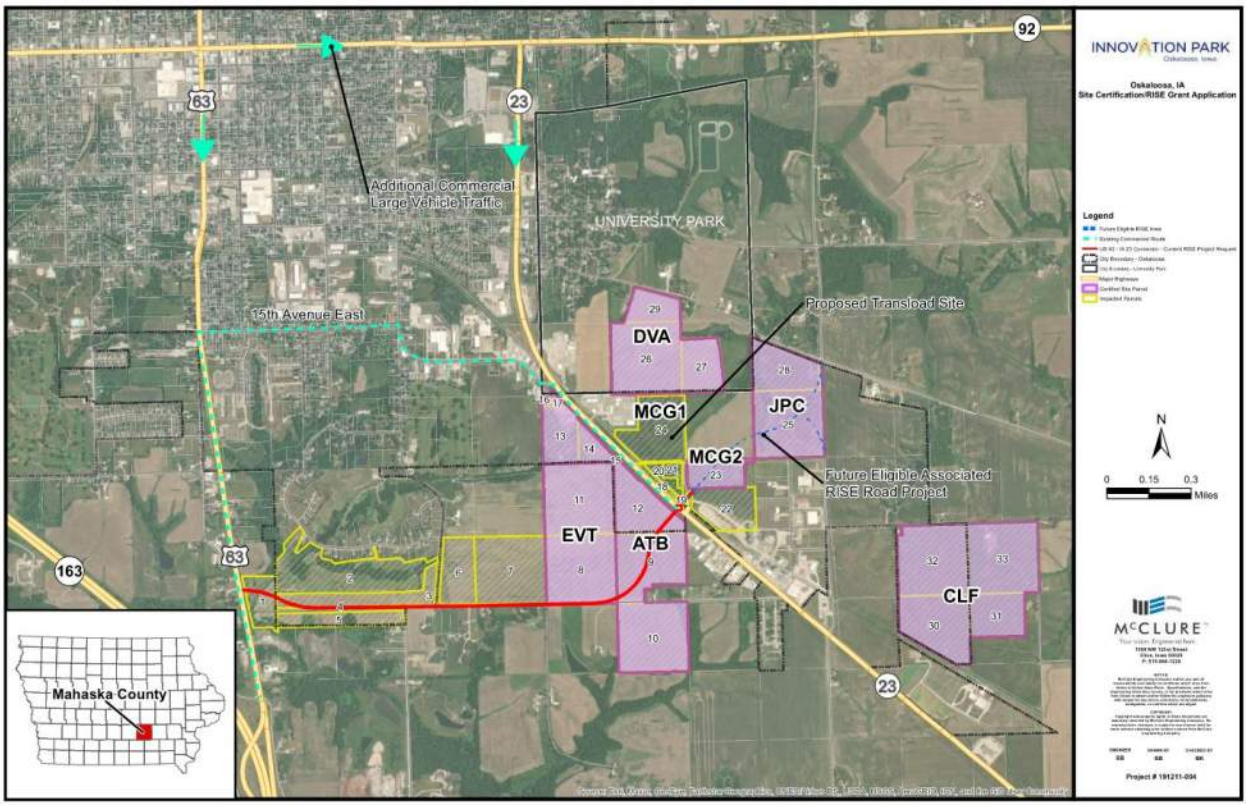
I-80 is located 33 miles north of the park, and I-35 is located 62 miles west of the park.

QUEST SITE SOLUTIONS

TRANSPORTATION

07

U.S. Highway 63 / Iowa 163 (a four-lane highway) is located approximately 2.5 miles west from the park. A proposed connector road, which is shown in red on the visual below, is planned from Highway 63 to Highway 23 to improve access to the park. As of April 2022, the connector road was estimated to cost $11,277,576, but Mahaska County and the City of Oskaloosa were pursuing State of Iowa RISE grant funding to support the project.



Iowa Highway 23 bisects the park, and there are multiple roads in and around the park to provide access to individual parcels.

Support Documentation:
Preliminary Opinion of Probable Cost – McClure Engineering Company – April 2022

COMMERCIAL SERVICE AIRPORT

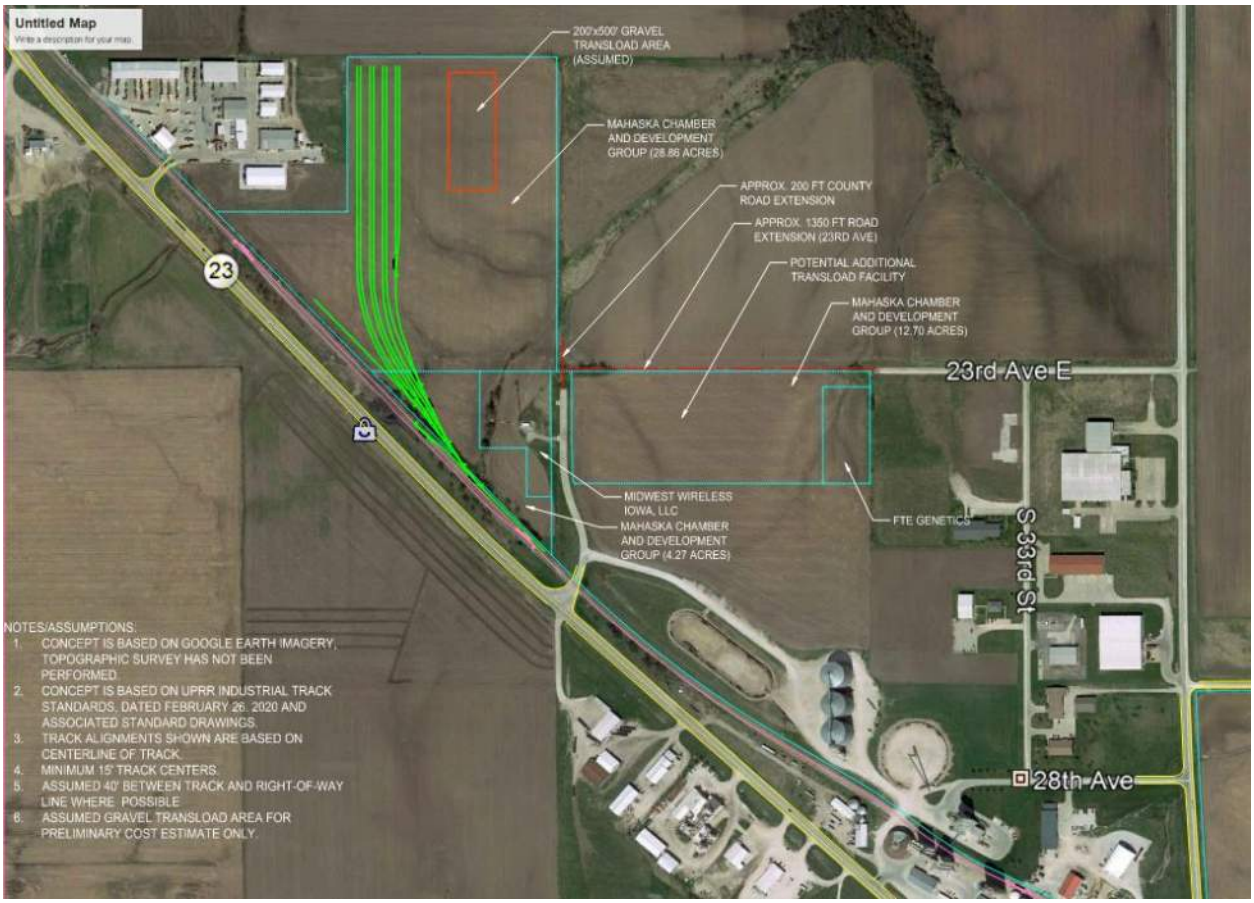
Des Moines International Airport (DSM) – 63 miles

TRANSPORTATION

07

RAIL

A Union Pacific industrial lead track runs adjacent to Highway 23. The track currently ends at South 35th Street. A study is currently underway to review a potential transload facility west of the MCG2 parcel. The preliminary facility cost was $3,370,700, and it is anticipated that the facility will be a public/private partnership between local governments and users of the facility. A conceptual design is shown below.



Contact:
Sandy Christiansen
Industrial Development Manager
Union Pacific
slchristiansen@up.com
(360) 931-5543

Support Documentation:
Letter from Union Pacific – June 29, 2021

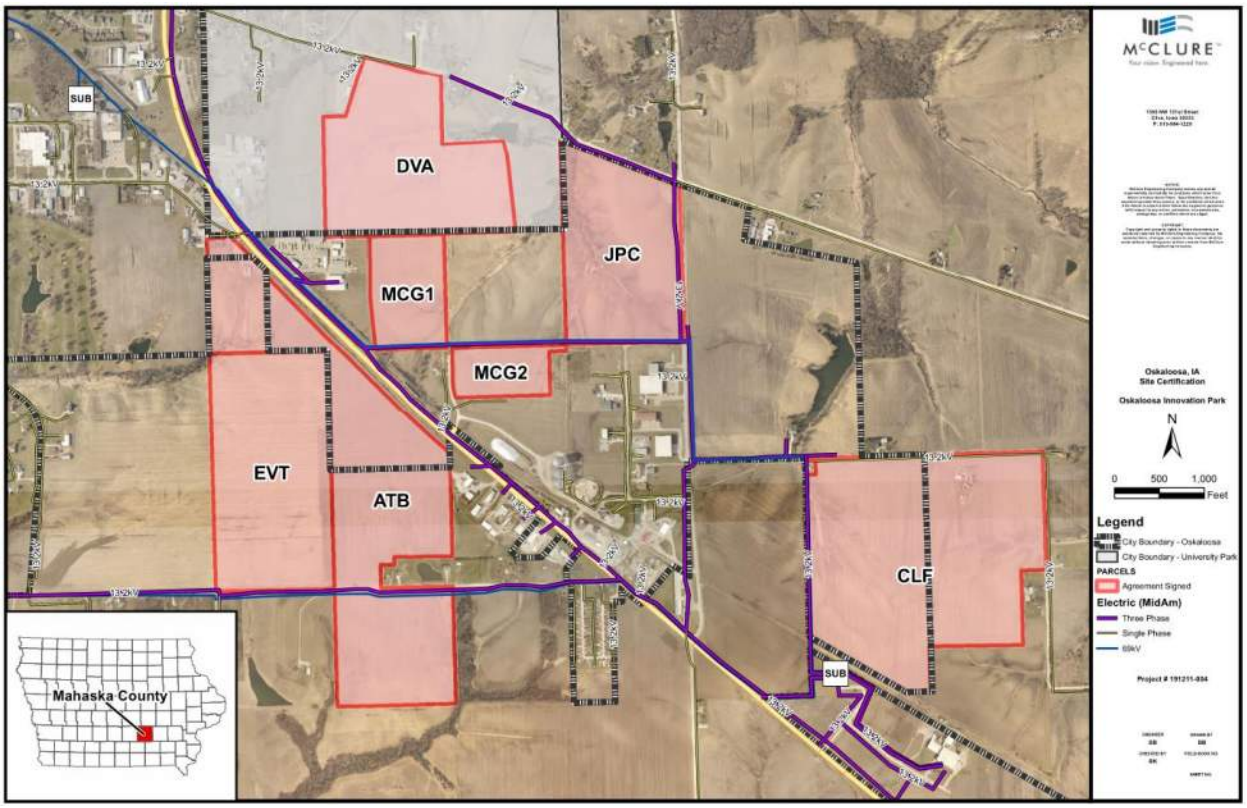
08 Utilities

UTILITIES

08

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: MidAmerican Energy Company (distribution and transmission)

The following are the service details for each area.

ATB

- Existing Infrastructure: A three-phase primary 13.2 kV distribution line is located on the south side of the parcel. There is also a single-phase line at the very northern edge of the parcel; however, it would not be used to serve a 2.5 MW or 5 MW customer.
- Substation: Mahaska – approximately 4,400 feet southeast
- Available Capacity: 9 MW
- Improvements: Since a distribution line is onsite, facilities would just need to be extended to the point of service if not primary metered.
- Estimated Schedule: Distribution extension onsite to point of service, if needed, could be completed within six months.
- Estimated Cost: It is expected that the cost of extending the distribution onsite for a 2.5 MW or 5 MW user would be offset by applicable net revenue credit.

UTILITIES

CLF

- Existing Infrastructure: A three-phase primary 13.2 kV distribution line is on the west side of the parcel.
- Substation: Mahaska– adjacent to site
- Available Capacity: 9 MW
- Improvements: Since a distribution line is onsite, facilities would just need to be extended to the point of service if not primary metered.
- Estimated Schedule: Distribution extension onsite to point of service, if needed, could be completed within six months.
- Estimated Cost: It is expected that the cost of extending the distribution onsite for a 2.5 MW or 5 MW user would be offset by applicable net revenue credit.

DVA

- Existing Infrastructure: Single-phase primary distribution is located on the south side of Burlington Road.
- Substation: Mahaska – approximately 1.3 miles southeast
- Available Capacity: 9 MW
- Improvements: A three-phase distribution line would need to be extended to the parcel to provide service for a 2.5 MW or a 5 MW customer.
- Estimated Schedule: Upgrades to provide 2.5 MW can be completed within six months. Upgrades to provide 5 MW can be completed within 12 months.
- Estimated Cost: It is expected that the cost of upgrades for a 2.5 MW or 5 MW user would be offset by applicable net revenue credit.

EVT

- Existing Infrastructure: A three-phase primary 13.2 kV distribution line is located on the south side of the parcel.
- Substation: Mahaska– approximately 1.1 miles to the southeast
- Available Capacity: 9 MW
- Improvements: Since a distribution line is onsite, facilities would just need to be extended to the point of service if not primary metered.
- Estimated Schedule: Distribution extension onsite to point of service, if needed, could be completed within six months.
- Estimated Cost: It is expected that the cost of extending the distribution onsite for a 2.5 MW or 5 MW user would be offset by applicable net revenue credit.

JPC

- Existing Infrastructure: Three-phase primary 13.2 kV distribution lines, all of which could be used for service, are located on the east, north and south sides of the parcel.
- Substation: Mahaska – approximately 4,000 feet southeast
- Available Capacity: 9 MW
- Improvements: Since distribution lines are onsite, facilities would just need to be extended to the point of service if not primary metered.
- Estimated Schedule: Distribution extension onsite to point of service, if needed, could be completed within six months.
- Estimated Cost: It is expected that the cost of extending the distribution onsite for a 2.5 MW or 5 MW user would be offset by applicable net revenue credit.

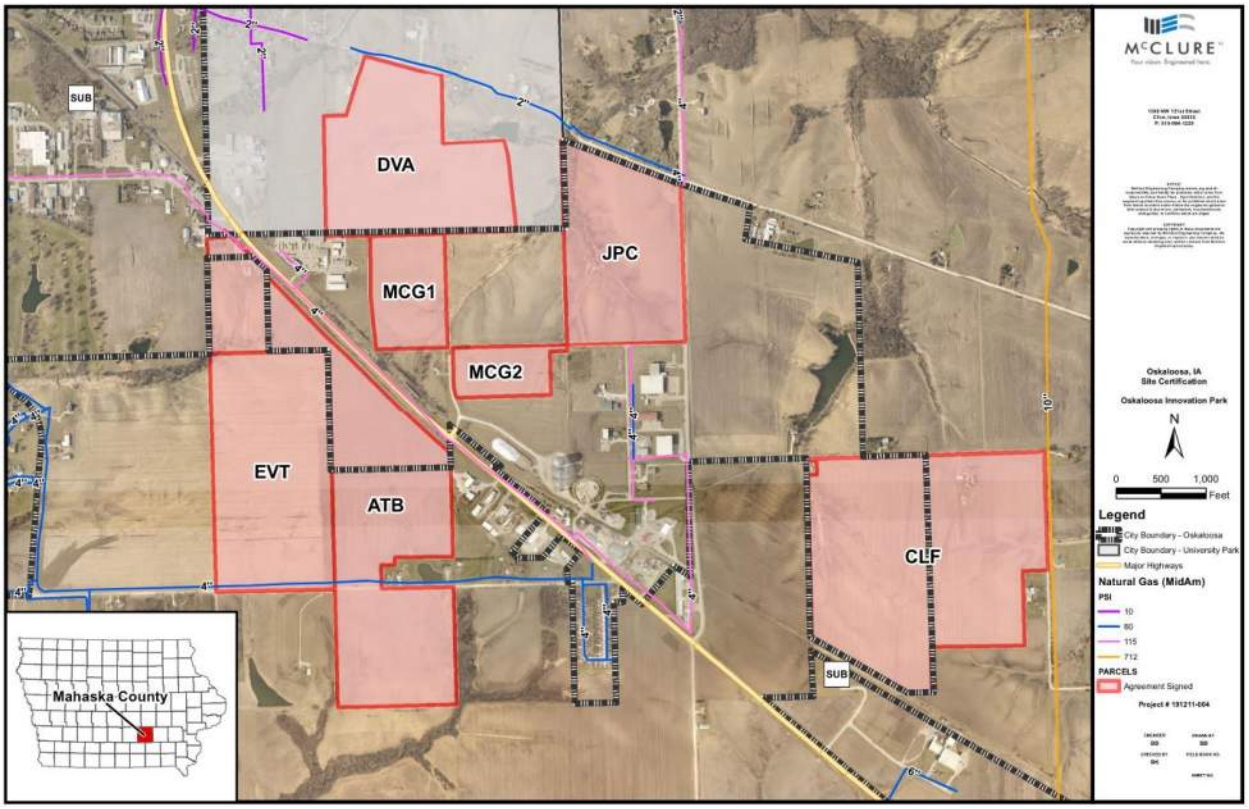
MCG2

- Existing Infrastructure: A three-phase primary 13.2 kV distribution line is located on the north side of the parcel.
- Substation: Mahaska– approximately 4,800 feet southeast
- Available Capacity: 9 MW
- Improvements: Since a distribution line is onsite, facilities would just need to be extended to the point of service if not primary metered.
- Estimated Schedule: Distribution extension onsite to point of service, if needed, could be completed within 6 months.
- Estimated Cost: It is expected that the cost of extending the distribution onsite for a 2.5 MW or 5 MW user would be offset by applicable net revenue credit.

Contact:
Katie Lord
Business and Community Development Manager
MidAmerican Energy Company
Katie.Lord@midamerican.com
(515) 252-6603

Support Documentation:
Electric Questionnaire Addendum – Updated December 20, 2022
Electric Questionnaire – September 1, 2021

NATURAL GAS



UTILITIES

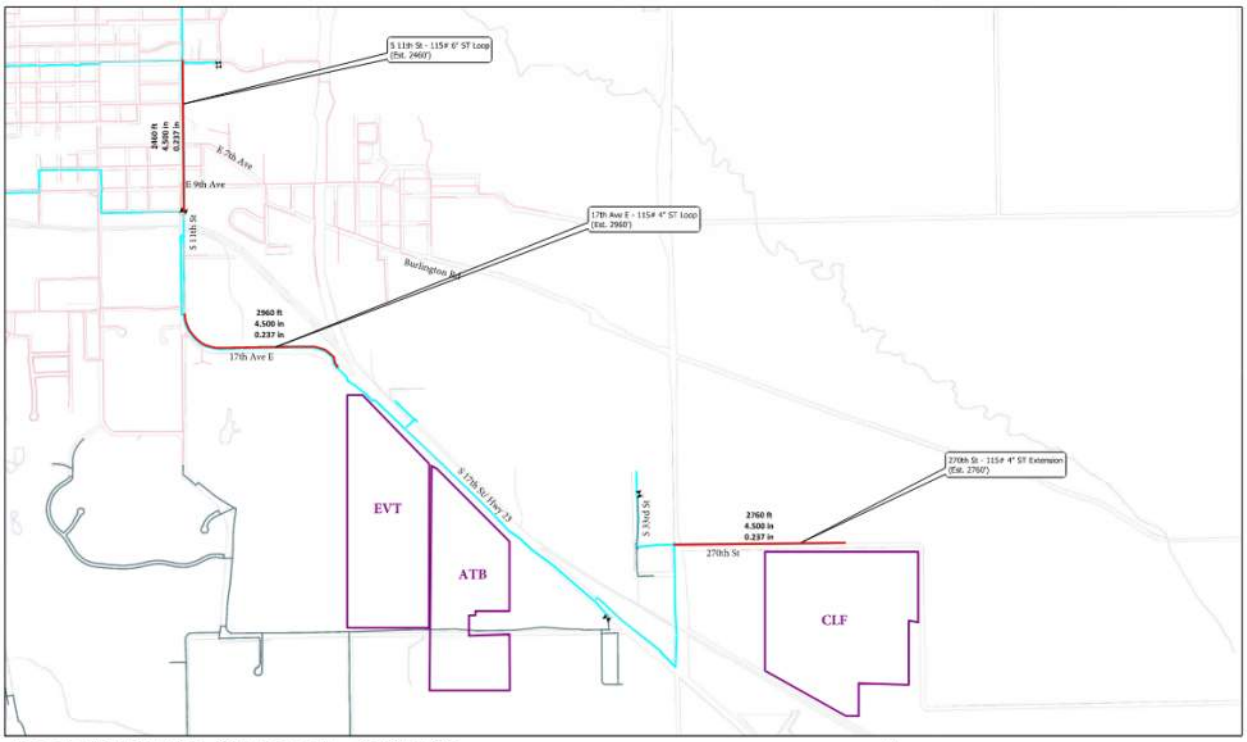
08

Provider: MidAmerican Energy Company (distribution) and Natural Gas Pipeline Company of America (transmission)

MidAmerican work can be completed between April and October after a customer has signed agreements by February 1st of the construction year. For the upgrades that require a railroad permit, the railroad permit may take six months with two to three months of engineering design work prior to the permit request being submitted. All improvements are anticipated to be in the public right-of-way. The following are the service details for each area.

ATB

- Existing Infrastructure: A 4-inch 60-pound gas main, which would be used for service, bisects the parcel along the north side of 267th Street running east-west.
- Available Capacity: Upgrades are required for 15,000 mcf per month.
- Improvements (see visual below): Engineering design includes looping of 2460-feet of 115 pound 4-inch steel along S 11th Street from 3rd Avenue E going south to E 10th Avenue and looping of 2960-feet of 115 pound 4-inch steel along 17th Avenue E from S 11th Street going southeast to 1906 17th Ave E. Within the parcel, a service line would need to be extended from the existing 4-inch gas main to the point of service within the parcel.
- Estimated Schedule: Upgrades can be completed within six months of a signed proposal.
- Estimated Cost: $502,550 plus applicable tax gross up
- Additional Information: All improvements are anticipated to be in public right-of-way.



Case 1: EVT, ATB, CLF - Oskaloosa, IA -- Certified Site
1. Loop 2460' of 115# 4" ST along S 11th St, from 3rd Ave E going south to E 10th Ave
2. Loop 2960' of 115# 4" ST along 17th Ave E, from S 11th St going SE to 1906 17th Ave E
3. Extend 2760' of 115# 4" ST along 270th St, from Osburn Ave going east to site certified site

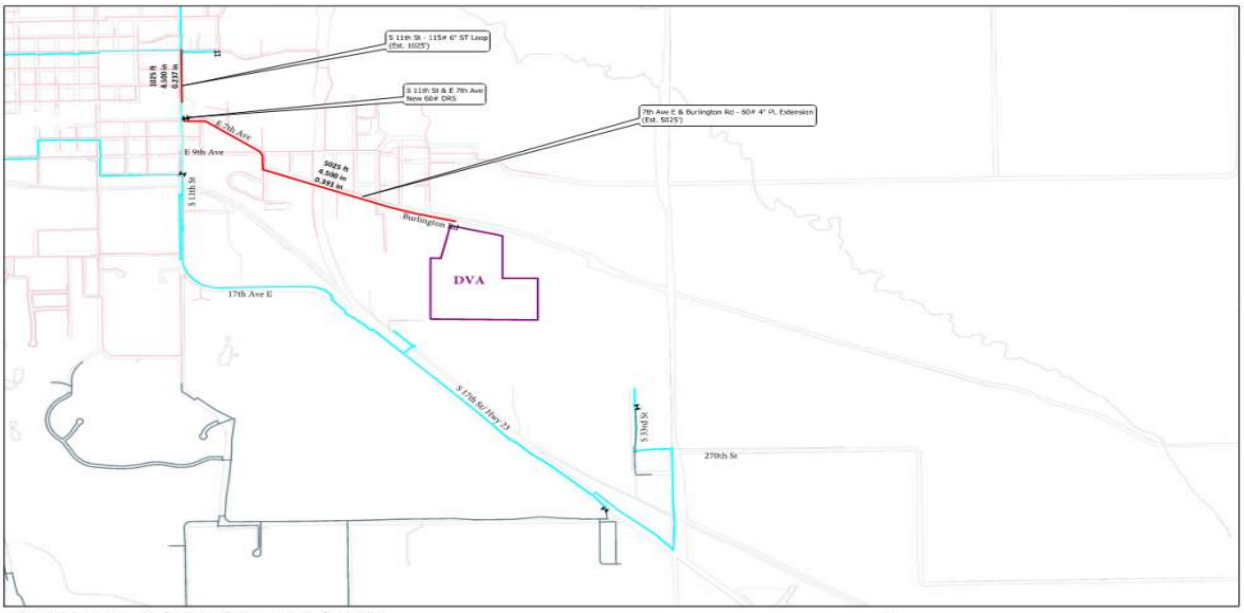
QUEST SITE SOLUTIONS

CLF

- Existing Infrastructure: A 4-inch 115-pound gas main is located on the west side of Osburn Avenue.
- Available Capacity: Upgrades are required for 15,000 mcf per month.
- Improvements (see visual with ATB): Engineering design includes looping of 2460-feet of 115 pound 4-inch steel along S 11th Street from 3rd Avenue E going south to E 10th Avenue, looping of 2960-feet of 115 pound 4-inch steel along 17th Avenue E from S 11th Street going southeast to 1906 17th Ave E and an extension of 2,760-feet of 115-pound 4-inch main along 270th Street east of Osburn Avenue going to the parcel. Within the parcel, a service line would need to be extended from the existing 4-inch gas main to the point of service within the parcel.
- Estimated Schedule: Upgrades can be completed within six months of a signed proposal.
- Estimated Cost: $746,535 plus applicable tax gross up
- Additional Information: All improvements are anticipated to be in public right-of-way.

DVA

- Existing Infrastructure: There is a 2-inch 60-pound gas main immediately north of parcel, but this line will not be used to serve the parcel.
- Available Capacity: Upgrades are required for 15,000 mcf per month.
- Improvements: Engineering design includes looping 1,025-feet of 115 pound 4-inch steel main along S 11th Street from 3rd Avenue E going south to Oakview Drive, installation of new 60-pound district regulator station at S 11th Street and E 7th Avenue and extension of 5,025-feet of 60 pound 4-inch plastic main along 7th Avenue E and Burlington Road from S 11th Street going southeast to the parcel. A service line would need to be extended from the existing 4-inch gas main to the point of service within the parcel.
- Estimated Schedule: Upgrades can be completed within six months of a signed proposal.
- Estimated Cost $385,490 plus applicable tax gross up
- Additional Information: All improvements are anticipated to be in public right-of-way.



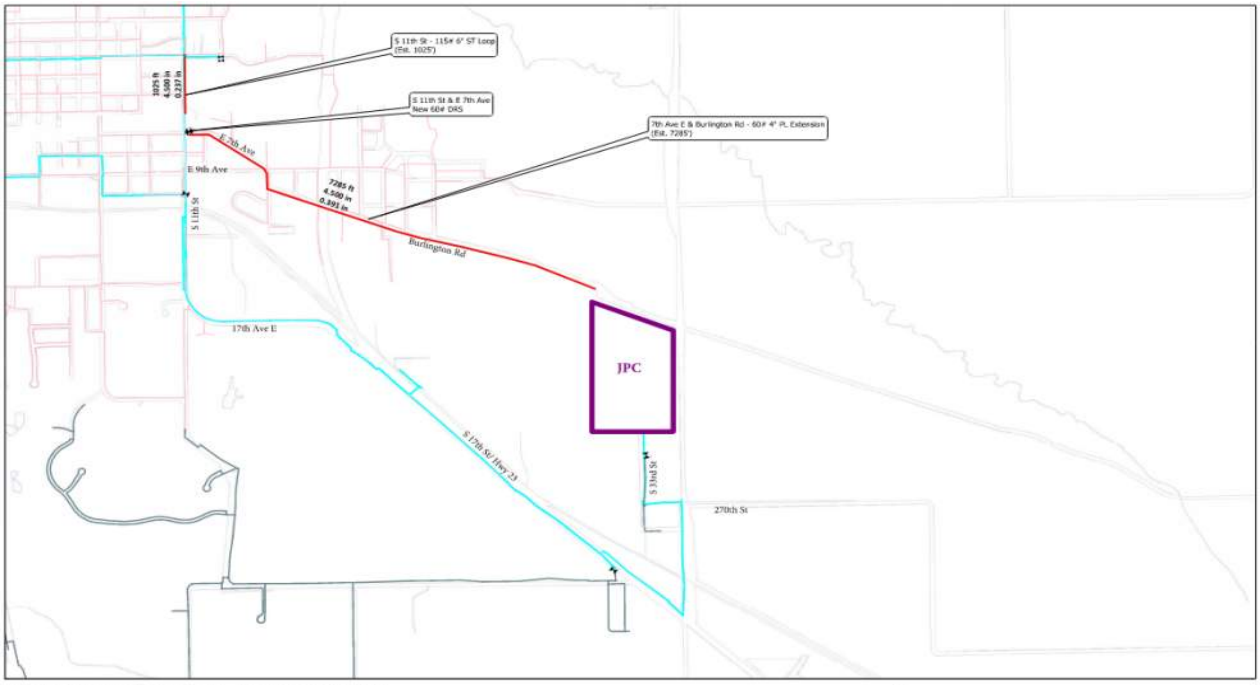
Case 3: DVA -- Oskaloosa, IA -- Certified Site
1. Loop estimated 1025' of 115# 4" ST along S 11th St, from 3rd Ave E going south to Oakview Dr
2. Install new 60# DRS at S 11th St & E 7th Ave
3. Extend 5025' of 60# 4" PL along 7th Ave E & Burlington Rd, from S 11th St going SE to site

EVT

- Existing Infrastructure: A 4-inch 60-pound gas main, which would be used for service, bisects the parcel along the north side of 267th Street running east-west.
- Available Capacity: Upgrades are required for 15,000 mcf per month.
- Improvements (see visual with ATB): Engineering design includes looping of 2,460-feet of 115 pound 4-inch steel along S 11th Street from 3rd Avenue E going south to E 10th Avenue and looping of 2,960-feet of 115 pound 4-inch steel along 17th Avenue E from S 11th Street going southeast to 1906 17th Ave E. A service line would need to be extended from the existing 4-inch gas main to the point of service within the parcel.
- Estimated Schedule: Upgrades can be completed within six months of a signed proposal.
- Estimated Cost: $502,550 plus applicable tax gross up
- Additional Information: All improvements are anticipated to be in public right-of-way.

JPC

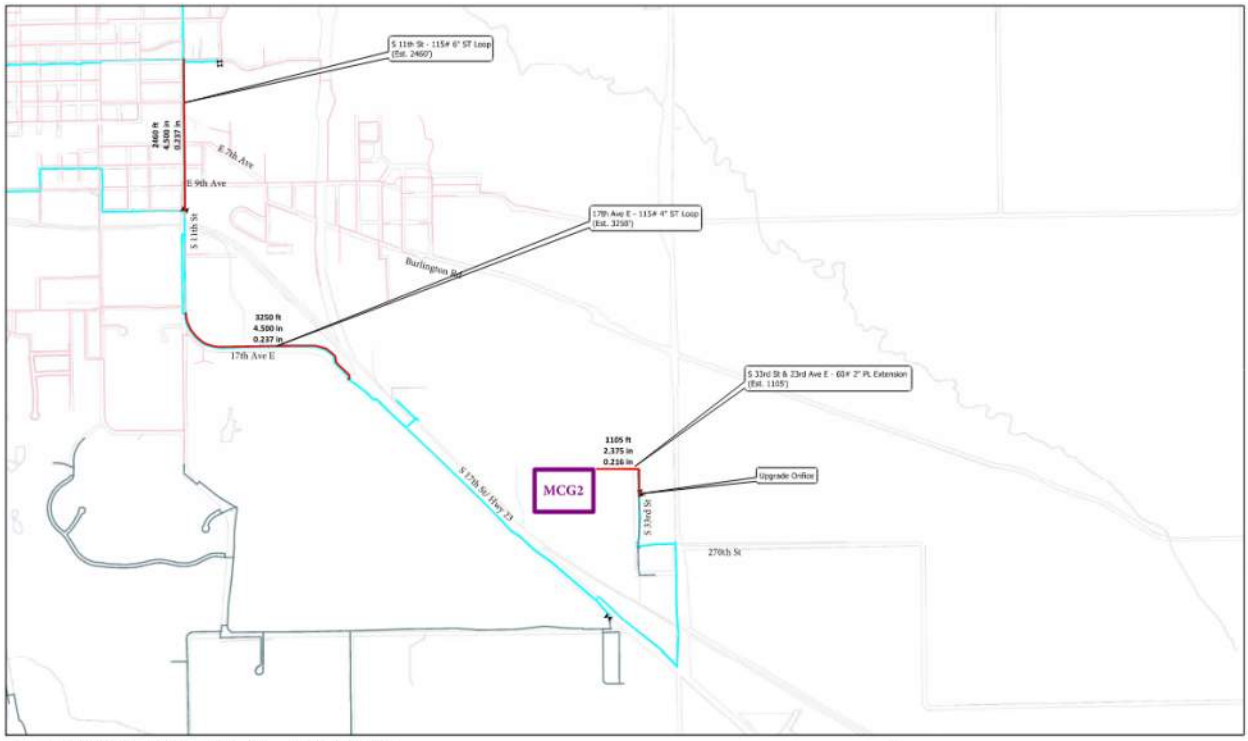
- Existing Infrastructure: There is an existing 4-inch 115 pound main on S 33rd Street that terminates on the south side of the parcel, but this would not be used to provide service.
- Available Capacity: Upgrades are required for 15,000 mcf per month.
- Improvements: Engineering design includes looping of 1,025-feet of 115 pound 4-inch steel main along S 11th Street from 3rd Avenue E going south to Oakview Drive, installation of new 60-pound district regulator station at S 11th Street and E 7th Avenue, and extension of 7,285-feet of 60 pound 4-inch plastic main along 7th Avenue E and Burlington Road from S 11th Street going southeast to the parcel. A service line would need to be extended from the existing 4-inch gas main to the point of service within the parcel.
- Estimated Schedule: Upgrades can be completed within six months of a signed proposal.
- Estimated Cost: $480,530 plus applicable tax gross up
- Additional Information: All improvements are anticipated to be in public right-of-way.



Case 3: JPC -- Oskaloosa, IA -- Certified Site
1. Loop estimated 1025' of 115# 4" ST along S 11th St, from 3rd Ave E going south to Oakview Dr
2. Install new 60# DRS at S 11th St & E 7th Ave
3. Extend 7285' of 60# 4" PL along 7th Ave E & Burlington Rd, from S 11th St going SE to site

MCG2

- Existing Infrastructure: There is a 4-inch 115 pound main on the west side of S 17th Street, but this would not be used to provide service.
- Available Capacity: Upgrades are required for 15,000 mcf per month.
- Improvements: Engineering design includes looping of 2,460-feet of 115 pound 4-inch steel main along S 11th Street from 3rd Ave E going south to E 10th Avenue, looping of 3,250-feet of 115 pound 4-inch steel main along 17th Avenue E from S 11th Street going SE to 1912 17th Avenue E, and an extension of 1,105-feet of 60 pound 2-inch plastic main along 33rd Street and 23rd Avenue E. A service line would need to be extended from the existing 2-inch gas main to the point of service within the parcel.
- Estimated Schedule: Upgrades can be completed within six months of a signed proposal.
- Estimated Cost: $566,880 plus applicable tax gross up
- Additional Information: All improvements are anticipated to be in public right-of-way.



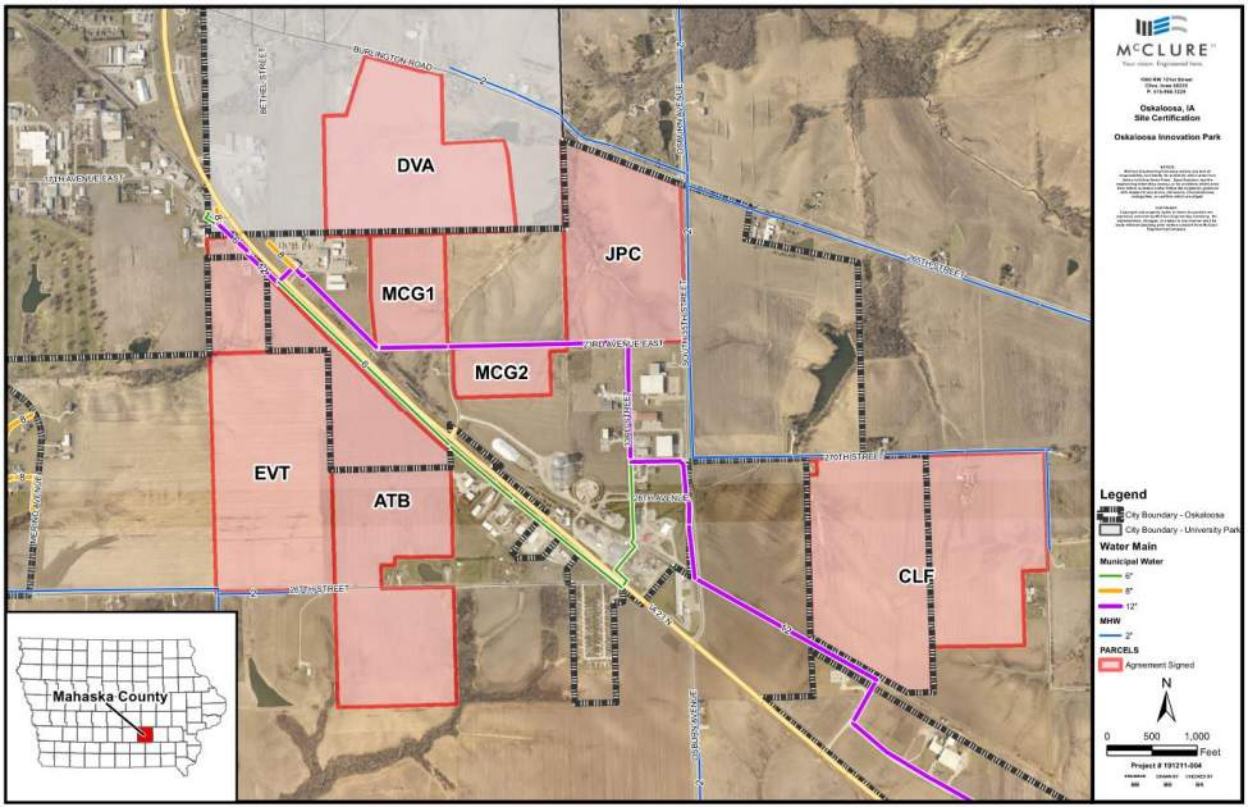
Case 2: MCG2 - Oskaloosa, IA -- Certified Site
1. Loop 2460' of 115# 4" ST along S 11th St, from 3rd Ave E going south to E 10th Ave
2. Loop 3250' of 115# 4" ST along 17th Ave E, from S 11th St going SE to 1912 17th Ave E
3. Extend 1105' of 60# 2" PL, along 33rd St & 23rd Ave E 4. Upgrade orifice at 60# DRS

Contact:
Katie Lord
Business and Community Development Manager
MidAmerican Energy Company
Katie.Lord@midamerican.com
(515) 252-6603

Support Documentation:
Natural Gas Questionnaire Addendum – Updated January 10, 2023
Natural Gas Questionnaire – September 9, 2021

UTILITIES

WATER



Note: Oskaloosa Municipal Water Department provides service to all the parcels except DVA which is served by Mahaska Rural Water System, Inc.

Provider: Oskaloosa Municipal Water Department (OMWD)

ATB

- Existing Infrastructure: A 6-inch main currently serves this parcel, bordering the highway frontage.
- Available Capacity: The system has the capacity to provide an additional 800,000 gallons per day, or an additional 300,000 gallons per day after fire protection flows.
- Improvements: A service line would need to be added, sizing to be determined based on demand. A new 8-inch main that loops back to the 12-inch that serves the area is on OMWD future improvements list and part of a preliminary engineering report.
- Estimated Schedule: Service will be provided when needed; the new 8-inch loop would be three years or less depending on DNR approval.
- Estimated Cost: Minimal, within department budgetary means

CLF

- Existing Infrastructure: A 12-inch main borders the southwest property line.
- Available Capacity: The system has the capacity to provide an additional 800,000 gallons per day, or an additional 300,000 gallons per day after fire protection flows.
- Improvements: A service line would need to be added, sizing to be determined based on demand.
- Estimated Schedule: Minimal - line borders southwest corner of boundary
- Estimated Cost: Minimal

EVT

- Existing Infrastructure: A 6-inch main currently serves this property, and the line borders the highway frontage.
- Available Capacity: System has the capacity to provide an additional 800,000 gallons per day, or an additional 300,000 gallons per day after fire protection flows.
- Improvements: A service line would need to be added, sizing to be determined based on demand. A new 8-inch main that loops back to the 12-inch that serves the area is on OMWD future improvements list and part of a preliminary engineering report.
- Estimated Schedule: Service will be provided when needed; the new 8-inch loop would be three years or less depending on DNR approval.
- Estimated Cost: Minimal, within department budgetary means

JPC

- Existing Infrastructure: A 12-inch main borders the south property line through the southwest half of the parcel.
- Available Capacity: System has the capacity to provide an additional 800,000 gallons per day, or an additional 300,000 gallons per day after fire protection flows.
- Improvements: A service line would need to be added, sizing to be determined based on demand.
- Estimated Schedule: Minimal - Line borders half of the south boundary
- Estimated Cost: Minimal

MCG2

- Existing Infrastructure: A 12-inch main borders the north property line.
- Available Capacity: System has the capacity to provide an additional 800,000 gallons per day, or an additional 300,000 gallons per day after fire protection flows.
- Improvements: A service line would need to be added, sizing to be determined based on demand.
- Estimated Schedule: Minimal - Line borders entire north boundary
- Estimated Cost: Minimal

Water Treatment

- Plant: Oskaloosa Municipal Water Department (5 miles)
- Permitted Capacity: 3,000,000 gallons per day
- Allocated Capacity: 3,000,000 gallons per day
- Average Utilization: 1,300,000 gallons per day
- Peak Utilization: 1,700,000 gallons per day
- Excess Capacity: 1,300,000 gallons per day, factoring in peak utilization

Contact:
Kelly Hefner
General Manager
Oskaloosa Municipal Water Department
khefner@oskaloosawater.org
(641) 673-8476 (office)
(618) 926-3588 (cell)

Support Documentation:
Water Questionnaire Addendum – Not Dated (Submitted to Quest January 19, 2023)
Water Questionnaire – August 17, 2022

UTILITIES

08

Provider: Mahaska Rural Water System, Inc.

DVA Service Details

- Existing Infrastructure: A 6-inch line is located on Burlington Road and Park Street which is 600 feet northwest of the DVA parcel. An 8-inch water main is located 4,000 feet from the property.
- Available Capacity: The Questionnaire indicates the 6-inch line has a total capacity of 40,000 gallons per day with 35,000 gallons of excess capacity, but additional follow-up information indicates that there is 500,000 gallons per day of total capacity with 360,000 gallons per day of excess capacity.
- Improvements: The 6-inch line will need to be extended 600 feet to the parcel. Alternatively, the 8-inch line can also be extended.
- Estimated Schedule: 120 days of a signed development agreement
- Estimated Cost: $29,600 (6-inch) or $180,000 (8-inch)
- Additional Information: Extension will be within the Burlington Road public right-of-way.

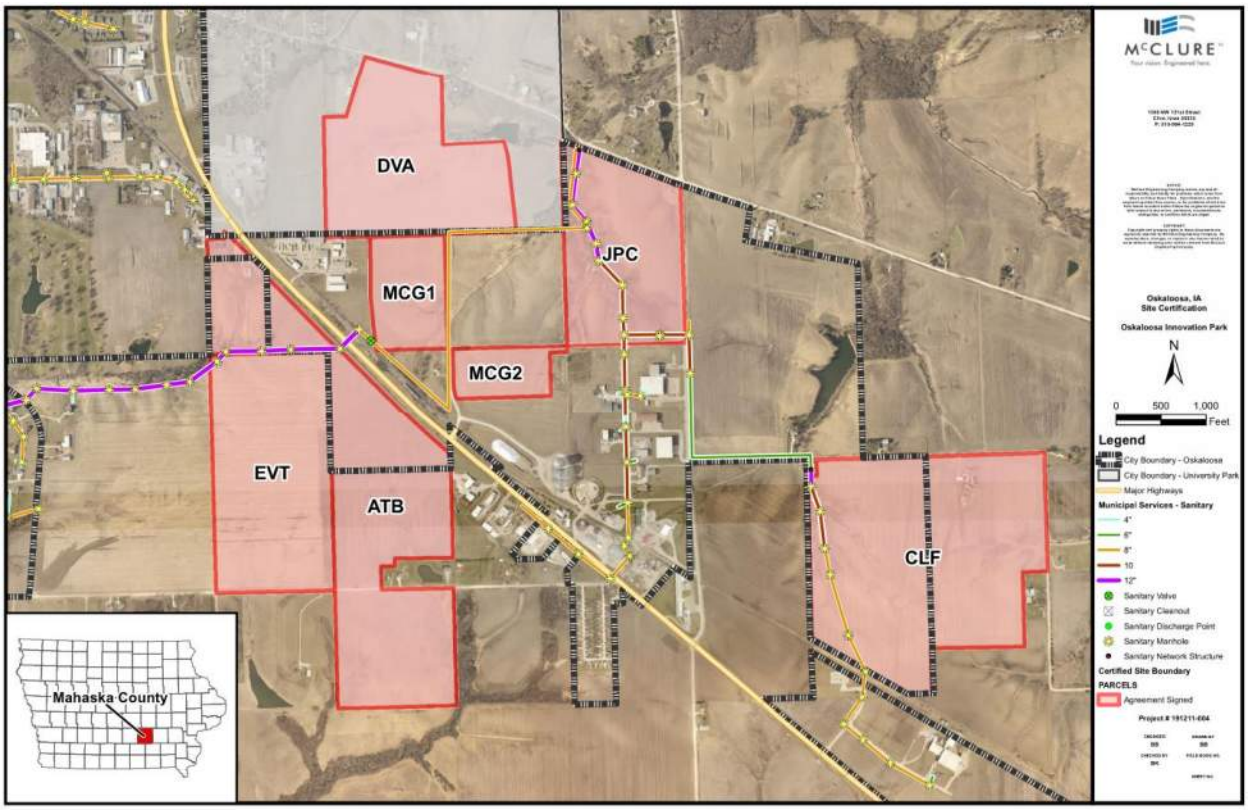
Water Treatment

- Plant: Mahaska Rural Water System, Inc. (24,000 feet)
- Permitted Capacity: 2,400,000 gallons per day
- Allocated Capacity: 2,400,000 gallons per day
- Average Utilization: 1,400,000 gallons per day
- Peak Utilization: 1,650,000 gallons per day
- Excess Capacity: 750,000 gallons per day, factoring in peak utilization
- Notes: Water Treatment Plant was upgraded in 2018. A 500,000 gallons water tank is located at Highway 92 and Patriot Avenue.

Contact:
Randy Pleima
General Manager
Mahaska Rural Water System, Inc.
H2Opleima@mahaska.org
(641) 673-8851

Support Documentation:
Water Questionnaire – August 23, 2022
Letter from McClure (Follow-up #2) – October 21, 2022

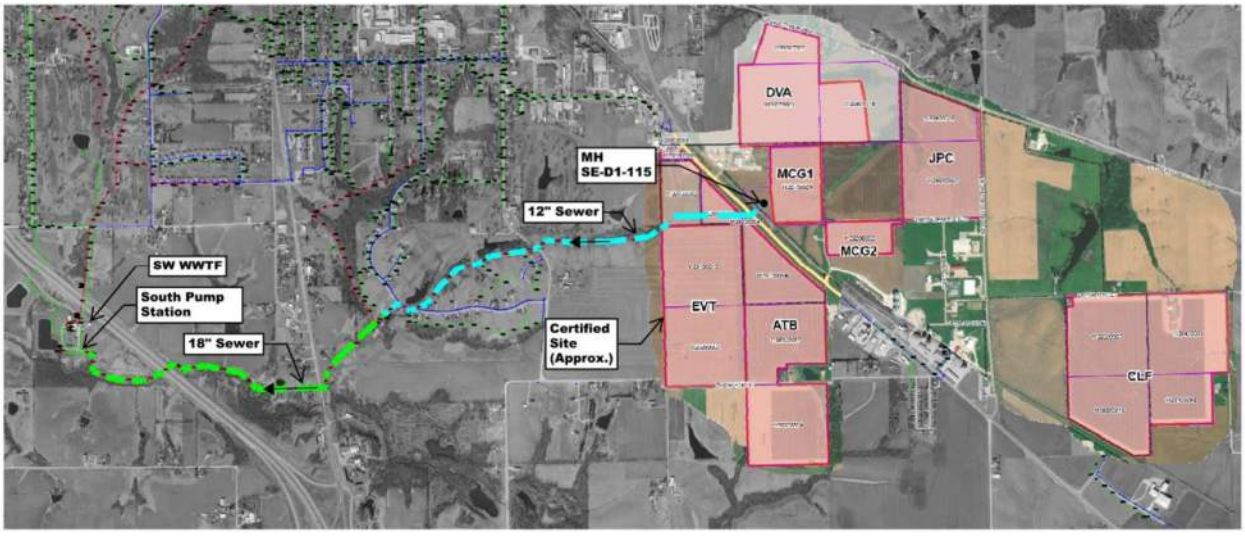
WASTEWATER



Note: City of Oskaloosa provides service to all the parcels except DVA which is served by Mahaska Rural Water System, Inc.

Provider: City of Oskaloosa

Wastewater will flow into a 12-inch sewer line originating within the certified acreage and flowing into an 18-inch sewer line before dumping into the South Pump Station at the SW Wastewater Treatment Facility. The 12-inch sewer was estimated to have a minimum capacity of 850,000 gallons per day with approximately 250,000 gallons per day of excess capacity.



UTILITIES

ATB

- Existing Infrastructure: A 12-inch main is located on the parcel, and an 8-inch main is located 1,100-feet from the parcel.
- Available Capacity: The 12-inch main has 504 gallons per minute of capacity, and the 8-inch main has 241 gallons per minute of capacity.
- Improvements: Tie into existing line and potentially build a lift station (manhole has an invert depth of 5.5'). A small booster station midway may also be feasible if a portion of the route could be gravity served.
- Estimated Schedule: Unknown
- Estimated Cost: $1,000,000 (if lift station is needed)

CLF

- Existing Infrastructure: An 8-inch sewer main turns into a 10-inch which increases to a 12-inch all within the parcel. A lift station is also located at the northwest corner of the parcel.
- Available Capacity: The 8-inch main has a capacity of 276.5 gallons per minute (SUDAS equations), but the lift station only has 178 gallons per minute of available capacity.
- Improvements: Since the main runs through the property, a service line would just need to be extended.
- Estimated Schedule: Minimal – line runs through the parcel.
- Estimated Cost: Minimal – line runs through the parcel.

EVT

- Existing Infrastructure: A 12-inch main runs along the northern boundary of the parcel.
- Available Capacity: The 12-inch main has 504 gallons per minute of capacity.
- Improvements: Tie into existing line and potentially build a lift station (manhole has an invert depth of 5.5'). A small booster station midway may also be feasible if a portion of the route could be gravity served.
- Estimated Schedule: Unknown
- Estimated Cost: $1,000,000 (if list station is needed)

JPC

- Existing Infrastructure: A 10-inch main increasing to 12-inch main halfway through property runs through the property from north to south.
- Available Capacity: While the 10-inch line has 425.5 gallons per minute (SUDAS equations) of capacity, the lift station only has available flows of 241 gallons per minute.
- Improvements: Extend service line to end user.
- Estimated Schedule: Minimal – line runs through the parcel.
- Estimated Cost: Minimal – line runs through the parcel.

MCG2

- Existing Infrastructure: A lift station and 10-inch main serve the property.
- Available Capacity: While the 10-inch line has 425.5 gallons per minute (SUDAS equations) of capacity, the lift station only has available flows of 241 gallons per minute.
- Improvements: Expansion from the existing manhole at the intersection of S 33rd Street and 23rd Avenue for roughly 900 feet.
- Estimated Schedule: 12 months
- Estimated Cost: $200,000

Wastewater Treatment

- Plant: City of Oskaloosa Southwest Wastewater Treatment Facility (2.3 miles)
- Total Permitted Capacity: 2,250,000 gallons per day (average wet weather)
- Average Utilization: 990,000 gallons per day
- Peak Utilization: 3,140,000 gallons per day
- Excess Capacity: None, but capacity can be increased within six months.
- Additional Information: A new wastewater treatment plant is planned to be constructed by April 2027. The new facility will increase loading capabilities by 10%. In the interim, Chemically Enhanced Primary Treatment (CEPT) can be utilized to treat additional capacity in the short-term. This process could be implemented to treat 100,000 gallons per day within six months for an estimated cost of $50,000. This same process could be repeated to provide an additional 100,000 gallons for a total of 200,000 gallons per day.

Contact:
Michael Schrock
City Manager/Public Works
City of Oskaloosa
MSchrock@oskaloosaiowa.org
(641) 673-9431

Support Documentation:
Wastewater Questionnaire Addendum – Not Dated (Submitted to Quest September 2, 2022)
Wastewater Questionnaire – September 30, 2021
Memo from Fox Engineering – September 29, 2021
Memo from Fox Engineering – September 24, 2021

Provider: Mahaska Rural Water System, Inc.

DVA Service Details

- Existing Infrastructure: A 6-inch gravity main is adjacent to the DVA parcel.
- Available Capacity: The 6-inch line has a total capacity of 234,000 gallons per day with 210,000 gallons of excess capacity.
- Improvements: Tie into existing line.
- Estimated Schedule: Minimal – line is adjacent.
- Estimated Cost: Minimal – line is adjacent.

Wastewater Treatment

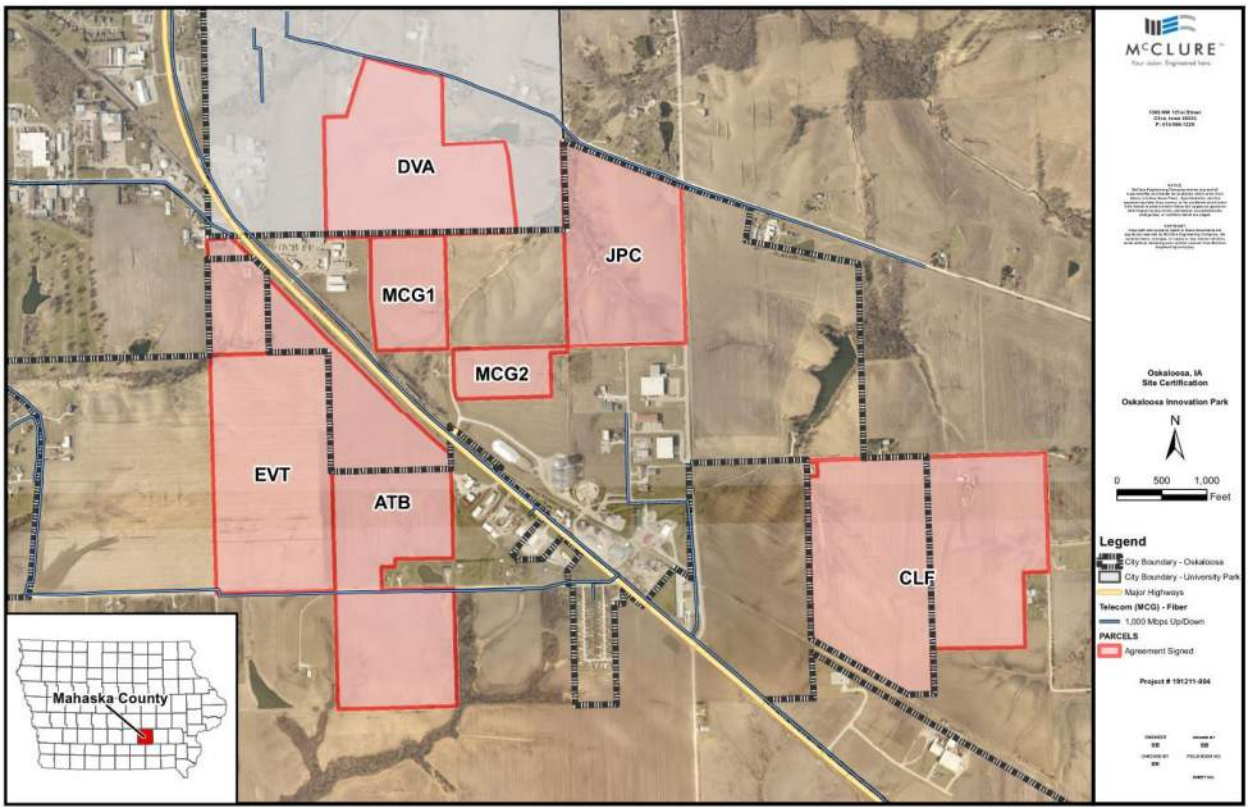
- Plant: University Park City of STP (2,000 feet)
- Permitted Capacity: 96,700 gallons per day
- Average Utilization: 21,000 gallons per day
- Peak Utilization: 55,000 gallons per day
- Excess Capacity: 41,700 gallons per day, factoring in peak utilization

Contact:
Randy Pleima
General Manager
Mahaska Rural Water System, Inc.
H2Opleima@mahaska.org
(641) 673-8851

Support Documentation:
Wastewater Questionnaire – August 23, 2022

UTILITIES

TELECOMMUNICATIONS



Provider: Mahaska Communication Group (MCG)

Fiber is available at the Oskaloosa Innovation Park. The fiber is 50% buried and 50% aerial with all of the fiber located in the public right-of-way. The following are the service details for each parcel.

ATB

- Existing Infrastructure: Fiber is currently located along 17th Avenue E and IA 23 which runs along the north and northeastern boundaries of the parcel and along 267th Street which runs through the parcel.
- Improvements: Fiber currently runs along the north and northeastern boundaries and through the parcel. It will just need to be extended into the parcel.
- Estimated Schedule: Minimal – line is at the property boundary.
- Estimated Cost: Minimal – line is at the property boundary.
- Additional Information: MCG applies any services ordered towards the cost of construction, so the cost to the end user may be reduced.

CLF

- Existing Infrastructure: None
- Improvements: Extend aerial fiber line on MidAmerican Energy poles to parcel.
- Estimated Schedule: Within 30 days of authorization
- Estimated Cost: Minimal to end user. MCG to cover network expansion front-end costs.
- Additional Information: MCG applies any services ordered towards the cost of construction, so the cost to the end user may be reduced.

DVA

- Existing Infrastructure: Fiber is currently located along Burlington Road which runs along the northern boundary of the parcel.
- Improvements: Fiber currently runs along the northern boundary and will just need to be extended into the parcel.
- Estimated Schedule: Minimal – line is at the property boundary.
- Estimated Cost: Minimal – line is at the property boundary.
- Additional Information: MCG applies any services ordered towards the cost of construction, so the cost to the end user may be reduced.

EVT

- Existing Infrastructure: Fiber is currently located along 267th Street which runs along the southern boundary of the parcel.
- Improvements: Fiber currently runs along the southern boundary and will need to be extended into the parcel.
- Estimated Schedule: Minimal – line is at the property boundary.
- Estimated Cost: Minimal – line is at the property boundary.
- Additional Information: MCG applies any services ordered towards the cost of construction, so the cost to the end user may be reduced.

JPC

- Existing Infrastructure: Fiber is currently located along Burlington Road which runs along the northern boundary of the parcel.
- Improvements: Fiber currently runs along the northern boundary and will just need to be extended into the parcel.
- Estimated Schedule: Minimal – line is at the property boundary.
- Estimated Cost: Minimal – line is at the property boundary.
- Additional Information: MCG applies any services ordered towards the cost of construction, so the cost to the end user may be reduced.

MCG2

- Existing Infrastructure: Fiber is currently located along IA 23 which runs along the southwestern boundary of the parcel.
- Improvements: Fiber currently runs along the southwestern boundary and will just need to be extended into the parcel in the US 63 – IA 23 Connector ROW.
- Estimated Schedule: Minimal – line is at the property boundary.
- Estimated Cost: Minimal – line is at the property boundary.
- Additional Information: MCG applies any services ordered towards the cost of construction, so the cost to the end user may be reduced.

Contact:
Steve Burnett
Assistant General Manager
Mahaska Communication Group
Steve.burnett@musco.com
(641) 676-1000

Support Documentation:
Letter from Mahaska Communication Group – October 13, 2022
Telecommunications Questionnaire – September 13, 2021

09

Due Diligence

DUE DILIGENCE

09

ENVIRONMENTAL

A Phase I Environmental Site Assessment (ESA) identified the following recognized environmental conditions (RECs) on the Cloverleaf Farms (CLF) parcel:

- Significant staining was observed on the ground surface around the diesel AST and dispenser located south of the metal utility building.
- Staining was observed on the ground surface around the waste oil AST on the south exterior of the metal utility building.
- Significant staining was observed on the dirt surface in the northwest corner of the wood utility building.
- Staining was observed on the dirt surface in the metal utility building along with evidence that the building is or has been used for equipment maintenance activities.

The Phase I ESA also identified that the Oskaloosa Implement represents a controlled recognized environmental condition (CREC) due to its proximity to the site, chemicals of concern being identified above laboratory reporting limits, and the IDNR requiring no additional investigation. Oskaloosa Implement is located east of the EVT parcel.

A Limited Site Investigation (LSI) was completed to explore the potential presence/absence of volatile organic compounds and total extractable hydrocarbons associated with the identified RECs. This LSI recommended that impacted soil be removed from the site and disposed of at the landfill.

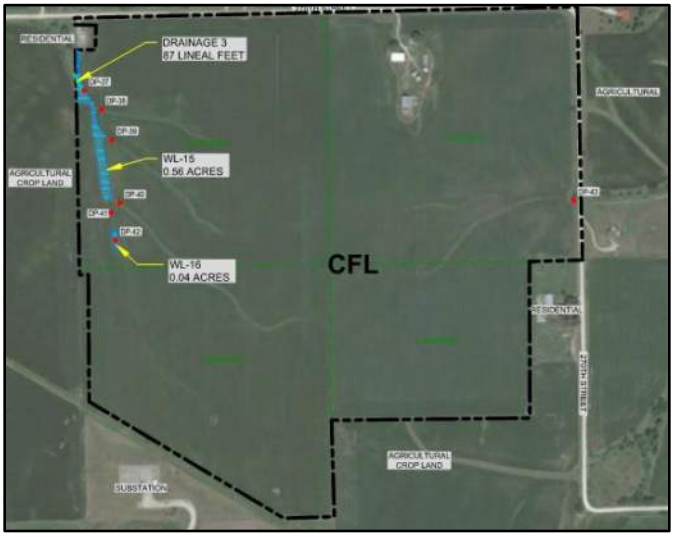
In March 2022, the impacted soil was removed, and additional testing was completed by Allender Butzke Engineers, Inc. Based on the results of their field observations and laboratory chemical analysis, the petroleum-contaminated soil was successfully removed.

Terracon reviewed the information completed as part of the soil remediation and indicated that they do not recommend any additional investigations for the property.

Support Documentation:
Excavation Review Addendum – Terracon – April 19, 2022
Field Observations and Soil Testing – Allender Butzke Engineers Inc. – April 11, 2022
Limited Site Investigation – Terracon – September 28, 2021
Phase I Environmental Site Assessment – Terracon – August 3, 2021 (Revised October 7, 2021)

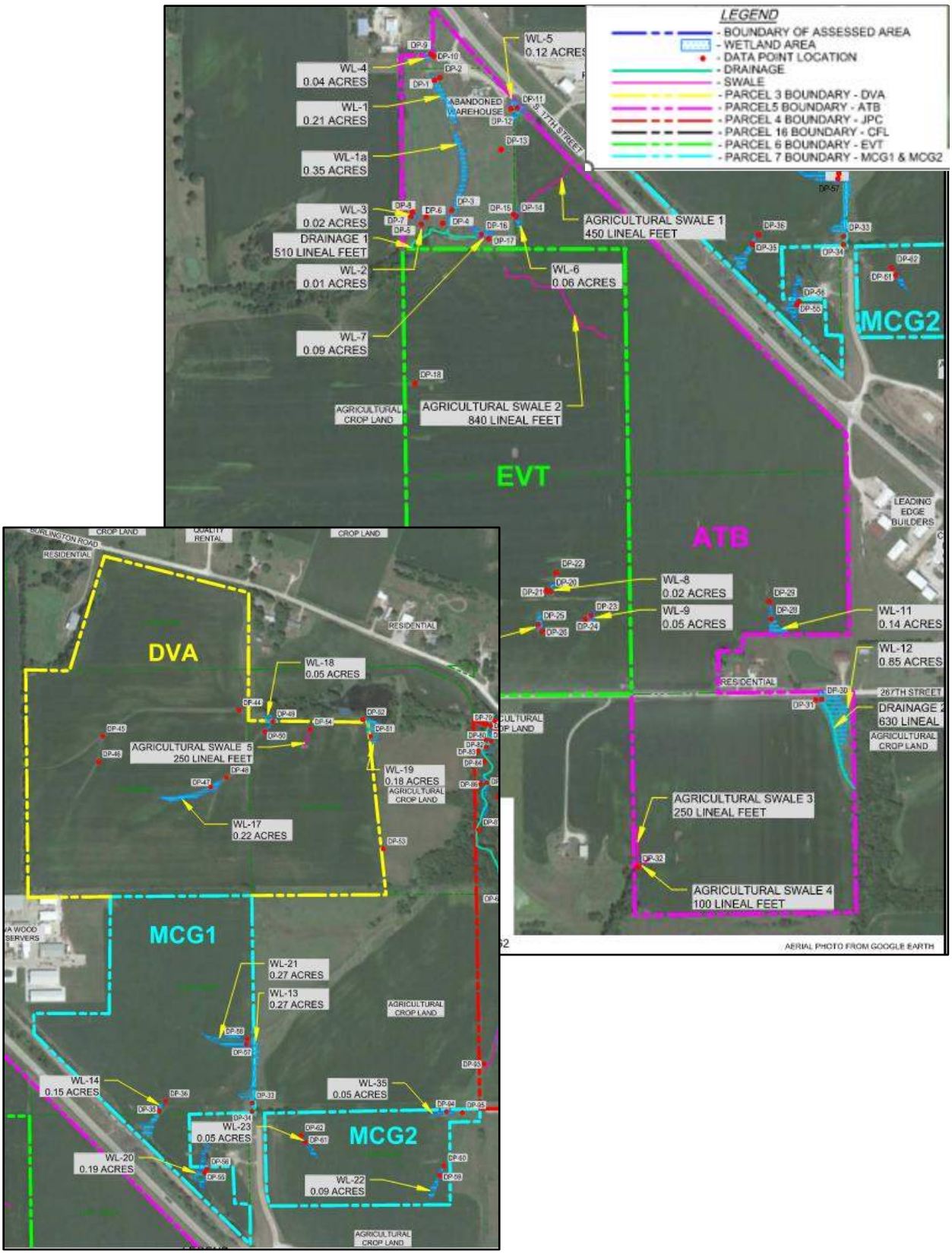
WETLANDS

A Jurisdictional Determination was issued for the property in June 2022. An Approved Jurisdictional Determination was issued for parcels MCG2 and EVT, which indicated that all the wetlands or swales within those parcels are non-jurisdictional. A Preliminary Jurisdictional Determination was issued for the remaining parcels, including MCG1 which is not part of the certified acreage, which assumes that all wetland areas within the property are jurisdictional.



QUEST SITE SOLUTIONS

DUE DILIGENCE



Support Documentation:
Jurisdictional Determination – U.S. Army Corps of Engineers – June 3, 2022
Wetland Delineation Report – Terracon – January 20, 2022

QUEST SITE SOLUTIONS

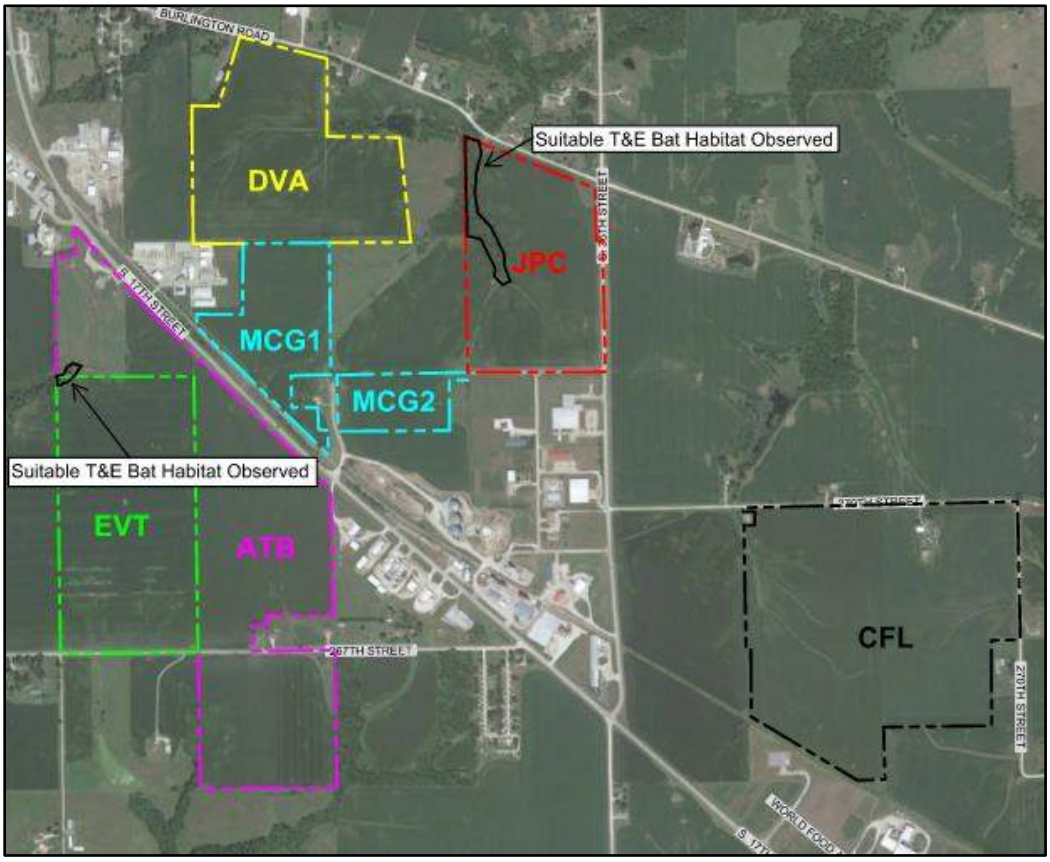
DUE DILIGENCE

SPECIES

U.S. Fish and Wildlife Official Species List

- Threatened and Endangered Species
  - Indiana Bat (Mammal) – Endangered
  - Northern Long-eared Bat (Mammal) - Threatened
  - Monarch Butterfly (Insect) – Candidate
  - Eastern Prairie Fringed Orchid (Flowering Plant) – Threatened
  - Prairie Bush-clover (Flowering Plant) - Threatened
  - Western Prairie Fringed Orchid (Flowering Plant) - Threatened
- Critical Habitats
  - No critical habitats at this location.

A Threatened and Endangered Species Habitat Assessment Review found suitable bat habitat on the ATB and JPC parcels as shown on the visual below. Tree removal in these areas should only be conducted outside of the summer roosting season which runs from April 1st to September 30th.



Habitat for the other listed species was not identified. Therefore, a project will not affect these species.

Support Documentation:
Threatened and Endangered Habitat Assessment Review – Terracon – January 20, 2022
Official Species List – U.S. Fish and Wildlife Service – December 10, 2021

DUE DILIGENCE

09

CULTURAL RESOURCES

A Phase I Archeological Investigation completed by Bear Creek Archeology, Inc. (BCA) resulted in the identification of one previously unrecorded archaeological site, 13MK624, which is considered not eligible for listing to the NRHP. BCA recommends no additional archeological investigations within the defined project area. In general, SHPO indicated that the archaeological field techniques were consistent with recommended best practices outlined in the Association of Iowa Archaeologists Guidelines. In SHPO's opinion, the report prepared by BCA could be used to support an agency's conclusions and determination of effect pursuant to the requirements with a few minor edits to meet AIA guidelines.

A Historic Architectural Survey included an intensive level survey of resources within the certification area and a reconnaissance-level survey of the 0.25 mi. buffer zone around the certification area. None of the properties within or adjacent to the project area are recommended eligible for the NRHP, and BCA recommends no further work for these properties. The architectural reconnaissance survey identified 115 additional properties within a 0.25-mile radius. Of those reviewed, 19 have previously been recommended as not eligible for the NRHP. Of the remaining 96 properties, 37 are historic-age properties, but BCA recommends that these properties are likely not eligible for the NRHP based on a reconnaissance level review. However, an intensive level investigation may be needed to determine the potential viewshed impacts of the project. For the most part, SHPO agrees with the recommendations within the report; however, they have concerns regarding the lack of appropriate staff at BCA for the full evaluation of above-ground resources. Whether that is sufficient for Section 106 purposes would need to be determined by the federal agency that would be leading a future Section 106 project.

The reports completed for certification meet the requirements of the IEDA-SHPO Site Certification Program MOU. SHPO consultation as part of the site certification process does not necessarily fulfill the requirements of Section 106 of the National Historic Preservation Act, and additional work may be needed if Section 106 consultation is required for a future project.

Support Documentation:
Email from the Iowa State Historic Preservation Office (Sara Andre) – April 7, 2022
Phase I Archaeological Investigation and Historic Architectural Survey – Bear Creek Archeology, Inc. – January 2022

GEOTECHNICAL

A Preliminary Geotechnical Engineering Report included 12 test borings (11 within the certified acreage) drilled to a depth of 25.5 feet below the existing grade. Based on the soil properties encountered at the site, Terracon recommends that a Seismic Site Classification of D should be used on a preliminary basis for design for the majority of the site. Additional testing should be performed once grading plans have been developed.

Support Documentation:
Preliminary Geotechnical Engineering Report – Terracon – December 3, 2021

10 Master Plan

OSKALOOSA INNOVATION PARK (490.07 ACRES)

OSKALOOSA, IOWA - MASTER DEVELOPMENT PLAN

IOWA economic development

Legend

- Water Main (Oskaloosa Municipal Water Department, or Mahaska Rural Water System *(MRWS)*- as indicated)
- Sanitary Main (City of Oskaloosa, or Mahaska Rural Water System *(MRWS)*- as indicated)
- Natural Gas Line (MidAmerican Energy)
- 13.2 kV Electric Distribution Line, 3-Phase (MidAmerican Energy)
- 69 kV Electric Transmission Line (MidAmerican Energy)
- ☑ All Transmission Lines in the vicinity of the Site are underbuilt with a 13.2 kV Distribution Line (3-Phase).
- Telecommunications (Mahaska Communication Group)
- Proposed Road
- Non-Developable Land

Wetland Delineation (Terracon, Jan 2022)

- Jurisdictional Wetland (J)
- Non-Jurisdictional (NJ)
- Stream (Jurisdictional)

Total Developable: 465.02 Acres

* All dashed lines indicate proposed Utility routes

Developable Acres	
ATB	120.29 Acres
CLF	127.69 Acres
DVA	69.14 Acres
EVT	79.26 Acres
JPC	56.07 Acres
MCG	12.17 Acres

Union Pacific
11th St.
Electric Substation
Union Pacific
23
Park St.
Bethel St.
8" Sewer Main (MRWS)
6" Water Mains (MRWS)
255th St.
10 Gb Fiber Line
Burlington Rd.
Sewer Lift Station
Osburn Ave.
6" Sewer Main (MRWS)
Proposed Pad 250,000 SF
8" Sewer Main
17th Ave.
DVA Property 69.40 Acres
JPC Property 62.16 Acres
G51
12" Water Main
11th St.
Note: All Electric Distribution Lines depicted on this map are 3-phase. Several 1-Phase lines which would not serve the Site have been excluded.
8" Sewer Main
Suitable Bat Habitat
12" Sewer Main
10" Sewer Main
12" Water Main
Suitable Bat Habitat
EVT Property 80.38 Acres
MCG Property 12.99 Acres
33rd St.
23rd Ave.
35th St.
12" Water Main
Proposed Pad 250,000 SF
6" Sewer Main
10" Sewer Main
6" Sewer Main
S. Market St.
Fox Run Dr.
Marino Ave.
Planned US 63 / IA 23 Highway Connector
ATB Property 133.26 Acres
23
Union Pacific
28th Ave.
270th St.
Sewer Lift Station
CLF Property 131.88 Acres
12" Water Main
267th St.
Proposed Pad 250,000 SF
Moon Ln.
8" Sewer Main
8" Sewer Main
270th St.
63
Planned US 63 / IA 23 Highway Connector
Marino Ave.
T63
40th St.
23
World Food Ave.
Osburn Ave.
163

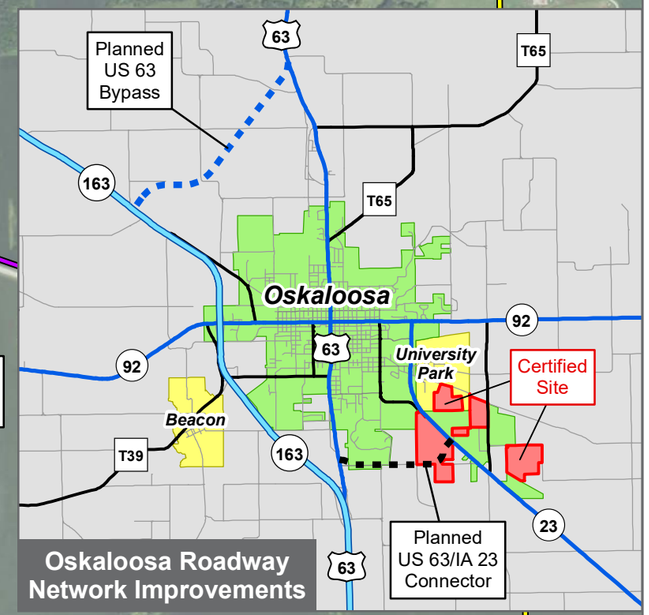
Wetland Acreages

Jurisdictional				Non-Jurisdictional	
A	0.6 Ac	J	0.1 Ac	R	0.1 Ac
B	0.03 Ac	K	0.1 Ac	S	0.05 Ac
C	0.2 Ac	L	0.2 Ac	T	0.05 Ac
D	0.1 Ac	M	0.1 Ac	U	0.1 Ac
E	0.2 Ac	N	0.05 Ac		
F	0.05 Ac	O	0.1 Ac		
G	0.2 Ac	P	0.9 Ac		
H	0.1 Ac	Q	0.6 Ac		
I	0.1 Ac				

Note: A 2-inch water main from Mahaska Rural Water System is adjacent to the JPC and CLF properties, but has been excluded from this map since that part of the Site will be served by Oskaloosa Municipal Water.

0 0.125 0.25 0.5 Miles

Map Prepared: February 2023



CERTIFIED SITE

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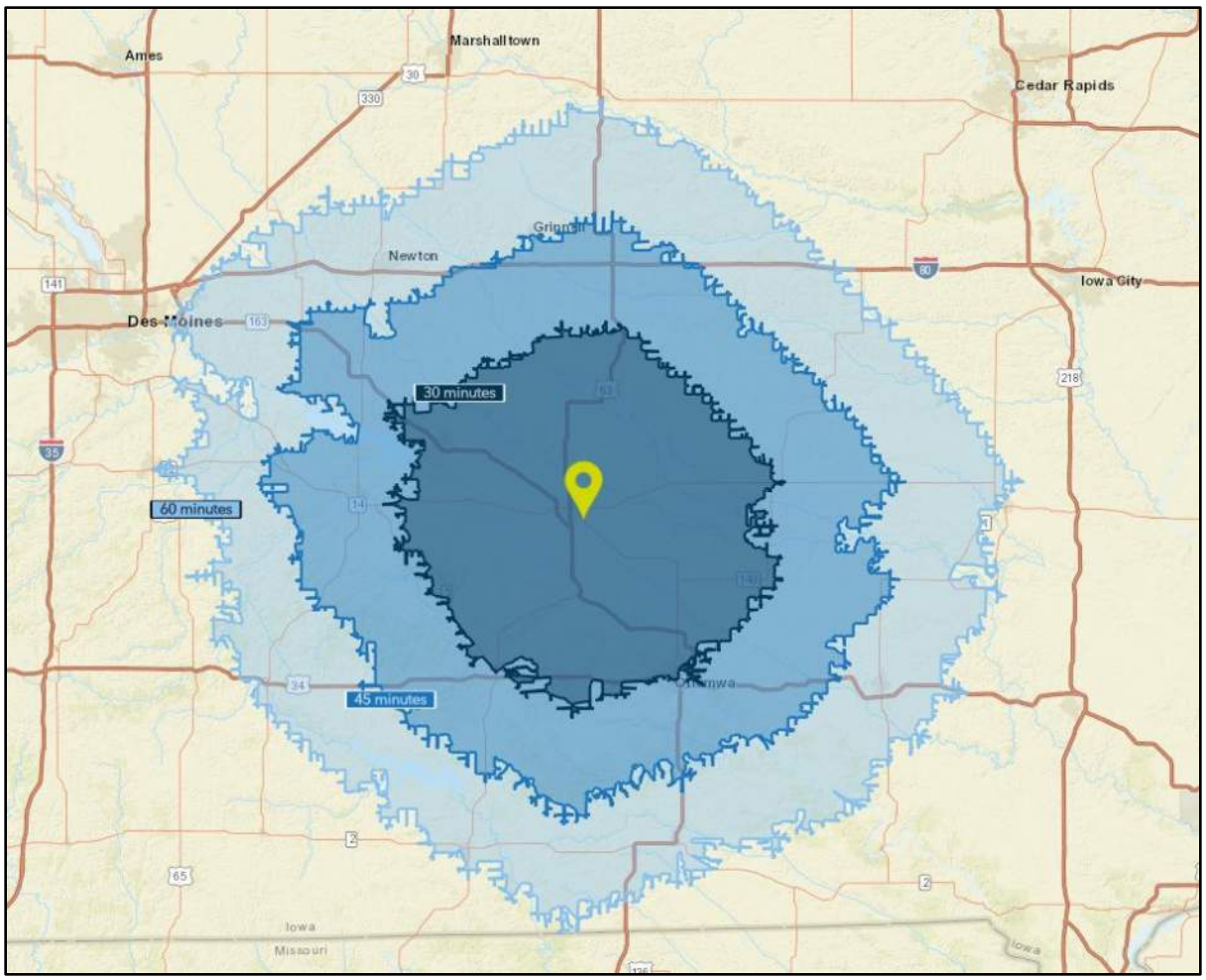
Workforce



	30-Minute Drive Time	45-Minute Drive Time	60-Minute Drive Time
Total Population	59,277	120,526	244,206
Labor Force	31,092	61,507	123,340
Manufacturing Employment	7,974	14,505	23,128
Percentage Employed in Manufacturing	26%	24%	19%
Median Age	41.1	42.2	42.2
Bachelor's Degree Attainment	27%	24%	25%
Average Hourly Wage	$24.23	$23.98	$24.02
Average Manufacturing Wage	$32.67	$30.11	$30.31

Source:
ESRI Business Analyst Online – 2023 (all data except wages)
JobsEQ – Q4 2022 (wage data)

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Summary + Recommendations

SUMMARY + RECOMMENDATIONS

Strengths:

- The certified acreage within the park is almost 500 total acres.
- The park is outside of the flood zone with the exception of a very small portion in the northwest corner of the JPC parcel.
- There are numerous roads in and around the parcels that provide immediate access.
- A Union Pacific rail line runs through the park, and a transload facility within the park is currently in the preliminary planning stages.
- A new connector road is planned, which will provide improved access to the park.

Challenges:

- The nearest interstate (I-80) is 33 miles from the property.
- Areas in unincorporated Mahaska County will need to be annexed and zoned for utility services. The process takes 90 to 120 days.
- While the MCDG has options on the parcels, a large majority of the acreage is privately-owned with varying prices across the park.
- Easements, roads, and other impediments limit the contiguous, developable acreage available.
- A new City of Oskaloosa wastewater treatment plant is planned for 2027, but in the interim, a temporary solution for wastewater treatment is required.
- The Mahaska Rural Water System, Inc. wastewater treatment plant only has 41,700 gallons per day of excess capacity.
- The majority of the parcels only have a Preliminary Jurisdictional Determination, and these parcels have wetlands or streams that may impact development.

Recommendations:

- Since there are so many parcels and they are not contiguous, we recommend creating individual marketing materials for each area and/or parcel within the Oskaloosa Innovation Park in addition to overall park marketing information. For example, someone looking at the CLF parcel will not have any interest in knowing about the other parcels.
- Since the annexation and zoning process for the property located in unincorporated Mahaska County takes 90 to 120 days, we recommend proactively annexing these areas into the City of Oskaloosa.

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