



Webster City Gateway Industrial Park
Webster City, Hamilton County, IA

Certification Report
April 2026

 **QUEST**
SITE SOLUTIONS
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: Taylor Dietz, tdietz@questsitesolutions.com, (706) 836-4263



Economic Development

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 Thompson, amy.thompson@iowaeda.com, (515) 348-6250



02

Certification Letter



April 9, 2026

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



Dear Mrs. Thompson:

Webster City Gateway Industrial Park, located in Hamilton 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 and our evaluation of the property, we are certifying the **Webster City Gateway Industrial Park** as an **Industrial Park**.

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

- The park must be a minimum of 200 total acres, with at least one site 25+ 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 and 500-year flood zone or have a plan to fill the flood areas.
- The park must be free of recognized environmental conditions or have recognized environmental conditions remediated and/or resolved.
- The park's developable acreage must be free of wetlands or have a mitigation plan.
- The park's developable acreage must be free of federal threatened and endangered species or have a mitigation plan.

- The park's developable acreage must be free of areas of archaeological or historical significance or have a mitigation plan.
- The park's developable acreage must have soils compatible with industrial development.
- The park must be directly served or be able to be served by a road that is compatible with U.S. DOT standards for tractor-trailer access (80,000 pounds and 16 feet minimum clear height). Any road upgrades must be compatible with DOT standards for tractor-trailer access must be able to be completed within 12 months.
- 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 12 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 **December 31, 2028**. Upon certification expiration, the applicant may provide updated option agreements or other control documentation in order to extend the certification period to the full three-year term, the maximum time allowed under the IEDA Certified Sites Program before recertification is required.

We congratulate the team at Ames Regional Economic Alliance for their hard work and for achieving certification. If there are any questions regarding our analysis, please contact us.

Sincerely,



Taylor Brittan Dietz
Senior Consultant

03

Property Overview



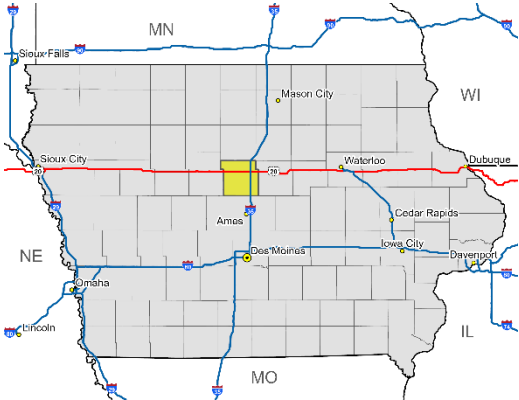
PROPERTY OVERVIEW

LOCATION (LAT / LONG)

42.442336°, -93.804274°

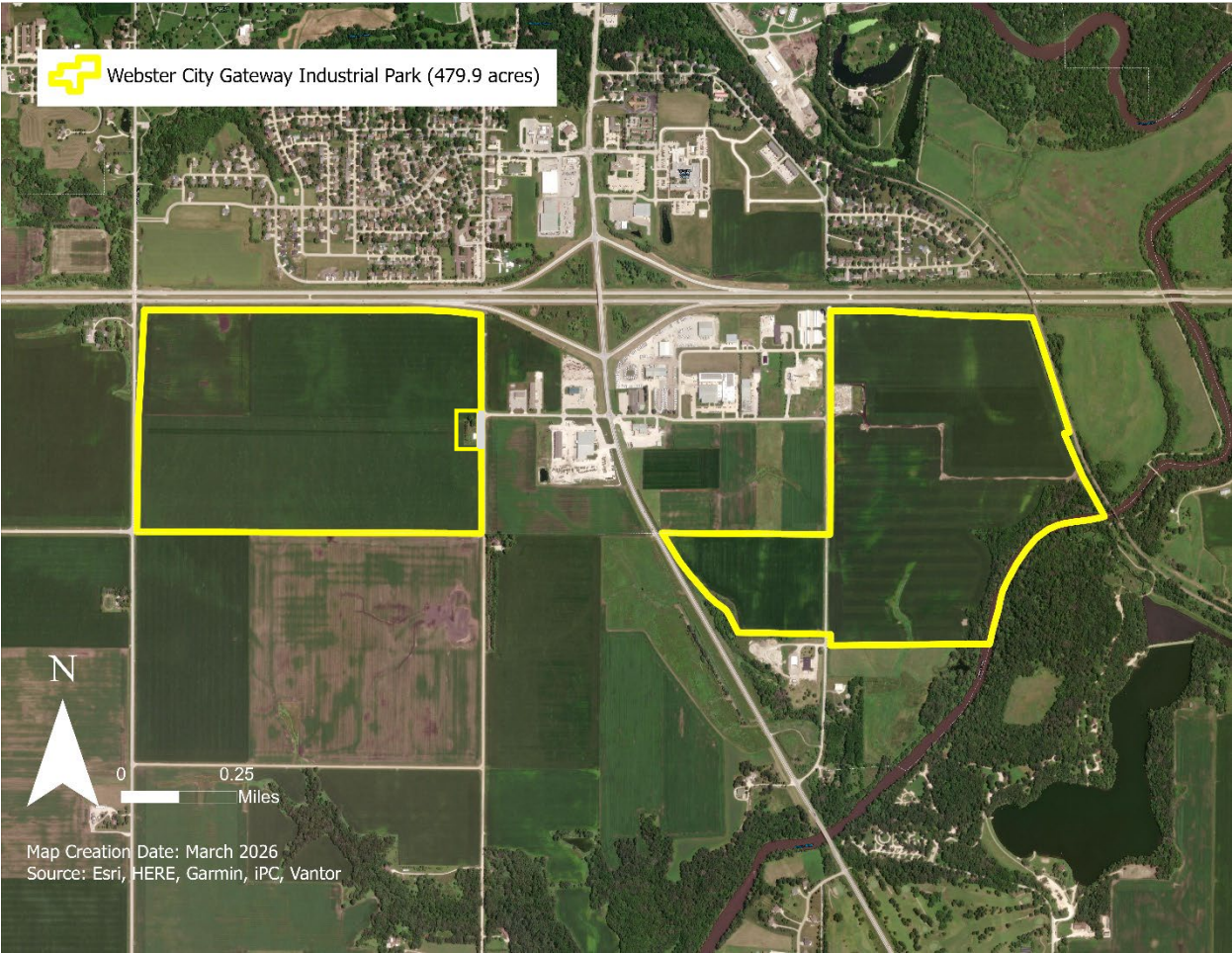
CONTACT INFORMATION

Dylan Kline
Director, Business Development
Ames Regional Economic Alliance
dylan@amesalliance.com
(515) 232-2340 office



SIZE/ACREAGE*

- 478.44 total acres
- 227.04 acres (west side)
- 251.4 acres (east side)
- 442.74 developable acres



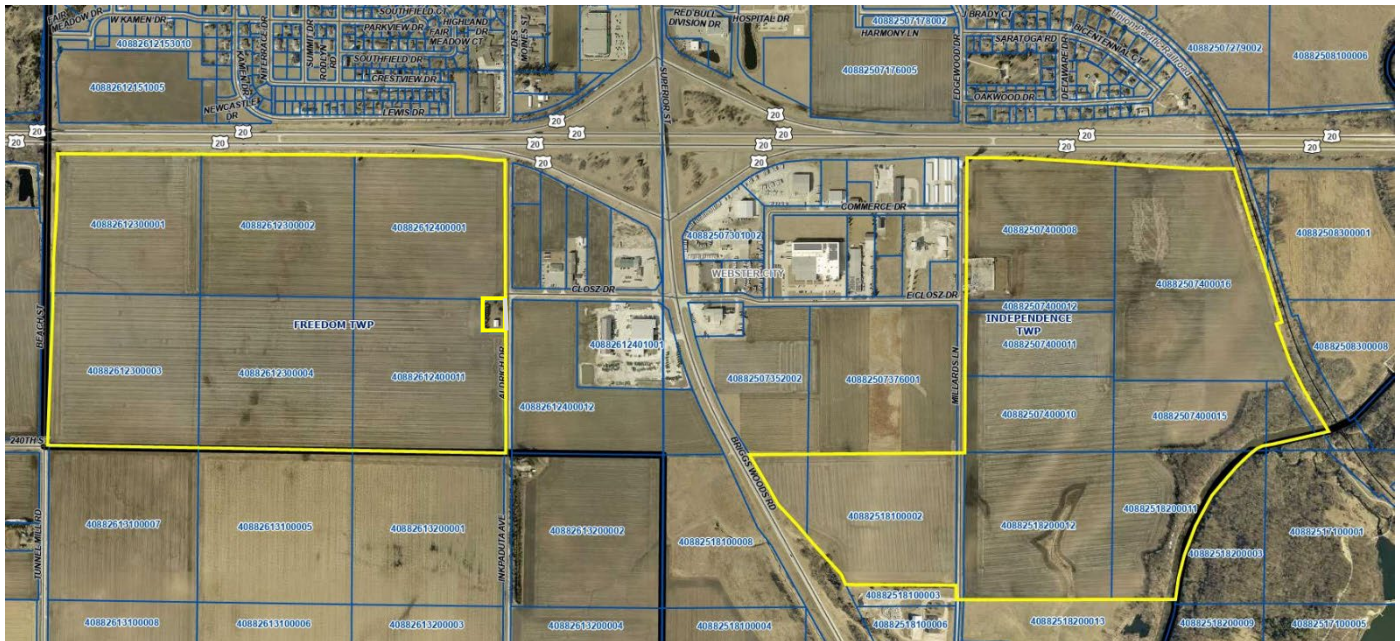
**Note: Acreage totals reflect the Master Development Plan. Surveyed acreage varies slightly as some areas outside of the certified boundary were included in acreage totals for various 'areas' depicted on the survey. See Section 5 for more information.*

04

Ownership + Availability



OWNERSHIP + PRICE



Owner	Acres*	Tax Parcels	Price
Van Diest Family, L.L.C.	40.00	4088261230002	\$30,000 per acre
	37.36	4088261240001	
	40.00	4088261230003	
	40.83	4088261230004	
City of Webster City, Iowa	39.03	4088261240011	Pricing will reflect the price identified in the option agreements – the City does not intend to market property at a higher rate than the option prices.
	36.90	4088250740008	
	2.98	4088250740012	
	56.97	4088250740016	
Shiva Real Estate, L.L.C.	36.84	4088261230001	\$30,900 (01/01/26-12/31/26) \$31,827 (01/01/27-12/31/27) \$32,782 (01/01/28-12/31/28)
	16.88	4088250740011	
	4.64	4088251810007	
	36.30	4088251810002	
	38.45	4088251820012	
Subhash Sahai Trust & Anil Sahai Family Trust	19.98	4088251820011	
	19.85	4088250740010	
	18.76	4088250740015	
	3.57	4088250830014	

TOTAL: 489.34

*Based on Hamilton County Assessor information. Surveyed acreage differs slightly.

The City of Webster City has confirmed that the property will be offered for sale for a period of not less than 42 months from the date the application was originally submitted. The City has also affirmed that the property will be marketed at the price identified in the executed option agreements, which will reflect the pricing for the city-owned land. The property under option by the City may be acquired in sections, with a minimum divisibility of five acres.

Source Documentation:
Letter – City of Webster City – February 17, 2026
Option to Purchase Real Estate – Subhash Sahai and City of Webster City – December 5, 2024
Option to Purchase Real Estate – Van Diest Family, LLC and City of Webster City – November 14, 2024

OPTIONS

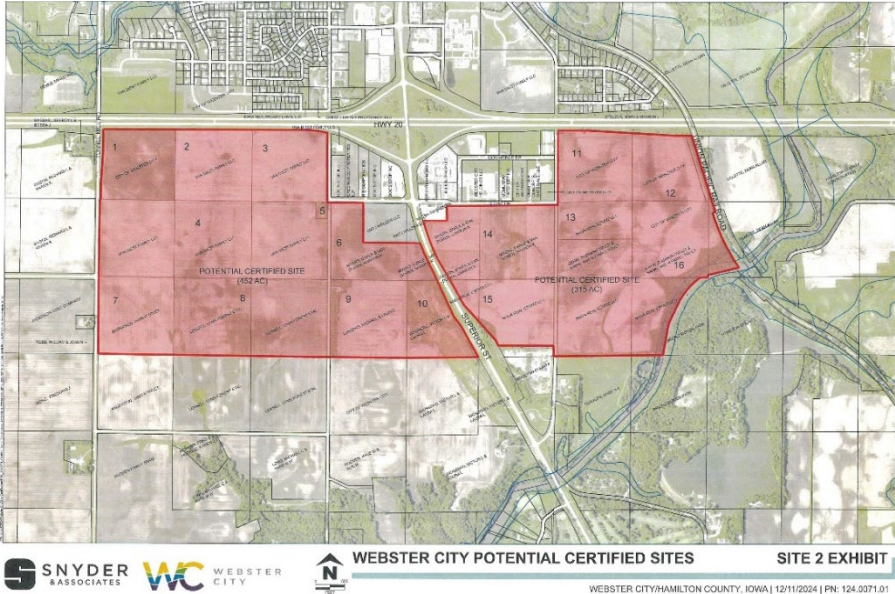
The City of Webster City, Iowa, has the following options:

- An Option to Purchase Real Estate with the Van Diest Family, L.L.C. that will expire on December 31, 2028. The Option Term may be extended at any time beyond said option period by written agreement between the Parties in which both Parties agree and consent to said extension.
- An Option to Purchase Real Estate with Shiva Real Estate, LLC that will expire on December 31, 2028. The Option Term may be extended at any time beyond said option period by written agreement between the Parties in which both Parties agree and consent to said extension.

Source Documentation:
Option to Purchase Real Estate – Subhash Sahai and City of Webster City – December 5, 2024
Option to Purchase Real Estate – Van Diest Family, LLC and City of Webster City – November 14, 2024

TITLE

Title opinions were completed by ‘areas’, which are depicted below. Some ‘areas’ include tracts that are excluded from the certified acreage but still fall within the greater territory of the industrial park. Refer to the image below for a map showing the area designations used in the title information; title and easements are reported by area and are detailed in the subsequent pages. *Note: The below image depicts tracts that are not included in the certified park.*



For area 1, described as, “all that part of the NW ¼ of SW ¼, Section 12, Township 88 North, Range 26 West of the 5th P.M., lying South of Highway #20, being within the Corporate Limits of Webster City, Hamilton County, Iowa,” title to the property is vested in City of Webster City. The following easements were identified within the title opinion:

- Easement for road purposes (Deed Book 67, Page 150)
- Easement for road purposes (Deed Book 94, Page 435)
- Easement for electric purposes (Miscellaneous Book 19, Page 596)

For area 2, described as, “NE ¼ of the SW ¼ in Section 12, Township 88 North, Range 26 West of the 5th P.M., being within the Corporate Limits of Webster City, Hamilton County, Iowa, EXCEPT the portion of Highway 20 conveyed to the State of Iowa,” title to the property is vested in the name of Van Diest Family, LLC. The following easement was identified:

- Easement for electric purposes (Miscellaneous Book 19, Page 622)

For area 3, described as, “the NW ¼ of SE ¼, Section 12, Township 88 North, Range 26 West of the 5th P.M., being within the Corporate Limits of Webster City, Hamilton County, Iowa,” title is vested in the name of Van Diest Family, L.L.C. The following easements were identified:

- Easement for telecommunications (Inst. No. 920554)
- Easement for utilities (Document No. 2006 1467)
- Memorandum of Agreement Regarding Easements (Document No. 2022 2173) and two amendments; this item has since been abandoned.

For area 4, described as, “S ½ of the SW ¼ and the SW ¼ of the SE ¼ of Section 12, Township 88 North, Range 26 West of the 5th P.M. being within the Corporate Limits of Webster City, Iowa, EXCEPT Auditor’s Parcel Letter G,” title is vested in the name of Van Diest Family, L.L.C. The following easement was identified:

- Easement (Deed Book 67, Page 109)

For area 11, described as, “Lot 1, Sahai Addition to Webster City, Hamilton County, Iowa; AND the North 100 feet of Lot 2, Sahai Addition to Webster City, Hamilton County, Iowa,” title is vested in the name of City of Webster City. The following easements were identified:

- Easement for communication systems (Book 12, Page 570)
- Right of Way easement (Instrument No. 721374)
- Easement for telephone utility (Book 1988, Page 4727)
- Two easements for utility systems (Instrument No. 021205 and 021206)
- Easement for utility system (Instrument No. 022288)
- Easement for utility system (Instrument No. 032382)
- Three easements for utility systems (Instrument No. 052478, 052479, and 052480)

For area 12, described as, “Lot 1, Sahai’s Second Addition to Webster City, Hamilton County, Iowa,” title is vested in the name of City of Webster City. The following easements were identified:

- Easement for communication systems (Book 12, page 570)
- Right of way easement for electric infrastructure (Instrument No. 721374)
- Easement for communication systems (Book 1988, Page 4727)
- Two easements for utility systems (Instrument No. 021205 and 021206)
- Easement for utility system (Instrument No. 022288)
- Easement for utility system (Instrument No. 032382)
- Three easements for utility systems (Instrument No. 052478, 052479, 052480)

For area 13, described as, “The North ½ of Lot 2, Sahai Addition in Webster City, Hamilton County, Iowa, EXCPET the North 100 feet thereof, “title is bested in the name of Shiva Real Estate, LLC. The following easements were identified:

- Easement for communication systems (Book 12, page 570)
- Right of way easement for electric infrastructure (Instrument No. 721374)
- Easement for communication systems (Book 1988, Page 4727)
- Two easements for utility systems (Instrument No. 021205 and 021206)
- Easement for utility system (Instrument No. 022288)
- Easement for utility system (Instrument No. 032382)
- Three easements for utility systems (Instrument No. 052478, 052479, and 052480)

For area 15, described as, “The North ½ of the NW1/4 in Section 18, Township 88 North, Range 25 West of the 5th P.M., Hamilton County, Iowa, lying East of Highway #17, EXCPET that portion lying within land conveyed to the State of Iowa,” title is vested in the name of Shiva Real Estate, LLC. The following item was identified:

- Private Sewage Disposal System Inspection Requirements; see title opinion for additional information.
- Memorandum of Paid-Up Subsurface Lease in favor of Twin Rivers Exploration, Inc; see the ‘leases’ subsection for additional information.

For part of area 16, described as, “a parcel of land located in the SW ¼ of Section 7 and part of the SW ¼ of Section 8, all being in Township 88 North, Range 25 West of the 5th P.M., Hamilton County, Iowa, EXCEPT that part that lies within Sahai Addition in Webster City, Hamilton County, Iowa, and EXCEPT Lot 1, Sahai’s Second Addition to Webster City, Hamilton County, Iowa AND the South ½ of Lot 2 Sahai Addition in Webster City, Hamilton County, Iowa, title is invested in the names of Subhash Sahai, as Trustee of the Subhash Sahai Trust and Subhas Sahai and Nutan Sahai, as Trustees of Anil Sahai Family Trust.” The following easements were identified:

- Easement for communication systems (Book 12, page 570)
- Right of way easement for electric infrastructure (Instrument No. 721374)
- Easement for communication systems (Book 1988, Page 4727)
- Two easements for utility systems (Instrument No. 021205 and 021206)
- Easement for utility system (Instrument No. 022288)
- Easement for utility system (Instrument No. 032382)
- Three easements for utility systems (Instrument No. 052478, 052479, and 052480)
- Easement for public utilities (Document No. 2023 2199)
- Private Sewage Disposal System Inspection Requirements; see title opinion for additional information.

For another part of area 16, described as, “the North ½ of the NE ¼ in Section 18, Township 88 North, Range 25 West of the 5th P.M., Hamilton County, Iowa, lying West of the Boone River, subject to road, title is vested in the name of Shiva Real Estate, LLC. The following items were identified:

- Easement for communication systems (Book 1988, Page 4727)
- Memorandum of Paid-Up Subsurface Lease in favor of Twin Rivers Exploration, Inc; see the ‘leases’ subsection for additional information.
- Private Sewage Disposal System Inspection Requirements; see title opinion for additional information.

Support Documentation:

Real Estate Title Opinion – Groves & Chizek Law Office – April 11, 2025
Real Estate Title Opinion – Groves & Chizek Law Office – April 11, 2025
Real Estate Title Opinion – Groves & Chizek Law Office – April 11, 2025
Real Estate Title Opinion – Groves & Chizek Law Office – April 11, 2025
Real Estate Title Opinion – Groves & Chizek Law Office – April 11, 2025
Real Estate Title Opinion – Groves & Chizek Law Office – April 10, 2025
Real Estate Title Opinion – Groves & Chizek Law Office – April 10, 2025
Real Estate Title Opinion – Groves & Chizek Law Office – April 10, 2025
Title Report Certificate – Abstract Associates of Hamilton County - March 6, 2025

LEASES

There is an existing lease on 128.82 acres (no description provided) between the Van Diest Family, L.L.C. and Fred Hopkins. The lease states that the duration of lease or rental agreement was from March 1, 2021, through February 28, 2022. There is an additional clause that indicates if the lease is not terminated by either party prior to September 1 of any year, the lease continues for an additional year as per Iowa law. The tenant has signed a Letter of Acknowledgement indicating that they are aware of the Option Agreement between the owners and City of Webster City.

There is an existing Iowa Farm Lease on 100.1 acres (described as “REAL ESTATE”) between Brandon Fonken & Chad Fonken and Shiva Real Estate, LLC. The term of the lease shall be for a period of 3 years beginning March 1, 2023. After expiration of the initial term, the lease shall continue from year to year, unless terminated by a separate written agreement or by statutory termination notice served by either party. The tenant has signed a Letter of Acknowledgement indicating that they are aware of the Option Agreement between the owners and City of Webster City.

There is a paid-up subsurface lease in favor of Twin Rivers Exploration, Inc. for the purposes of investigating, exploring, prospecting, drilling for, mining for, operating, producing, and marketing of all oil, gas, and other subsurface minerals and substances with Shive Real Estate, LLC. The impacted property is described as 197.02 acres located in Hamilton County, Iowa. Said Memorandum is dated October 3, 2024, filed October 14, 2024, as Document No. 2024 2072 in the records at the office of the Hamilton County Recorder, Webster City, Iowa. The lease is for a five-year term, and so long thereafter as the Lease may be maintained in full force and effect under the terms and provisions therefor.

Support Documentation:

Letter of Acknowledgement – Brandon Fonken – November 11, 2025
Letter of Acknowledgement – Fred Hopkins – October 29, 2025
Real Estate Title Opinion – Groves & Chizek Law Office – April 11, 2025
Real Estate Title Opinion – Groves & Chizek Law Office – April 11, 2025
Memorandum of Paid-Up Subsurface Lease – Shiva Real Estate, LLC – October 3, 2024
Iowa Farm Lease – Brandon Fonken & Chad Fonken and Shiva Real Estate – December 12, 2022
Lease Agreement – Van Diest Family, L.L.C and Fred Hopkins – November 15, 2020.

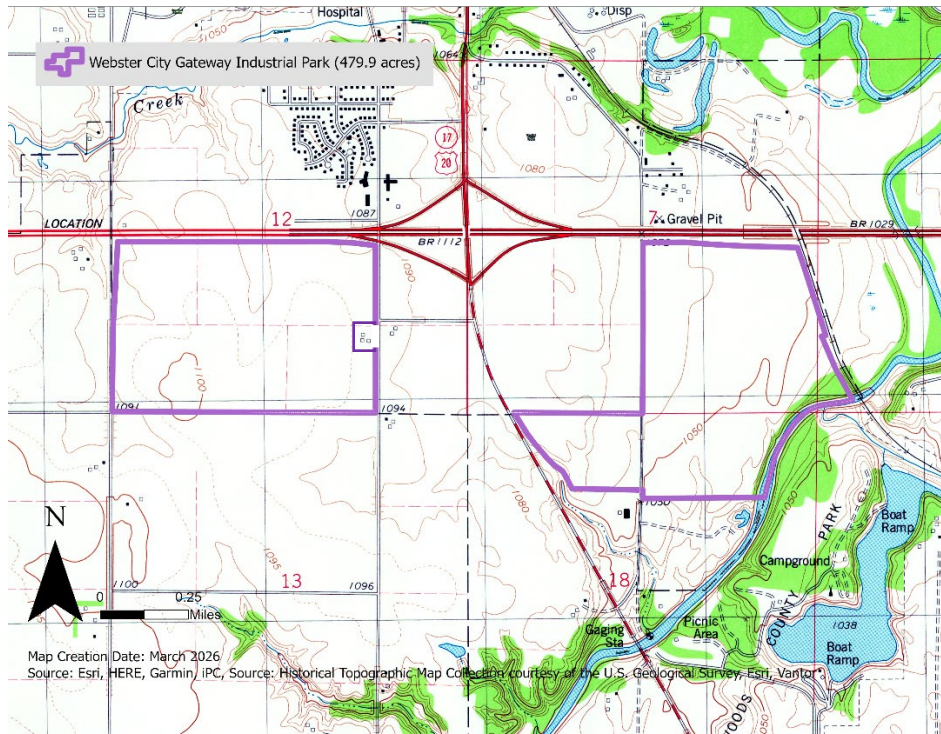
05

Site Characteristics



SITE CHARACTERISTICS

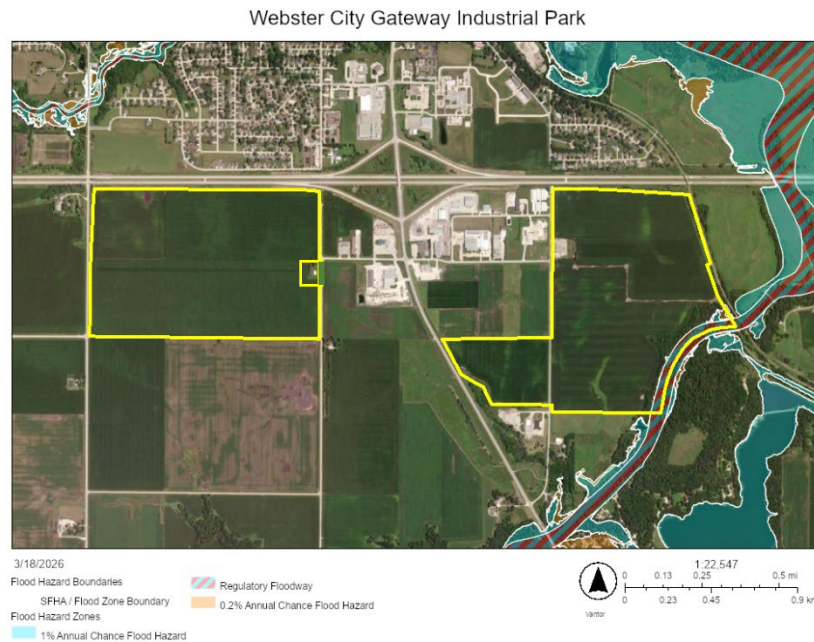
USGS



FEMA

Map # 19079C0160D and 19079C0155D

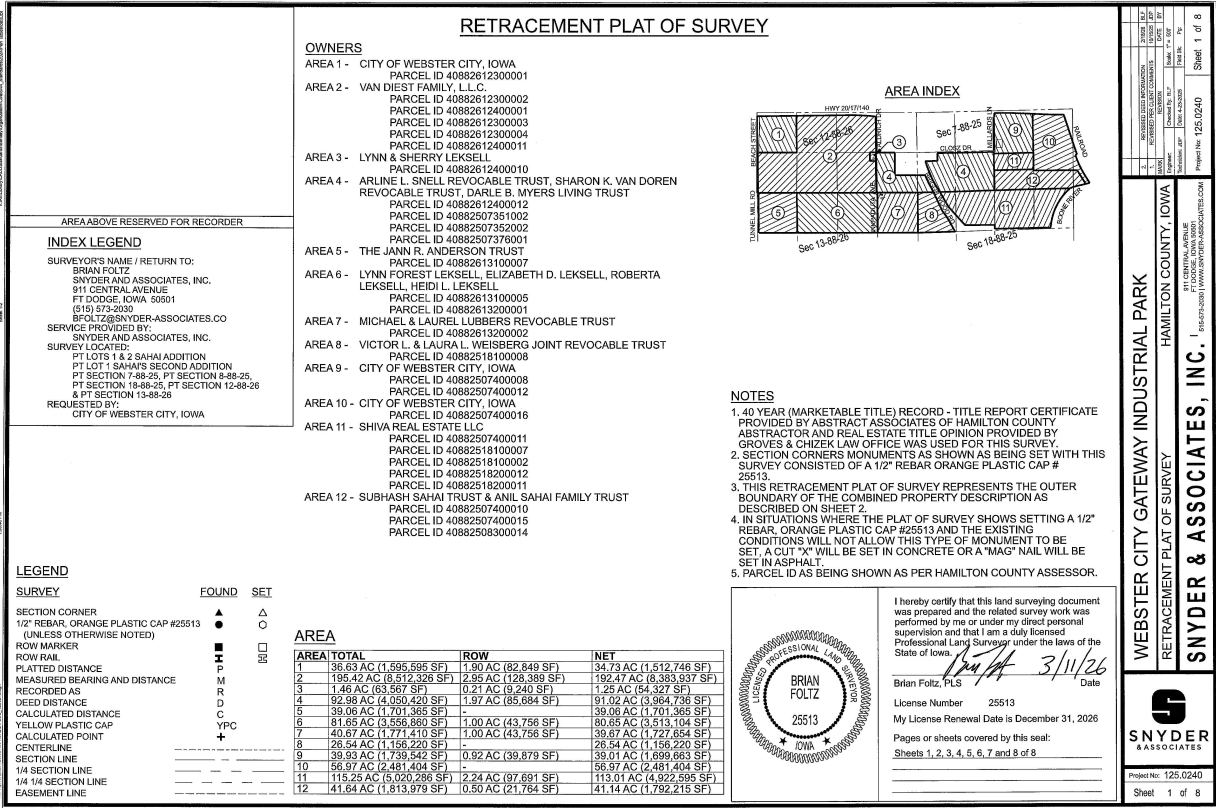
Along the Boone River, there is Zone AE (1% annual chance floodplain (100-year) with BFE, Zone X (0.2% annual chance (500-year) floodplain). These areas are on the periphery of the eastern acreage.



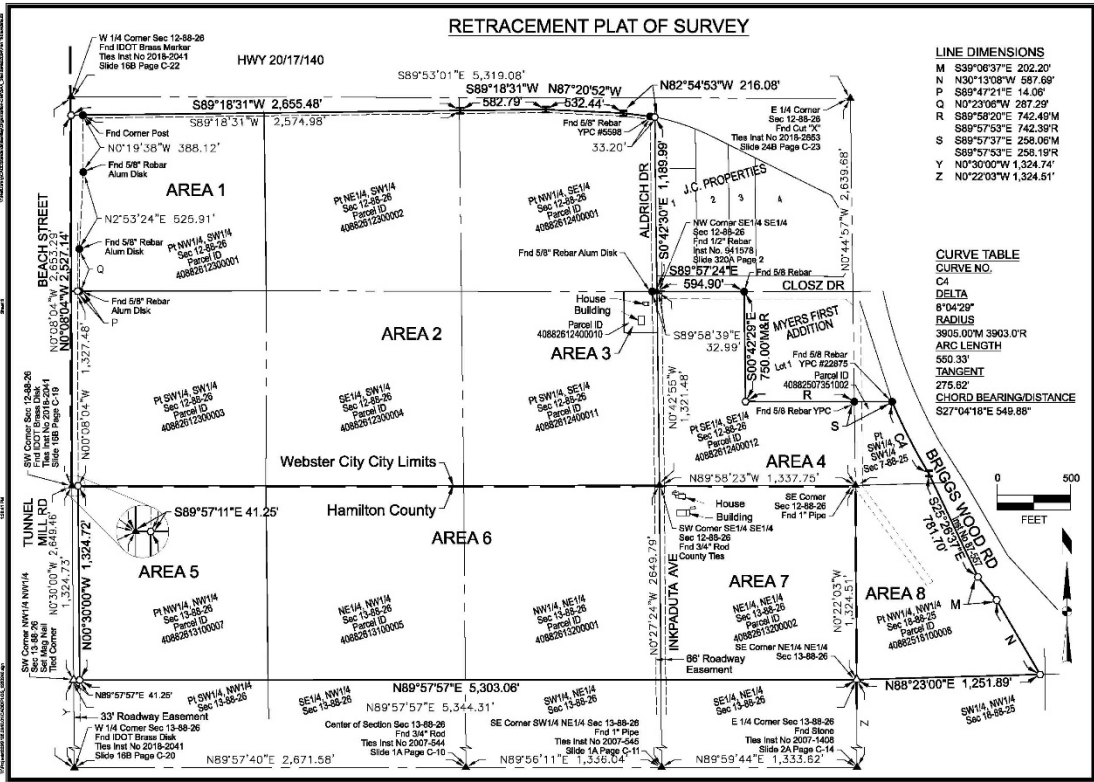
SITE CHARACTERISTICS

05

SURVEY

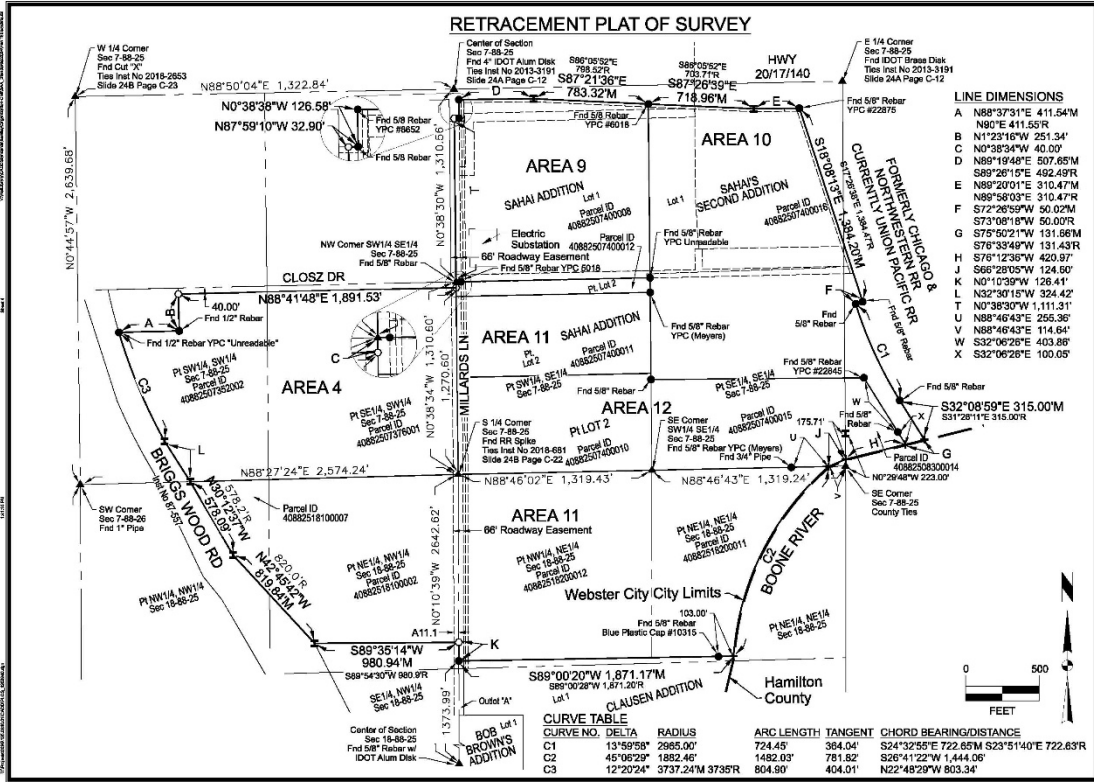


SITE CHARACTERISTICS



LINE DIMENSIONS M S89°09'37"E 202.20' N N30°13'08"W 587.69' Q N0°23'08"W 287.23' R S89°58'20"E 742.48' S S89°57'37"E 286.06' Y S89°57'53"E 256.18' Z N0°30'00"W 1,324.74' Z N0°22'03"W 1,324.51'	
CURVE TABLE CURVE NO. DELTA 8°04'29" RADIUS 3905.00M 3903.07R ARC LENGTH 550.33' TANGENT 275.82' CHORD BEARING/DISTANCE S27°04'18"E 549.88'	
Project No. 125.0240 Sheet 3 of 8	

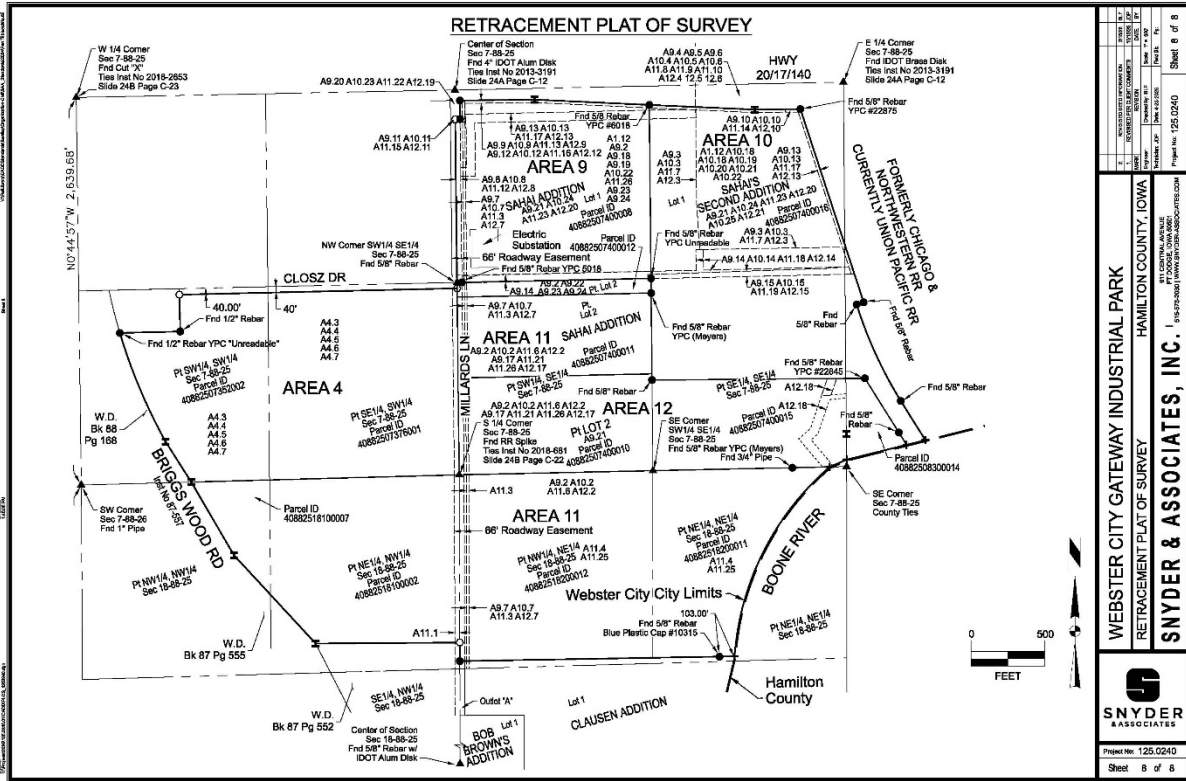
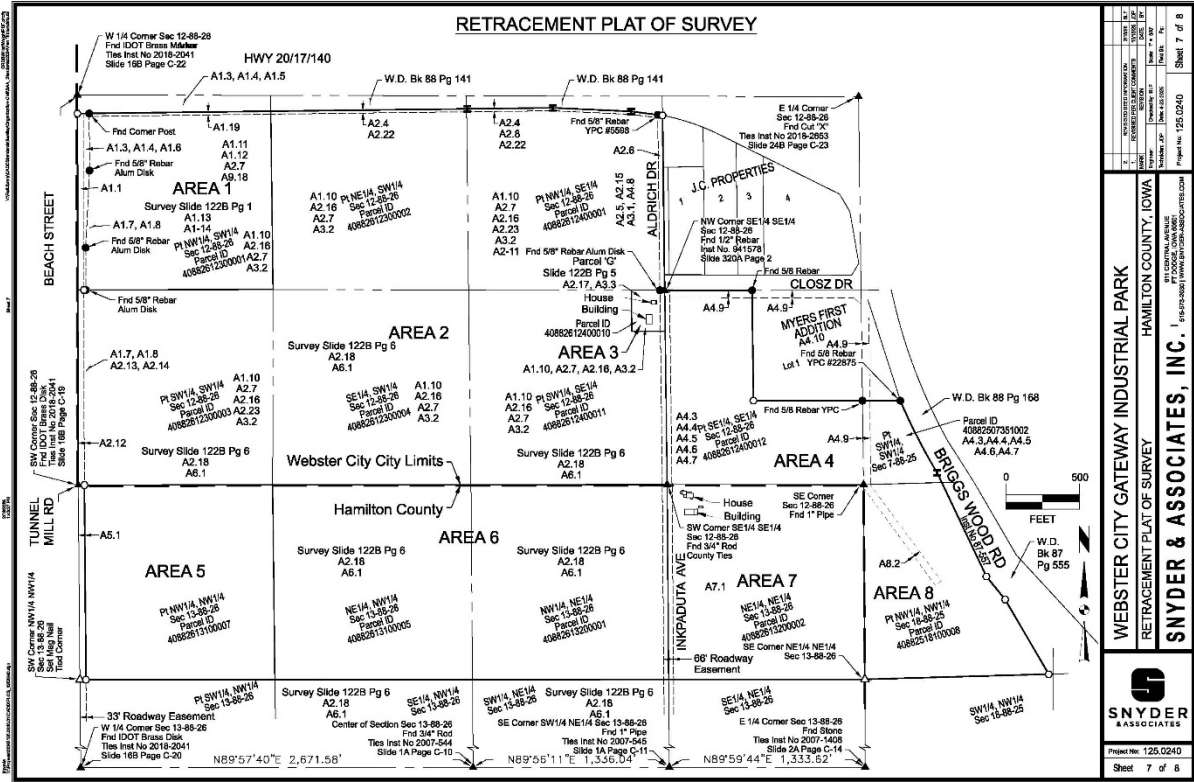
WEBSTER CITY GATEWAY INDUSTRIAL PARK
 RETRACEMENT PLAT OF SURVEY
SNYDER & ASSOCIATES, INC.
 HAMILTON COUNTY, IOWA
 Project No. 125.0240
 Sheet 3 of 8



LINE DIMENSIONS A N88°37'51"E 411.54M N80°E 411.55R B N1°23'16"W 251.34' C N0°38'34"W 40.09' D N89°19'48"E 507.85M E S89°26'15"E 492.49R F N88°20'01"E 310.47R G S75°58'03"E 310.47R H S72°28'59"W 50.02M I S73°08'18"W 50.00R J S75°50'21"W 131.66M K S76°33'49"W 131.43R L N32°30'15"W 324.42' T N0°38'39"W 1,111.31' U N88°46'43"E 226.96' V N88°46'43"E 114.64' W S32°06'28"E 403.88' X S32°06'28"E 100.05'	
CURVE TABLE CURVE NO. DELTA RADIUS ARC LENGTH TANGENT CHORD BEARING/DISTANCE C1 13°59'58" 2965.00' 724.45' 364.04' S24°32'55"E 722.85M S23°51'40"E 722.63R C2 45°06'29" 1882.46' 1482.03' 781.82' S26°41'22"W 1,444.06' C3 12°20'24" 3737.24M 9735R 804.90' 404.01' N22°48'29"W 803.34'	
Project No. 125.0240 Sheet 4 of 8	

WEBSTER CITY GATEWAY INDUSTRIAL PARK
 RETRACEMENT PLAT OF SURVEY
SNYDER & ASSOCIATES, INC.
 HAMILTON COUNTY, IOWA
 Project No. 125.0240
 Sheet 4 of 8

SITE CHARACTERISTICS



Support Documentation
Retracement Plat of Survey – Snyder & Associates – March 11, 2026 (Signed)

06

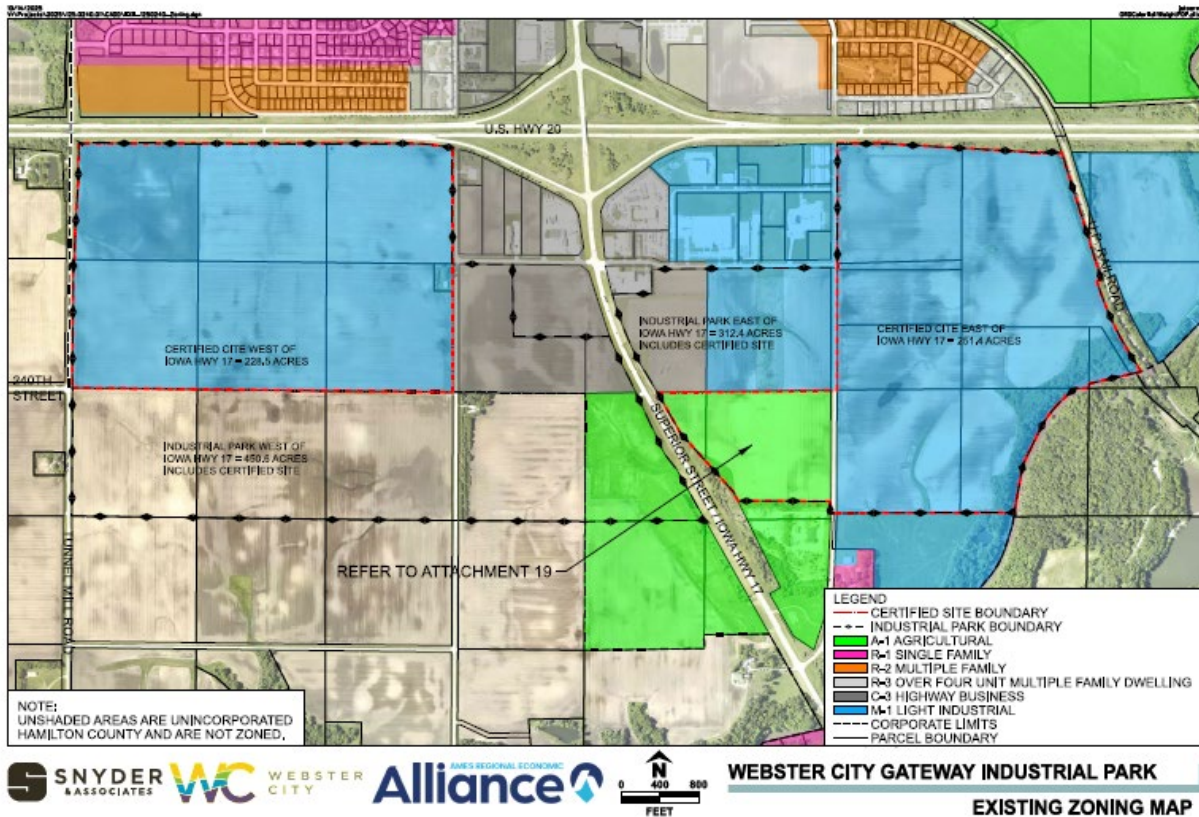
Zoning



CURRENT ZONING

The park is zoned M-1 Light Industrial and A-1 Agriculture. A zoning change will be required for industrial use for the properties zoned A-1. The City of Webster City is willing to consider rezoning those parcels to M-1 Light Industrial or M-2 Heavy Industrial, as appropriate. The typical timeline for this process is 60-90 days.

The current Land Use Map illustrates existing uses, and the majority of the industrial park is depicted by A-1 Agriculture. If updates to the Land Use Map are required to align with industrial development, the City will process such amendments concurrently with rezoning requests.



This M-1 Light Industrial district was established to accommodate business and industrial uses which do not create excessive noise, smell, dust or similar problems, but demand truck traffic, use extensive outdoor storage, use extensive warehousing or other similar characteristics which make them incompatible uses in foregoing districts.

The M-2 Heavy Industrial district was established to accommodate business and industrial uses whose operation might tend to produce excessive noise, odor, gas, smoke, dust, danger or tend to create a nuisance.

Support Documentation:

Webster City, Iowa Code of Ordinances – Section 50-116 and 50-117 – January 26, 2026

Land Use Map – Webster City, Iowa – October 14, 2025

Zoning Map – Webster City, Iowa – October 14, 2025

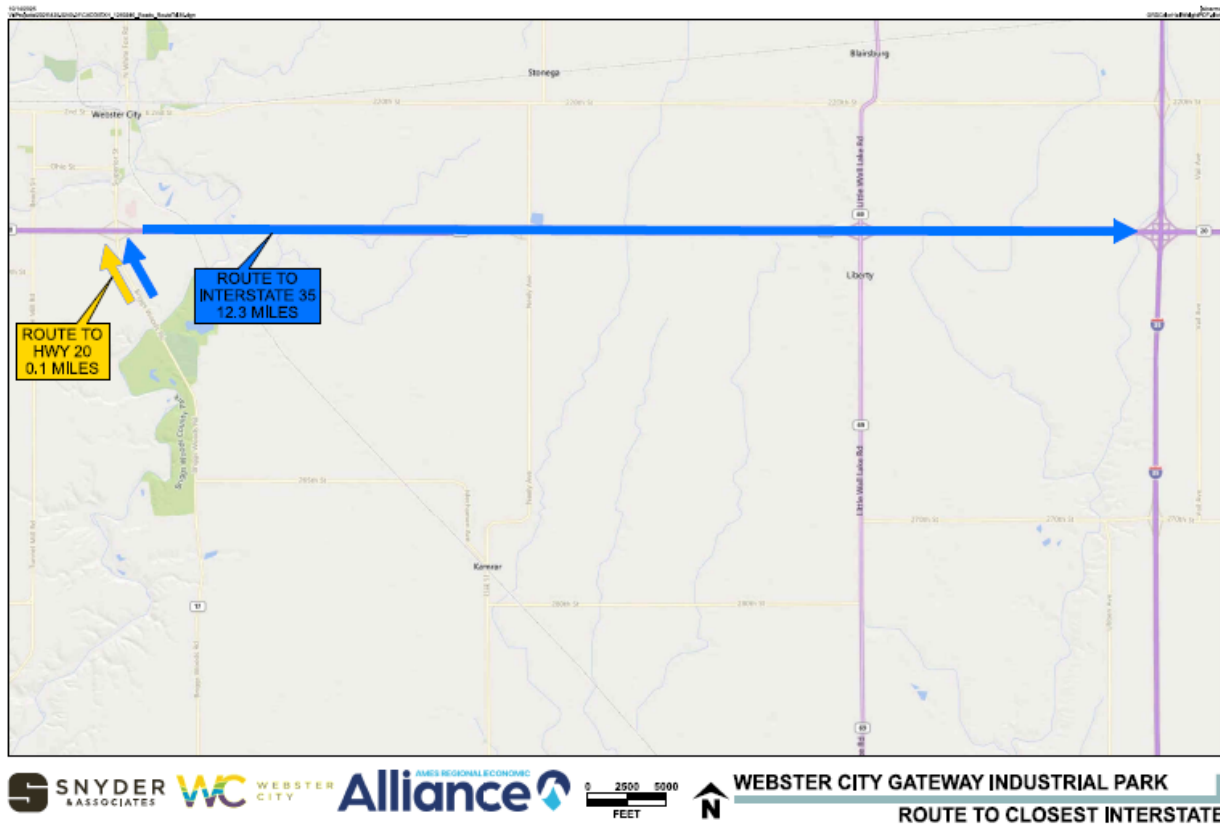
Zoning Letter for Site Certification – Webster City, Iowa – August 26, 2025

07

Transportation



ROADS



There is an existing interchange adjacent to the park at Iowa Highway 20, along the northern boundary, and Iowa Highway 17, which bisects the park in half. Access to the property would be from Iowa Highway 17 and local city roadways, which are predominately in the north-central part of the park. These local roadways include Millards Lane, Closz Drive, and Aldrich Drive. A network of roads inside the industrial park has been preliminarily assessed for future development patterns.

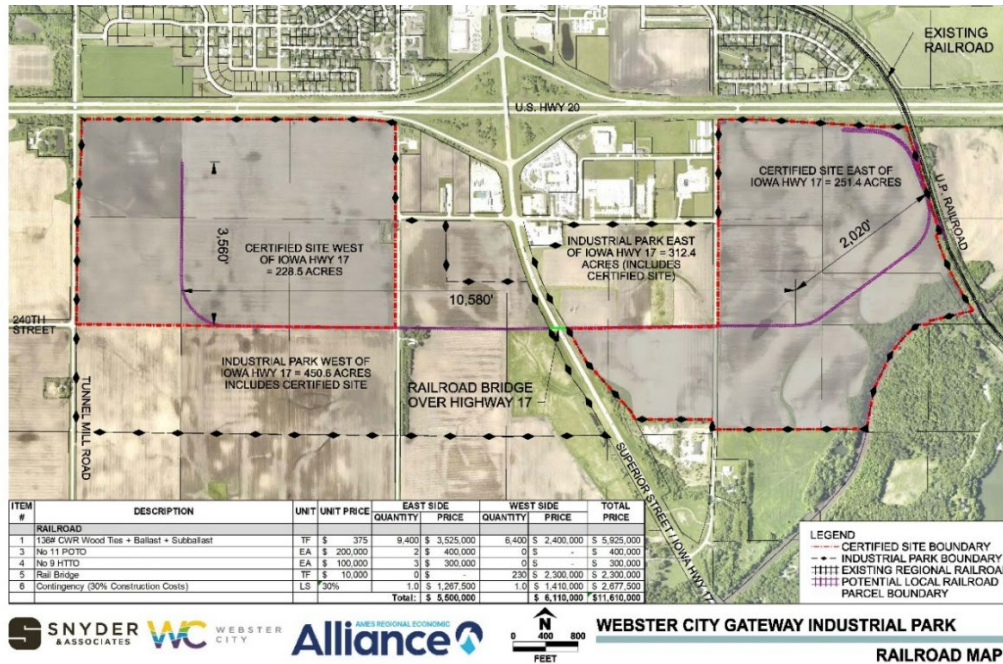
US Interstate 35 is 12.3 miles from the park and can be accessed by Highway 20, which is adjacent to the park along the northern boundary. From inside the park, a traveler would travel to US Interstate 35 via the Highway 20 and Highway 17 interchange.

Support Documentation:
Questionnaire – Ames Economic Development Corporation – Revised October 15, 2025
Potential Future Road Map – Snyder & Associates – October 14, 2025

COMMERCIAL SERVICE AIRPORT

Fort Dodge Regional (FOD) – 25 miles

RAIL



Provider: Union Pacific Railroad

Service Details

- Existing Infrastructure: Rail is adjacent to the eastern boundary. This is a mainline.
- Improvements: Improvements would be dependent on expected volume and product type. Potential cost estimates are based on 2 No. 11 power turnouts from the Union Pacific mainline and 3 No. 9 hand thrown turnouts adjacent to the Union Pacific mainline for on-site maneuvering and storage. It also includes several thousand feet of rail line. This is shown in the image above and depicts improvements for both sides of the park.
- Estimated Cost: For improvements to the east of Highway 17, the cost is \$5,500,000. Improvements to the west of Highway 17 are \$6,110,000. A bridge over Highway 17 will be required, and this is included in the cost estimate.
- Estimated Schedule: The total estimated timeframe to provide service is estimated to be 18 months (2 months for design, 1 month for permitting, and 15 months for construction).
- Other: A formal survey would determine property lines outside of Union Pacific right-of-way. Union Pacific typically owns property 25' off the main line. All rail would need to traverse right-of-way to connect to mainline.
- Restrictions: This would be contingent on rail design and expected volume. Otherwise, there are no fatal flaws that would not allow rail.

Contact:

Darren Wisniski
 Director of Industrial Development
 Union Pacific
 djwisnis@up.com
 (402) 544-5561

Support Documentation:

Rail Questionnaire – Union Pacific – September 22, 2025

08

Utilities



Passwaters substation to maintain capacity. Total investment is \$9.1M and represents distribution extensions throughout the park.

- Estimated Schedule:
 - Distribution
 - Improvements can be done within 12 months (design ~9 months, permitting ~6 months, offsite ROW acquisition ~3 months, construction ~3 months). Design, permitting, and ROW acquisition can be performed concurrently.
 - Substation
 - Substation improvements would happen before taking Passwaters substation offline to maintain capacity. Improvements are not immediately required to provide service.
 - Improvements would take approximately 3 years (design ~ 24 months [includes material procurement], permitting ~6 months, offsite ROW acquisition is not applicable, construction ~ 12 months). Design and permitting can be performed concurrently.
- Other: A permit from the Iowa DOT will be required for underground cable installation within HWY 17 right-of-way. A study of the electric system would be required to understand redundancy feasibility.

Contact:

Adam Dickinson
Electric Utility Supervisor
Webster City Municipal Utilities
adam@webstercity.com
(515) 832-9159

Support Documentation:

Electric Questionnaire – Webster City Municipal Utilities – October 21, 2025

NATURAL GAS

Provider: Black Hills Energy (distribution) and Northern Natural Gas (transmission)

Service Details

- Existing Infrastructure: There is a 2-inch line adjacent to the park in the north central portion. The pressure of the nearest line is 75 psig. The regulating station (DRS) is at the intersection of Millards Lane and Closz Drive, which is adjacent to the park.
- Available Capacity: 5,000 mcf/month (presently); 15,000 mcf/month will be available after improvements.
- Improvements: Distribution upgrades would include installing a 6-inch line to serve new development and replacement of the 2-inch line that serves the Black Hills direct regulation station (DRS). For transmission, upgrades are required on the transmission main to provide additional natural gas to the City for Black Hills Energy to use.
- Estimated Cost: Distribution is estimated to be \$250,000 and transmission is estimated to be \$5,000,000.
- Estimated Schedule: Distribution improvements are estimated to take 3 months. Transmission improvements are estimated to take 24 months, but only 12 months at the onset of a project. Permitting will require 12 months, but it can happen prior to development and will not affect the required 12-month timeframe, per the utility provider. Design is estimated to be 3 months, and construction is 9 months for a total of 12 months.

- Other: Firm service can be provided for the first 5,000 mcf/month and interruptible service may be available if deemed acceptable for the developments. The 12 months of permitting can be completed after the first 5,000 mcf/month is used up in the industrial park so not to affect the 12-month timeframe for additional development.

Contact:

Mark Ernst
Business Development
Black Hills Energy
Mark.ernst@blackhillscorp.com
(563) 585-4015

Support Documentation:

Natural Gas Questionnaire – Black Hills Energy – September 22, 2025

WATER

Provider: City of Webster City

Service Details

- Existing Infrastructure: There is a 12” DIP under Highway 20 at Millards Lane and a 12” DIP under Highway 20 at Aldrich Drive. The 12” DIP under Closz Drive is the nearest line that could provide the required level of service.
- Total Capacity: 1.20 mgd
- Excess Capacity: 1.04 mgd
- Improvements: The park already meets the required capacities. Construction of water main extensions and water service to the end user will be required. For the east side, the engineer has estimated 2,750-feet of 12” water main for an extension into the central portion of the east half of the park. For the west side, the engineer has estimated 3,200-feet of 12” water main for the northern portion of the western half, 3,500-feet of 12” water main for the central part of the western half, and another 8,000- feet of 12” water main for the southern portion of the western half of the park (south of the certified acreage).
- Estimated Cost: For developments east of Highway 17, the cost is \$910,000. For developments west of Highway 17, the cost is \$3,100,000.
- Estimated Schedule: The total estimated timeframe to provide the required level of water service is less than 6 months (design is 3 months, permitting is 3 months, offsite ROW acquisition is 3 months, and construction is 4 months). Many of the steps can happen concurrently.
- Other: There is a 500,000 gallon elevated storage tank just south of Highway 20. This water tower would be within a mile of any new potential development and would be able to provide adequate flow and pressure for many kinds of potential development.

Water Treatment

- Plant: City of Webster City Water Treatment Plant is 2.5 miles from the park
- Permitted Capacity: 3.36 mgd.
- Allocated Capacity: 2.139 mgd
- Average Utilization: 0.907 mgd
- Peak Utilization 2.139 mgd
- Excess Capacity: 1.221 mgd

- Other: There are no upgrades planned for the water treatment plant, but the City is exploring the possibility of converting the plant to a Reverse Osmosis system or possibly adding an additional clarifier and renovating the existing clarifier that is in service.

Contact:

Nick Knowles
Water & Wastewater Treatment Plant Supervisor
City of Webster City
(515) 832-9146

Support Documentation:

Water Questionnaire – City of Webster City – October 20, 2025

WASTEWATER

Provider: City of Webster City

Service Details

- Existing Infrastructure: There is an 18” and 10” line under Highway 20 that is adjacent to the property. The type of line that serves the property is gravity.
- Total Capacity:
 - 10” clay line is 0.72 mgd/0.98 mgd; current flow of line is 0.38 mgd
 - 18” clay line is 3.39 mgd/3.79 mgd; current flow of line is 0.10 mgd
- Excess Capacity:
 - 10” clay line: 0.34 mgd
 - 18” clay line: 3.29 mgd
- Improvements: Extensions of the existing gravity sewer to service all properties within the park will be necessary.
- Estimated Cost: \$1,250,000 (for properties east of Highway 17) and \$2,340,000 (for properties west of Highway 17); improvement costs reflect the cost to extend infrastructure throughout the park.
- Estimated Schedule: Less than 8 months (~3 months for design, ~3 months of permitting, ~3 months of offsite ROW acquisition, and ~5 months for construction); design, permitting, and ROW acquisition can occur concurrently.

Wastewater Treatment

- Plant: City of Webster City Sewage Treatment Plant
- Total Permitted Capacity: 6.0 million gallons per day (MWW)
- Allocated Capacity: 1.95 million gallons per day
- Average Utilization: 1.5 million gallons per day (average dry weather)
- Peak Utilization: 3.3 million gallons per day (average wet weather)
- Excess Capacity: 0.75 million gallons per day
- Improvements: The Webster City Sewage Treatment Plant (STP) is currently completing a facility plan to complete a total upgrade of the STP. The funding has already been acquired, and construction is anticipated to begin in early 2027. Additionally, a housing development is anticipated to connect to the system, which could account for approximately 0.150 million gallons per day.

Contact:

Nick Knowles
Water and Wastewater Treatment Plant Supervisor
City of Webster City
(515) 832-9146

Support Documentation:

Wastewater Questionnaire – City of Webster City – October 20, 2025

TELECOMMUNICATIONS

Provider: Mediacom

Service Details

- Existing Infrastructure: The aerial fiber splice case is on the south side of Closz Drive across from the USDA Service Center. The lines are adjacent to the certified acreage.
- Services Available: High speed data and video services are available, and fiber is available at the property. Dark fiber is available as well.
- Improvements: Service would be extended to the end user. The cost is \$15.00/SF for labor and materials to build underground. Materials are readily available and can be done within 9 months by utilizing road right-of-way.

Contact:

Mike Hollinger

Construction Specialist

Mediacom

mhollinger@mediacommcc.com

(641) 210-2883

Provider: Platinum Connect

Service Details

- Existing Infrastructure: There is an underground hand hole with fiber optic splice case on the northeast corner of Closz Drive and Aldrich Drive. The infrastructure is adjacent to the certified park.
- Services Available: High speed internet, phone, and video services are available. Underground fiber is available at the property, as well as dark fiber.
- Improvements: There is no cost to provide fiber to the property. For services to be extended, materials are readily available and can be completed within 3-6 months.

Contact:

Monica Haberman

Director of Community Engagement

Platinum Connect

monicah@platinumconnect.com

(515) 835-6209

Support Documentation:

Telecommunications Questionnaire – Platinum Connect – September 4, 2025

Telecommunications Questionnaire – Mediacom – May 23, 2025

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Due Diligence



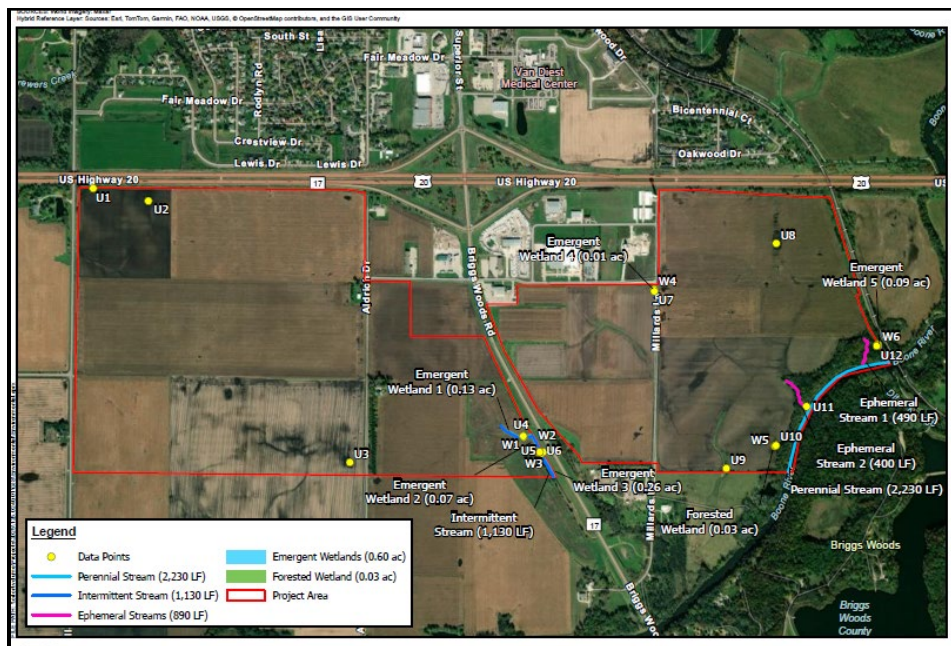
ENVIRONMENTAL

A Phase I Environmental Site Assessment (ESA) was conducted to ASTM E1527-21 standards. Based on the scope of services, limitations, and conclusions of that assessment, Snyder & Associates did not identify and Recognized Environmental Concerns (RECs), Historical Recognized Environmental Concerns (HRECs), or De Minimis Conditions associated with the subject property. Soil and groundwater testing was not recommended at this time.

*Support Documentation:
Phase I Environmental Site Assessment – Snyder & Associates – August 19, 2025*

WETLANDS

A Wetland Delineation was completed, and the subsequent Preliminary Jurisdictional Determination (PJD) indicated that 0.46 acres of jurisdictional wetlands, Emergent Wetland-1 (0.13-acres), Emergent Wetland-2 (0.07-acres), Emergent Wetland-3 (0.26 acres), 3,360 linear feet of jurisdictional streams RPW-1 (2,230 linear feet), and RPW-2 (1,230 linear feet) are present within the project area. Work within these areas will require a Section 404 permit.



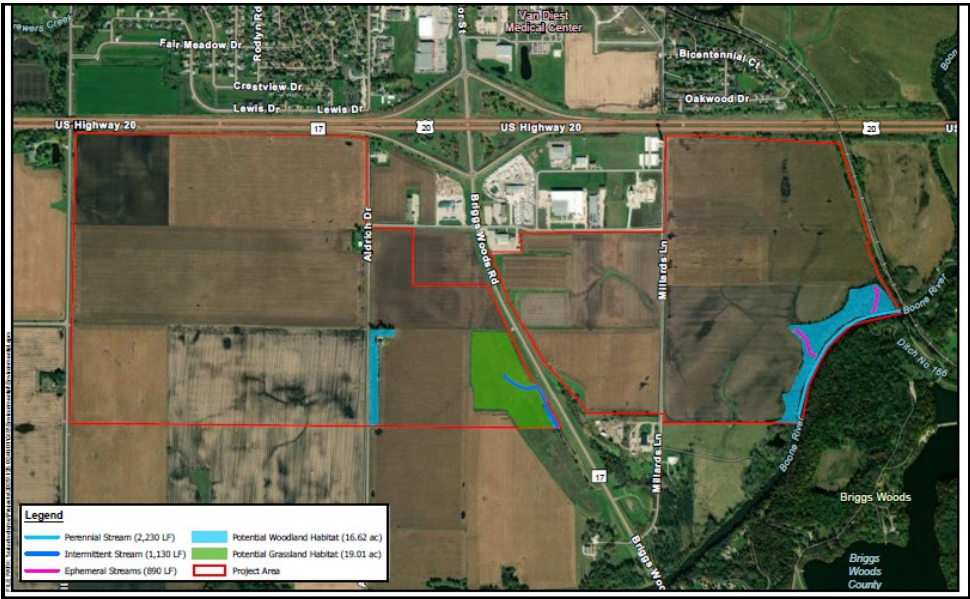
*Support Documentation:
Preliminary Jurisdictional Determination – US Army Corps of Engineers – October 9, 2025
Wetland Delineation Report – Snyder & Associates, Inc. – May 27, 2025*

SPECIES

U.S. Fish and Wildlife Official Species List

- Threatened and Endangered Species
 - Tricolored Bat (Mammal) – Proposed Endangered
 - Topeka Shiner (Fish) - Endangered
 - Monarch Butterfly (Insect) – Proposed Threatened
 - Western Regal Fritillary (Insect) – Proposed Threatened
- Critical Habitats
 - No critical habitats at this location.

There is no USFW designated Critical Habitat within the project area. There were no sightings of a threatened or endangered species at the time of the pedestrian field survey. The project area does consist of agricultural land, one perennial stream known as Boone River, one intermittent stream, two ephemeral streams, approximately 16.62 acres of potential woodland habitat, and approximately 19.01 acres of potential grassland habitat. The potential habitats are located either outside the certified park boundary or along the periphery, as detailed below. For all four species, it was rendered that impacts may affect but are not likely to adversely affect the species. *Note: The investigation area is larger than the certified acreage.*



Support Documentation:
Rare, Threatened, and Endangered Species Technical Memorandum – Snyder & Associates – May 1, 2025

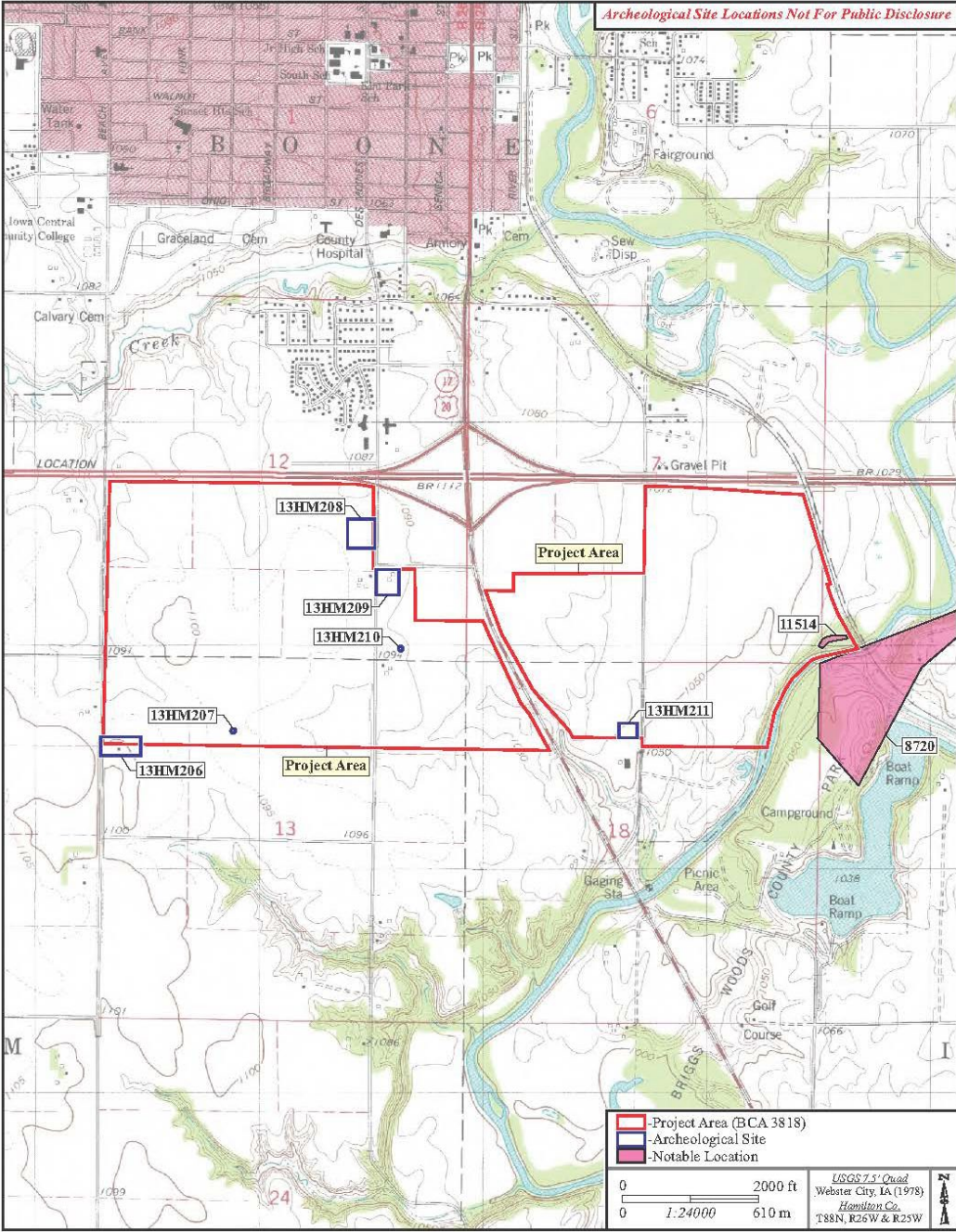
CULTURAL RESOURCES

A Phase I Archeological Survey was completed by Bear Creek Archeology, Inc. Lithic artifacts were found along the surface at six locations, resulting in two new prehistoric sites (13HM207 and 13HM210) and four historic farmsteads/residences (13HM206, 13HM208, 13HM209, and 13HM211). All of the historic artifacts at the newly recorded sites were recovered from a disturbed context, suggesting negligible potential for additional significant archaeological deposits. No further archaeological work for 13HM206-13HM210 was done. A pedestrian survey of the fields east of Millard’s Lane could not be completed, and a limited amount of subsurface testing along the Boone River and at 13HM211 also could not be completed due to access restrictions. The State Historic Preservation Office (SHPO) indicated that the report is consistent with AIA guidelines and can be used to support a determination of effect for future undertakings for areas covered by the survey. Their office did note the following findings from the survey for any future undertakings:

- A pedestrian survey could not be completed in several locations (fields east of Millard’s Lane, area along Boone River, area at 13HM211). Their office requests mapping these locations so that those areas can be tested in the event of future development.

- Sites 13HM206 and 13HM211 were documented as “unevaluated” for significance/NHRP listings. Their office agrees with those assessments. Depending on the nature of the activities near those sites, further identification efforts may be required.
- The report notes the presence of XX11514 (potential mounds or mimas). The report is unable to conclusively identify the features. For any work in those areas, SHPO requests a) a consultation with federally recognized tribes to engage their expertise, and b) consultation with the OSA bioarcheologist to develop an identification strategy.

The below image details the location of the items detailed in SHPO’s Consultation Letter.



An Architectural Reconnaissance and Intensive Survey was completed by Bear Creek Archeology, Inc. which included an investigation of the 0.25-mile buffer zone around the project area. The investigation found that 223 of the 224 properties within the review area are interpreted as unlikely to qualify for listing on the National Register of Historic Places. The sole property inventoried during this investigation, the Lubbers Property (40-0025333), is recommended not eligible for inclusion in the National Register of Historic Places. One property, the Iowa Department of Transportation Maintenance Facility – Webster City (40-00371), was previously recommended eligible. All 224 properties are recommended for no further research, and the Iowa DOT Maintenance Facility is recommended for avoidance. SHPO indicated that the architecture report is sufficient to support a determination of effect for future undertakings.

Support Documentation:
Email from the Iowa State Historic Preservation Office (Sara Andre) – February 23, 2026
Architectural Reconnaissance and Intensive Survey of Properties – Bear Creek Archeology, Inc. – October 2025
Phase I Archeological Survey – Bear Creek Archeology, Inc. – August 2025

GEOTECHNICAL

A Geotechnical Exploration included fifteen soil borings drilled to depths between 25 and 101 feet below existing grades. Allender Butzke Engineers Inc. recommends using Seismic Site Class D for the area, which was based on the soil profile from a 100-foot boring. A more detailed seismic study by measuring the shear wave velocity may confirm the site class or could result in a higher site class, per the report.

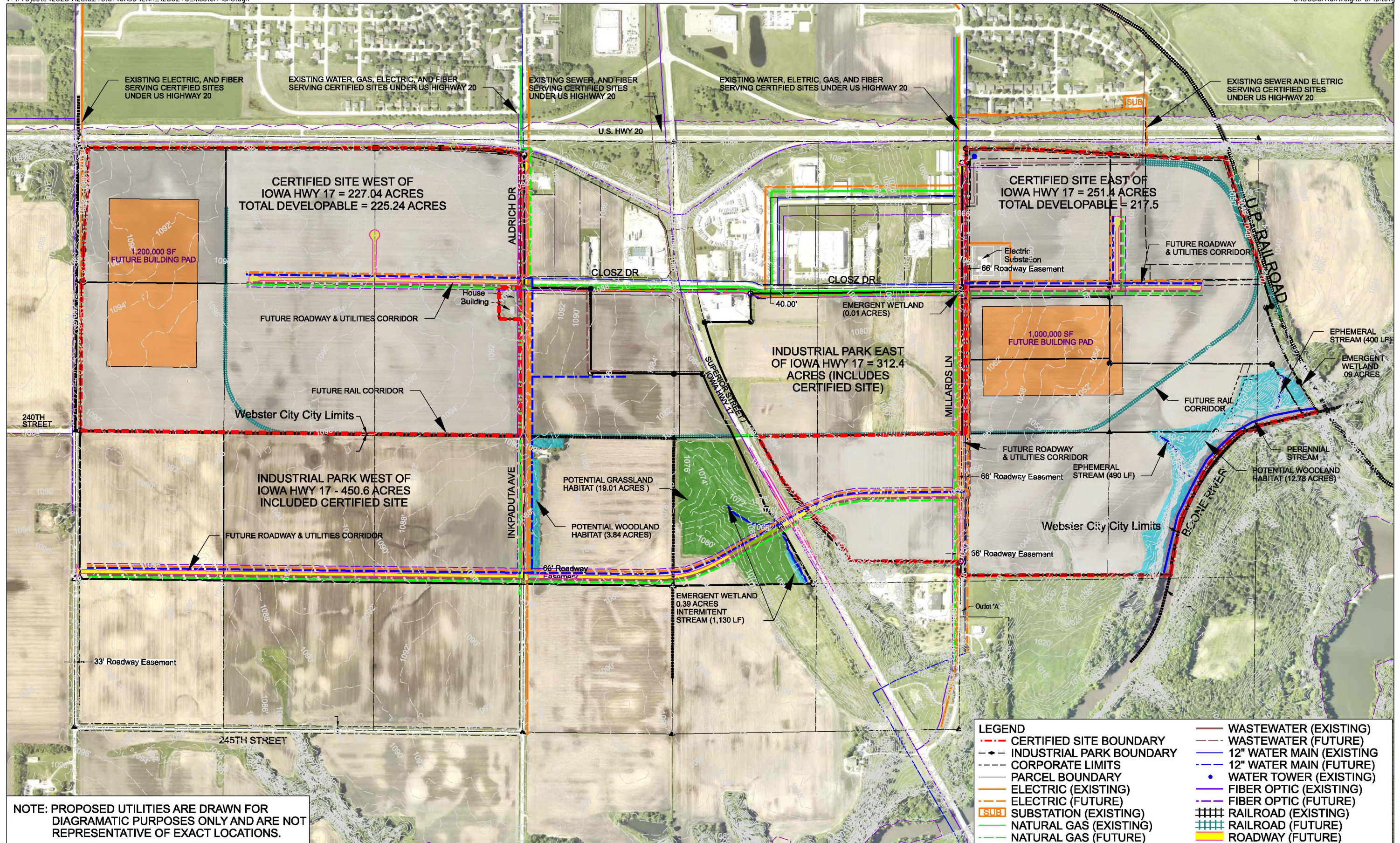


Support Documentation:
Geotechnical Exploration – Allender Butzke Engineers Inc. – May 22, 2025

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Master Plan

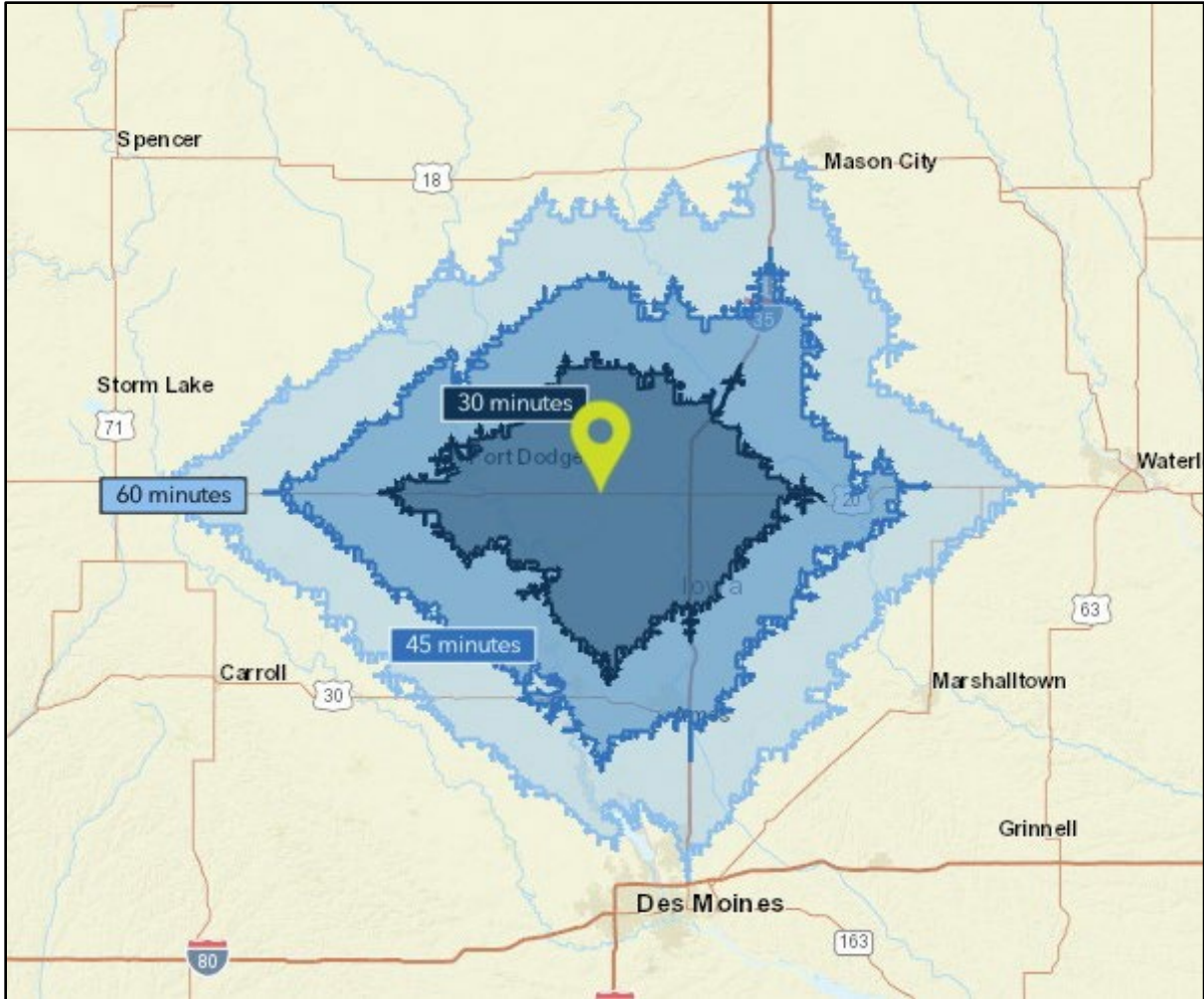




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Workforce





	30-Minute Drive Time	45-Minute Drive Time	60-Minute Drive Time
Total Population	49,941	181,822	293,882
Labor Force	23,908	89,953	148,715
Manufacturing Employment	3,800	11,051	17,306
Percentage Employed in Manufacturing	15.89%	12.29%	11.64%
Median Age	41.0	34.7	36.8
Bachelor's Degree Attainment	21.27%	36.00%	36.46%
Average Hourly Wage	\$27.26	\$28.90	\$30.54
Average Manufacturing Wage	\$35.90	\$35.10	\$35.15

Source:
 ESRI Business Analyst Online – 2025 (all data except wages)
 JobsEQ – 2025Q3 (wage data)

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Summary + Recommendations



Strengths:

- The park has approximately 444 developable acres.
- Most of the park is already zoned M-1 (light industrial).
- Highway 17 and Highway 20 are adjacent to the certified property, so access is immediate.
- The jurisdictional wetlands are either outside the certified site boundary or are on the periphery and are not expected to impact development greatly.
- A rail mainline is immediately adjacent to the park and can be extended into the certified park for end users.

Challenges:

- For companies with significant utility demands above the minimum requirements, especially for natural gas and electric, utility upgrades will likely be required.
- SHPO noted numerous findings in the archeology survey that will require additional care for any future undertakings. We recommend making a strategy for those items ahead of any prospecting to ensure a streamlined approach for addressing these items.
- Many of the utility extension cost estimates reflect extensions to both halves of the park and may appear very expensive to an individual user. It may be beneficial to refine these cost estimates based off individual tracts in order to convey the information more effectively to prospects.

Recommendations:

- As companies locate within the park, ensure that all information is updated to reflect new infrastructure that is completed as well as utility capacity information.
- Install signage around the property that indicates the land is available for industrial development and is a certified site.
- Ensure that the property is listed in all site databases (state, utility, third-party, etc.) as well as promoted with the commercial real estate community within the region.
- Costs and schedules are changing constantly, so make sure to update the cost estimates periodically to ensure your information is relevant and ready.
- Since there are plans to continue improving the park's conditions and the information available at the park, we recommend creating a summary document of ongoing work. This document should be submitted to prospects alongside the certification work in order to represent the totality of the work done at the park.



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