

GATEWAY BUSINESS PARK – BELOIT

COMMUNITY OVERVIEW

The City of Beloit is located along Interstate 39/90, just north of the Wisconsin border. The City Center is located along the Rock River. Situated between four major metropolitan areas, the city of Beloit has all the big city amenities without the hassle of navigating a big city. With a population over 37,000, Beloit is conveniently located near the City of Chicago to the southeast along Interstate 90, while Madison, Wisconsin is less than an hour's drive to the north. The City is directly connected to Milwaukee via Interstate Highway 43, which merges with Interstate 39/90 in Beloit, forming a strategic transportation network in the nation's heartland.

Beloit is a 2011 Winner of the Great American Main Street, recognizing the community's downtown revitalization efforts.

The new Gateway Business Park is easily accessible on the east side of the Interstate. Two sites in Gateway Business Park have been certified – a 70 and 84 acre site.

- ✓ General surroundings fit for industrial activity
- ✓ Roadway access
- N/A Rail access
- ✓ Commercial airport access
- ✓ Freight airport access
- ✓ 154 developable acres split between two sites
- ✓ American Land Trust Association (ALTA) survey
- ✓ Site not located on or adjacent to flood plain
- ✓ Flight path certifications not proximate of any airport
- ✓ Single owner with documented willingness to sell
- ✓ No significant topography issues
- ✓ No utility easements that would prevent development
- ✓ 154 contiguous acres not affected by wetlands
- ✓ No known environmental impediments to immediate industrial development
- ✓ No known archeological/historical impediments to immediate industrial development
- ✓ No known impediments to immediate development related to endangered species
- ✓ Fire insurance classification rating 3
- ✓ Industrial zoning

This site has been designated as "suitable for development"* by Deloitte Consulting and the Wisconsin Economic Development Corporation. The site meets pre-defined criteria for site size, availability of utility and transportation infrastructure, physical and technical condition, environmental assessments, support by local communities and other factors.

For more information about this Wisconsin Certified Site, please visit LocateInWisconsin.com, or contact Andrew Janke from City of Beloit at 608-364-6748.

*Site designation is based on information that has been submitted to Deloitte and WEDC, and that Deloitte and WEDC believe to be true. Deloitte and WEDC have no liability or responsibility for existing or future conditions of the sites.



COMMUNITY INTRODUCTION

| REQUIREMENT | COMMENTS |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p>Community overview</p> <ul style="list-style-type: none"> • General community fit for industrial activity | <ul style="list-style-type: none"> • Beloit Population: ~37K; Broader region (including Madison and Belvedere) population of ~600K |
| <p>Site environment overview</p> <ul style="list-style-type: none"> • General surroundings fit for industrial activity | <ul style="list-style-type: none"> • Two sites separated by Colley Rd. (local 2-lane roadway) evaluated for certification (70.57 acres and 84.34 acres) • Located in Gateway Business Park: tenants include Staples DC , Kettle Foods, Kerry Ingredients, and Southern Container • Entire business park located in TIF District #10 |
| <p>Roadway access</p> <ul style="list-style-type: none"> • Proximity to interstate and other highways providing convenient access for labor and logistics • Access roads in place to site, or plans in place to extend access road(s) to site | <ul style="list-style-type: none"> • Gateway Business Park fronts I-39/90 to the west and I-43 to the north • North and South sites front Gateway Blvd. to the west, which provides access to I-43 - I-39/90 full diamond interchange ~5 minutes north of site via Cranston Rd.; additional interchange with I-43 ~5 minutes NE of site via Gateway Blvd.; additional interchange with I-39/90 ~ 5 minutes south of site via Gateway Blvd. to Hwy 51/75 • Colley Rd. (local 2-lane roadway) divides north and south sites, connects to Gateway Blvd. |
| <p>Rail Access (if applicable) – not required</p> <ul style="list-style-type: none"> • feasibility of service (if site is to be marketed as rail-served) | <ul style="list-style-type: none"> • Union Pacific rail spur exists off Cranston Rd. ~0.25 miles from western site boundary, but it is not feasible to extend to the site as it is on the other side of the interstate |
| <p>Commercial Airport Access – Access to airport(s) with commercial air service</p> <ul style="list-style-type: none"> • Driving distance to proximate commercial airport(s) and overview of service available | <ul style="list-style-type: none"> • ~2 miles to Beloit Airport; general aviation only • ~10 miles to Southern WI Regional Airport via Hwy 51; general aviation and cargo service only • ~30 miles to Rockford International Airport via I-90E • ~55 miles to Dane County Regional Airport via I-90W • ~82 miles to O’Hare International Airport via I-90E |
| <p>Freight Airport Access – Access to airport(s) with freight air service</p> | <ul style="list-style-type: none"> • ~10 miles to Southern WI Regional Airport via Hwy 51 – primarily cargo service • ~55 miles to Dane County Regional Airport via I-90W – FedEx cargo service |

SITE INTRODUCTION

| REQUIREMENT | COMMENTS |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p>Master Site plan and/or site plan illustrating exact dimensions and number of parcels for the specific site being submitted for certification</p> <ul style="list-style-type: none"> • Minimum of 50 contiguous developable acres | <ul style="list-style-type: none"> • Buildable acreage: North site: 70.57 acres; South site: 84.34 acres • Master site plan of Gateway Business Park submitted – site parcels delineated with acreages • Sites are platted, but can be reconfigured to best suit a new user’s needs |
| <p>Aerial photograph illustrating the specific site being submitted for certification as well as the surrounding properties</p> | <ul style="list-style-type: none"> • Aerials views illustrating site and surrounding commerce park submitted • North: agricultural and industrial, Kerry Ingredients; South: agricultural and industrial, Kettle Foods; East: agricultural; West: industrial, Staples DC |

| | |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p>ALTA Survey (American Land Trust Association) inclusive of site being submitted for certification</p> | <ul style="list-style-type: none"> Completed October 2012 – Illustrates rights-of-way, utilities, and easements impacting the site. Separate surveys for north and south site |
| <p>Flood Plain map (FEMA-produced FIRM map)</p> <ul style="list-style-type: none"> No part of the site may be located on (or directly adjacent to) a flood plain | <ul style="list-style-type: none"> FEMA-produced FIRM map submitted – no flood plains in proximity to the site |
| <p>Flight path specifications (if site is within 2 miles of an airport)</p> <ul style="list-style-type: none"> Documentation (letter or map from FAA) indicating any restrictions related to airport proximity | <ul style="list-style-type: none"> Beloit Airport is ~2 miles south of site; FAA flight path map submitted; On North site and South site, buildings above 200 ft. must receive FAA approval |
| <p>Ownership – entire site must be wholly controlled by a single owner with documented willingness to sell to an industrial user</p> <ul style="list-style-type: none"> Certificate of title Letter from property owner/option holder stating that site is for sale/ lease | <ul style="list-style-type: none"> Site owned jointly by City of Beloit, CDA, and Beloit Partnership MLG (private entity in the real estate business) holds an option on the entire site – 30 yr. option with >20 yrs. remaining MLG is equity owner, actively markets site through MLG-NAI brokerage cooperation |
| <p>Asking Price – current asking price for sale or lease of the land must be indicated</p> <ul style="list-style-type: none"> Documentation of asking price on a per-acre basis | <ul style="list-style-type: none"> \$49.9K/acre for both North and South sites |

SITE PHYSICAL CHARACTERISTICS

| REQUIREMENT | COMMENTS |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p>Topography – no significant topography issues that could present major obstacles to industrial development of the site</p> | <ul style="list-style-type: none"> South site has significant topography: ~62 ft. total elevation change (828 - 890 ft.) North site has more gradual roll: ~75 ft. total elevation change (828 - 903 ft.) |
| <p>Easements – site not intersected by utility or any other easement that would prevent development of 50 contiguous acres of the site</p> | <ul style="list-style-type: none"> Easements exist around site boundaries along roadways Dammed water retention pond in NE corner of North site along conceptual Apex Dr. extension |
| <p>Wetlands – demonstrate that a user can utilize 50 contiguous acres that are not affected by wetlands</p> | <ul style="list-style-type: none"> Completed October 2012 – With the exception of a small section of roadside drainage swale at the north end of the site, along Gateway Blvd, the remainder of the site is classified as upland |
| <p>Environmental Assessment – no known environmental impediments to immediate industrial development</p> <ul style="list-style-type: none"> Phase I within the past 2 years; Remediated sites provide completed Phase II and documentation of liability protection | <ul style="list-style-type: none"> Completed April 2012 on both sites - no environmental conditions or concerns were identified |

| | |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p>Geotechnical – minimum of 5 soil borings (for 50-acre site); no presence of sink holes or limestone caves; suitable water content / water table depth</p> | <ul style="list-style-type: none"> • Completed April 2001 - 100 borings over entire park, site located in Areas B and D • Borings went down 10 – 25 ft., encountered clay underlain by silty sand that extended to the termination depths of the borings (3 borings were extended to 40 ft., no auger refusal) • Groundwater encountered between 5.5-8 ft. below existing grade in borings along Gateway Blvd. |
| <p>Archaeological / Historical – no known archaeological / historical impediments to immediate industrial development</p> | <ul style="list-style-type: none"> • Completed June 2001 – determined that there are no previously recorded archaeological sites or historic properties within or adjacent to the project area |
| <p>Endangered Species – no known impediments to immediate industrial development related to endangered species</p> | <ul style="list-style-type: none"> • Completed 2012 - no actions required with regard to industrial development of the subject property |
| <p>Fire Protection</p> <ul style="list-style-type: none"> • Fire Insurance Classification Rating • Distance to the nearest servicing fire department | <ul style="list-style-type: none"> • Class 3, station in City of Beloit, Cranston Rd. Station • ~3 minute response time |

ZONING

| REQUIREMENT | COMMENTS |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p>Industrial zoning (or equivalent) currently in place, or zoning change procedure underway as of field investigation</p> <ul style="list-style-type: none"> • Zoning certificate and relevant ordinance; or, letter from municipal authorities communicating status of zoning change procedure as of field investigation date | <ul style="list-style-type: none"> • M2 General Manufacturing: most flexible industrial zoning |
| <p>Surrounding area zoning – zoning of surrounding properties compatible with industrial development of site</p> <ul style="list-style-type: none"> • Comprehensive Plan of area (if applicable) • Zoning map of area including site (if applicable) • Existing/planned zoning of surrounding land • Codes, Covenants, and Restrictions on site and surrounding sites, as applicable | <ul style="list-style-type: none"> • Gateway Business Park is primarily zoned M2 General Manufacturing • R3 Low-Density Multi-Family Residential Zoning is located in the NE section of the park (directly north of site across Apex Dr.) because the land is not suitable for industrial development • Covenants: no excessive fumes, dust, noise, vibrations, etc. |

ELECTRIC UTILITY INFRASTRUCTURE

| REQUIREMENT | COMMENTS |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p>Proximate electric power infrastructure availability and capacities</p> <ul style="list-style-type: none"> • Utility maps indicating location and current size / capacity of proximate transmission lines, distribution lines, and substations; Available capacity that could be provided to the site for each of the above | <ul style="list-style-type: none"> • North site: served by Alliant Energy • East Beloit Substation ~1.5 miles east of site: 12.4kV distribution line runs under I-39/90 and along Colley Rd. into site (could deliver additional 4-5 MW capacity to site); single 25 MVA transformer currently loaded at 10.6 MVA • South site: served by Rock Energy (buys all power from Alliant Energy) • Rock Energy can handle additional 4-5MW to site |
| <p>Detailed description of dual feed potential (current or proposed redundant service)</p> <ul style="list-style-type: none"> • Overview (and map) illustrating dual feed electric service routes, including location, size and capacity of each node of delivery (substation, distribution line, etc.) | <ul style="list-style-type: none"> • Dickenson Substation <.5 mile NE of site, refurbished 2012: feeds existing users in park via looped circuit; 42 MVA transformer currently loaded at 15.8MVA; 22 MVA transformer currently loaded at 13.5 MVA • ATC 138kV and 69kV transmission line runs along railway on Cranston Rd. west of site and serves both substations • Dual feed service is available from the Dickinson or planned substation, but customer is responsible for the full cost of installing the second feed |
| <p>Introduction of any proposed improvements to / extensions of electric service to the site</p> <ul style="list-style-type: none"> • Cost, timing, and funding responsibility of any improvements required to provide proposed service to the site | <ul style="list-style-type: none"> • Alliant Gateway Substation under construction north of sites to provide large capacity and diversity to park – anticipated completion of substation reportedly by October 2012; will have 42 MVA transformer and be served by same ATC transmission line that serves existing substations |

GAS, WATER & WASTEWATER UTILITY INFRASTRUCTURE

NATURAL GAS

| REQUIREMENT | COMMENTS |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p>Proximate natural gas infrastructure availability and capacities</p> <p>Utility maps indicating location and current size / capacity of proximate transmission lines, distribution lines, delivery points, etc; Available capacity that could be provided to the site for each of the above</p> | <ul style="list-style-type: none"> • Alliant Energy/WI Power & Light has 4" 54 psi plastic line running along Gateway Blvd., the western boundary of both sites; can provide up to 5,000 cfh to new user |
| <p>Introduction of any proposed improvements to / extensions of natural gas service to the site</p> | <ul style="list-style-type: none"> • Major pipeline with 400 psi runs along I-39/90 west of site • Customers not typically serviced directly from this line, but Alliant/WI Power & Light would reportedly make an exception for a large gas user in the park |

WATER & WASTEWATER

| REQUIREMENT | COMMENTS |
|-----------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p>Proximate water and wastewater infrastructure availability and capacities</p> | <ul style="list-style-type: none"> • Water: 8 wells throughout city including 4 deep wells, total capacity ~20MGD, current peak of ~10MGD • Rock River aquifer • 16" PVC line runs along western boundary of both sites; feeds into park on 10" line on Colley Rd.; 1,475 GPM, 83 psi static, 76 psi residual • Wastewater: 12" gravity sewer along western boundary of both sites, large capacity available • Beloit Treatment plant ~2 miles SW of Gateway Business Park is ~40% BOD capacity (Kettle, etc. do no pre-treat discharge) |
| <p>Introduction of any proposed improvements to / extensions of water and/or wastewater service to the site</p> | |