

COMMUNITY OVERVIEW

Janesville is a regional center for trade and services in Rock County and southern Wisconsin. A fundamental reason for this is that it is a transportation nexus, with two interstate highways (I-39 and I-90), U.S. Highways 51 and 14, and State Highways 11 and 26 going through it. It has easy accessibility to such cities as Madison (40 miles), Milwaukee (75 miles), and Chicago (110 miles) and provides its residents with easy access to larger metropolitan areas while still enjoying the amenities of a smaller community.

Janesville, with a population exceeding 63,000, is known as Wisconsin's Park Place, offering 2,500 acres of beautiful parkland. One-fifth of Wisconsin's buildings listed on the National Register of Historic Places can be found in Janesville.

The Highway 11 Business Park site is a 224-acre business park located on the southern side of the city, along Highway 11 east of I-90/39. Blackhawk Technical College is located near the site and is a strong partner with the business community in Rock County, including tailoring welding programs and a nuclear medical technology program for Shine Technologies.

- General surroundings fit for industrial activity
- Roadway access
- Rail access (n/a)
- Commercial airport access
- Freight airport access
- 57 contiguous developable acres
- 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
- 57 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 4
- Industrial zoning

This site has been designated as "suitable for development"* by Deloitte Consulting and the Wisconsin Economic Development Corporation (WEDC). 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 Jay Winzenz from the City of Janesville at 608.755.3067.

*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"> Janesville Population: 64K; Rock County has population of ~160K 10% unemployment (relatively high due to GM assembly plant closure) ~28K primary jobs in Janesville, but approximately half are filled by non-residents Blackhawk Technical College is ~2 miles south of site – welding programs; created nuclear medical technology program for SHINE medical Janesville Innovation Center recently received a \$1.2M EDA grant
<p>Site environment overview</p> <ul style="list-style-type: none"> General surroundings fit for industrial activity 	<ul style="list-style-type: none"> Site is a 224-acre business park fronting Hwy 11 to the north and Beloit Ave. to the east Primary local employers: John Deere DC (~100 employees), Cummins DC (~150 employees), Lowes Millworks (~125 employees), SSI Technologies, Farm and Fleet 84-acre Shine Medical Campus under construction adjacent to SW corner of site Site located in Janesville's TIF District #35
<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"> Site fronts Hwy 11 to the north (4 lane) and County Rd. G/Beloit Ave. to the east (2 lane) ~2 miles to I-39/90 via Hwy 11E (I-39/90 will reportedly be expanded to 6 lanes over the next 6 years; during construction County Rd. G on eastern site boundary will be widened to 4 lanes) ~.5 mile to Hwy 51 via Hwy 11W
<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"> Not applicable
<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"> ~3 minute drive to Southern WI Regional Airport in Janesville, general aviation and cargo service only ~50 minute drive to Dane County Regional Airport via I-39/90N ~50 minute drive to Rockford International Airport via I-39/90S ~1.5 hour drive to Mitchell Field via I-39/90S to I-43N ~1.75 hour drive to O'Hare International Airport via I-39/90S
<p>Freight Airport Access – Access to airport(s) with freight air service</p>	<ul style="list-style-type: none"> ~3 minute drive to Southern WI Regional Airport in Janesville - primarily cargo service ~50 minute drive to Dane County Regional Airport - FedEx cargo service ~50 minute drive to Rockford International Airport - primary cargo airport serving Janesville

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: 224-acre contiguous, regular-shaped plot Master site plan of Highway 11 Business Park submitted – conceptual site parcels delineated with acreages
<p>Aerial photograph illustrating the specific site being submitted for certification as well as the surrounding properties</p>	<ul style="list-style-type: none"> Aerial views from several perspectives were submitted North: Industrial (John Deere DC and Cummins DC); South: agricultural land, Blackhawk Technical College; East: agricultural land; West: industrial, Southern WI Regional Airport 84-acre Shine Medical Campus under construction adjacent to SW corner of site
<p>ALTA Survey (American Land Trust Association) inclusive of site being submitted for certification</p>	<ul style="list-style-type: none"> Study results not yet submitted
<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"> Southern WI Regional Airport is ~1.5 miles south of site; Airport Overlay Zoning District submitted; building height restrictions between 52 ft. (west section of site) and 114 ft. (SE section of site)
<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"> Entire 224-acre site owned by City of Janesville
<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"> \$36K/acre asking price, with potential to be reduced through incentives

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"> • Site is flat agricultural land; ~10 ft. total elevation change (820-830 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"> • No easements reportedly on site outside of boundaries with existing public roadways
<p>Wetlands – demonstrate that a user can utilize 50 contiguous acres that are not affected by wetlands</p>	<ul style="list-style-type: none"> • Study results not yet submitted
<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 October 2010 - 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 June 2004 – 13 borings on site, 20.5 ft. deep • Borings encountered mainly silty sands; water table at 60 ft.; no refusal at 20 ft. • No borings were done on northern or western sections – City of Janesville will reportedly offer 6-8 soil tests per 20-25 acre site, at no cost, to a qualified prospect
<p>Archaeological / Historical – no known archaeological / historical impediments to immediate industrial development</p>	<ul style="list-style-type: none"> • Great Lakes Archeological Research Center August 2012 study results submitted - 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"> • Endangered Resource Review completed August 2012 – no impediments to development of site identified

Fire Protection

- Fire Insurance Classification Rating
- Distance to the nearest servicing fire department
- Class 3, ~2.7 miles to station located in City of Janesville
- ~4 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">• M1 Light Industrial Zoning – permits all light industry and manufacturing that are substantially hazard and nuisance free
<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">• North: M1 Light Industrial; South: agricultural; East: agricultural; West: M1 Light Industrial• Parcel directly adjacent to NW corner is zoned R3 General Residence

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">• Alliant Energy & WI Power and Light serve site – 600MW combined-cycle natural gas power plant between Janesville and Beloit• Venture Substation ~.5 mile NE of site is fed by 138kV ATC transmission line ~2,500 ft. from eastern site boundary; 25MVA transformer with current peak load of 7.5 MVA; serves the Hwy 11 BP via a 12kV distribution line that is heavily loaded• Venture substation was built with 5 bays, 2 of which are occupied• Tripp Substation ~.3 miles west of site along Hwy 11 has a 33 MVA transformer with current peak load of 12 MVA

<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"> • A large new user would require a dedicated feed from Venture Substation • Secondary feed from Tripp Substation would be end-user funded, ~\$250K funding requirement for ~4,500 feet of underground line
<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"> • For a 10MW or greater new user, WI Power & Light is reportedly willing to work with ATC to establish primary feed direct service from 138kV line east of site

GAS, WATER, & WASTEWATER UTILITY INFRASTRUCTURE

NATURAL GAS

REQUIREMENT	COMMENTS
<p>Proximate natural gas infrastructure availability and capacities</p> <ul style="list-style-type: none"> • Utility maps indicating location and current size / capacity of proximate mains, distribution lines, lift stations, etc; Available capacity that could be provided to the site for each of the above) 	<ul style="list-style-type: none"> • Alliant Energy/WPL has a 4" 54 psi plastic main running south along County Hwy G; 70,000 SCFM existing capacity available to a new user • 6" 100 psi steel line runs along Hwy 51 west of site (~3,500 ft. from site) • South Janesville gate station (ANR pipeline) is ~3.5 miles from the site
<p>Introduction of any proposed improvements to / extensions of natural gas service to the site</p>	<ul style="list-style-type: none"> • A 60 psi system can be extended from the regulation station at Hwy 51 and Hwy 11 to tie in with the existing 60 psi system for a total capacity of 140,000 SCFM at the site

WATER & WASTEWATER

REQUIREMENT	COMMENTS
Proximate water and wastewater infrastructure availability and capacities	<ul style="list-style-type: none">• Water: City of Janesville operates 8 wells in the south zone, where site is located Rock River Basin aquifer: 32 MGD total system capacity, average 12 MGD, peak of 18-19MGD• 16" 80 psi main runs along northern boundary of site along Hwy 11; Separate 16" main runs along Hwy 51 west of site; both of these lines have existing available capacity for a new user• Wastewater: 21" gravity sewer main runs along northern site boundary along Hwy 11, running west to wastewater treatment plant ~2.3 miles west of site at Rock River; the plant is permitted to treat up to 21 MGD (2011 peak usage of ~13 MGD)
Introduction of any proposed improvements to / extensions of water and/or wastewater service to the site	<ul style="list-style-type: none">• Treatment plant is currently completing a \$1M expansion