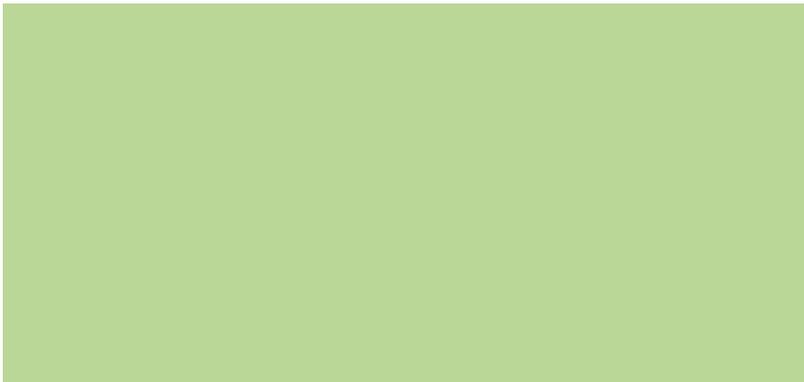




MARSHALL



PREMIER SITES



INTRODUCTION

Globally connected

Michigan is located at the heart of the Great Lakes Megaregion, which includes Michigan and the major metropolitan areas of Chicago, Indianapolis, Toronto, Cleveland, Cincinnati, St. Louis and Minneapolis. Michigan is positioned within 500 miles (800 kilometers) of half the U.S. and Canadian population, 20 percent of the world's fresh water, the most significant grouping of automotive assets in the world, and North America's busiest trade crossing.

Michigan's location provides unparalleled access to markets. Our transportation infrastructure also provides convenient, multi-modal access to locations around the globe. Michigan's collaborative, business-focused logistics and supply chain ecosystem reduces costs, time to market and risk.

Through rail and nautical connections, Michigan has access to the Atlantic Ocean's Port of Halifax and three other deep-water ports along the St. Clair River at the Canadian border crossing. The Great Lakes and St. Lawrence Seaway form a 2,300-mile (3,700-kilometers) maritime transportation system. Via the Port of Halifax, ocean freight is seamlessly transported to Michigan by rail.

Michigan is a key connection point along the Pan-American Highway that spans from Canada through the U.S. and into Mexico. The Detroit/Windsor border is the busiest international crossing in the world with more than \$300 million in trade crossing each day. Detroit itself handles over 43 percent more trade than the second busiest crossing in Laredo, Texas.



Our commitment to business

Michigan is a place where businesses thrive, innovate and grow. We have slashed business taxes by over 80 percent in the last few years, making our state corporate income tax rate among the lowest in the U.S. Manufacturers will realize even greater savings through the elimination of the state's personal property tax on manufacturing equipment. We are reinventing every aspect of our regulatory structure to ensure our systems effectively support companies as they expand and grow.

Talent development and higher education

Michigan is the center of the greatest concentration of skilled and engineering talent in the world. Michigan ranks first in the U.S. for the availability of skilled labor and in productivity growth. Our manufacturing workforce is among the most highly skilled in the nation, with an educational system that exceeds the average educational achievement of the rest of the country. Michigan is home to 15 public universities, more than 60 independent universities and colleges and 28 community colleges. Nearly 1,500 Ph.D.s are granted by Michigan institutions every year, almost twice the national average.

Southwest region

Diverse neighborhoods and charming communities make Michigan's Great Southwest remarkably inviting. An easy commute to Chicago or South Bend co-exists with over 40 miles of breathtaking Lake Michigan shorelines, outstanding wineries, craft breweries and distilleries, delightful four-season activities and world-class golf.

A variety of lifestyles can be found, from urban environments within walking distance to restaurants and night life, to neighborhood developments and sprawling spaces with rural charm. The region's cost of living is well below the national average, while a diverse economy offers a variety of career options. Industries within the region are broad and encompass career paths that are mobile and rewarding. The region drives innovation and technology in advanced manufacturing, logistics and warehousing, and value-added agriculture. Whirlpool Corporation and Whirlpool North America are headquartered here.

Michigan's Great Southwest has an exceptional education system. Several school districts are ranked in the top percentiles academically within the state of Michigan and on a national level. Extra curricular activities round out the educational experience here with opportunities to play team and individual sports, be part of a band or orchestra, or join the many clubs and organizations offered through the schools.



Marshall site information *(provided by state/county)*

SITE DETAILS	
Address	C Drive North, Marshall MI 49068 (Calhoun County)
Current owner	Multiple
Immediate availability of site?	Yes
Sales price	TBD
Total size of site/property	Up to 1,625 acres
Additional adjacent land for future expansion available?	Yes
Identify surrounding contiguous land uses	All land is, including target parcels, currently used for agriculture
GEOLOGICAL AND TOPOGRAPHIC CONDITIONS	
Are there any existing structures on the site?	No
If yes, how many structures?	N/A
Describe the structures:	N/A
Has the site been graded?	Yes, max grade is 15 feet vertical
Has the site been cleared?	Yes
Does the site have any wetlands or streams?	No
Has the soil clay layers?	10–30 inches of top soil with sandy land below. Please see soil study attached
Is any portion of the site in a 100-year flood plain?	No
Is any portion of the site in a 500-year flood plain?	No
Archaeological findings on site or close proximity?	Yes
In which seismic zone is the site located?	Zone 1
In which hurricane zone is the site located?	N/A
What is the wind load zone for the site?	Zone 4
Rocky ground?	No
PERMITS	
Identify the site's current zoning	Light industrial
Existing environmental audit?	No
Existing archaeological audit?	Yes
Lead time for environmental permitting	45 day permitting average
Lead time for archaeological permitting	Expedited as soon as possible
Lead time for air permitting	53 day permitting average (without public comment)



Marshall site information

SITE RESTRICTIONS	
Is the area attainment or non-attainment?	Attainment
Building height restrictions?	No
Has the site been contaminated or polluted in the past or still is?	No
List any nature reserves/bird protectorates within 30 miles?	Raymond F Holden Conservation, Woodland Park and Nature Preserve
Outside storage allowed?	Unknown
Site encumberments associated with the site?	None
How far is the next fire station located from the site?	4 miles
Traffic restrictions to site (truck load, night time, road width etc.)	Upgrades/updates to road are needed
UTILITY INFORMATION	
ELECTRICITY	
What utility company supplies electricity to the site?	Consumers Energy
Who is the contact at the company?	Jeff Mayes, Consumers Energy. Director Economic Development Strategy 989.667.5284; jcmayes@cmsenergy.com
Is electrical available on site?	Yes
Is redundant electrical available on site?	Redundancy could be available via new (approximately 1 mile) 138 kV lines and new redundant substation
If present on site, what lines are available?	Low voltage distribution has 14.4/24.9, three phase, four-wire grounded wye on site
If not on site, approximately how far away?	138 kV runs adjacent to east edge of site; 46 kV runs approximately 0.5 miles south of property.
What is the current capacity of the utility provider?	Low voltage distribution has 3.0 MVA capacity available. For load above 3.0 MVA, a new dedicated customer substation will be required. Electric facilities would be sized to meet the electric needs of the customer.
What is the cost of electricity?	Determined based on usage; expedited upon request
WATER	
What utility company supplies water to the site?	City of Marshall
Who is the contact at the company?	Kristin Bauer
Is water infrastructure available on site?	No
If not on site, approximately how far away?	Engineering and cost study done. Less than 2 miles depending on connection point
What is the diameter of the water main?	12 inches
What is the capacity of the water station?	3.86 million gallons per day
What is the cost of water?	1.38 per hundred cubic feet + meter charge



Marshall site information

SEWER	
What utility company supplies sewer to the site?	City of Marshall
Who is the contact at the company?	Kristin Bauer
Is sewer infrastructure available on site?	No
If not on site, approximately how far away?	Engineering and cost study done. Less than 2 miles depending on connection point
What is the diameter of the sewer main?	12 inches
What is the available capacity of the waste water station?	Three million gallons per day
What is the cost of waste water?	\$3.16 per hundred cubic feet
NATURAL GAS	
What utility company supplies gas to the site?	Consumers Energy
Who is the contact at the company?	Jeff Mayes, Consumers Energy. Director Economic Development Strategy 989.667.5284; jcmayes@cmsenergy.com
Is gas infrastructure available on site?	Close proximity
If not on site, approximately how far away?	For low capacity needs, existing 4-inch main on Michigan Avenue at 15 Mile Road; approx ¼ mile from site. For higher capacity needs, existing 8-inch main at Michigan Avenue and I-69; approx ¾ mile from site”
What is the diameter of the gas main?	4" and 6"
What is the capacity of the supplier?	With the installation of ¾ mile described above, this site can serve loads up to 500 MCFH. Larger loads can be served with more significant upgrades.
What PSI is the natural gas at the site?	Depending upon capacity needs, there are 30 PSIG systems and 100 PSIG systems nearby
What is the cost of natural gas?	Determined based on usage - expedited upon request
Fire insurance rating for this site?	Four
LOCATION DEVELOPMENT RESTRICTIONS	
Foreign Trade Zone available for site?	No
Opportunity zone/special economic zone	No
Less development census tract	No
Other special economic development zone designation	Potential for LDFA
What IBC code regulates construction on this site?	IBC 2009
Infrastructure for site preparation finished?	No
FAR (floor-area-ratio) limits?	No
Maximum impervious cover limits?	No
Minimum parking requirements?	Yes
Are tornado shelters common in the area?	No
Please provide the rainfall intensity for the area	Average rain fall: 33 inches (Battle Creek is nearest reporting station)

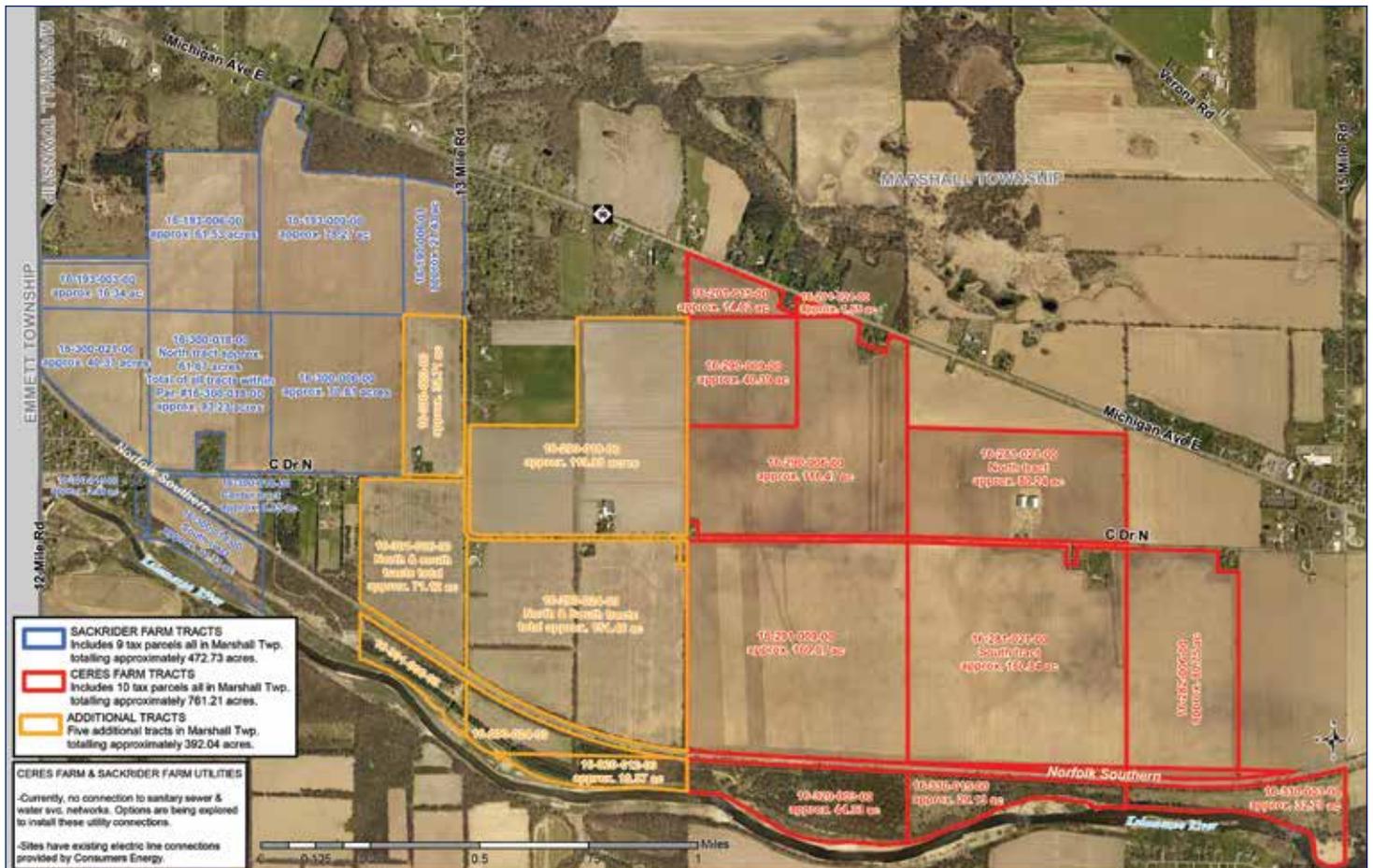


Marshall site information

TRANSPORTATION (DISTANCE FROM SITE/FACILITY TO)	
Interstate	I-69. Distance from site: 1 mile
Interstate	I-94. Distance from site: 5 miles
Railroad	Norfolk Southern-adjacent
What railroad companies serve the area	Norfolk Southern (adjacent)
Is there a rail spur to this site?	No
Airport (international)	Detroit Metro (DTW). Distance from site: 96 miles
Airport (national)	Kalamazoo (AZO). Distance from site: 26 miles
Airport (commercial)	Battle Creek (BTL). Distance from site: 12 miles
Container port No. 1	None
Container port No. 2	None
Container port No. 3	None
DEMOGRAPHICS	
Number of inhabitants within 25 miles?	268,026
Number of inhabitants within 50 miles?	1,441,408
Number of inhabitants within 75 miles?	2,208,754
City of 100,000+ population	Lansing (distance: 50 miles)
Nearest residential neighborhood	3 miles
Nearest kindergarten	5 miles
International schools	5 miles
High/vocational schools within 10 miles	Four, including alternative high schools
Technical schools within a 30-mile radius of site	8
Technical schools within a 60-mile radius of site	20
Community colleges within 30-mile radius of site	3
Community colleges within 60-mile radius of site	12
Four-year schools/universities within a 30-mile radius of site	6
Four-year schools/universities within a 60-mile radius of site	26
Three-star+ hotel	Distance from site: 8 to 10 miles
Full-service shopping facilities/grocery stores	Distance from site: 3 miles
Restaurants	Distance from site: 4 miles
Full-service hospital	Distance from site: 5 miles

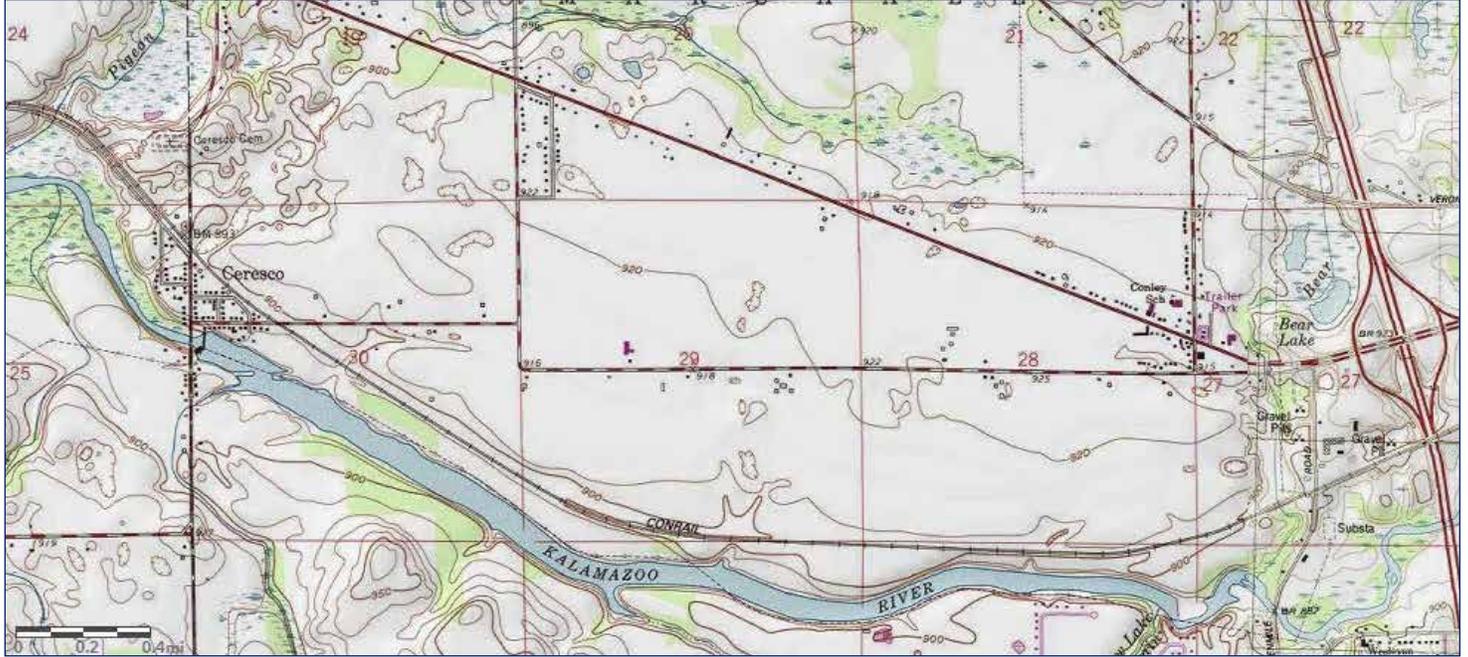


Marshall aerial view



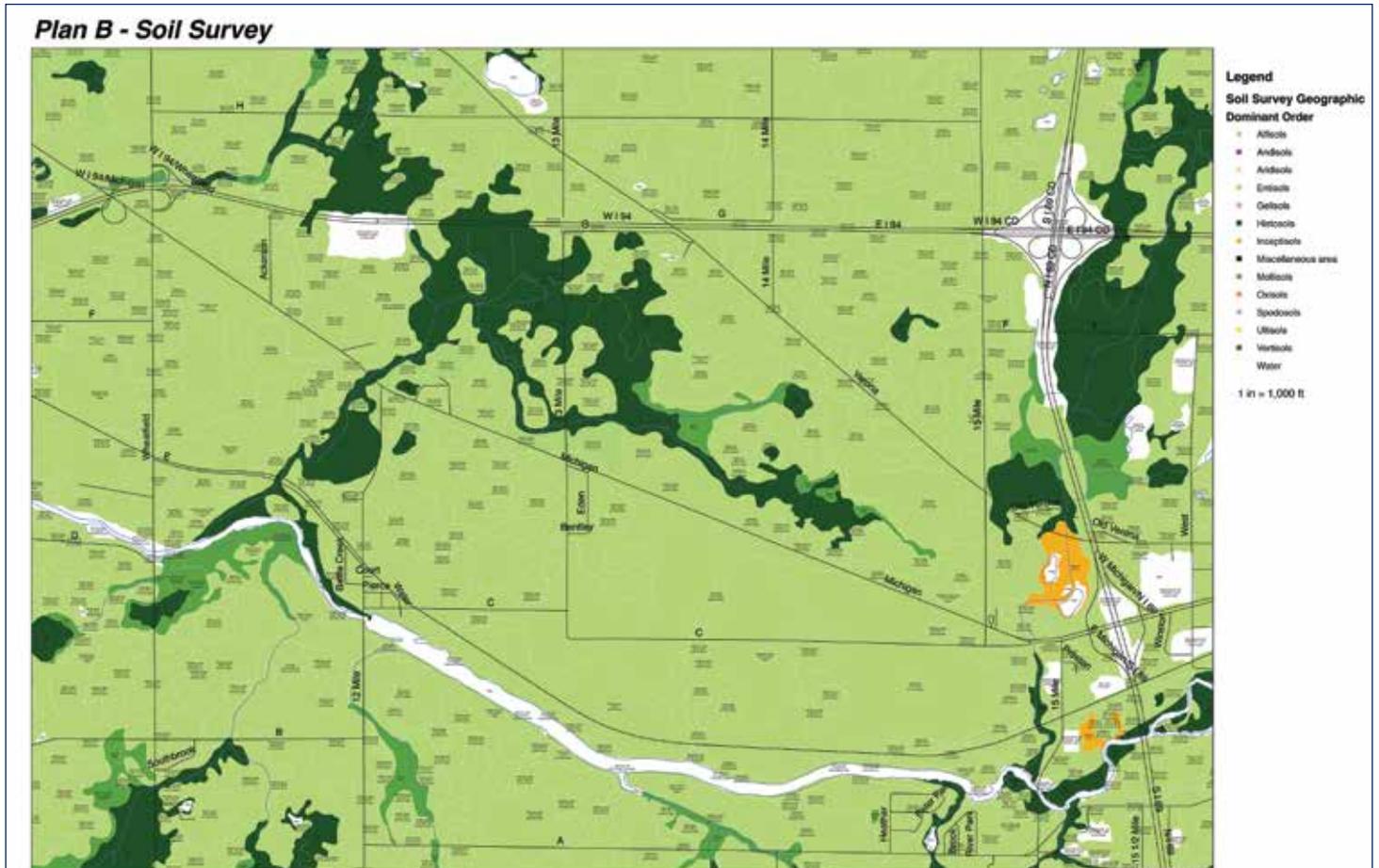


Marshall topographical map



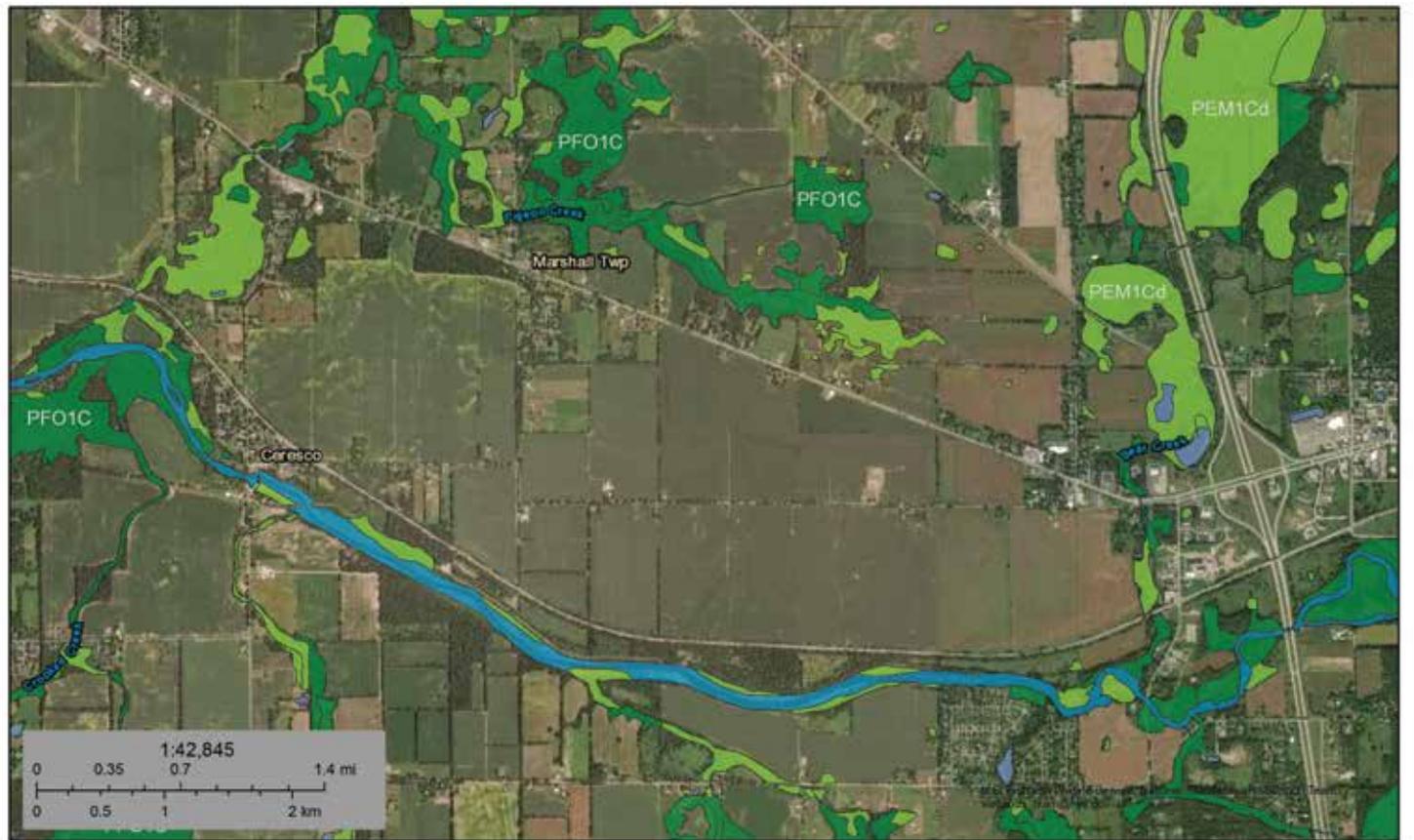


Marshall soil survey





Marshall wetlands map



October 8, 2018

Wetlands

- Estuarine and Marine Deepwater
- Estuarine and Marine Wetland

- Freshwater Emergent Wetland
- Freshwater Forested/Shrub Wetland
- Freshwater Pond

- Lake
- Other
- Riverine

This map is for general reference only. The US Fish and Wildlife Service is not responsible for the accuracy or currentness of the base data shown on this map. All wetlands related data should be used in accordance with the layer metadata found on the Wetlands Mapper web site.

National Wetlands Inventory (NWI)
This page was produced by the NWI mapper

MICHIGAN ECONOMIC DEVELOPMENT CORPORATION

The Michigan Economic Development Corporation (MEDC) is the state's marketing arm and lead advocate for business development, talent and jobs, tourism, film, arts and cultural grants, and overall economic growth. The MEDC offers a number of business assistance services and capital programs for business attraction and acceleration, entrepreneurship, strategic partnerships, talent enhancement, and urban and community development.