

March 2019

The Anderson 400 Green Business Park offers a unique, one-of-a-kind, sustainable development site for Iowa and the Quad Cities region. Extensive studies have been conducted on the site to complete due diligence that result in a "risk-free" development environment. Below is a reference summary of the site, and clearances obtained from various authorities having jurisdiction over the site:

- Title Search:
 - Two (2) lifetime utility easements exist on the property: a MidAmerican Energy Gas Main and a MidAmerican Energy Electrical Transmission Line. The master plan has taken these easements into effect, and we anticipate minimal impact on the development of this property.
 - No liens exist on the property.
- Phase 1 Environmental Site Assessment has been conducted and no recognized environmental conditions were found on the site.
- Wetland Delineation Study was conducted. As indicated, there are wetlands on the site. They are in areas designated as "undevelopable" on the master plan and will be preserved. Property covenants have been adopted by the City of Princeton and recorded at the Scott County Courthouse to ensure a 100-foot buffer will surround the wetlands as the property develops. An approved jurisdictional determination has been received from the US Army Corps of Engineers.
- No flood plains exist within the developable acres on the site.
- The Floristic Quality Assessment has been completed. The conclusion of the report is that no plant species on the property have a Mean C value of 3.5 or greater.
- An Endangered Species Study was conducted and concurrence has been obtained from the US Fish and Wildlife Service. There may be a suitable habitat in the project area for the Indiana Bats and the Northern Long-Eared Bats. A tree clearing date restriction will be included in future development plans to avoid direct impacts to these species. The forested areas where these species may be found are within the 100-foot buffer areas.
- Archaeological and Historic Architectural Investigation Studies have been completed by the Office of the State Archaeologist of Iowa, University of Iowa.
 - Historical Architectural Investigation - Technical Report 711 was conducted at the intensive level at the property. The study concluded that the hog house (barn) evaluated is eligible for listing in the National Register of Historic Places (NRHP). It represents a unique example of early tile block hog house design that reflects a blend of several design trends in both the United States and Germany. This building will remain for potential redevelopment and also as a symbol of the ancestry associated with this land. We believe the building could be redeveloped into a variety of uses, such as a welcome center, community education center, coffee shop/restaurant, or reception venue whose guests would benefit from the overall beauty of the property.
 - Phase 1 Intensive Archaeological Investigation - Technical Report 658 was conducted at the property. The report concluded there was an absence of NRHP-eligible cultural resources and a lack of potential for intact deposits; therefore, no further archaeological work is recommended for the property.
 - Concurrence of the management recommendations stated in Technical Reports 658 and 711 has been obtained from the Iowa Department of Cultural Affairs, Iowa State Historic Preservation Office.
- The site topography is comprised of rolling hills with beautiful vistas overlooking the Mississippi River. The critical slope areas on the property are located along Bud Creek, and are within the 100-foot buffer areas (as shown on the master plan). Minimal impact to the creek bed and forested areas is intended. The master plan proposed four (4) creek crossings; various erosion control measures will be implemented in these areas. During the design of these crossings, the engineer will be required to implement current best management practices to reduce the erosion and impact to Bud Creek and the forested areas (as per Green Business Park District zoning requirement).

- The property is zoned Green Business Park District. The owner intends to have a regional, national, or worldwide corporation that understands the concept of protecting the environment, while appreciating the site's features to be shared with employees and the community. Buildings within the site will be designed and constructed to meet LEED standards, and preserve the ecosystems that exist on the property.
- All utilities for the site are readily available and can be constructed within existing right-of-ways. Intent to participate in extending the utilities was obtained from utility companies and City of Princeton within 6 months upon the sale of parcels in the development.
- The property is adjacent to US Highway 67/The Great River Road. A traffic impact report was prepared and a northbound left turn lane is recommended once traffic volume entering the site equals 250 and/or 25 vehicles during one of the peak hours. The property is also close to Interstates 80, 88, and 74. Moline International Airport is approximately 17 miles from the site.
- The site design was led by both environmental and sustainable design initiatives. The primary goal of the site is to function as one with nature and build off of its environmental assets and strengths as a piece of useable property. The site is exemplified through its majestic views, rolling hills, and the ability to share a beautiful view "from a window" for all to enjoy, both site users and public visitors. The vision for the site is to incorporate sustainable materials and construction methods for the buildings, roadways, parking areas, and other amenities, in order to protect the land for generations to come.

The site infrastructure, roadways, and buildings constructed of sustainable materials, productive storm water runoff design assets, and accompanied with useable greenspace and charming view sheds, will be designed with nature in mind. To ensure this occurs, the owner has worked with the City of Princeton to zone the property as a Green Business Park District, and has recorded covenants containing sustainable site and building requirements. The site topography will allow buildings to be placed in a way that greenspace appears to take precedent. Natural features shall prevail in protected buffers offering trails, community gathering spaces, and features, allowing its employees and visitors to enjoy a unique setting on the bluffs of the majestic Mississippi River.

In summary, The Anderson 400, once certified, will be risk-free and shovel-ready for development. It is the owner's full intent to execute the recommendations of the due diligent studies. The master plan has incorporated a balance between natural sites and developed sites. As ideas and inspirations were explored, it was critical to the owners that the environmental areas within the development were protected, and that the lifetime easements were taken into consideration. The development overlooks the majestic Mississippi River with views that are second-to-none. It is designed to provide natural amenities that will be viewed by all who visit and interact within the property. We believe this master plan exemplifies the characteristics of a sustainable prime green business park, and its development will have a significant impact for the Quad Cities area, the State of Iowa, and the Midwest region.