GENERAL SITE INFORMATION

Location | Energy St./Alreich Ave/Oak Ridge Parkway, Baldwin, WI
Owner | Village of Baldwin and 1st Bank of Baldwin
Size | 74.7 acres publicly owned by Village of Baldwin. 67.6 acres of private land also available but not certified.
Zoning | Industrial
Asking Price | $35,000 per acre with TIF incentives on village owned property.
Highway Access | The park is on the southeast corner of I-94 and Hwy. 63. US 63 is west of the park. ~35 miles to I-35E.
Air Access | 45 miles (~1 hour) to MSP International Airport via I-94.
Rail Access | No rail access

UTILITY INFORMATION

Electric Power | Xcel Energy. 23.9 kV line enters the industrial park off of Highway 63. A 69kV line is on the NE corner of the site. A 161kV line is ~2 miles west of the site. East Baldwin substation is 6.8 miles northeast of the site. Crystal Cave Substation is about 4 miles south of the site (served by a 161kV line).
Natural Gas | WE Energies. Adjacent to the site, stubbed in to the park and also a line to the east of the park. 4” PE Line; 34.7 mscfh; 60 psi - 47 psig during peaks.
Water | Village of Baldwin. 12’ looped water main in street throughout the park; unlimited water available. 75 psi, 3,000 GPM at hydrant.
Sewer | Village of Baldwin. 8’ main in the street throughout the park. 600 GPM.
Storm Water | Village of Baldwin.
Telecom / Fiber | Baldwin Lightstream. Fiber in street throughout the park, 1 gb, aprox. 10 mbps.
INFORMATION SHEET
Baldwin Industrial Park

Site Due Diligence Documentation Available (Reports and Detail Available)

<table>
<thead>
<tr>
<th>Title Commitment</th>
<th>Title Commitment</th>
<th>Archeological and Historic Use Assessments</th>
<th>Archeological and Historic Use Assessments</th>
</tr>
</thead>
<tbody>
<tr>
<td>☒</td>
<td>☒</td>
<td>☒</td>
<td>☒</td>
</tr>
<tr>
<td>Aerial Site Views and Maps</td>
<td>Aerial Site Views and Maps</td>
<td>Park Covenants and Restrictions</td>
<td>Park Covenants and Restrictions</td>
</tr>
<tr>
<td>☒</td>
<td>☒</td>
<td>☒</td>
<td>☒</td>
</tr>
<tr>
<td>Park Master Plan</td>
<td>Park Master Plan</td>
<td>Transportation Access Maps</td>
<td>Transportation Access Maps</td>
</tr>
<tr>
<td>☒</td>
<td>☒</td>
<td>☒</td>
<td>☒</td>
</tr>
<tr>
<td>Utility Service Maps</td>
<td>Utility Service Maps</td>
<td>Geotechnical Study / Soil Survey</td>
<td>Geotechnical Study / Soil Survey</td>
</tr>
<tr>
<td>☒</td>
<td>☒</td>
<td>☒</td>
<td>☒</td>
</tr>
<tr>
<td>Site Dimensions and Configuration</td>
<td>Site Dimensions and Configuration</td>
<td>FEMA Flood Plain Designation with map</td>
<td>FEMA Flood Plain Designation with map</td>
</tr>
<tr>
<td>☒</td>
<td>☒</td>
<td>☒</td>
<td>☒</td>
</tr>
<tr>
<td>Wetlands Delineation and Map</td>
<td>Wetlands Delineation and Map</td>
<td>Air Attainment Status</td>
<td>Air Attainment Status</td>
</tr>
<tr>
<td>☒</td>
<td>☒</td>
<td>☒</td>
<td>☒</td>
</tr>
<tr>
<td>Phase 1 Environmental Assessment</td>
<td>Phase 1 Environmental Assessment</td>
<td>Endangered Species Assessment</td>
<td>Endangered Species Assessment</td>
</tr>
<tr>
<td>☒</td>
<td>☒</td>
<td>☒</td>
<td>☒</td>
</tr>
</tbody>
</table>

General Community Information

<table>
<thead>
<tr>
<th>Community Profile and Demographics</th>
<th>Community Profile and Demographics</th>
<th>Letters of Support</th>
<th>Letters of Support</th>
</tr>
</thead>
<tbody>
<tr>
<td>☒</td>
<td>☒</td>
<td>☒</td>
<td>☒</td>
</tr>
<tr>
<td>State and Local Incentives Overview</td>
<td>State and Local Incentives Overview</td>
<td>Business and Industrial Support Services and Amenities Profile</td>
<td>Business and Industrial Support Services and Amenities Profile</td>
</tr>
<tr>
<td>☒</td>
<td>☒</td>
<td>☒</td>
<td>☒</td>
</tr>
</tbody>
</table>

Economic Development Contact:
Name: Tracy Carlson
Administrator / Clerk-Treasurer
Address: Village of Baldwin
400 Cedar Street,
P.O. Box 97
Baldwin, WI 54002
Email: Tracy@VillageofBaldwin.com
P: 714.684.3426 ext. 116

Xcel Energy Contact:
Name: Ryan Bruers
Manager, Corporate Economic Development
Address: Xcel Energy
414 Nicollet Mall
Minneapolis, MN 55401
Email: Ryan.L.Bruers@xcelenergy.com
P: 612.321.7289

Xcel Energy makes no warranty or representation as to the accuracy, quality, availability, completeness, or suitability of any information contained herein. All information must be independently verified. The user shall not rely on any of the information contained herein and shall assume all risk and responsibility arising from its use.

Xcel Energy Contact:
Name: Tracy Carlson
Administrator / Clerk-Treasurer
Address: Village of Baldwin
400 Cedar Street,
P.O. Box 97
Baldwin, WI 54002
Email: Tracy@VillageofBaldwin.com
P: 714.684.3426 ext. 116

Economic Development Contact:
Name: Tracy Carlson
Administrator / Clerk-Treasurer
Address: Village of Baldwin
400 Cedar Street,
P.O. Box 97
Baldwin, WI 54002
Email: Tracy@VillageofBaldwin.com
P: 714.684.3426 ext. 116

Xcel Energy Contact:
Name: Ryan Bruers
Manager, Corporate Economic Development
Address: Xcel Energy
414 Nicollet Mall
Minneapolis, MN 55401
Email: Ryan.L.Bruers@xcelenergy.com
P: 612.321.7289

XCELC ENERGY MAKES NO WARRANTY OR REPRESENTATION AS TO THE ACCURACY, QUALITY, AVAILABILITY, COMPLETENESS, OR SUITABILITY OF ANY INFORMATION CONTAINED HEREIN. ALL INFORMATION MUST BE INDEPENDENTLY VERIFIED. THE USER SHALL NOT RELY ON ANY OF THE INFORMATION CONTAINED HEREIN AND SHALL ASSUME ALL RISK AND RESPONSIBILITY ARISING FROM ITS USE.