ST. OLAF ENTERPRISE PARK
NORTHFIELD, MN
CORPORATE ECONOMIC DEVELOPMENT

GENERAL SITE INFORMATION

<table>
<thead>
<tr>
<th>Location</th>
<th>2000 North Ave, Northfield, MN 55057</th>
</tr>
</thead>
<tbody>
<tr>
<td>Owner</td>
<td>St. Olaf College, 1520 St. Olaf Avenue, Northfield, MN 55057</td>
</tr>
<tr>
<td>Size</td>
<td>59 acres</td>
</tr>
<tr>
<td>Zoning</td>
<td>Currently planned for Light Industrial, currently Agricultural</td>
</tr>
<tr>
<td>Preferred Industry</td>
<td>Commercial / Industrial</td>
</tr>
<tr>
<td>Asking Price</td>
<td>$100,000 per acre</td>
</tr>
<tr>
<td>Highway Access</td>
<td>5.6 miles to I-35, 35 miles to I-94, 62 miles to I-90, 17 miles to US Highway 52 37 miles to</td>
</tr>
<tr>
<td>Air Access</td>
<td>Minneapolis St. Paul International Airport</td>
</tr>
<tr>
<td>Rail Access</td>
<td>No rail access</td>
</tr>
</tbody>
</table>

UTILITY INFORMATION

<table>
<thead>
<tr>
<th>Electric Power</th>
<th>Xcel Energy. 13.8kV underground 3-phase. 1MW immediately available at the site. 3MW available in a line within 1.5 miles. Substation within 2.5 miles.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Natural Gas</td>
<td>Xcel Energy. 4” PEYP, 60 PSI</td>
</tr>
<tr>
<td>Water</td>
<td>City of Northfield. 12-inch, .9 MGD, 60-70 PSI</td>
</tr>
<tr>
<td>Sewer</td>
<td>City of Northfield. 12 inch main, 2000 gal/day/acre</td>
</tr>
<tr>
<td>Storm Water</td>
<td>City of Northfield. On-site treatment needs to be provided for water quality and rate control.</td>
</tr>
<tr>
<td>Telecom/Fiber</td>
<td>CenturyLink, Charter Communications, Jaguar Communications. Fiber, copper, wireless at or near site. Fiber lines along North Ave. 1 Gbps and above (download), 100 Mbps to &lt; 1 Gbps (upload)</td>
</tr>
</tbody>
</table>

XcelEnergy®
## SITE DUE DILIGENCE DOCUMENTATION AVAILABLE (REPORTS AND DETAIL AVAILABLE)

<table>
<thead>
<tr>
<th>Category</th>
<th>Available</th>
<th>Notes</th>
</tr>
</thead>
<tbody>
<tr>
<td>Title Commitment</td>
<td>✓</td>
<td></td>
</tr>
<tr>
<td>Archeological and Historic Use Assessments</td>
<td>✓</td>
<td></td>
</tr>
<tr>
<td>Aerial Site Views and Maps</td>
<td>✓</td>
<td></td>
</tr>
<tr>
<td>Park Covenants and Restrictions</td>
<td>None</td>
<td></td>
</tr>
<tr>
<td>Park Master Plan</td>
<td>✓</td>
<td></td>
</tr>
<tr>
<td>Transportation Access Maps</td>
<td>✓</td>
<td></td>
</tr>
<tr>
<td>Utility Service Maps</td>
<td>✓</td>
<td></td>
</tr>
<tr>
<td>Geotechnical Study / Soil Survey</td>
<td>✓</td>
<td></td>
</tr>
<tr>
<td>Site Dimensions and Configuration</td>
<td>✓</td>
<td></td>
</tr>
<tr>
<td>FEMA Flood Plain Designation with map</td>
<td>✓</td>
<td></td>
</tr>
<tr>
<td>Wetlands Delineation and Map</td>
<td>✓</td>
<td></td>
</tr>
<tr>
<td>Air Attainment Status</td>
<td>✓</td>
<td></td>
</tr>
<tr>
<td>Phase 1 Environmental Assessment</td>
<td>✓</td>
<td></td>
</tr>
<tr>
<td>Endangered Species Assessment</td>
<td>✓</td>
<td></td>
</tr>
</tbody>
</table>

## GENERAL COMMUNITY INFORMATION

<table>
<thead>
<tr>
<th>Category</th>
<th>Available</th>
<th>Notes</th>
</tr>
</thead>
<tbody>
<tr>
<td>Community Profile and Demographics</td>
<td>✓</td>
<td></td>
</tr>
<tr>
<td>Letters of Support</td>
<td>✓</td>
<td></td>
</tr>
<tr>
<td>State and Local Incentives Overview</td>
<td>✓</td>
<td></td>
</tr>
<tr>
<td>Business and Industrial Support Services Profile</td>
<td>✓</td>
<td></td>
</tr>
</tbody>
</table>

### Economic Development Contact:
- **Name:** Nate Carlson
  - Economic Development Coordinator
- **Address:** City of Northfield
  - 801 Washington Street
  - Northfield, MN 55057
- **Email:** Nate.Carlson@ci.northfield.mn.us
- **P:** 507.645.3069

### 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:** 612.321.3186

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