

Site Specific Information

Site Information	
Site Name	Food Process Industrial Park
Site Address	East of Cavendish Farms on 3rd St. SE
Number of Property Owners	One
Site Owner Name(s)	Jamestown/Stutsman Development Corporation
Please specify if property is represented by a broker	N/A
Cost of site (per acre)	\$5,000.00
Total area of site (acres)	55 Acres: Varies from 1-55 acres
Size of usable (buildable) area (acres)	55 Acres
Dimensions of site (length and depth)	Length: 813 ft. Depth: 2,962.03 ft.
General shape of site	Rectangle
Topography (max slope)	1,480 ft.
Nearest interstate and distance from site	1 mile to Bloom interchange accessing Interstate 94
Number of access roads to site	Two: 3rd St. SE; 27th Ave SE
Any anticipated upgrades to access roads or adjacent arterials (and any cost obligations of future site developer)	Standard road maintenance
Nearest commercial airport (name & distance)	Jamestown Regional Airport; .5 miles west
Site Development Attributes	
Height restrictions (if any)	
Easements or impediments on site	Yes, Utilities
History of hazardous materials or contaminants on site? (yes/no)	No
Is the site located in a liquefaction zone?	No
Existing structures on site? (please describe)	Yes, Water tower
Uses, Zoning & Permits	
Present use of site	Agriculture
Previous use(s)	Agriculture
Surrounding area uses & zoning	Agriculture/Industrial
Current zoning	M-2 General Industrial
Estimated timing for zoning changes (including any public notice and comment periods)	60 to 90 days after submission of required application and related information. File request with City of Jamestown Zoning Administrator. Meets accordingly to applications submitted.
Timing for obtaining generator permits (including any public notice and comment periods)	File request with City of Jamestown City Engineer. Must be coordinated with the ND State Health Department.
Additional permits required and timing for approval (including any public notice and comment periods)	60 to 90 Days. File request with City of Jamestown Building Inspector.
Any applicable noise, light or similar ordinances or regulations	

Electricity	
Primary electricity provider	Otter Tail Power Company
Current available load to site (MW)	9MW
MW available (12-18 months)	50 MW
Describe upgrades necessary to support Phase 1 and Phase 2 load	Transmission line study would need to be conducted to determined upgrade/addition of substation.
Describe upgrades necessary to support a total of 120MW to site	Transmission line study would need to be conducted to determined upgrade/addition of substation.
Line size (kV) and distance to site	115 kV; on site
Distance to substation	.25 mile
All-in electricity cost (kWh) for 20MW load	06.9/kWh
Additional electricity charges & fees	3 year revenue guarantee based on line cost extension.
Electricity generation make-up (coal %, hydro %, etc.)	85% coal, 15% wind
Water	
Primary water provider	City of Jamestown
Water line size (inches) and distance from site	16 inch
Water cost (per gallon)	Current rate 18.70 for the first 400 CF/month 2.30/100 Cf in excess of 400 CF
Additional water charges & fees	Dependent on capitalization costs for specific project
Alternate water sources	Stutsman Rural Water
Total volume of industrial water available to site (gpm)	600,000 to 700,000 Gallons per Day. GPM may vary depending on specific needs.
Planned improvements to water treatment facility (cost, timing, additional capacity)	Just completed water treatment facility upgrade summer of 2011.
Waste Water	
Wastewater company	City of Jamestown
Wastewater line size (inches) and distance from site	18 inch
Discharge cost (per gallon)	Variable depending on constituents of discharge, volumes and any pretreatment.
Additional WW charges & fees	Dependent on capitalization costs for specific project and constituents of discharge.
Total volume of industrial wastewater capacity available to site (gpm)	600,000 to 700,000 Gallons per Day. GPM may vary depending on specific needs.
Other Utilities	
Identify available fiber providers at the site	Dakota Central Telecommunications; Cable Services Inc.; Century Link
Natural gas provider	Montana Dakota Utilities
Natural gas line size and pressure	6 inch; Maximum Operating Pressure 1180 lbs.
Natural gas distance from site	On site

Taxes	
Real property effective annual tax rate	2.25%
Personal property effective annual tax rate	N/A for North Dakota
Real and Personal property tax method of assessment	Based on true and full value.
Special Assessments	N/A