

MISSOURI CERTIFIED SITES

1. Ownership Information

- 1.1. Provide the name, address and phone number of the legal property owner(s) of record.

Springfield Business Development Corporation

202 S. John Q. Hammons Parkway

Springfield, MO 65806

Phone: (417) 862-5567, Fax: (417) 862-1611

- 1.2. Include a letter from the property owner stating sale price.

See attachment 1.2.

- 1.3. Provide evidence of clear title to the property through certificate of title prepared by a Title Company, licensed abstractor or lawyer. Or, a copy of the title insurance or a title opinion from a licensed attorney can also show evidence of clear title.

See attachment 1.3.

- 1.4. Provide documentation of all easements, liens, rental contracts or other physical or legal encumbrances associated with the property.

See attachment 1.4. protective covenants with the items highlighted and attachment 1.4. Airport DADR radar site restrictions (see protective covenants for further details.)

- 1.5. Indicate if site is in existing city limits

The site is in the City of Springfield city limits.

- 1.6. Provide a Voluntary Real Property Disclosure Form from the owner (optional).

Not Applicable

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2. Property Information

2.1. Provide the following about the parcel to be listed

2.1.1. Location information including

Name of site: Partnership Industrial Center West, Site 12

Address of site: 1330 North Alliance Avenue, Springfield, MO 65803

Section: 18

Township: 29 North

Range: 22 West

Plat map: See attachment 2.1.1. (southwest corner of the map)

2.1.2. Parcel size(s) in square feet and acres as recorded by local assessor

Three parcels are included in the Partnership Industrial Center West, Site 12 that includes 15.9, 20.5 and 14.8 acres equaling 51.2± acres. The same three parcels are 692,604; 892,980 and 644,688 square feet equaling 2,230,272± square feet for Partnership Industrial Center West, Site 12. Site 12 is site to suit and can be subdivided into smaller parcels if needed.

2.1.3. Provide site specific aerial photo. Include date of capture and sufficient detail of parcel

See attachment 2.1.3. The aerial photo was taken in 2005.

2.1.4. Topography Map (may be taken from ML1)

See attachment 2.1.4.

2.1.5. Include record of the current tax millage rate and parcel identification number(s).

Commercial real property in Greene County is assessed at 32% of the appraised value. PIC West, Site 12 is located both inside the City of Springfield and the Willard R-2 School District. The total property tax levy for 2008 is \$63.60 per \$1,000 of assessed value. Parcel identification number (PIN): 881318200014

2.2. Provide the following about the sale or lease of the property

2.2.1. Price (or rent) per square foot or acre:

\$65,000 per acre

2.2.2. Total asking price for the parcel being listed:

\$3,328,000 for 51.2 acres.

2.2.3. Copy of realtor listing and name of licensed broker with listing or leasing agreement

Not applicable

2.2.4. Copy of an option to purchase the property, listing agreement or leasing agreement

See attachment 2.2.4.

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- 2.2.5. Documentation of right of first refusal.
See attachment 2.2.5.
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- 2.2.6. Any additional information regarding required easements, leases or licenses necessary to develop or use the site.
Not applicable, all easement, lease and license information is included in attachment 1.4. of the Partnership Industrial Center West Documentation of Protective Covenants. Location of some on site utilities will be dependent on site design.
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3. Environmental and Cultural Information

3.1. Phase I Environmental Assessment (ASTM)

3.1.1. Provide name and contact information of entity conducting Phase I Environmental Assessment

Bill Lindsey, Midwest Environmental Consultants, 1949 East Sunshine, Suite 2-115
Springfield, MO 65804, phone: (417) 886-9200

3.1.2. Provide a copy of the Phase I Environmental Assessment Report developed by a qualified professional in the environmental field.

See Attachment 3.1.2.

Submit the Phase I Environmental Assessment to the MO Dept. of Natural Resources, Hazardous Waste Program and provide the MDNR "Letter or No Further Action." If no such letter is offered, proceed to Phase II Environmental Assessment.

Letter is not required for this site.

3.2. Phase II Environmental Assessment

Not Applicable

3.3. Regional Air Quality

3.3.1. State whether the site is in an ozone and PM2.5 nonattainment area (non attainment counties include Clay, Franklin, Jackson, Jefferson, St. Charles, St. Louis and the City of St. Louis)

Greene county and the City of Springfield are attainment areas.

3.3.2. Document prevailing wind direction associated with property

See attachment 3.3.2. Per the National Oceanic and Atmospheric Administration,
Springfield's prevailing wind direction is South Southeast.

3.4. Wetland or Waters of the U.S. Boundaries

3.4.1. Provide a copy of a map showing the limits of any wetlands or other environmentally sensitive areas on the parcel.

No wetlands or other environmentally sensitive areas on or around the parcel.

3.5. Flood Plain Boundaries

3.5.1. Provide documentation that the city is a member in good standing of the National Flood Insurance Program, if applicable.

See attachment 3.5.1. page 11, according to FEMA's Community Status Book Report,
the City of Springfield is identified as a member in good standing of the National Flood Insurance Program.

3.5.2. Provide a copy of an updated Federal Emergency Management Agency (FEMA) Flood Insurance Rat Map (FIRM) for the parcel and surrounding areas.

See attachment 3.5.2. The subject property and surrounding areas are designated as Zone C (areas of minimal flooding)

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3.6. Threatened or Endangered Species Review

- 3.6.1. Provide information from the U.S Fish and Wildlife and the MO Department of Conservation identifying both the presence and species of state and federal threatened and endangered animals within the boundary of the parcel, or absence thereof.

A review by the Missouri Department of Conservation is not required for the development at Partnership Industrial Center West. The development of the park uses no federal funding therefore not requiring a review to be completed prior to development for the intended uses.

3.7. Archeological and Cultural Resources

- 3.7.1. Provide a letter from the Department of Natural Resources State Historic Preservation Office (SHPO) regarding the likely presence of significant archeological or historic resources at or on the site

The Department of Natural Resources State Historic Preservation Office does not require a review for the development at Partnership Industrial Center West. The development of the park uses no federal funding therefore not requiring a review to be completed prior to development for the intended uses.

3.8. Soil Conditions

- 3.8.1. Provide a copy of the soils investigation report performed by a qualified Missouri geotechnical or engineer based on preliminary site and grading plans.

See attachment 3.8.1. Soils report on adjacent property available on request. Soils Investigation report is performed when a prospect is interested in the property.

3.9 Seismic Activity

- 3.9.1. Provide intensity rating based on Mercalli Scale as measured by the State Emergency Management Agency.

See attachment 3.9.1. The highest projected Modified Mercalli intensities from a potential magnitude for the potential certified site in Greene County is a Category VI – 7.6 earthquake whose epicenter could be anywhere along the length of the new Madrid seismic zone.

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4. Access Information

4.1. Site Access

4.1.1. Provide a summary that includes the following

Width of roadway: Alliance Avenue is 60 feet wide

Type (i.e. Interstate, 4-lane highway, etc.): Alliance Avenue is a local street.

Construction Type (asphalt, gravel, concrete, etc.): Asphalt with concrete curb and guttering

Is access controlled by stoplight or other means: Stoplight

Condition of perimeter streets/roads and available of access to the site from each of these streets:

Access and road conditions are adequate for vehicular and truck traffic with good access to

Interstate 44 from all perimeter streets and roads. Division Street: Primary arterial, Haseltine

Road: collector, West By-pass/US Highway 160: Expressway and Interstate 44: Freeway

See attachment 4.1.1. for perimeter map.

Traffic impact study and findings: There has been no traffic impact study completed.

4.1.2. Provide the name and contact information of agencies responsible for the review and permitting of access to the site.

Partnership Industrial Center West Administrative Council, Ryan Mooney, (417) 862-5567

4.2. Rail Access

4.2.1. If a Class I railroad or short line railroad serves site, provide a letter from them detailing their services and capacities at the site.

Burlington Northern Santa Fe has a rail line adjacent to the property. Because of a prior sale of land next to Partnership Industrial Center West, Site 12, BNSF stated that an access line to the property is not possible. There is no rail access to the proposed site.

4.2.2. If rail opportunities are accessible to your community's site, provide a map and cost estimate

Access is not available.

4.3. Airport Access

4.3.1. Name of nearest airport(s): Springfield-Branson National Airport (SGF)

4.3.2. Provide details on the type of airport, including:

Miles to site: 1.5 miles from SGF airport to site

Length of runway: Runway 2/20: length is 7,003 ft.; width is 150 ft. with a concrete surface

Runway 14/32: length is 8,000 ft.; width is 150 ft. with an asphalt grooved surface

Night landing capability: Springfield-Branson National Airport has night landing capabilities.

Flights take off and land regularly on the runway in the early morning and evening hours.

Fuel type sold: Jet fuel and Avgas 100 low lead octane

4.4. Parcel Boundary Survey

4.4.1. Provide a sealed copy of the boundary survey performed in accordance with the 2005 Minimum Standard Detail Requirements for ALTA/ACSM Land title Surveys.

See attachment 4.4.1. An ALTA/ACSM Land title survey will be performed by Mathews and Associates as soon as lot sizes are determined by future prospect.

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4.4.2. Provide the name and contact information for a land surveyor conducting boundary survey.
Pete Stevens, Mathews & Associates, phone: (417) 869-6009, e-mail: pstevens@mai-eng.com

4.5 Fire Insurance Rating

4.5.1. Provide the name and contact information for the local fire department or district
Springfield Fire Department, City Hall, 830 Boonville, Springfield, MO 65802
phone: (417) 864-1500, e-mail: city@springfieldmo.gov

4.5.2. Provide the Fire Insurance Rating (ISO) for the site
The City of Springfield has a city wide ISO 2 rating. The Springfield Fire Department was accredited by the Center for Public Safety Excellence (CPSE) on August 12, 2008. The Springfield Fire Department is the only fire department in the state of Missouri to be accredited by the CPSE, and is one of only 123 departments out of some 30,000 nationwide to be accredited.

4.5.3. Provide the distance measured to the nearest fire station.
See attachment 4.5.3. City of Springfield Fire Station #5 is the closest fire station to the site. It is located at 2750 W. Kearney Street, Springfield, MO 65803. Distance (driving): 3.9 miles, Displacement (straight line): 3.0 miles

4.6. Utilities

4.6.1. Provide a single map of all existing utilities with line sizes noted
See attachment 4.6.1.

4.6.2. Electric Service

Provider name and contact information: City Utilities of Springfield, Dean Thompson,
Phone: (417) 831-8593 or e-mail: dean.thompson@cityutilities.net
Line(s) size at site: 600 amp, 750 kcm copper

4.6.3. Natural Gas

Provider name and contact information: City Utilities of Springfield, Dean Thompson,
Phone: (417) 831-8593 or e-mail: dean.thompson@cityutilities.net
Line(s) size at site: 4 inch coated steel
Psi at site: 60 psi
Capacity of gas system (cubic feet): 50 mcfh
Excess capacity of gas system (cubic feet): 20 mcfh

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4.6.4. Water Service

Provider name and contact information: City Utilities of Springfield, Dean Thompson,
Phone: (417) 831-8593 or e-mail: dean.thompson@cityutilities.net

Capacity of water system: 66.5 mgd

Amount of excess capacity: 7 mgd

Line(s) size and psi at site: 12 inch C900 and 80 psi

State whether the rate structure for large users exists and if so, provide copy of rate structure.
Yes, there is a rate structure for large users see attachment 4.6.4.

4.6.5. Phone/Fiber

Provider name and contact information: City Utilities SpringNet

Phone: (417) 575-7600 or e-mail: chris.cauble@cityutilities.net

AT&T and NuVox are also telephone/internet service providers.

Statement of whether there is currently fiber optics at the site: Fiber optics is currently being installed at the site.

Name of POP provider, if one exists: SpringNet

Other attributes – T1 or T2 lines: T1 line, contact SpringNet for fiber capacity

A map of the line(s) size at site and capacity: Fiber and capacity is 1 gigabyte

4.6.6. Solid Waste

Collection provider name and contact information: The City of Springfield does not provide solid waste collection services. All collection services are contracted by private haulers.

Name of landfill servicing community: Springfield Sanitary Landfill

Life of landfill servicing community: According to Public Works, Solid Waste Division, the landfill is currently filling a constructed cell that has approximately 4 years of life remaining.

The landfill has additional 20 years of life remaining in areas that have been permitted, but not yet constructed. Combined, the landfill has at least 24 years of life remaining.

Statement of whether the nearest landfill provider is publicly or privately owned:

Publicly owned by the City of Springfield.

Statement of whether there are any restrictions on the type of waste that can be deposited in the landfill, and if so, explain.

See attachment 4.6.6. for restrictions.

4.6.7. Sanitary Sewer

Provider name and contact information: City of Springfield, Mary Lilly Smith

840 N Boonville Ave, PO Box 8368, Springfield, MO 65801

Phone: (417) 864-1031 or e-mail: mlsmith@springfieldmo.gov

Capacity of sewer system: 1.8 MG/day (under Division Street),

Flow from Site 12: 90,000 gpd (estimated)

Excess capacity of sewer system: 1.0 MGD (excess with PIC West 130 acre tract fully developed)

A map of the lines noting the size of line and psi at the site See attachment 4.6.7.

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4.6.8. Storm sewer

Provider name and contact information: City of Springfield, Mary Lilly Smith

840 N Boonville Ave, PO Box 8368, Springfield, MO 65801

Phone: (417) 864-1031 or e-mail: mlsmith@springfieldmo.gov

A map of the lines noting the size of line at the site: See attachment 4.6.8.

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5. Community Information

5.1. Post Office

- 5.1.1. Provide classification of Local post office as prescribed by the Federal Post Office. This is a number system that describes the capabilities of the post office.
Springfield is a PDC (Processing and Distribution Center) and a category B post office, but nobody we spoke with knew anything about a number system. We have contacted the local post office via postmaster, the Consumer Affairs Office in Kansas City which then transferred us to another department in Kansas City. The second Kansas City department sent us to the Business Mail Entry Unit back in Springfield which could not give us the classification information and sent us back to the local postmaster. The local postmaster stated that he is unaware of a classification system. He did say that they are able to process 2 to 2.5 million pieces of mail on a peak day.

5.2. Freight Service

- 5.2.1. Provide name and relevant information regarding all freight services from site.
With a significant distribution presence in Springfield, an array of freight services are available to the Springfield site. Manufacturers have options that include standard freight, LTL, refrigerated or flat bed services with the several dozen trucking terminals located in the metro area. Freight options also exist with several international air freight providers at Springfield-Branson National Airport and with via rail Burlington Northern Santa Fe Railway.

5.3 Emergency Medical Response

- 5.3.1. Provide the name of the entity that would provide emergency medical services, such as the name and size of hospital and services they provide such as trauma services.
CoxHealth Systems provides ambulance service to the site, but the patient decides which hospital they would like to be taken to, as long as it is not a life threatening situation. CoxHealth South is a full-service care facility which includes: air care, emergency medical services, Level II Trauma Center & urgent care. Cox has 9,189 employees, 514 physicians, 1,434 volunteers, 56 physician clinics, 740 licensed beds and serves 25 counties.
St. John's Health Systems provides the region's only Level I Trauma Center for adult and pediatric patients, a Level III Neonatal Intensive Care Unit and the region's burn unit. St. John's is a Springfield, Missouri-based integrated health system serving the residents of Southwest Missouri and Northern Arkansas with more than 10,000 co-workers, 460 physicians and 1,100 volunteers.
- 5.3.2. Provide the name of the public or private ambulance provider
See attachment 5.3.2. Cox EMS is represented by orange and St. John's is represented by gray. The proposed site is located in the Cox EMS provider territory.

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5.4. Planning Agency

- 5.4.1. Provide documentation that the site and proposed development is consistent with the most recent city comprehensive plan, if applicable.
See Attachment 5.4.1.
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5.5. Building Department

- 5.5.1. Provide the name and contact information for the building department or agency responsible for plan approval and permitting for construction purposes, if applicable.
City of Springfield Building and Development Services, 840 N. Boonville, PO Box 8368, Springfield, MO 65801, phone: (417) 864-1056
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5.6. Zoning Designation

- 5.6.1. Provide the name of the zoning district
Heavy Manufacturing District (HM)
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- 5.6.2. Provide a copy of the zoning regulations detailing development requirements for the parcel
See attachment 5.6.2. Please note that additional regulations contained in other sections of the Ordinance may apply. A full copy of the Springfield Zoning Ordinance may be downloaded from the City's website at:
http://www.springfieldmo.gov/egov/planning_development/zoning/pdf_files/zo082707.pdf
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- 5.6.3. Provide a copy of any special overlay district regulations or requirements if applicable.
See attachment 1.2., the Partnership Industrial Center West Declaration of Protective Covenants
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5.7. Police Protection

- 5.7.1. Provide distance (miles) to police/sheriff to site.
Distance to Police Headquarters at 321 E. Chestnut Expressway: 6.20 miles
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- 5.7.2. Provide a statement regarding the capacity of the police force, officers per capita; officers per square mile.
The Police Department has an authorized strength of 311 officers. However, as of November, 2008, the actual strength was 290 officers. The Police Department is projecting loss of 2 police officers per month through June, 2009 with no new academy scheduled. This may lower the strength to 277 officers.
Officers per capita: 1.86 officers per 1,000 residents
[(311 authorized officers/167,257 estimated population) x 1000]
3.9 officers per square mile
[311 authorized officers/80 square miles]
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5.8. Local Support

- 5.8.1. Provide a letter of support from the Mayor and City Counsel supporting the marketing and development of the property.

See attachment 5.8.1. The attachment is a copy of the Ordinance approved by City Council, authorizing the City Manager, on the behalf of the City of Springfield, to enter into an agreement with the Board of Public Utilities of Springfield, Missouri, the Springfield Area Chamber of Commerce and the Springfield Business and Industrial Development Corporation to form a public/private partnership for the development of the Partnership Industrial Center West.

5.9. Missouri LocationOne

- 5.9.1. Provide evidence that the site is located on Missouri LocationOne and that the community information has been updated to the most recent information.

See attachment 5.9.1.

5.10. Miscellaneous

- 5.10.1. Provide any other data that would offer potential investors with a complete background of the parcel. These include research on the availability of Tax Increment Financing or Tax Abatement Programs, and other information pertinent to the sale of the property.

See both 5.10.1. attachments. The proposed site is located within the boundaries of the Springfield Enhanced Enterprise Zone. Qualifying businesses that locate in the Zone are eligible to receive state tax credits for investment and job creation, and local property tax abatement on improvements to real property. The level of abatement that has been authorized within the Springfield Enhanced Enterprise Zone is 50% on improvements for 10 years. To encourage sustainable development, qualifying businesses may also receive an additional 25% of property tax abatement if they obtain certification at the Silver level or higher under the LEED program.