

TABLE 23 – WATERLOO/CEDAR FALLS, IOWA MSA
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EXISTING OFFICE SITE PROFILE

| Identity | Name | Street | City |
|--|-------------------------------------|--|--|
| Site | Cedar Falls Prairie Technology Park | Technology Parkway | Cedar Falls |
| Owner | City of Cedar Falls | 220 Clay Street (50613) | Cedar Falls |
| Company Contact | Greater Cedar Valley Alliance | 10 West 4 th Street, Suite 310 (50701) | Waterloo |
| Contact Information | Phone | Fax | E-mail |
| Lisa Skubal or Linda Laylin | (319) 232-1156 | (319) 232-1829 | info@cedarvalleyalliance.com |
| Site Characteristics | | | |
| Zoning Classification | | BR – Business/Research Park (Office mixed use & light industrial) | |
| Acreage | | 70 acres in Technology Park; 550 acres, including Industrial Park | |
| Total Usable/Sub-dividable Acres | | Contiguous: 1 – 20 acre sites | |
| No. of Adjacent Acres for Expansion | | n/a | |
| Soil Type | | 8-14” top soil; dark brown lean clay 2-4’ below grade; brown sandy lean clay 7-12.5’ below grade | |
| Soil Load Bearing Capacity (lbs. per sq. in) | | 2,000 psf | |
| Topography | | Flat, see topographic map. | |
| Elevation (mean ft. above sea level) | | 959.0 ft. | |
| Water Table (ft. below ground) | | 7-18 ft. | |
| 100 Year Floodplain (yes or no) | | No | |
| % of Site in Wetlands | | 0% | |
| Phase One Environment Audit Complete | | Yes, for developed sites | |
| Selling Price per Acre | | \$50,000; excludes incentive pricing. | |
| Transportation | | | |
| Highway Linkage | | | |
| Name | | Hwy 58 & 20 | |

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|---|-------------------------|
| Two or Four Lane | Four-Lane |
| Distance to Highway | Adjacent |
| Internal Site Access | Two-Lane Concrete Paved |
| Mass Transit Service | |
| Distance to Nearest Bus Stop | 2 miles |
| Airport Service | |
| Distance to Nearest Airport | 10 miles |
| Rail Service | |
| Carrier | n/a |
| Main or Branch Line | n/a |
| Spur (yes or no) | n/a |
| Barge Facilities at Site | |
| Name of River, Lake, etc | n/a |
| Channel Depth | n/a |
| Turning Basin | n/a |
| Storage Capabilities | n/a |
| Taxation – Effective Property Tax Rate per \$100 (FY 2008) | |
| Real Property Tax | |
| City | \$1.36 |
| County | \$0.74 |
| School | \$1.31 |
| Special District | \$0.12 |
| Total | \$3.53 |
| Personal Property Tax | |
| City | n/a |
| County | n/a |
| School | n/a |
| Special District | n/a |
| Total | n/a |
| Utilities | |

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|-----------------------------------|--|
| Water | |
| Service Provider | Cedar Falls Utilities |
| Water Main (yes or no) | Yes (industrial park served w/ looped water service) |
| Size | 12 inches (line size = 6'') |
| Distance to Site | On-site |
| Static PSI | 58 |
| Residual PSI | 52 |
| Flow per Minute | Up to 3,000 gpm, varies with location |
| Treatment Plant | Chlorination & Fluoridation |
| Rated Capacity (mgd) | 32 mgd |
| Peak Demand (mgd) | 6.7 mgd |
| Average Demand (mgd) | 4.06 mgd |
| Boost Pump Required | Exists |
| On-site Storage | |
| Elevated | North – 1 mile |
| Capacity in Gallons | 1,500,000 |
| Sewer | |
| Service Provider | City of Cedar Falls |
| Sewer Main (yes or no) | Yes |
| Size | 18 inches (line size = 8'') |
| Distance to Site | On-site |
| Use of Lift Required (yes or no) | No (all gravity to City Lift Station; no on-site lift station necessary) |
| Treatment Plant | 2-Stage Trickling Filter |
| Rated Capacity (mgd) | 7.68 mgd |
| Peak Demand (mgd) | 10.96 mgd |
| Average Demand (mgd) | 4.5 mgd |
| Storm Drainage System (yes or no) | Yes |
| Electric Power | |
| Service Provider | Cedar Falls Utilities |
| Service Voltage to Site | 12,470 |

| | |
|--|--|
| Transmission Voltage | 161 kV, 69 kV |
| Distribution Voltage | 12.5 kV |
| Secondary Voltage | 480/277, 208/120 |
| Power Quality | |
| Total Interruptions per Year | 2 of 3 feeders had no interruptions; 3 rd feeder result of animal contact, lasted 14 minutes. |
| Number of Instantaneous Delays | Varies by location; 99.992% reliable |
| Total Outage Duration (hours/year) | Once in three years and for only 14 minutes on one of three feeders servicing area. |
| Dual Feed Available from 1 Substation | Three feeders & two independent substations. |
| Dual Feed Available from 2 Substations | Three feeders & two independent substations. |
| Natural Gas | |
| Service Provider | Cedar Falls Utilities |
| Gas Main (yes or no) | Yes |
| Size | 8 inches |
| Distance in Feet from Site | On-site |
| Gas Pressure | 50 PSI |
| Heat Valve (BTU per Cubic Foot) | 1000 BTU per cubic foot |
| Public Service – Fire & Police Protection | |
| Fire Insurance Class Rating | 4 |
| Fire Fighters | 34 (Full-time) |
| Distance to Nearest Station | 3 miles |
| Police Officers | 43 |
| Distance to Nearest Station | 3.5 miles |
| 24-Hour Police Patrol Provided (yes or no) | Yes |
| Telecommunications Service | |
| Local Exchange Carrier | Qwest Communications |
| Nearest Central Office (C.O.) | Northern Telecom DMS 100 |
| Location | Cedar Falls |
| Distance in Miles | Within 5 miles |

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| Switch | |
| ADSL Available from C.O. | No |
| DSL Available from C.O. | Yes (third party provider) |
| Type (e.g. Analog or Digital) | Digital |
| C.O. on a Fiber Ring | Yes |
| Dual Service Provided from Two C.O. | Yes |
| Fiber Available | Yes* |
| ISDN Available from C.O. | Yes, available at a monthly rate plus activation fee and hardware. |
| Competitive Local Exchange Carrier | Yes |
| Points of Presence (POPs) | Yes (2 POPs) |
| List All Major Long Distance Carriers | MCI, AT&T, Sprint |
| Location of Closest Major Carrier POP | MCI – Downtown Waterloo; AT&T – Suburban Waterloo |
| Distance in Miles | MCI – 15 miles; AT&T – 10 miles |
| Location of Building in a Classified Zone (yes or no) | |
| State Enterprise Zone or Tax Increment Finance District | Yes, 5 year property tax abatement. |
| Enterprise Community | No |
| Empowerment Zone | No |
| Foreign Trade Zone | No |
| Specialized Local Zone | No |

Source: Greater Cedar Valley Alliance, July 2008.

* Cedar Falls Utilities provides high-speed connections via fiber. 10Mbps Fiber Cybernet service is \$400 per month. This service provides a dedicated 10Mbps for both inbound and outbound traffic. Installation charges vary depending on how close a fiber splice is to the premise. If fiber is along the street, the installation fee may be in the \$1500 to \$2000 range. However, if backbone extension is required, it can be significantly more. Static IPs are available upon request at \$10 per address. Ability to provide point-to-point and point-to-multipoint dedicated connections, as well as dedicated connections to the Internet and/or various telecommunications providers from a T1 through DS3 level.

Notes:

Cedar Falls provides all infrastructures to edge of the site for new developments.

Cedar Falls provides reduced land cost on a project-by-project basis.

Companies receiving local incentives will be required to sign a development agreement.

This information cannot be published or altered without the prior written consent of Greater Cedar Valley Alliance. We encourage the use of the information by site selection consultants and companies as deemed necessary to evaluate the community for business locations.