

**XCEL ENERGY CERTIFIED SITE
COTTAGE GROVE – 100TH STREET
COTTAGE GROVE, MINNESOTA**



| CERTIFIED SITE DETAILS | |
|-------------------------------|--|
| Location | East corner of 100th St. and Hemingway Ave. S. Cottage Grove, Minnesota |
| Owner | WAG Farms, Inc. |
| Size | 19.34 acres available |
| Zoning | Industrial 3 |
| Asking price | \$141,570/acre (\$3.41/square foot) |
| Highway access | 1.2 miles to US 10 11 miles to I-94 13.4 miles to I-35E |
| Air access | 18.4 miles to Minneapolis-St. Paul International Airport |
| Rail access | No rail access |

UTILITIES

| | | |
|-----------------------|-----------------------|--|
| Electric power | Xcel Energy | 13.8 kV overhead 3-phase lines 5 MW immediately at site; 7,000' to possible additional 5 MW |
| Natural gas | Xcel Energy | 4" line, 60 PSI |
| Water | City of Cottage Grove | Water lines adjacent to site, located within the adjacent city right of way off Hemingway Ave. & 100th St. 12"; 2,000 gpm |
| Sewer | City of Cottage Grove | Stub on site 40" to trunk line from right of way; 6"; 0.303 MGD. |
| Storm water | City of Cottage Grove | The site will be required to meet the volume control requirement equal to infiltrating 1" of runoff from new impervious areas of development |
| Telecom/fiber | Comcast | Cable, DSL, & mobile wireless currently available 100 Mbps download speed/25 Mbps upload speed |

SITE DUE DILIGENCE AND COMMUNITY DOCUMENTATION

| | | | |
|--|---|---|------|
| Title commitment | ✓ | Archeological and Historic Use assessments | ✓ |
| Aerial site views and maps | ✓ | Park covenants and restrictions | None |
| Park master plan | ✓ | Transportation access maps | ✓ |
| Utility service maps | ✓ | Geotechnical study/soil survey | ✓ |
| Site dimensions and configuration | ✓ | FEMA Flood Plain Designation with map | ✓ |
| Wetlands delineation and map | ✓ | Air attainment status | ✓ |
| Phase 1 environmental assessment | ✓ | Endangered species assessment | ✓ |
| Community profile and demographics | ✓ | Letters of support | ✓ |
| State and local incentives overview | ✓ | Business and industrial support services and amenities profile | ✓ |

XCEL ENERGY CONTACT

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ECONOMIC DEVELOPMENT ORGANIZATION

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