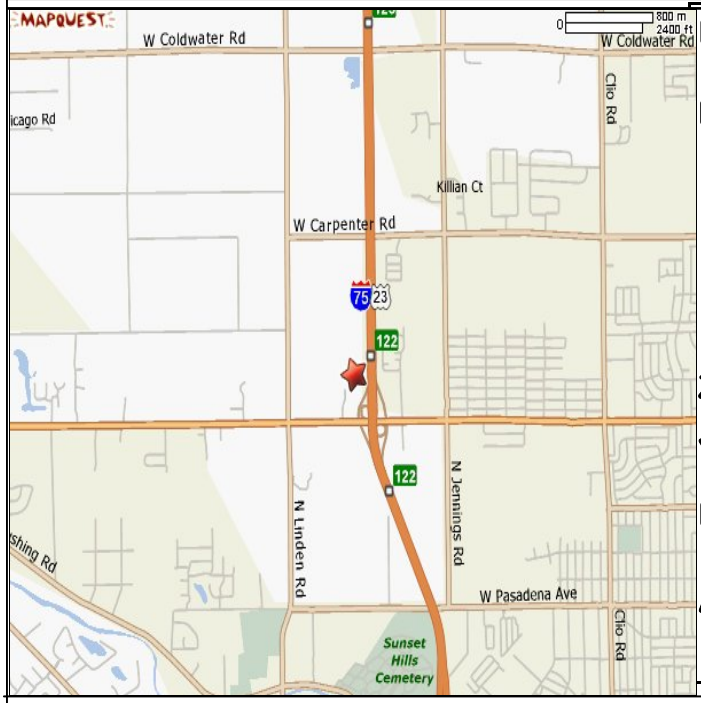
MDI Real Estate Services
P. O. Box 310289
Flint, Michigan 48531
www.mdires.com
810-733-0760

LIBERTY BUSINESS PARK I-75 at Pierson Rd.

Pierson Road at i-75

Flint, Michigan



Property Name:	**Liberty Business Park**
Major Tenants:	**Rassini Brakes, Woodworth Industries, BDI Industrial, Quest Labs, R.L. Donnelly, Exotic Automation, Domestic Linen. Big John's Corp. Office,**
Zoning:	**Manufacturing**
Year Built:	**1997**
Lease Rate:	**Varies per unit**
Available Acreage:	**1-110 acres**

CBOR Commercial Board of REALTORS®

CPIX Commercial Property Information Exchange of Michigan

Member of International Council of Shopping Centers

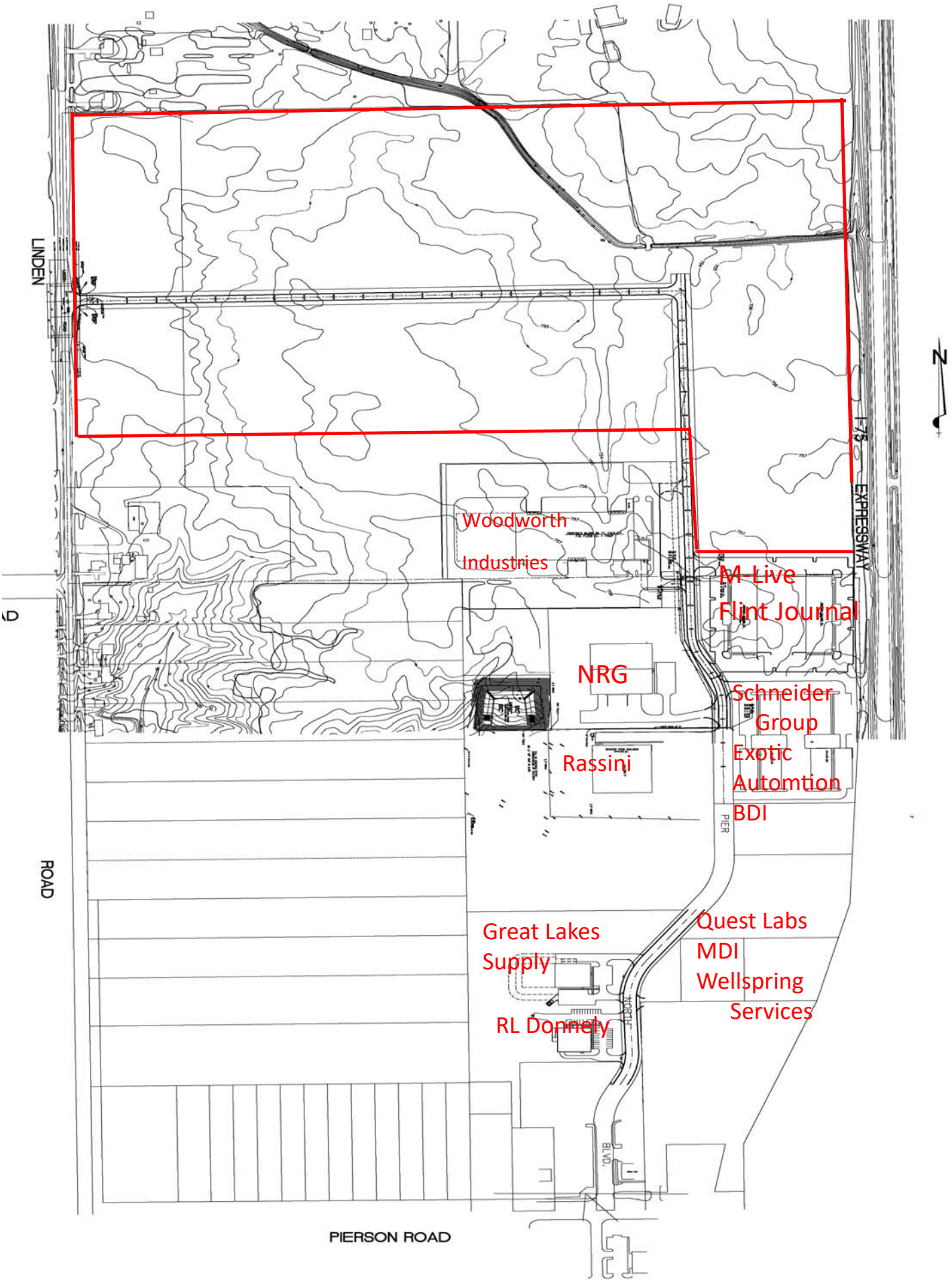
LIBERTY BUSINESS PARK

WHERE CAN YOU FIND QUICK ACCESS TO DETROIT, LANSING, PT. HURON, SAGINAW, ANN ARBOR & AUBURN HILLS AND STILL BE WITHIN MINUTES OF AN INTERNATIONAL AIRPORT?

Liberty Business Park

is Genesee County's newest and best business park, located at the intersection of I-75 and Pierson Road. Liberty Business Park is minutes from **Bishop International Airport** and offers unparalleled access to the **I-75, U.S.-23, and I-69** highways putting your company in touch with the entire state, the United States, and the World. With the I-75 visibility, your company can be seen by **over 75,000 vehicles a day.** The Park is surrounded by a full complement of hotels, restaurants, banking facilities and shopping making it a convenient place to do business.

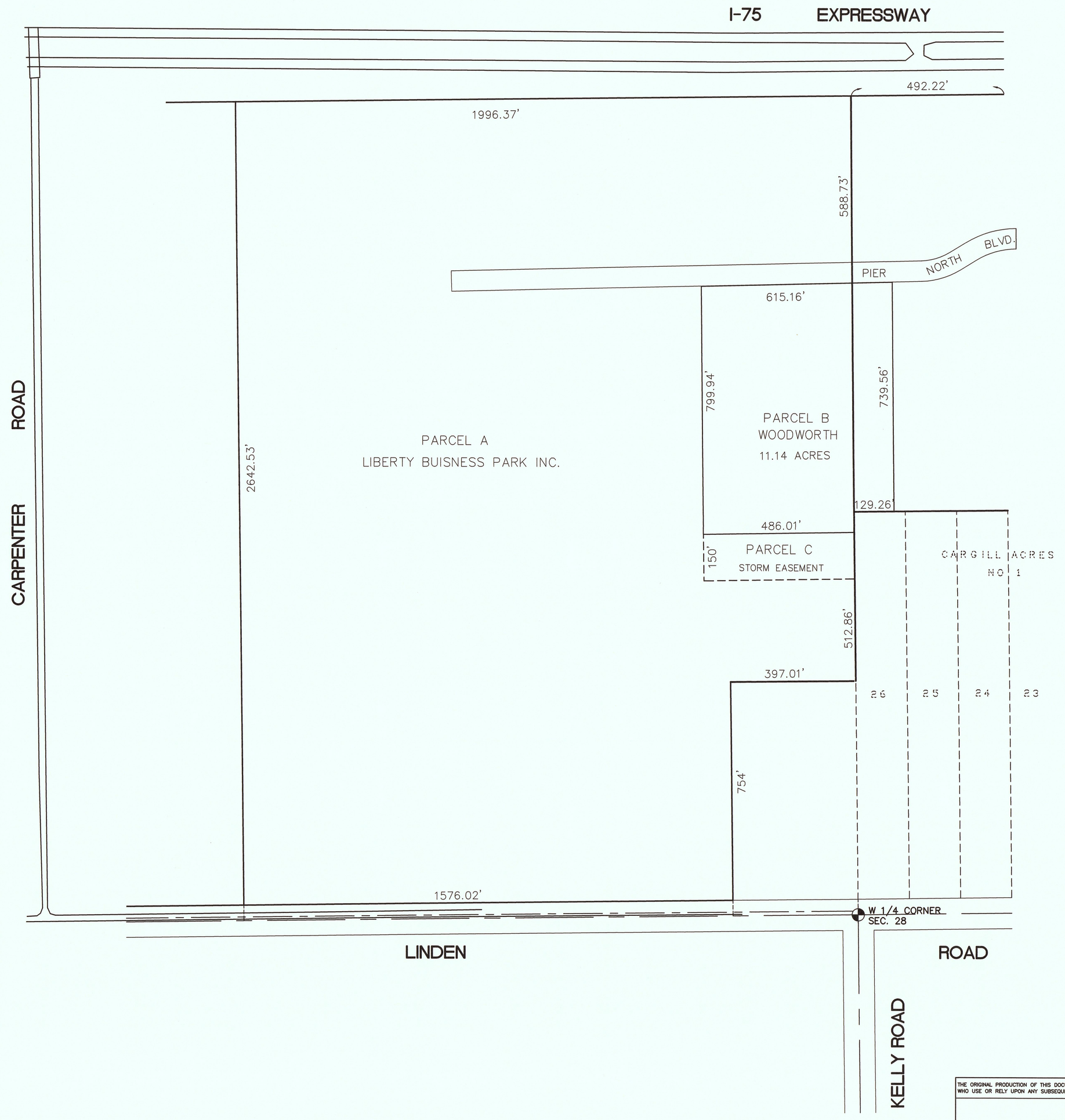
We have existing units from **2,500 square feet** and vacant parcels from **1 to 100 acres** with all the utilities. **Tax Abatement** is available for both real and personal property.


LINDEN
ROAD
I-75
EXPRESSWAY
PIERSON ROAD
PIER
BLVD.
N
Woodworth
Industries
M-Live
Flint Journal
NRG
Schneider
Group
Exotic
Automtion
Rassini
BDI
Great Lakes
Supply
Quest Labs
MDI
Wellspring
Services
RL Donnelly

EXHIBIT

(FOR ROBERTS REVIEW ONLY)

100' 0' 100' 200'
SCALE: 1"=200'



STATE OF MICHIGAN
FREDERICK J. SHALTZ
PROFESSIONAL SURVEYOR
No. 13595
LICENSED PROFESSIONAL SURVEYOR

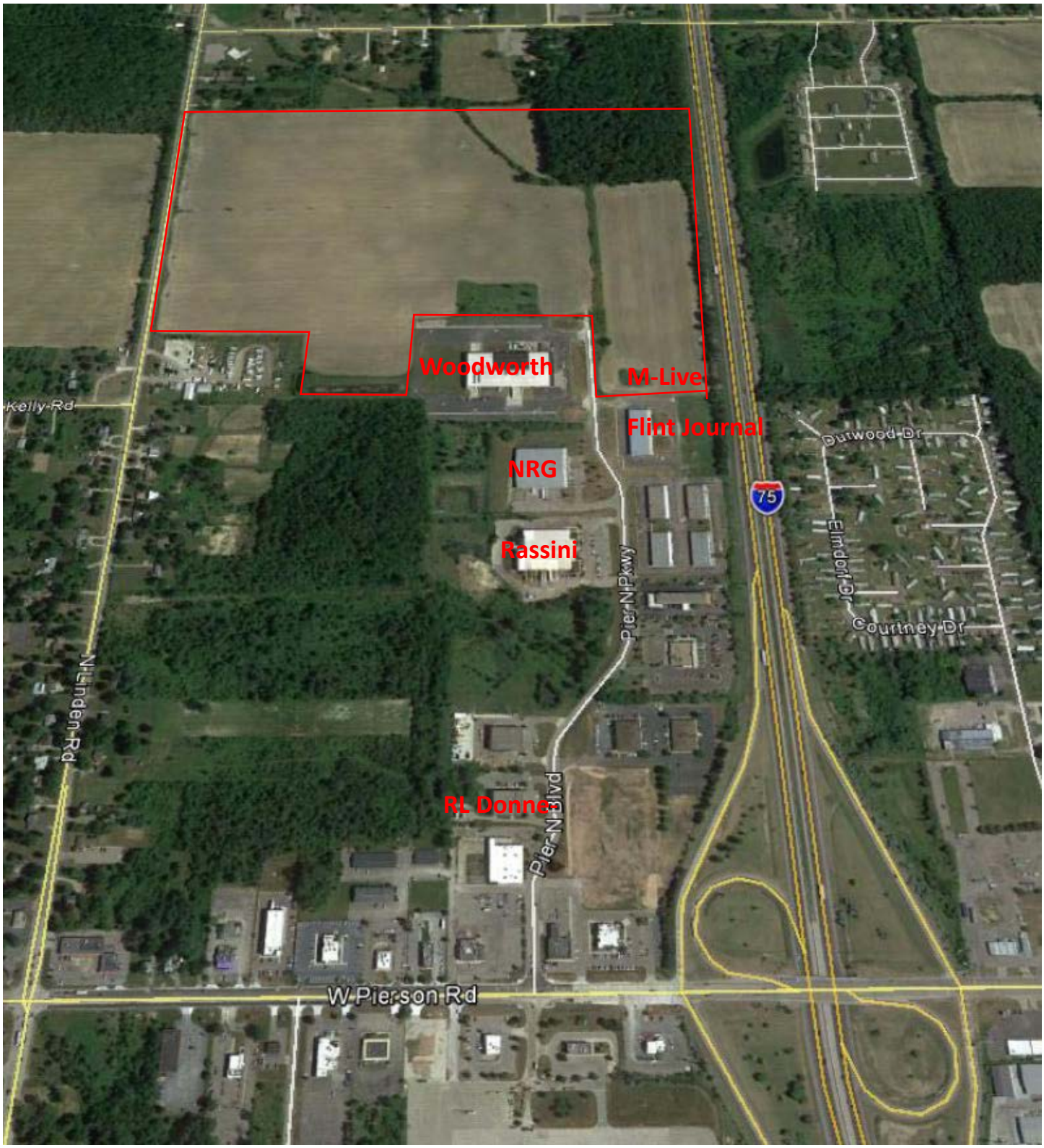
Frederick J. Shaltz

FREDERICK J. SHALTZ

Revision Dates

DELTA LAND SURVEYING & ENGINEERING, INC.
Land Surveying Civil Engineering
Land Planning
6060 Torrey Road Suite A Flint, MI 48507
Phone (810) 655-5530 Fax (810) 655-5535

FIELD	OFFICE	SUPERVISOR	ITEM
SM	MWB	FJS	Plat of Survey
DATE	SCALE	NO. MT. MORRIS SECTION 28	Sheet 1 of 1
5-7-2014	1"=200'		


Woodworth
M-Live
Flint Journal
NRG
Rassini
RL Donnelly
Kelly Rd
N Linden Rd
Pier N Pkwy
Pier N Blvd
W Pierson Rd
Durwood Dr
Elmdorf Dr
Courtney Dr
75

LIBERTY PARK
WATER AND WASTEWATER CAPACITY
4-27-18

C.	**Water**	Responses
1	Name of current or potential water service provider:	Mt. Morris Township
2	Volume of potable and/or industrial water available to this site:	1000gpm
3	Water line size (inches):	12"
4	Water pressure on site (PSI):	65
5	Total and excess capacity of water provider's facilities:	25 MGD
6	Please quote water cost per gallon and per 1,000 gallons for a large industrial user:	$6.50 per 100 cubic feet $2.35 over 500,000 cubic feet RTS is based on meter size: 5/8" Meter= $28.18 2" Meter= $213.75
7	List any other fees, including cost of connection (Impact Fee?):	CCIF= $1000.00 per unit Twp.= $1500.00 per unit
8	Describe any planned provider improvements to water treatment facility:	None
D.	**Wastewater**	Responses
1	Name of current or potential sewer service provider:	Mt. Morris Township
2	Volume of industrial wastewater capacity available to this site:	1,000,000
3	Sewer line size (inches) and pressure:	8" Gravity
4	Please quote sewer discharge cost per 1k gallons for a large industrial user:	RTS based upon REU. REU= $9.12 per Unit $2.25 per Cubic Foot $1.26 over 500,000 cubic feet
5	Please list any other fees:	CCIF= $1000.00 per unit Twp.= $1500.00 per unit
6	Total and excess capacity of the local wastewater treatment facility:	25 mgd
7	Planned improvements to wastewater treatment facility (cost & timing):	None

Thank you,

Nicole Akridge

Nicole Akridge
Administrative Assistant III to John F. O'Brien, P.E., Director
Genesee County Drain Commissioner's Office Division of Water and Waste Services

Liberty Business Park

Mt. Morris Township, MI

January 1, 2020

ENERGY READY

OVERVIEW

FOR ADDITIONAL INFORMATION, PLEASE CONTACT:

Michele Eaton, Economic Development Manager
810-760-3497 ▪ michele.eaton@cmsenergy.com

Consumers Energy Business Center ▪ 800-805-0490
ConsumersEnergy.com/econdev

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Michigan

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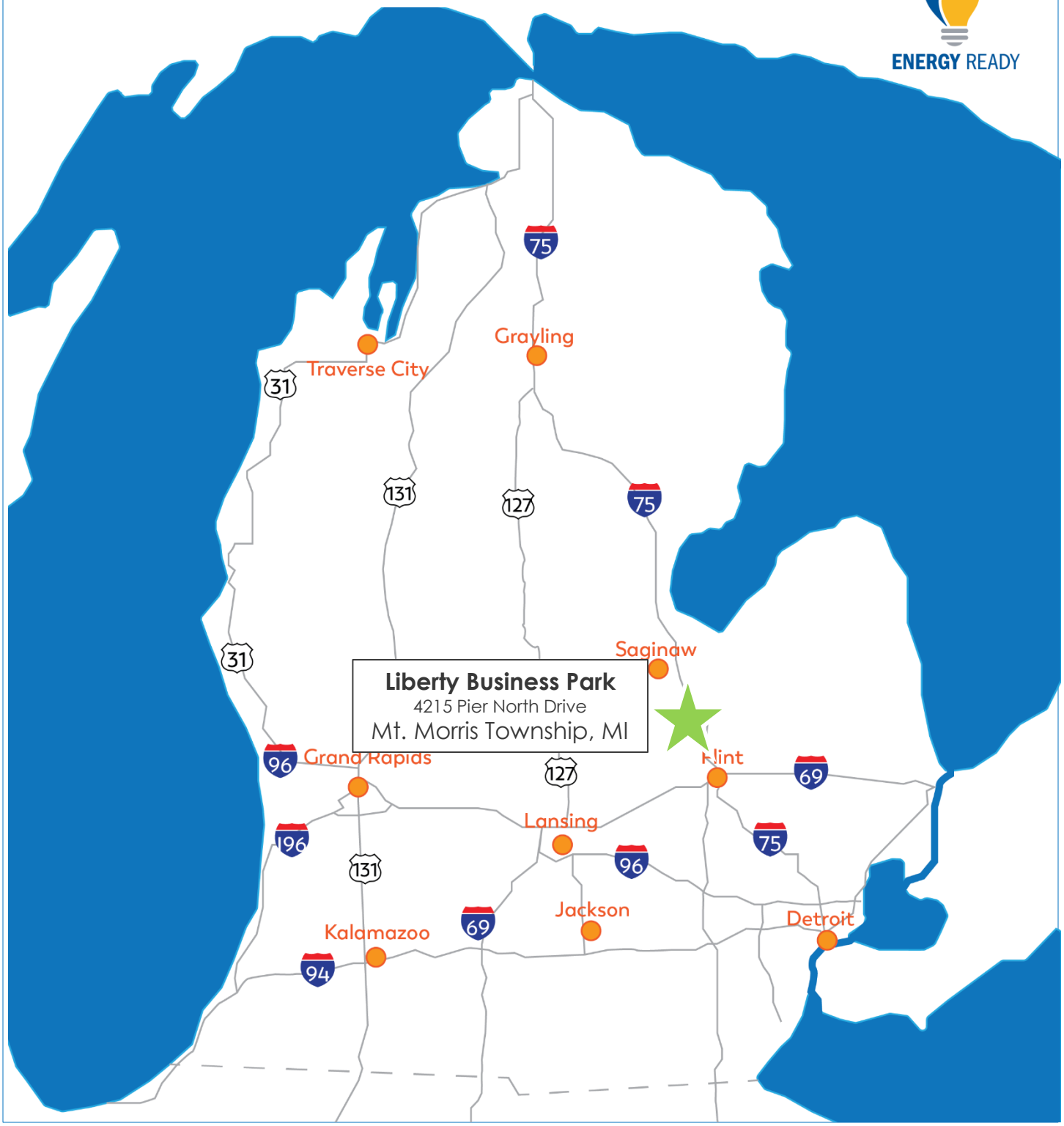
ENERGY READY



At Consumers Energy, we're committed to providing information to help you make sound business decisions. Together with our economic development allies, we deliver a from-all-angles "we've got this" customer experience.

That's a major reason why leaders in automotive, agriculture, and other industries committed to investing more than $1.58 billion and creating more than 3,600 jobs in Consumers Energy's service territory in 2019.

This Energy Ready document is our assessment of this site's energy potential. You'll find details about the site's existing energy infrastructure and estimated costs to adjust the site's features based on how your business might use energy. We hope you'll find it useful as you evaluate and make decisions about this site's potential for your business.

To help us deliver more precise cost estimates, we would like to learn more about how your business uses energy. Specifically:

Electricity

- Diversified peak demand in megawatts (MW)
- Estimated annual electricity use in kilowatt hours (kWh)
- Hours of operation

Natural gas

- Estimated hourly natural gas use in thousand cubic feet per hour (MCFH)
- Estimated annual natural gas use in thousand cubic feet (MCF)
- Required natural gas delivery pressure in pounds per square inch gage (psig)

I would like to learn more about your project, understand your long-term plans and determine whether this site or others might meet your unique needs. Please contact me directly at 810-760-3497 or michele.eaton@cmsenergy.com.

Sincerely,

Michele M Eaton

Michele M. Eaton
Economic Development Manager

ENERGY READY

ENERGY READY SITE OVERVIEW

ENERGY READY

SITE ADVANTAGES

- 40 psig natural gas pressure and up to 250 MCFH available
- Low voltage distribution available, up to 4.0 MW
- High voltage distribution from 4.0 MW to 100 MW
- Competitive electric and natural gas rate options
- Energy efficiency and construction incentives available to qualifying customers
- High voltage electric and natural gas service reliability
- Flexible construction schedule

ECONOMIC DEVELOPMENT and ENERGY SERVICES

CONSUMERS ENERGY

Energy Rate Estimates
We'll estimate your electric and natural gas costs and offer energy-intensive rate options with your growth plans in mind.

Engineering Service Estimates
We'll estimate your costs to re-engineer sites based on how your business uses energy.

Utility Infrastructure Mapping
Our maps show you where pipes and wires lie, and can help service providers understand how to serve your site.

Site-Specific Engineering Information
Our Energy Ready site inventory is backed by our strong relationships with local community agencies.

New Construction and Energy Efficiency Incentives
We offer rebates for qualifying energy-efficient equipment and buildings and can help you reduce or eliminate upfront energy infrastructure costs.

Energy Management Services
Tap into our Consumers Energy Virtual Energy Engineer or Onsite Energy Engineer services to get actionable intelligence on your energy use.

CONTACT

Michele Eaton
3201 E. Court Street
Flint, MI 48501
810-760-3497
michele.eaton@cmsenergy.com

FLINT GENESEE CHAMBER OF COMMERCE

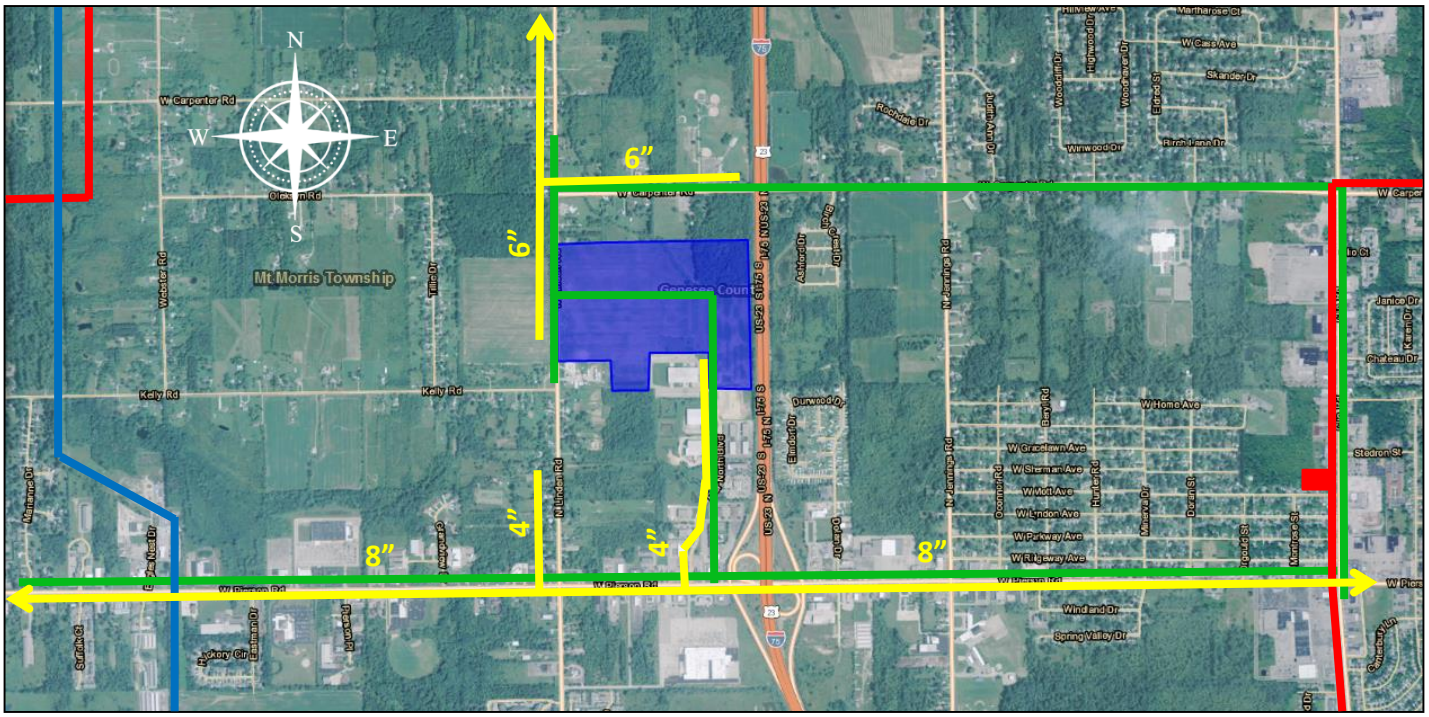
Tyler Rossmaessler
Director of Economic Development
519 S. Saginaw St, Suite 200
Flint, MI 48502
810-600-1433
trossmaessler@flintandgenesee.org

ADDITIONAL SITE INFORMATION

Click here for additional site information
Web source: Zoom Prospector

EXISTING ENERGY INFRASTRUCTURE

ENERGY READY



LEGEND – Electric and Gas	
	Proposed Site
	138/46kV Distribution Substation
	138kV Distribution Substation
	46kV Distribution Substation
	138kV Lines
	46kV Lines
	Electric Distribution Lines
	Gas Distribution Lines
	Gas Transmission Lines

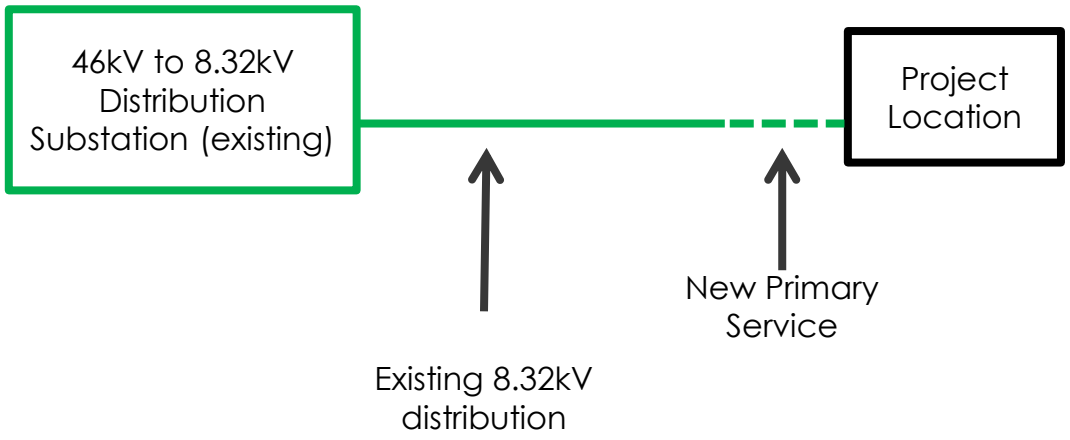
Approximately 110 acres available for development

All existing facility locations are approximate and not to be used for construction purposes. Always contact MISS DIG at 811 before you dig.

ELECTRIC – LOW VOLTAGE DISTRIBUTION

Load Range: Up to 4.0 MW

ENERGY READY



Connection Options: Costs for Electric Service

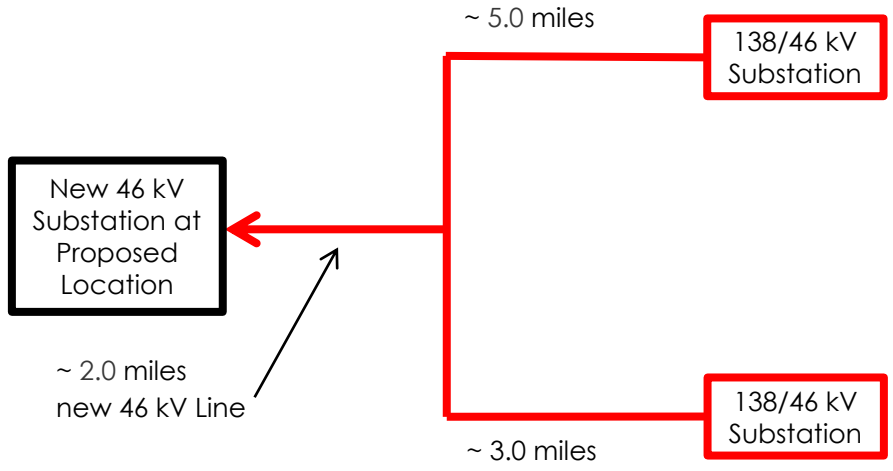
Option	Estimated Lead Time[3]	Estimated New Right of Way Required[4]	Estimated Minimum Project Cost	Maximum Electric Demand	Consumers Energy Construction Incentive[5]	Customer Contribution
Base Service – Single 8.32kV line from existing distribution system	4-6 months	Minimal	$130,000	1.5 MW	$130,000[1]	$0[1]
Base Service – Single 8.32kV line from existing distribution system	12-18 months	Minimal	$1,000,000	4.0 MW	$1,000,000[2]	$0[2]

1. A 1 year full service contract for 1.5 MW or more of demand at CVL3 and rate GPD will provide the construction incentive shown. Refer to Tariff C1.4. Additional base service options may be available or required at this site depending on electric demand and load characteristics.
2. A 2 year full service contract for 4.0 MW or more of demand at CVL3 and rate GPD will provide the construction incentive shown. Refer to Tariff C1.4. Additional base service options may be available or required at this site depending on electric demand and load characteristics.
3. All estimates and lead times are conceptual and could be higher. Actual costs, timing and customer contribution will be determined during development of the contract for facilities. The customer contribution figure noted above may not contain charges associated with permits, inspections, right-of-way fees, forestry work, or underground boring etc.
4. Represents new third party right of way. Consumers Energy will require that the customer provide easements for all lines and facilities located on the customer property.
5. Construction incentives are contingent upon a company's successful credit review.
6. Rates per current tariffs (U-20134 Settlement).

ELECTRIC – HIGH VOLTAGE (46 kV)

Load Range: 4.0 MW to 15.0 MW

ENERGY READY



Service Options: Costs for Electric Service if Electric Demand is at least 4.0 MW

Option	Estimated Lead Time[3]	Estimated New Right of Way Required[6]	Estimated Minimum Project Cost	Minimum Electric Demand	Practical Maximum Demand[7]	Consumers Energy Construction Incentive[8]	Customer Contribution
Base Service - Single 46 kV Line Only (customer builds/ owns substation)	18-24 months	2 Miles	$ 1.3 million	4.0 MW	15.0 MW	$ 1.3 million[1]	$ 0.0 million[1]
Base Service – Single 46 kV Line and Single Transformer Substation	18-24 months	2 Miles	$ 2.7 million	4.1 MW	15.0 MW	$ 2.7 million[2]	$ 0.0 million[2]

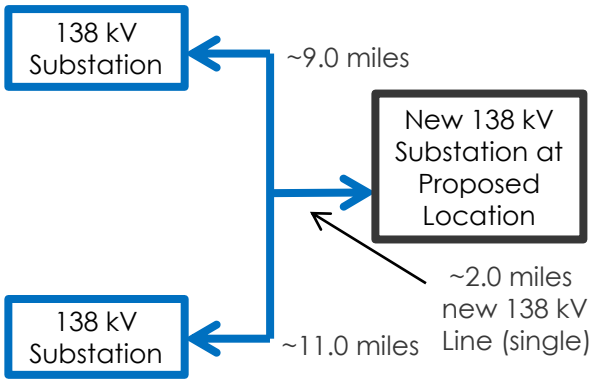
46 kV Line Reliability for Base Service Options:

Predicted Momentary Interruption Rate [4,5]	Predicted Extended Outage Rate [4,5]	Predicted Reliability % [5]
1 every 2.1 years	1 every 5.6 years	99.995%

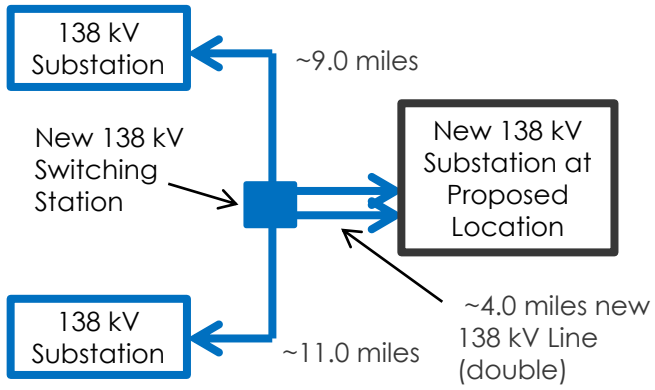
1. A 3 year full service contract for 4.0 MW or more of demand at CVL2 and rate GPD will provide a construction incentive sufficient to cover the cost of typical base facilities at this site. Refer to Tariff C1.4. Additional base service options may be available or required at this site depending on electric demand and load characteristics.
2. A 5 year full service contract for 4.1 MW or more of demand at CVL2 and rate GPD will provide a construction incentive sufficient to cover the cost of typical base facilities at this site. Refer to Tariff C1.4. Additional base service options may be available or required at this site depending on electric demand and load characteristics.
3. All estimates and lead times are conceptual and could be higher. Actual costs, timing and customer contribution will be determined during development of the contract for facilities. The customer contribution figure noted above may not contain charges associated with permits, inspections, right-of-way fees, forestry work, or underground boring etc.
4. Momentary Interruption is defined as an interruption or series of interruptions lasting no more than five minutes. Extended Outage is defined as an outage lasting longer than five minutes.
5. Outage rates are based upon system average outage rates for 46 kV lines only, and the predicted reliability % represents the estimated amount of time the facility is in service.
6. Represents new third party right of way. Consumers Energy will require that the customer provide easements for all lines and facilities located on the customer property.
7. This represents the maximum demand that can be practically served from the respective option with minimal system upgrades. Greater demands will be considered with additional analysis.
8. Construction incentives are contingent upon a company's successful credit review.
9. Rates per current tariffs (U-20134 Settlement)

ELECTRIC – HIGH VOLTAGE (138 kV)
Load Range: 15.0 MW to 100.0 MW

ENERGY READY



138KV BASE SERVICE CONNECTION OPTION



138KV REDUNDANT SERVICE CONNECTION OPTION

Connection Options: Costs for Electric Service if Electric Demand is at least 15.0 MW

Option	Estimated Lead Time [3]	Estimated New Right of Way Required[6]	Estimated Minimum Project Cost	Minimum Electric Demand	Practical Maximum Demand[7]	Consumers Energy Construction Incentive[8]	Customer Contribution
Base Service – Single 138 kV Line Only (customer builds/owns substation)	18-24 months	2 Miles	$ 1.5 million	15.0 MW	100 MW	$ 1.5 million[1]	$ 0.0 million[1]
Base Service – Single 138 kV Line and Single Transformer Substation	18-24 months	2 Miles	$ 4.7 million	15.0 MW	100 MW	$ 4.7 million[1]	$ 0.0 million[1]
Redundant Service – two 138 kV Lines and Two Transformer Substation	24 months	2 Miles	$ 9.9 million	18.2 MW	100 MW	$ 9.9 million[2]	$ 0.0 million[2]

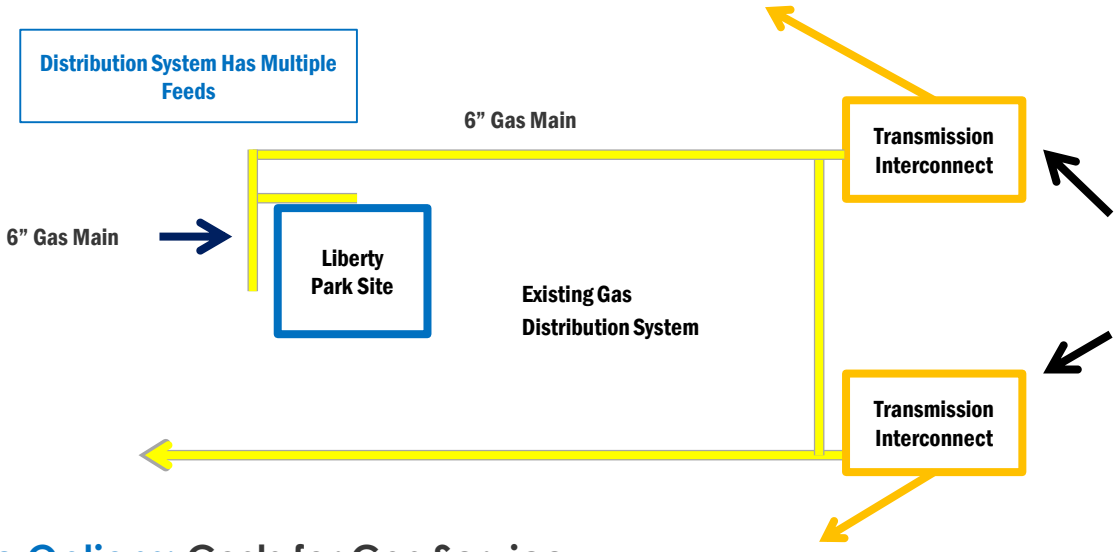
138 kV Line Reliability for Base Service Options:

Predicted Momentary Interruption Rate [4,5]	Predicted Extended Outage Rate [4,5]	Predicted Reliability % [5]
1 every 2.4 years	1 every 9.4 years	99.998%

1. A 3 year full service contract for 15 MW or more of demand at CVL1 and rate GPD will provide a construction incentive sufficient to cover the cost of typical base facilities at this site. Refer to Tariff C1.4. Additional base service options may be available or required at this site depending on electric demand and load characteristics.
2. A 5 year full service contract for 18.2 MW or more of demand at CVL1 and rate GPD will provide a construction incentive sufficient to cover the capital cost of base facilities at this site. Refer to Tariff C1.4. Additional base service options may be available or required at this site depending on electric demand and load characteristics.
3. All estimates and lead times are conceptual and could be higher. Actual costs, timing and customer contribution will be determined during development of the contract for facilities. The customer contribution figure noted above may not contain charges associated with permits, inspections, right-of-way fees, forestry work, or underground boring etc.
4. Momentary Interruption is defined as an interruption or series of interruptions lasting no more than five minutes. Extended Outage is defined as an outage lasting longer than five minutes.
5. Outage rates are based upon system average outage rates for 138 kV lines only, and the predicted reliability % represents the estimated amount of time the facility is in service.
6. Represents new third party right of way. Consumers Energy will require that the customer provide easements for all lines and facilities located on the customer property.
7. This represents the maximum demand that can be practically served from the respective option with minimal system upgrades. Greater demands will be considered with additional analysis.
8. Construction incentives are contingent upon a company's successful credit review.
9. Rates per current tariffs (U-20134 Settlement)

NATURAL GAS

ENERGY READY



Service Options: Costs for Gas Service

	Load Profile - Thousands of Cubic Feet per Hour (MCFH)					
	10	50	100	250	500	1000
Scope of Work to Meet Load Profile[1]	Install service and commercial meter	Install service and industrial meter	Install service and industrial meter	Install ~1 mile of main, service and high pressure meter	Loads of this size are not ideal for this site – Please contact us for details on how we may be able to serve this load	
Lead Time	4 months	4 months	4 months	9-12 months		
Consumers Energy Construction Incentive[2] ($)	150,000	350,000	600,000	800,000		
Customer Contribution[3] ($)	10,000	10,000	10,000	10,000		
Maximum Pressure Available (psig)	40	40	35	35		
Annual Consumption Estimate (MCF/Year)	15,000	75,000	150,000	375,000		

Redundancy and Reliability:

Consumers Energy's natural gas system is highly reliable and the probability of interruption is very low. The gas distribution system in this area is fed from two separate transmission interconnects, allowing flexibility in the natural gas flow should a significant unplanned event occur.

1. Given that this is a large site, there may be some gas main installation needed, dependent upon customer's desired gas meter location.
2. All estimates are conceptual. Actual costs, timing and customer contribution will be negotiated with the customer as part of developing a contract for facilities. Customer responsible for fuel line and meter pad costs.
3. Customer Contribution is calculated based upon gas rate tariffs as governed by the Michigan Public Service Commission. This calculation accounts for twenty years of revenue credit at the stated consumption levels above, and uses that to offset the initial construction costs and the cost of ownership over the same twenty year period. Consumption here is estimated at the hourly flow rate indicated assuming up to 1500 hours/year.
4. Rates per current tariffs (U-20322 Settlement and does not include GCR Revenues).

Developed by Consumers Energy, in collaboration with:

MEDC
MICHIGAN ECONOMIC DEVELOPMENT CORPORATION

ENERGY READY

GENESEE FLINT Chamber of Commerce

Consumers Energy Count on Us®