TOM EYMAN, BUYER

PROPOSED PLAN FOR 21.90 ACRES OWNED CURRENTLY BY ADKINS.

The current proposal for the 21.90 acre tract will be for a warehouse(s) similar to the 83000 square foot warehouse in LaVista, Nebraska, which was developed, built and marketed by Tom Eyman and presently leased long term to the United States Postal Service. [Photos of LaVista warehouse and property attached.] In fact, a distribution company currently located in the same Iowa industrial park as the 21.90 acre tract attempted to lease the warehouse in LaVista but was late as the United States Postal Service had already secured the property.

Properties for lease with sufficient surface parking are underserved at present and this 21.90 acre tract has sufficient surface area to accommodate even the high usage needs for parking. Therefore, depending on the interest developed this may expand to a single 100,000 plus square feet building if one company desires the entire property or two separate 83,000 square foot buildings with each utilizing approximately a 10 acre tract of the property for parking. The buildings would initially be built without inside improvements since most companies want the interior to be specific for their requirements. Then, depending on the lease, the interior is finished by a local contractor to fit the particular requirements of the lessee.

The plan would be to work with a local engineering company and the City to meet or exceed all local rules and requirements.

From past experience these type of developed properties should generate at a minimum 50 jobs per company.

All buildings would be permitted and connected to City utilities.

The requested zoning change is a necessity in order to attract companies willing to commit long term to the property and the creation of jobs.

Attachment A