

# Mazen Mason City Facility Overview







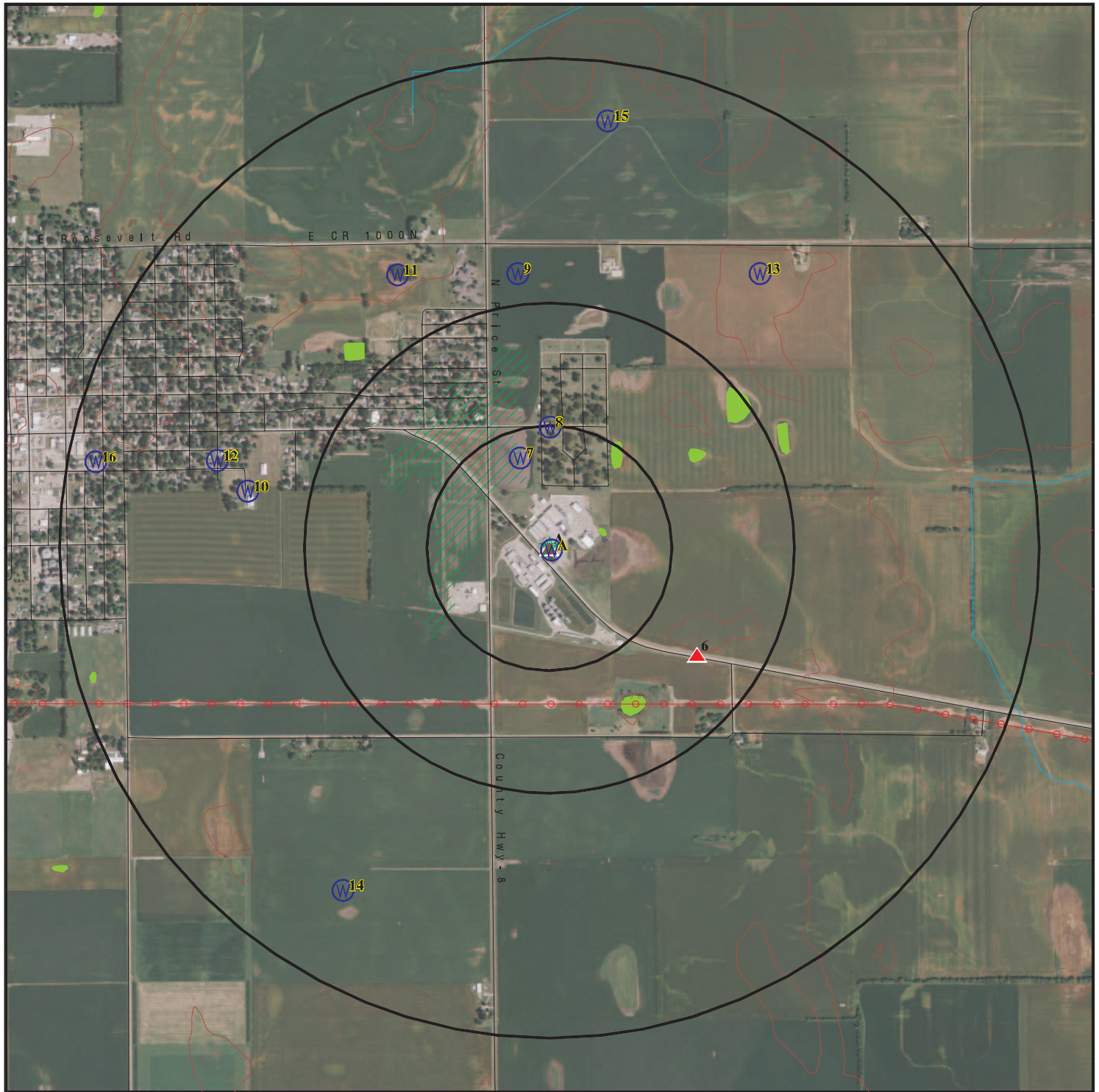


## REGIONAL/LOCAL DATA SUMMARY



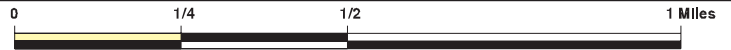


# OVERVIEW MAP - 6422697.2S



- ★ Target Property
- ▲ Sites at elevations higher than or equal to the target property
- ◆ Sites at elevations lower than the target property
- ⚙ Manufactured Gas Plants
- 🏠 National Priority List Sites
- 🏠 Dept. Defense Sites

- 🏠 Indian Reservations BIA
- ⚡ Power transmission lines
- 🌊 Special Flood Hazard Area (1%)
- 🌊 0.2% Annual Chance Flood Hazard
- 🌿 National Wetland Inventory
- 🌿 State Wetlands



This report includes Interactive Map Layers to display and/or hide map information. The legend includes only those icons for the default map view.

SITE NAME: Mason City, IL Site  
 ADDRESS: 36142 E Ilrte 10  
 Mason City IL 62664  
 LAT/LONG: 40.19897 / 89.676304

CLIENT: Bayer U.S.  
 CONTACT: Debra Kiely  
 INQUIRY #: 6422697.2s  
 DATE: March 26, 2021 8:39 am



# DETAIL MAP - 6422697.2S



- ★ Target Property
- ▲ Sites at elevations higher than or equal to the target property
- ◆ Sites at elevations lower than the target property
- ⚙ Manufactured Gas Plants
- ⚡ Sensitive Receptors
- 🏠 National Priority List Sites
- 🏠 Dept. Defense Sites

- 🏠 Indian Reservations BIA
- 🌊 Special Flood Hazard Area (1%)
- 🌊 0.2% Annual Chance Flood Hazard
- 🌿 National Wetland Inventory
- 🌿 State Wetlands

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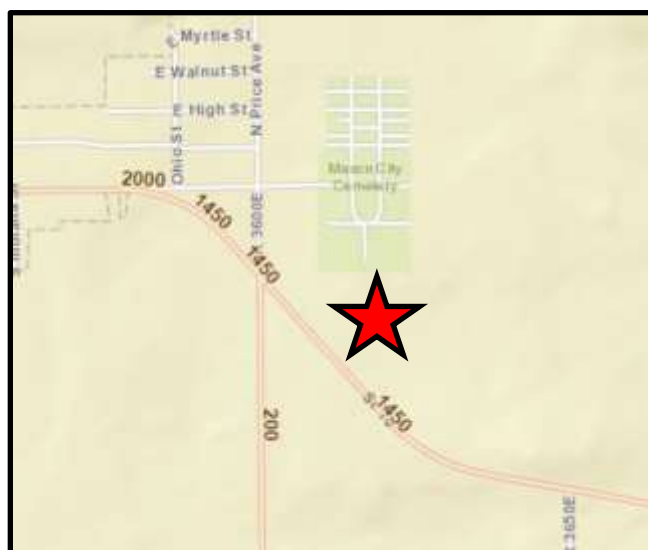
CLIENT: Bayer U.S.  
 CONTACT: Debra Kiely  
 INQUIRY #: 6422697.2s  
 DATE: March 26, 2021 8:40 am

## SUBJECT PROPERTY DATA

### Site Data:



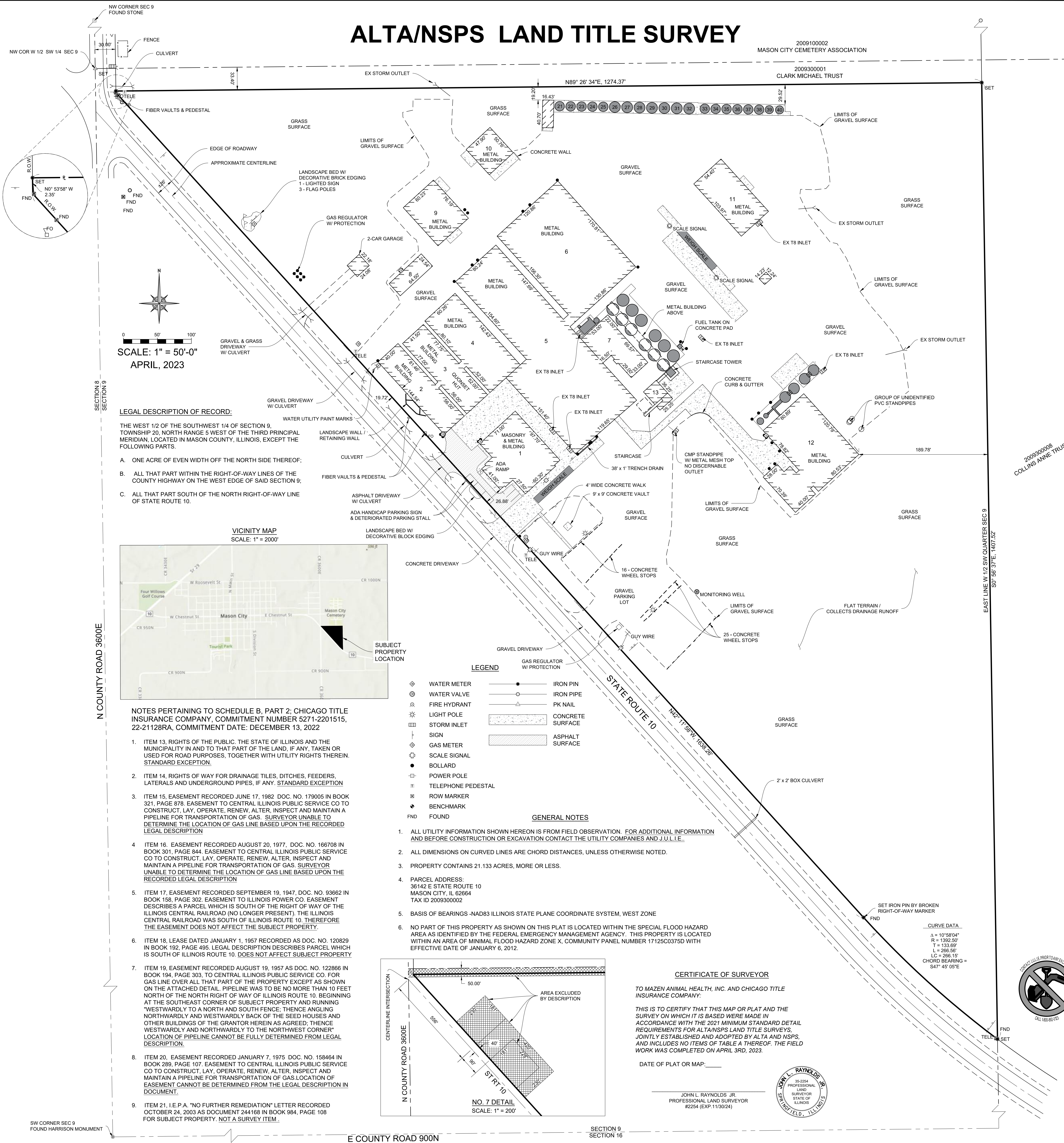
GIS Lot Line Map



Traffic Count Map



# ALTA/NSPS LAND TITLE SURVEY



ALTA/NSPS LAND TITLE SURVEY	
W1/2 SW1/4 NE OF RT 10 (EXC N 33') SEC 9 TWP 20 N R5W	
C/O MAZEN ANIMAL HEALTH 1805 COLLABORATION PLACE, SUITE 1250 AMES, IA 50010-3168	
Date	4/2023
Scale	1" = 50'-0"
Sheet No.	1 OF 1
Job No.	2023-014
RAYNOLDS, HIGGINBOTHAM & ASSOCIATES, INC. LAND SURVEYING, PLANNING & ENGINEERING 1025 S. 20TH STREET, SUITE 100, DES MOINES, IA 50319 www.rhainc.com Professional Design Firm L.S. Prof. Eng. Corporation License Number: 184.006138 Expiration: 4/30/2023	
REVISION DESCRIPTION	
No.	DATE



**Building Data:**

The site is improved with numerous buildings of different types (i.e. office, warehouse, processing and shop/garage use). The buildings range from good to fair condition. An overall site plan of the complex along with a building inventory sheet showing use, construction type, year built and square footage is shown as follows.



**Aerial Showing Building Numbers**



### SUMMARY OF BUILDINGS

Building #	Use	Construction	Dimensions	Square Footage	Stories	Year Built (estimate)	Wall Height
1	Office	Steel Frame/Metal Clad	Irregular	8,260	1 & 2	1939	12' & 16'
2	Warehouse	Steel Frame/Metal Clad	40.33' x 144'	5,808	1	1980	14'
3	Warehouse (Quonset)	Steel Frame/Metal Clad	41.33 x 140'	5,787	1	1950	14' (peak)
4	Warehouse	Steel Frame/Metal Clad	60.25' x 142.5'	8,586	1	1984	14'
5	Warehouse/Dock Area	Steel Frame/Metal Clad	Irregular	30,480	1	2000	14' & 20'
6	Warehouse	Steel Frame/Metal Clad	120' x 168'	20,160	1	2005	18'
7	Process Tower	Steel Frame/Metal Clad	Irregular	14,850	4 & 6	1999	40' & 65'
8	Material Storage Shed	Wood Frame/Metal Clad	24.33' x 64.5'	1,569	1	1975	10'
9	Shop Building	Steel Frame/Metal Clad	60.33' x 76'	4,585	1	1990	15'
10	Equipment Storage	Steel Frame/Metal Clad	48.33' x 50.5'	2,441	1	1980	15'
11	Equipment Storage	Wood Frame/Metal Clad	52' x 104'	5,408	1	1984	15'
12	Processing/Dock Area	Steel Frame/Metal Clad	Irregular	12,820	1	2004 & 2019	16'
13	Enclosed Truck Dump	Steel Frame/Metal Clad	Irregular	1,392	1 & 2	1975 & 2019	10' & 45'
14	Automobile Garage	Wood Frame/Metal Clad	22' x 24'	528	1	1990	10'
15	Equipment Storage	Wood Frame/Metal Clad	16' x 40'	640	1	1975	14'
			<b>TOTAL:</b>	<b>123,314</b>			

The vast majority of the buildings are not heated or sprinkled and are used for “cold storage.” Furthermore, photographs (exterior and interior) of each building are included in Exhibit #1. This information was not included in the body of the report due to the voluminous amount of data.



## **VALUATION OF BULK STORAGE BINS**

The subject site is improved with numerous bulk storage bins that have value and were added to each approach to value where appropriate. These bins are identified and valued as follows:



Freisen/Meridan (white powder coat) hopper bottom storage bins – on north property line



Freisen/Meridan (white powder coat) hopper bottom storage bins – on north property line





Commercial (galvanized) bulk hopper bottom storage bins – north of building #7



Commercial (galvanized) bulk hopper bottom storage bins – north of building #7



Freisen/Meridan hopper bottom storage bins – west of building #12



Freisen/Meridan hopper bottom storage bins – west of building #12









