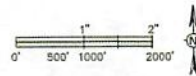
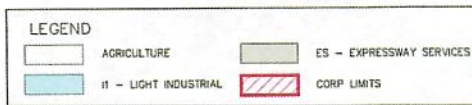




INTERSTATE CAPITAL



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CAPITAL

248.233.1842

WWW.INTERSTATECAP.COM

DEAL NAME:
ALLEN COMMERCE
PARK

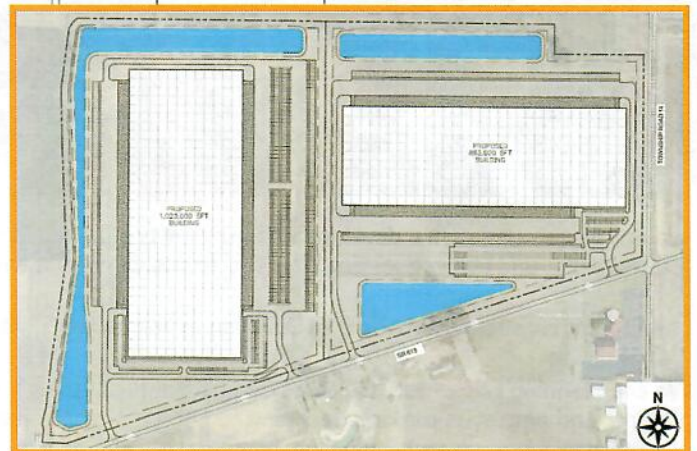
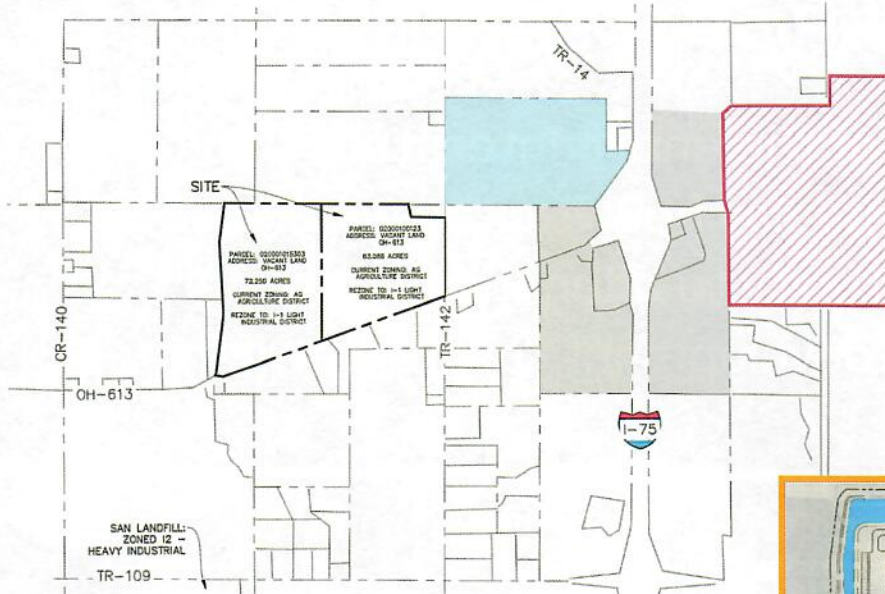
SITE ADDRESS:
VACANT LAND
OH-613
ALLEN TOWNSHIP, MI

REZONE EXHIBIT
(EXISTING ZONING)

■ \$140 MILLION
INVESTMENT

■ REQUESTING
REZONE FROM
AGRICULTURAL TO
LIGHT INDUSTRIAL

■ CONSISTENT WITH
HANCOCK COUNTY
COMPREHENSIVE
PLAN





INTERSTATE
CAPITAL

Dear Allen Neighbors, Commissioners, Trustees:



On behalf of the entire Interstate Capital team, let me say how excited we are about the opportunity to offer the benefits of economic development to your township.



We are pleased to offer a development that will bring a modern logistics park to Allen Township. We plan to build on two parcels (see reverse) and are requesting that the Township rezone them from Agricultural (A) to Light Industrial (LI).

The project represents about **\$140 million** in investments into the Township that will expand your local tax base and provide jobs.

We are planning two cross-dock logistics buildings of about 1 million and 800,000 square feet with internal circulation, trailer parking, and employee parking designed to accommodate operations in a safe and efficient manner. Our plan incorporates modern stormwater management, buffering, landscaping, and access improvements consistent with current development standards.

The proposed rezoning is consistent with Hancock County's Comprehensive Plan. It represents an orderly expansion of the local industrial and employment base by converting agricultural land to a productive employment-generating use in an area capable of supporting industrial development.

The Hancock County Comprehensive Plan recognizes the importance of industrial development in locations like this one that provide efficient access to major transportation corridors while minimizing impact on established residential neighborhoods. Our project advances the Comprehensive Plan's objectives of promoting economic development in appropriate locations. The site is well-suited for modern warehouse and distribution facilities due to its direct access to State Route 613 and proximity to the I-75 interchange.

As you consider our rezoning request, I know there is always some concern about harmony between commerce and other land uses. As we work to boost Ohio's manufacturing economy, create revenue for communities, and opportunities for new generations of workers, making room for business development is vital. For our part, we pledge to be responsive to your concerns both during and after construction, and as lease managers of these new facilities.

Please rest assured we are not talking about heavy industry or a data center here. Rather, it will be warehousing and logistics in clean, modern facilities set up in a way that is minimally disruptive.

We are looking forward to an ongoing dialog and development process that takes into account your concerns and quality of life. Please do not hesitate to reach out to us directly at info@interstate-cap.com for any reason.

Interstate Capital: Building Ahead

EXHIBIT A

PARCEL: 020001015303

The Land referred to herein below is situated in the County of HANCOCK, State of OHIO, and is described as follows:

Tract 1.

Situated in the Township of Allen, County of Hancock and State of Ohio: And being a part of the North Half (1/2) of the Northwest 1/4 of Section 14, T2N, R10E, a tract of land bounded and described as follows:

Beginning at a 1/2" Rebar set marking the Northeast corner of the NW 1/4 of Section 14; thence along the East line of said NW 1/4, S 00° 23' 24" East, a distance of 1312.48 feet to a post found marking the Southeast corner of the North 1/2 of said NW 1/4; thence along the South line of said N 1/2 of the NW 1/4, S 89° 56' 57" W, a distance of 431.21 feet to the centerline of an open ditch and lying 15.00 feet East of a 1/2" Rebar found set on said South line; thence along said centerline of ditch the following described courses:

N 02° 29' 15" W, a distance of 890.58 feet to a point referenced by a 1/2" Rebar set S 88° 25' 02" East, a distance of 13.37 feet; Thence N 05° 53' 40" E, a distance of 384.02 feet to a point referenced by a 1/2" Rebar set S 65° 08' 54" E, a distance of 14.52 feet; thence N 40° 52' 25" E, a distance of 54.96 feet to the North line of said NW 1/4 of Section 14; Thence along said North line, S 89° 55' 55" E, a distance of 385.52 feet to the point of beginning and passing a 1/2" Rebar set at 25.00 feet; Said tract containing 13.405 acres of land, more or less.

Tract 2.

Situated in the Township of Allen, County of Hancock and State of Ohio: Being a part of the Northeast Quarter (1/4) and part of the East Half (1/2) of the Southeast Quarter (1/4 of the Northwest Quarter (1/4) of Section Fourteen (14), Township Two (2) North, Range Ten (10) East, a tract of land bounded and described as follows:

Commencing at a nail set on the intersection of the centerline of State Route Number 613 and the East line of Section 14; thence along the centerline of State Route Number 613, South 70° 58' West, a distance of 1388.25 feet to a nail set; thence continuing along said centerline, South 70° 04' West, a distance of 447.80 feet to the principal point of beginning of the tract to be herein described; thence continuing along said centerline, South 70° 04' West, a distance of 1737.81 feet to a nail set on the West line of the East Half of the Southeast Quarter of the Northwest Quarter of Section 14; thence along said West line, North 00° 33' East, a distance of 1206.41 feet to an iron stake set on the Northwest corner of said East Half of the Southeast Quarter of the Northwest Quarter; thence along the North line of said East Half, North 89° 55' 30" East, a distance of 653.25 feet to a wood post found on the North-South Half Section line of Section 14; thence along said Half Section line, North 00° 35' 14" East, a distance of 1313.82 feet to the Northwest corner of the Northeast Quarter of Section 14; thence along the North line of Section 14, North 89° 35' 7" East, a distance of 955.42 feet to an iron stake set; thence South, a distance of 1935.18 feet to the principal point of beginning and containing 63.090 acres of land, more or less.

LESS AND EXCEPT THE FOLLOWING: Being a part of the Southeast Quarter of the Northwest Quarter of Section Fourteen (14), Township Two (2) North, Range Ten (10) East, a tract of land bounded and described as follows:

Beginning at an iron stake found marking the Northwest corner of the East Half of the Southeast Quarter of the Northwest Quarter of Section 14; thence along the North line of said Southeast Quarter of the Northwest Quarter, North 89° 55' 30" East, a distance of 221.05 feet to the centerline of an open ditch and passing an iron stake set 15.00 feet West thereof; thence along said centerline of ditch, South 06° 52' 30" West, a distance of 1007.30 feet to a point referenced by an iron stake set North 85° 07' 29" West, a distance of 14.00 feet; thence continuing along said centerline, South 01° 12' 53" West, a distance of 62.65 feet to a point referenced by an iron stake set North 85° 07' 29" West, a distance of 18.00 feet; thence continuing along said centerline of an open ditch, South 10° 46' 01" West, a distance of 112.95 feet to a nail set on the centerline of State Route Number 613; thence along said centerline of State Route No. 613, South 69° 47' 55" West, a distance of 95.50 feet to a nail found set; thence North 00° 33' 00" East, a distance of 1206.40 feet to the point of beginning and containing 4.245 acres of land, more or less, containing after said exception 58.845 acres, more or less.

CONTAINING IN SAID TRACT 1 AND TRACT 2, 72.250 AC., MORE OR LESS

EXHIBIT B

PARCEL: 02000100123

The Land referred to herein below is situated in the County of HANCOCK, State of OHIO, and is described as follows:

Situated in Allen Township, County of Hancock, State of Ohio and being a part of the NE 1/4 of Section 14, T2N, R10E, a tract of land bounded and described as follows:

Beginning at a nail set on the intersection of the centerline of State Route No. 613 and the east line of Section 14; thence along the centerline of State Route No. 613, S 70°58' W, a distance of 1388.25 feet to a nail set; thence continuing along said centerline, S 70°04' W, a distance of 447.50 feet to a nail set; thence North, a distance of 1935.18 feet to an iron stake set on the north line of the NE 1/4 of Section 14; thence along said north line, N 89°35'57" E, a distance of 1238.36 feet to an iron on the northwest corner of a previously conveyed 2.0 acre tract; thence South, a distance of 176.05 feet to an iron stake set on the southwest corner of said tract; thence N 89°35'57" E, a distance of 495.00 feet to a nail set on the east line of Section 14, said nail also being set on the southeast corner of said 2.0 acre tract; thence along said east line of Section 14, South, a distance of 1165.85 feet to the point of beginning and containing 63.088 acres of land.

List of Property Owners Contiguous to, and Directly
Across the Street from Parcels 020001015303 and 02000100123
Allen Township, OH

Parcel: 020000001600 and 020000000960

Address: 0 Township Rd 142

Owner Address:

Amy and Greg Keckler

1766 Township Rd 142

Van Buren, OH 45889

Parcel: 020000000890

Address: 0 County Rd 140

Owner Address:

A & E Hanna Family Farm LLC

1543 County Rd 140

Van Buren, OH 45889

Parcel: 020001022502

Address: 0 County Rd 140

Owner Address:

Mark and Melody Drewes

20098 State Rt 18

Custar, OH 43511

Parcel: 020001007638

Address: 0 State Rt 613

Owner Address:

T&J Propane Inc

21960 US Rt 6

Weston, OH 43569

Parcel: 020001020051

Address: 10321 State Rd 613

Owner Address:

Jeremy and Chelsey Rodabaugh

10321 State Rd 613

Van Buren, OH 45889
Parcel: 020000001500
Address: 10391 State Rt 613
Owner Address:
Mark and Kathlene Rodabaugh
1870 Township Rd 229
Van Buren, OH 45889

Parcel: 020001010718
Address: 0 State Rt 613
Owner Address:
Mark and Kathleen Rodabaugh
1870 Township Rd 229
Van Buren, OH 45889

Parcel: 020001010719
Address: 10653 State Rt 613
Owner Address:
Rayle Irrev Heritage Trust
10653 State Rt 613
Van Buren, OH 45889

Parcel: 020001017652
Address: 10669 State Rt 613
Owner Address:
Rayle Irrev Heritage Trust
10653 State Rt 613
Van Buren, OH 45889

Parcel: 020001017653
Address: 0 State Rt 613
Owner Address:
10 10 Bible Church
10965 State Rd 613
Van Buren, OH 45889

Parcel: 020001011201

Address: 10965 State Rt 613

Owner Address:

10 10 Bible Church

10965 State Rd 613

Van Buren, OH 45889

Parcel: 020001010100

Address: 0 State Rt 613

Owner Address:

3S Farm LLC

24454 Hancock-Wood Rd

Deshler, OH 43516

Application for Zoning Amendment

Supplemental Statement



**INTERSTATE
CAPITAL**

Mid-Sized Industrial Cities: Land Acquisition | Entitlement | Development

For consideration by the Allen Township community, Interstate Capital submits this supplemental statement in support of its Application for Zoning Amendment and in response to item 7.c. of the Application.

Proposed Request Relationship to the Comprehensive Plan Summary prepared by the Hancock County Regional Planning Commission, May 1965

The subject property is located in the Hancock Region, outside of the Findlay Urban Area. This area is well suited for the proposed development as it has no direct impact on the Urban Area community, but its proximity allows for services to be provided from this location that will benefit the community.

The proposed rezoning of the subject property from Agriculture (A) to Light Industrial (LI) is consistent with the goals and policies of the Hancock County Comprehensive Plan. The proposal will facilitate the development of a modern warehouse and distribution facility on a site that is well suited for industrial use due to its direct access to State Route 613 and proximity to the I-75 interchange that is located approximately ½ mile east of the property. The Comprehensive Plan recognizes the importance of directing industrial development to locations that provide efficient access to major transportation facilities while minimizing conflicts with established residential neighborhoods.

The proposed development represents an orderly expansion of the local industrial and employment base by converting agricultural land to a productive employment-generating use in an area capable of supporting industrial development. The project will create significant private investment, expand the local tax base, and provide employment opportunities while incorporating modern stormwater management, buffering, landscaping, and access improvements consistent with current development standards. The conceptual site plan proposes the development of two cross-dock logistics facilities, 1,023,000 SF and 798,000 SF, with internal circulation, trailer parking, employee parking, and stormwater management facilities designed to accommodate industrial operations in a safe and efficient manner.

The proposed Light Industrial zoning is compatible with the site's location, transportation access, and anticipated infrastructure improvements and advances the Comprehensive Plan's objectives of promoting economic development while guiding industrial uses to appropriate locations. Accordingly, the requested rezoning is consistent with the intent and long-term planning objectives of the Hancock County Comprehensive Plan.