

Hi Brian,

We are a small company that started in the corrugated box business of making and assembling cardboard partitions, the business of J Hill Container. These are divider inserts that fit into boxes to separate parts or materials and add protection during shipments, storage, or transportation.

Being established in Nov of 2007, we have grown a fair amount from the start, but still remain a small company. We now do more fulfillment work which not only includes partition assembly, but box handle placement, labeling, gluing, box erecting, packing, etc. Basically, a lot of hands-on work labor. We have used a lot of my personal family along with our own kids and their teenage friends over the years. It has let us to working with high schools such as Elk River and Big Lake and getting kids into work release education programs.

J Hill Container is not a large-scale manufacturing company but unfortunately would be categorized because we manufacture wholesale products. We would more resemble a small cabinet making shop. We have table saws and radial arm saws for cutting and slotting the corrugated materials. Not big machinery that is traditionally foreseen with the large manufactures in the corrugated business.

J Hill also acts as a broker or middleman as to buying and selling products mainly corrugated boxes and materials. This comes with purchasing larger quantities due to today's economy. In turn, whereas this large building comes into play for storage and usage to us

We'd like to propose future potential for the building / property. We might have 1-2 trucks coming on property daily. Potentially, could have 3-4 trucks max. Trucks would be considered mostly dock trucks, van trucks, occasionally semi-trailers. We could also have 2-4 personal on site at one time.

This is more of an abnormal residential property due the acreage and the size of our outbuildings. The access is off County Road 63, Green Valley Road, which acts a cut through road between Co Rd 47 and Co Rd 5. There is a numerous number of dock truck and semi traffic coming through daily. I believe the truck traffic we would have wouldn't be noticeable or out of the ordinary.

Please let me know if you have any other questions. Hopefully I provided a good clear picture of our business and what we'd like to potentially have with the building and property.

Thank you