

West Virginia
Open for Business!



NEW MARTINSVILLE INDUSTRIAL PARK



WEST VIRGINIA

West Virginia

LOCATION AND HISTORY

The New Martinsville Industrial Park (NMIP) in Marshall County, W.Va., 90 miles south of Pittsburgh, covers 1,000 acres (400 hectares) adjacent to the Ohio River. Founded in 1954, the original site was developed as a joint venture between Monsanto and Bayer. It was the first polyurethane manufacturing plant in North America. This site currently employs more than 400 employees.

Bayer has invested extensively in developing more than 130 acres (50 hectares) with a total replacement value in excess of \$650 million. More than 90 acres (35 hectares) remain available for immediate occupation. The NMIP offers prime manufacturing space for sale or for lease along with exceptional infrastructure and site services. The site has an extensive greenbelt on all sides.

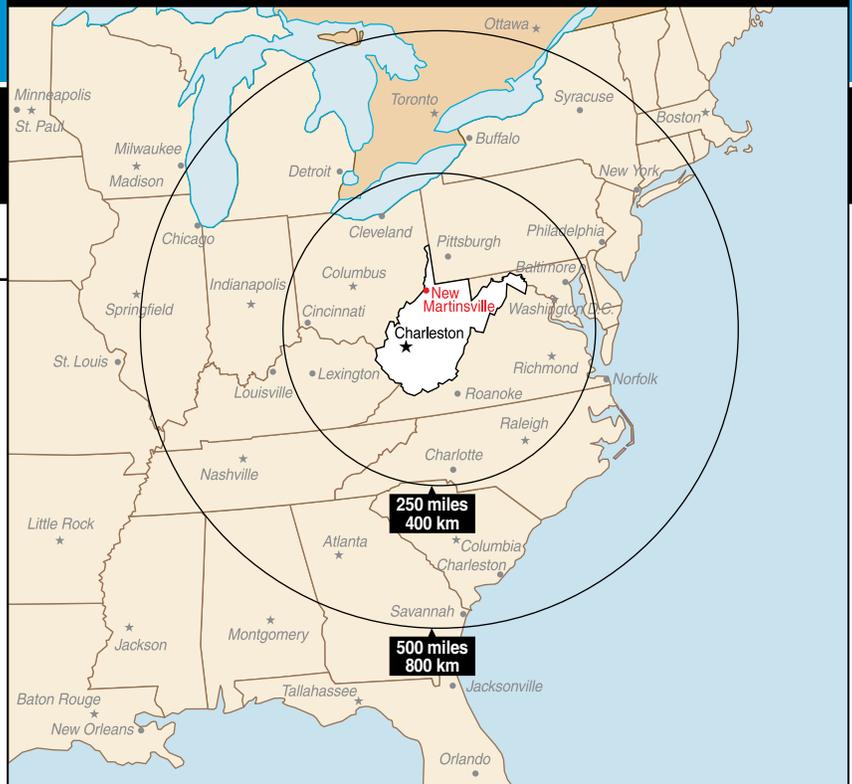


Ease of access to markets, whether inbound or outbound, is one of the many advantages of the NMIP. Federal and state funds provide high quality road, rail and river transportation. The NMIP is at an excellent location to transport goods and services across the country and internationally. The site is Customs-Trade Partnership Against Terrorism (C-TPAT) certified for international trade.

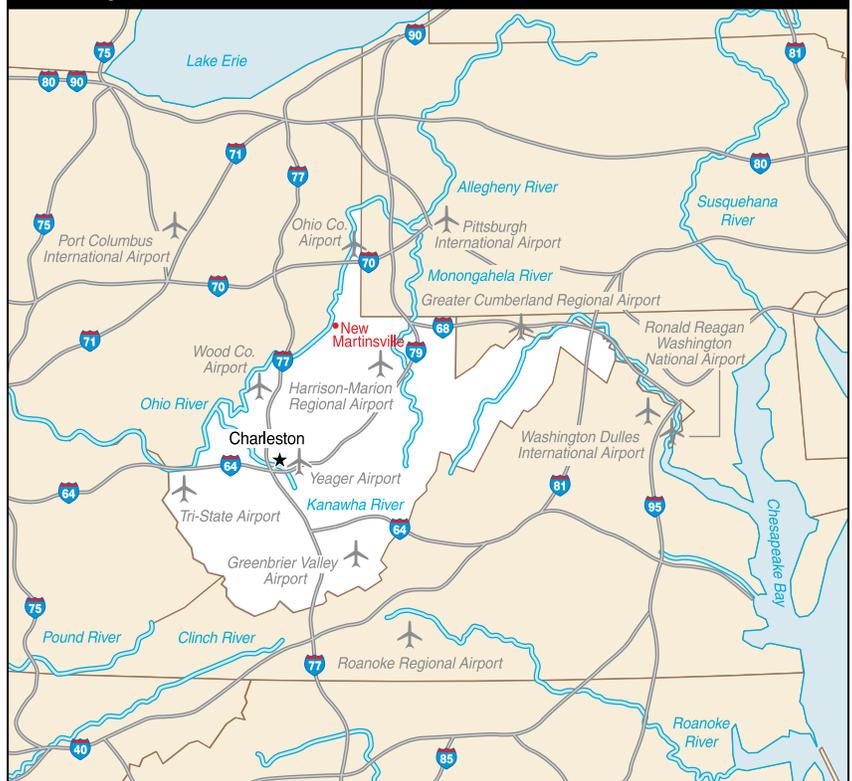
Transportation needs are fully serviced via well-developed rail, barge and highway infrastructure.

- Interstates 70 and 77
- Rail transportation
- Ohio River access
- Pittsburgh International Airport
- Wood County & Ohio County airports

Mid-Atlantic Region



Transportation





SITE ADVANTAGES

The Bayer New Martinsville Industrial Park offers unparalleled advantages for location and operation of specialty chemicals businesses.

- Excellent site infrastructure
- Available site services
- Highly motivated, skilled work force with documented world class safety and environmental performance
- Total recordable injury rate less than one-third the industry standard
- OSHA Voluntary Protection Program (VPP) Star
- Responsible Care 14001 certified
- Customs-Trade Partnership Against Terrorism (C-TPAT) certified
- Member of Chemical Alliance Zone, Polymer Alliance Zone, West Virginia Manufacturers Association
- Office and laboratory space
- Pilot plant capability with additional space
- Security and emergency response
- Information technology
- Training facilities
- General industrial services within 30 miles
- Favorable business climate
- Convenient market access
- Excellent quality of life

Bayer NMIP long-term arrangements are available.

- Shared-site arrangements
- Fixed or variable service contracts
- Toll processing



Bayer Corporation, headquartered in Pittsburgh, is a subsidiary of Bayer AG, an international health care, nutrition and high-tech materials group based in Leverkusen, Germany. In North America, Bayer had 2008 net sales of approximately 8 billion euros (about \$12 billion) and employed 17,000 at year end. Bayer's three subgroups, Bayer HealthCare, Bayer CropScience and Bayer MaterialScience, improve people's lives through a broad range of essential products that help diagnose, prevent and treat diseases; protect crops and enhance yields; and advance automobile safety and durability. For more information, go to www.bayerus.com.



SITE INFORMATION

Warehousing/Barge Docks

Bulk Shipping

- Two barge dock facilities
- Store up to 200 rail cars
- Capability of performing in-house rail car switching
- Tank truck full lot with steam and glycol heating capabilities

Warehouse

- Store up to 10.5MM pounds (4.6MM kgs) of material in a combination of drums, totes, and boxes
- Four unloading docks in place

Raw Materials and Finished Goods

The following chemicals are used, distributed or produced on-site and potentially available as feedstock for operations:

- 1,4 Butanediol
- 1,6 Hexanediol
- Ethylene Glycol
- Diethylene Glycol
- Propylene Glycol
- Tripropylene Glycol
- Ethylene Glycol Diacetate
- Ethylene Oxide
- Propylene Oxide
- Monoethanolamine
- Ethylenediamine
- Diethanolamine
- Hydrochloric Acid (36% - Food Grade)
- Sulfuric Acid (96%)
- Adipic Acid
- Acetone
- Sodium Hydroxide
- Sodium Carbonate
- Potassium Hydroxide
- Diethyl Maleate
- n-Butyl Acetate
- Benzoyl Chloride
- Freon R-134a & R-245fa
- Xylene
- Propylene Glycol Monomethyl Ether Acetate
- Hydrazine Hydrate
- Trimethylolpropane

- n-Methyl Pyrrolidone
- Hexahydrophthalic Anhydride
- Phthalic Anhydride
- Polyester Polyols
- Polyether Polyols (Base, Blends & Formulations)
- Filled Polyols
- o- & m-Toluene Diamine
- Diphenylmethane-diisocyanate (monomeric & polymeric)
- Toluene Diisocyanate (various isomer splits)
- Aliphatic Isocyanates (HDI, IPDI, H₁₂MDI)
- Modified Isocyanate Pre-polymers
- Polyurethane Dispersions
- Polyaspartic Ester
- Thermoplastic Polyurethane Resins

The following chemicals are readily accessible from nearby sources:

- Oxygen
- Nitrogen
- Caustic Soda
- Chlorine

Supplemental Utility Systems

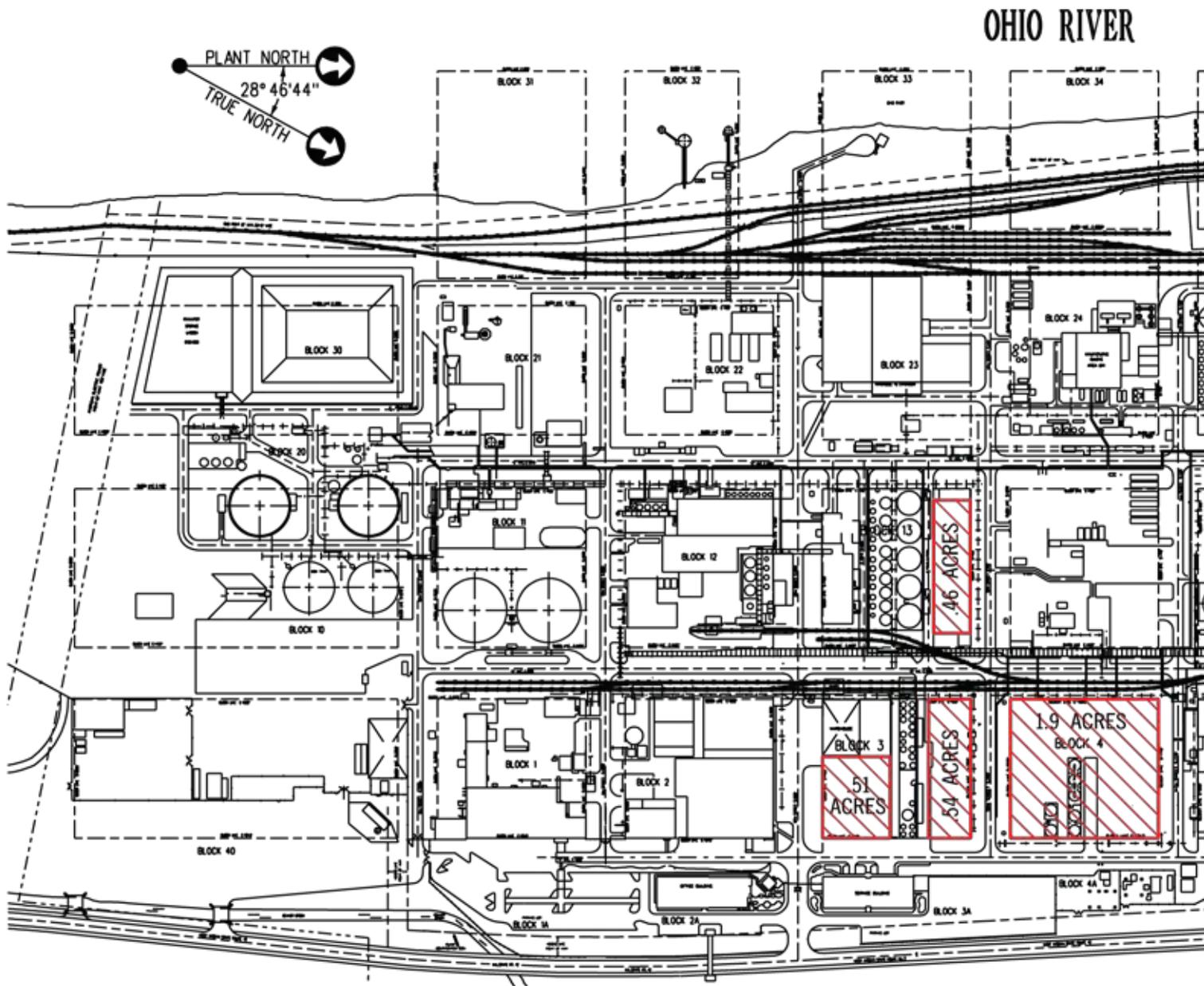
- Compressed air production and distribution system on-site with up to 5,500 SCFM (9300 Nm³/h) available.
- Nitrogen distribution system on-site supplied by contracted third-party fence line air separation facility.
- Underground fire protection water distribution system throughout site.

Utilities

Water

- Adjacent Ohio River readily available as the source of water to satisfy site water requirements.

- Filtered and disinfected plant utility water with an excess capacity of 2,400 gpm (550 m³/h) available for direct use, cooling tower make-up, boiler feed water make-up, or as a source for potable water production.
- Potable water is produced on site by state-certified drinking water operators using carbon filtration with an excess capacity of 200 gpm (45 m³/h).
- Approximately 30 million BTUs per hour (8800 kW) cooling capacity available between two on-site cross-flow cooling tower water distribution systems.



- Softened boiler feed water make-up available on-site with an excess capacity of up to 400 gpm (90 m³/h).

Electricity

- Two independent transmission lines provide 60 MW redundant electrical power supply to an on-site 69 kV substation. Electrical infrastructure has been recently upgraded and is state of the art.
- Can be supplied to end users at 2,300V, 480V, 220V or 110V.
- A 2,000 MW coal-fired power station is close to the facility.

Natural Gas

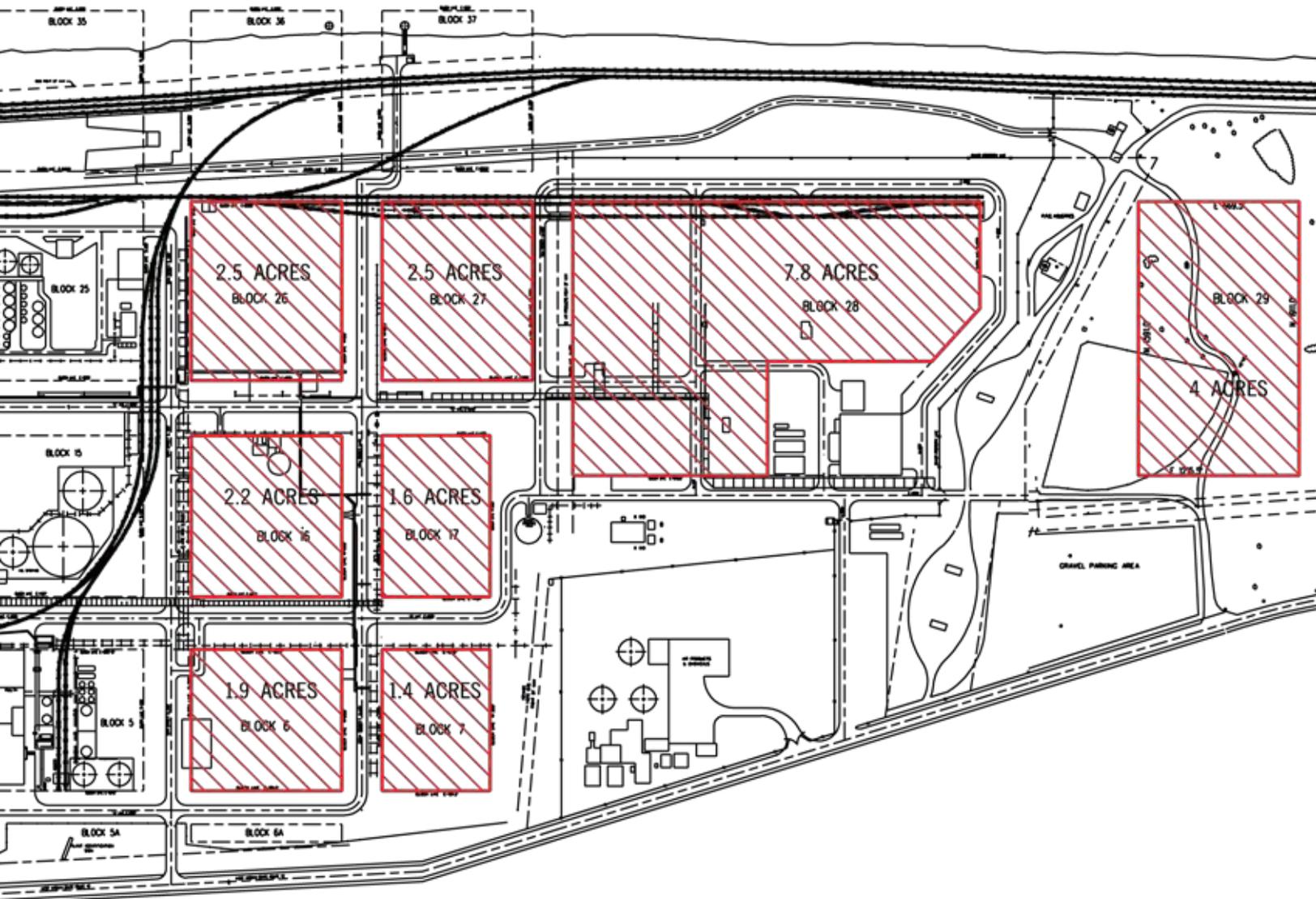
- Supplied by two sources - imported natural gas (primary source) and local West Virginia well-produced raw natural gas – and distributed on-site via a common distribution system operating at a pressure of 100 psig (7 bar).

Steam

- Available as 650 psig (45 bar) or at 135 psig (9 bar) on a site wide distribution network.
- Produced in three natural gas-fired boilers with 250,000 lbsd/h (110 tons/h) of available steam generation capacity that is readily expandable.
- Steam condensate return collection network and tank system available.

Environmental & Waste Disposal

- Site is permitted under National Pollution Discharge Elimination System (NPDES).
- On-site tertiary treatment process for wastewater (neutralization/clarification, biological oxidation and carbon treatment) with excess hydraulic and organic (Biochemical Oxygen Demand –BOD) loading capacities.
- Fluidized bed hazardous waste incinerator on-site, operated under and compliant with RCRA and MACT standards, available for destruction of on-site generated wastes.





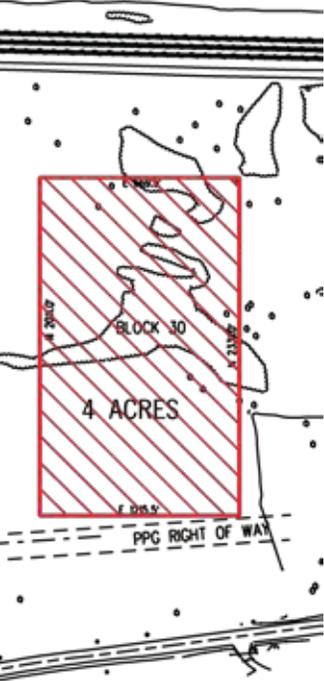
Regulatory & Permitting

- Resource Conservation and Recovery Act (RCRA) permitted container storage facility on-site.
- County landfill located within 15 miles and contracted disposal facilities for hazardous and non-hazardous wastes available within 500 miles.
- Site recently reclassified as a minor source for Hazardous Air Pollutants.
- Experienced permit preparation and technical environmental services available on-site.

Support Services

- Highly skilled hourly work force.
 - Experienced production technicians
 - Trained pump mechanics
 - ASME certified welders

- ISA CCST Level 3 certified control technicians
- High voltage trained electrical technicians
- Modern mechanical and electrical reliability systems.
 - ASME certified inspector
 - Dynamic equipment PM
 - Non-destructive inspections
 - Infrared electrical and process inspections
 - Web-based inspection monitoring system
- Analytical laboratory.
 - In process and finished goods testing
 - 24/7 operation
 - ISO 9001 certified
- Engineering support for large investments on-site.



NEW MARTINSVILLE INDUSTRIAL PARK

WEST VIRGINIA DEVELOPMENT OFFICE ASSISTANCE PROGRAMS

West Virginia's highest priority is meeting your company's needs by providing aggressive development assistance in the form of tax credits and financing programs. This development assistance can reduce startup and operating costs and provide for enhanced productivity.

The West Virginia Development Office also provides research and technical support including competitiveness studies, analysis and a variety of data that will lead to job creation and retention, and to community improvement.

Economic Opportunity Credit

For qualified companies that create at least 20 new jobs (10 jobs in the case of qualified small business) as a result of their business expansion project, the state's Economic Opportunity Tax Credit can offset up to 80 percent of specified business taxes for a period of up to 13 years. If a qualified company that creates the requisite number of jobs pays an annual median wage higher than the statewide average non-farm payroll wage, then the qualified company can offset up to 100 percent of the specified taxes for up to 13 years.

For eligible businesses creating less than 10 new jobs per year, a \$3,000 credit is allowed per new job for five years, providing the new job pays at least \$32,000 per year and the employee has employer-provided health insurance benefits.

Strategic R&D Credit

The credit allows for up to 100 percent tax offset for research and development projects. R&D expenses are exempt from sales tax.

Direct Loan Programs

The West Virginia Economic Development Authority can provide up to 45 percent in financing fixed assets by providing low-interest, direct loans to expanding state businesses and firms locating in West Virginia. Loan term is generally 15 years for real estate intensive projects and five to 10 years for equipment projects. Loan proceeds may be used for the acquisition of land, buildings and equipment. Working capital loans and the refinancing of existing debt are not eligible.



West Virginia Infrastructure and Jobs Development Council

The fund can be used for financial assistance to public utilities, county development authorities and private companies for infrastructure improvements to support economic development projects.

Manufacturing Sales Tax Exemption

Materials and equipment purchased for direct use in manufacturing are exempt from the 6 percent state sales and use tax, including business materials purchased for manufacturing construction projects.

Work Force Development Programs

The West Virginia Development Office and its partners, WorkForce West Virginia and the state's extensive vocational and community technical college system are committed to providing the best turnkey solution to meet the needs of businesses for new and existing workers.

Customized training programs and training grants may be available to new employers.

For additional information about development assistance programs, please contact the West Virginia Development Office.



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