

INDUSTRIAL PARCEL DATA

LOCATION	
Location:	Satsop Development Park
Address:	50 Enterprise Lane; Suite 101
City, State, Zip:	Elma, WA 98541
Parcel Name:	#1 - N of 20 Tower Boulevard (Cooling Tower 5)
PARCEL DATA	
Size (Acres):	Gross Acreage: 4.87
Dimensions(feet):	Length: 1066 feet Width: 287
Description of Boundaries:	Street name, nearest cross streets and other landmarks/descriptions: To the South Lambert road To the NE Parcel #2 Multi-use (SM) land on all other sides
LAND USE	
Zoning Classification:	Satsop Development District (SD)
Permitted Uses:	See Grays Harbor County Codes; www.co.grays-harbor.wa.us . On March 17, 2008 Chapter 17 was amended to include two new chapters one for developed areas - Satsop Development District (SD) and a second chapter addressing forest lands - Satsop Multi-use District (SM).
Property taxes:	Leasehold tax on lease rate - 12.84%
Present Use:	Cleared ground
Past Use(s):	Construction lay down area
PARCEL CHARACTERISTICS	
Physical Attributes	Cleared land with Class C fill
Topography & Visibility:	Generally flat open ground Clearly visible from adjacent areas
Rail Spur:	Puget Sound and Pacific Rail Line - 3 miles from parcel with Transload Facility
Major Highway:	3 miles; Highway 12; 4-lane to Aberdeen and I-5 Corridor
Major Interstate:	25 miles; I-5 corridor
Major Port:	25 miles; Port of Grays Harbor 360-532-3878
Major Commercial Airport:	90 miles; Sea-Tac
Local Airport:	Bowerman Field, Hoquiam, WA; 360-538-9713
ENVIRONMENTAL FACTORS	
Soil Analysis:	<input type="checkbox"/> Not Available <input checked="" type="checkbox"/> Completed, on file
Ph I Environ. Analysis:	<input type="checkbox"/> Not Available <input checked="" type="checkbox"/> Completed, on file
Flood Plain:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input checked="" type="checkbox"/> FEMA map, 5300570450B, Olympic View Campus, Sections 17,18; Zone C
	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input checked="" type="checkbox"/> FEMA map, 5300570432, West Park Campus, Sections 7,18; Zone C
	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input checked="" type="checkbox"/> FEMA map, 5300570451B, Lambert Road, Sections 13,8,9,10
Wetlands:	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Corp. of Engineers Wetland Analysis, on file
UTILITIES/INFRASTRUCTURE	
Water Provider:	Grays Harbor PDA
Potable Water:	Olympic View Campus
	Main Size: 8-inch Line Size to Parcel: NA
	Distance from Parcel: 900 feet to 4-inch header Line Size on Parcel: NA

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Fire Protection:	500,000-gallon water tank supplies dedicated potable water pumps and distribution system. Main Size: 10-inch Line Size to Parcel: NA Distance from Parcel: 533 feet to 6-inch main Line Size on Parcel: NA Two 350,000-gallon fire water storage tanks supply dedicated diesel and electric fire water pumps and distribution system.
Sewer Provider:	Grays Harbor PDA Olympic View Campus Main Size: 8-inch Line Size to Parcel: NA Distance from Parcel: 817 feet to Lift Station Line Size on Parcel: NA Lift Station Needed: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Electrical Service Provider:	12.5 KV Source Grays Harbor PUD #1 Power Characteristics: 33 MW, from redundant transformer through redundant overhead and underground feeders. Adjacent to BPA switchyard with 600 MW capability
Provider:	Grays Harbor PDA Power Characteristics: Provides 480 VAC backup diesel generation and/or DC UPS through separate agreement

UTILITIES/INFRASTRUCTURE (CONT'D)

Gas Provider:	Cascade Natural Gas of Washington 713 W Wishkah St. Aberdeen, WA 360-532-2540 www.cngc.com Characteristics: 4-inch main; crosses West Park Campus to Olympic View Campus, metering station at Lambert Road; 50,000 CFH capacity
Gas Provider:	Williams Gas One Williams Center Tulsa, OK 74172 1-800-945-5426 www.williams.com Characteristics: 20-inch gas main at North boundary of West Park Campus to supply potential gas turbine project or other large end user.
Telecommunications: Fiber Network:	Service Provider: Grays Harbor PDA Infrastructure Available: PDA owned - 24 Fiber Optic Line between Aberdeen Washington and Olympia Washington that passes through the PDA Network Operations Center. PDA purchased bandwidth from an upstream provider that is connected to diverse Public Network Access Points (PNAP's). PDA distributes bandwidth to Park using Ethernet, HDLSL as well as a redundant OC-48 Fiber Optic Ring. Additionally, PDA incorporates dual Cisco Routers with redundant power supplies. Century Tel, NOANET, and Qwest have the ability to deliver services at various locations in the Fiber Network, either on site or at diverse locations outside the Park. One example of the external routing of fibers that enter the Park can be seen on the NoaNet Webpage at www.NoaNet.net .

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Local Provider of Internet Services	Internet Service Provider (has a presence at the Park) Techline.com, LLC 914 E. Wishkah Aberdeen, WA 98520 www.techline.com 360-533-0343 Fax: 360-533-0325
	Network Monitoring Services TechTell 81 Tower Blvd. Elma, WA 98541 www.techtell.com 360-482-7950 Fax: 360-482-1607 info@techtell.com
Phone System GHPDA:	20,000 connection Intecom E phone switch with integrated voice response and voice mail services. Designed to support call center applications.
Local Phone System Provider	Local Service Provider: CenturyTel Business Customers - 1-800-201-4102 Residential Customers - 1-800-201-4099 Repair Service - 1-800-824-2877 Infrastructure Available: Has a presence on site and provides services to existing tenants.
SITE CONTACT	
Name: Agency: Site:	Tami Garrow Grays Harbor Public Development Authority Satsop Development Park Phone: 360-482-1600 E-mail: business@satsop.com Fax: 360-482-1555
TERMS	
Lease	Cost per Square Foot: \$0.12 to \$0.22 per year
Potable/Sewer Rates	<1,000 cu ft \$80.00; each additional 100 cu ft \$4.00
Fire Protection Water	\$50.00 a month
Other Services	Security Services, cooling water, backup power etc. can be delivered under separate agreements, www.satsop.com
SITE ADVANTAGES	
Entire site is above the flood plain, is well drained and all stormwater is collected into stormwater ponds for potential treatment and or isolation before discharge off site. Water, sewer, fire water supply and electrical power backup generation are all supplied by the GHPDA and are continuously monitored by a SCADA system that automatically provides for after-hours callout of GHPDA personnel. GHPDA personnel are cross-trained to respond to emergencies in any utility service to customers. GH PUD 12.5 KV line within parcel	

INDUSTRIAL PARCEL DATA

SITE DISADVANTAGES/DEVELOPMENT REQUIREMENTS

INFORMATION AVAILABLE FOR REVIEW

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| <input checked="" type="checkbox"/> Location Map - www.satsop.com
<input checked="" type="checkbox"/> Plot Map - Dimensions- Park Reference CAD
<input checked="" type="checkbox"/> Infrastructure - Location of Utilities - Park Reference CAD
<input checked="" type="checkbox"/> Environmental Analysis - environmental data collected for the original site development is available for review and use. Historical development data is also available. | <input checked="" type="checkbox"/> Aerial Photo - www.satsop.com
<input checked="" type="checkbox"/> Topography Map - Park Reference CAD
<input checked="" type="checkbox"/> Transportation Access Map - Park Reference CAD
<input checked="" type="checkbox"/> FEMA Map - FEMA maps are available on-line | <input checked="" type="checkbox"/> Zoning Map |
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Parcel Data Completed By: Stan Ratcliff

Date: **April 8, 2008**

Data provided is based on recent data made available and believed to be reliable. No warranty can be made to current accuracy.

TRANSPORTATION SYSTEMS

Roads, Highways, Interstates Access Road to Building: Highway/Interstate: Rail Rail Service Provider: Airports Local Airport: Metro Airport: Port Public Transit	Name of Road(s) Entrance: Lambert Road Delivery: Lambert Road Interstate 5 - 25 miles Highway 12 (4-lane) 3 miles County Road 2-lane, paved with access to parcel 3 - miles to Transload facility Puget Sound and Pacific , Elma, WA 360-482-4994 Bowerman Field, Hoquiam, WA. 20 miles west 360-538-9713 5000 x 150 feet paved, ILS navigation, jet accessible Sea-Tac; SeaTac, WA Scheduled Commercial Flights: International Airport Distance to Airport: 90 Miles Port of Grays Harbor - 360-532-3878 Marine terminals - 360-533-9516 Trade and business Development - 360-533-9515 Grays Harbor Transit Authority - 360-532-2770
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INDUSTRIAL PARCEL DATA

SERVICES	
Fire Protection Provider:	Grays Harbor County Fire District 5 360-482-2812 Fire Insurance Classification/Rating: 8, buildings can be separately rated based upon construction and fire protection installed. Miles to Fire Station: 3 miles Miles to Storage Tank: on site, Fire District has access to all Park fire hydrants and storage facilities
Police Protection Provider:	Grays Harbor County Sheriff Office 24-Hour Patrol <input checked="" type="checkbox"/> Yes Description of service: On site contracted security service with call-out for Sheriff deputy.
Solid Waste Provider:	Lemay Enterprises - 360-533-1251

PERMIT/REVIEW REQUIREMENTS	
Air Quality:	Olympic region Clean Air Agency (ORCAA); www.orcaa.org Olympia Office 2940-B Limited lane NW Olympia, WA 98502 360-586-1044 or 1-800-422-5623 (WA only) Fax: 360-491-6308
Business License:	Washington State Department of Licensing; www.dol.wa.gov/businesses.htm 360-664-1400; Office Hours 8 Am to 5 PM Fax: 360-570-7875
Building:	Grays Harbor County Planning and Building Department; www.co.grays-harbor.wa.us 360-249-5579; Fax: 360-249-3203 100 W Broadway; Suite 31 Montesano, WA 98563
Other:	

TAX RATES	
Leasehold Rate	The tax on the use of public property by private or commercial businesses in lieu of the property tax. 2006 -12.84 % www.dor.wa.gov Department of Revenue 1-800-647-7706

INDUSTRIAL PARCEL DATA

Personal Property	Grays Harbor County District 068F05H1
Taxes	2008 Total tax rate - \$13.2541 Grays Harbor County Assessor refer to the County web site levy information for current rates www.co.grays-harbor.wa.us www.co.grays-harbor.wa.us/info/assessor/Docs/LevyPacket2007For2008Tax.pdf 360-249-4121 100 W Broadway; Suite 21 Montesano, WA 98563
Other	Refer to the Washington State Department of revenue for information that relates to Business and Occupational Taxes and Tax Incentives offered by the State of Washington. www.dor.wa.gov .