

INDUSTRIAL PARCEL DATA

LOCATION	
Location:	Satsop Development Park
Address:	50 Enterprise Lane; Suite 101
City, State, Zip:	Elma, WA 98541
Parcel Name:	Parcel 2 - N of 20 Tower Boulevard (Cooling Tower 5)
PARCEL DATA	
Size (Acres):	Gross Acreage: 4.33
Dimensions(feet):	Length: 668 Width: 381
Description of Boundaries:	Street name, nearest cross streets and other landmarks/descriptions: South - Lambert Road West - Parcel 1 Otherwise adjacent to wilderness areas
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 laydown area
PARCEL CHARACTERISTICS	
Physical Attributes	Cleared land with Class C fill, underground utility service points
Topography & Visibility:	Generally flat open ground Clearly visible from adjacent areas
Rail Spur:	Puget Sound and Pacific Rail Line - 4 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: 800 feet to 2-inch header Line Size on Parcel: NA

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Fire Protection:	<p>500,000-gallon water tank supplies dedicated potable water pumps and distribution system.</p> <p>Main Size: 10-inch Distance from Parcel: 800 feet to 6-inch header</p> <p>Two 350,000-gallon fire water storage tanks supply dedicated diesel and electric fire water pumps and distribution system.</p>	Line Size to Parcel: NA Line Size on Parcel: NA
Sewer Provider:	<p>Grays Harbor PDA Olympic View Campus</p> <p>Main Size: 8-inch Distance from Parcel: 800 feet to lift station</p> <p>Lift Station Needed: <input checked="" type="checkbox"/>Yes <input type="checkbox"/>No</p>	Line Size to Parcel: NA Line Size on Parcel: NA
Electrical Service Provider:	<p>12.5 KV Source Grays Harbor PUD #1</p> <p>Power Characteristics: 33 MW, from redundant transformer through redundant overhead and underground feeders. Adjacent to BPA switchyard with 600 MW capability</p>	
Provider:	<p>Grays Harbor PDA</p> <p>Power Characteristics: Provides 480 VAC backup diesel generation and/or DC UPS through separate agreement</p>	

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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.
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SITE CONTACT

Name:	Tami Garrow		
Agency:	Grays Harbor Public Development Authority		
Site:	Satsop Development Park		
	Phone: 360-482-1600		Fax: 360-482-1555
	E-mail: business@satsop.com		

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.

SITE DISADVANTAGES/DEVELOPMENT REQUIREMENTS

INFORMATION AVAILABLE FOR REVIEW

- | | | |
|---|---|--|
| <input checked="" type="checkbox"/> Location Map - www.satsop.com | <input checked="" type="checkbox"/> Aerial Photo - www.satsop.com | <input checked="" type="checkbox"/> Zoning Map |
| <input checked="" type="checkbox"/> Plot Map - Dimensions- Park Reference CAD | <input checked="" type="checkbox"/> Topography Map - Park Reference CAD | |
| <input checked="" type="checkbox"/> Infrastructure - Location of Utilities - Park Reference CAD | <input checked="" type="checkbox"/> Transportation Access Map - 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"/> FEMA Map - FEMA maps are available on-line | |

Parcel Data Completed By: Stan Ratcliff

Date: **April 9, 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

INDUSTRIAL PARCEL DATA

<p>Roads, Highways, Interstates</p> <p>Access Road to Building:</p> <p>Highway/Interstate:</p> <p>Rail</p> <p>Rail Service Provider:</p> <p>Airports</p> <p>Local Airport:</p> <p>Metro Airport:</p> <p>Port</p> <p>Public Transit</p>	<p>Name of Road(s) Entrance: Lambert Road</p> <p>Delivery: Lambert Road</p> <p>Interstate 5 - 25 miles</p> <p>Highway 12 (4-lane) 3 miles</p> <p>County Road 2-lane, paved with access to parcel</p> <p>3 - miles to Transload facility</p> <p>Puget Sound and Pacific , Elma, WA 360-482-4994</p> <p>Bowerman Field, Hoquiam, WA. 20 miles west 360-538-9713</p> <p>5000 x 150 feet paved, ILS navigation, jet accessible</p> <p>Sea-Tac; SeaTac, WA</p> <p>Scheduled Commercial Flights: International Airport</p> <p>Distance to Airport: 90 Miles</p> <p>Port of Grays Harbor - 360-532-3878</p> <p>Marine terminals - 360-533-9516</p> <p>Trade and business Development - 360-533-9515</p> <p>Grays Harbor Transit Authority - 360-532-2770</p>
SERVICES	
<p>Fire Protection Provider:</p> <p>Police Protection Provider:</p> <p>Solid Waste Provider:</p>	<p>Grays Harbor County Fire District 5</p> <p>360-482-2812</p> <p>Fire Insurance Classification/Rating: 8, buildings can be separately rated based upon construction and fire protection installed.</p> <p>Miles to Fire Station: 3 miles</p> <p>Miles to Storage Tank: on site, Fire District has access to all Park fire hydrants and storage facilities</p> <p>Grays Harbor County Sheriff Office</p> <p>24-Hour Patrol <input checked="" type="checkbox"/> Yes</p> <p>Description of service: On site contracted security service with call-out for Sheriff deputy.</p> <p>Lemay Enterprises - 360-533-1251</p>

PERMIT/REVIEW REQUIREMENTS

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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. 2008 -12.84 % www.dor.wa.gov Department of Revenue 1-800-647-7706
Personal Property Taxes	Grays Harbor County District 068F05H1 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 .