

INDUSTRIAL PARCEL DATA

LOCATION	
Location:	Satsop Development Park
Address:	50 Enterprise Lane; Suite 101
City, State, Zip:	Elma, WA 98541
Parcel Name:	Parcel #5 - PKS Buildings 35 and 37 Tower Boulevard
PARCEL DATA	
Size (Acres):	Gross Acreage: 5.23
Dimensions(feet):	Length: 640 Width: 350
Description of Boundaries:	Street name, nearest cross streets and other landmarks/descriptions: Tower Boulevard to the South with access Olympic View to the East with access Parcel 4 to the West with access possible Steep bluff on the North with no access
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 with concrete slabs and leased building 35 and 37 Tower Boulevard, Parcel can be divided to provide additional building locations
Past Use(s):	Construction office and fabrication shop 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 - 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
	Olympic View Campus
Potable Water:	Main Size: 8-inch Line Size to Parcel: 2 and 4-inch within parcel

INDUSTRIAL PARCEL DATA

Fire Protection:	Distance from Parcel: In parcel 500,000-gallon water tank supplies dedicated potable water pumps and distribution system. Main Size: 12-inch Distance from Parcel: In Parcel Two 350,000-gallon fire water storage tanks supply dedicated diesel and electric fire water pumps and distribution system.	Line Size on Parcel: 2 and 4 inch Line Size to Parcel: 6 and 12 inch Line Size on Parcel: 6-inch
Sewer Provider:	Grays Harbor PDA Olympic View Campus Main Size: 8-inch Distance from Parcel: In parcel Lift Station Needed: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Line Size to Parcel: 2-inch Line Size on Parcel: 2-inch Lift station is located near Buildings, closest gravity point is 65 feet from the SE corner of the parcel
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 PUD Transformer is on the parcel near buildings, additional PUD power handholes are adjacent to the property	

INDUSTRIAL PARCEL DATA

UTILITIES/INFRASTRUCTURE (CONT'D)	
<p>Gas Provider:</p> <p>Gas Provider:</p> <p>Telecommunications: Fiber Network:</p>	<p>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; located just North of the property</p> <p>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.</p> <p>Service Provider: Grays Harbor PDA</p> <p>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, HDSL 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.</p>
<p>Local Provider of Internet Services</p>	<p>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</p> <p>Network Monitoring Services TechTell 81 Tower Blvd. Elma, WA 98541 www.techtell.com 360-482-7950 Fax: 360-482-1607 info@techtell.com</p>
<p>Phone System GHPDA:</p>	<p>20,000 connection Intecom E phone switch with integrated voice response and voice mail services. Designed to support call center applications.</p>

INDUSTRIAL PARCEL DATA

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 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:

Date:

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:</p> <p>Delivery:</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

INDUSTRIAL PARCEL DATA

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 .