



DuPont Corporate Park Frequently Asked Questions

1. What permits have been approved and issued? If permits have not been issued, are they available for pick up?

The site is permit-ready with delivery of a building in approximately 10 months from initiating construction. A fully designed and permitted 790,000 SF warehouse/distribution facility (Building A) has been approved and permitted. Depending upon a specific user's design criteria, it is very likely that the existing permits could be adapted to accommodate the modified specification (as opposed to submitting new application[s] for the facility). We have a very close working relationship with the City of DuPont and Pierce County, and are confident that any review process required for design modifications will be expedited.

Permit Status Detail:

- City of DuPont Civil Engineering Permit (full +/-91.57 acre site): Permit Issued
- Pierce County Sanitary Sewer Permit (full +/-91.57 acre site): Permit available for pick-up
- City of DuPont Building Permit (Building A, as described above): Permit available for pick-up

2. For those permits available, but not yet issued, what are the remaining fees for pick-up?

Pierce County Sanitary Sewer Connection Fee (contemplates full +/-92 acre site):

- \$45,450.00 (50% of Connection Fee to be paid at time of Sanitary Permit issuance and 50% at time of completion of construction)

Building (Building A, as described above) Permit:

- \$101,323.94 (available for pick up) – Modifications to the existing, approved permit would likely result in a slight adjustment to this fee.

3. Are there LID's, Latecomers, Developer Agreement Fees, Traffic Impact Fees, System Development Fees etc., which have not been paid yet? What are estimated costs?

The City of DuPont Fire Impact Fee is assessed on a per-acre basis and due at time of building permit issuance. The fee is \$2,696.91 per acre. The land price includes all other impact fees and system development charges.

4. What is the current state of the site; does the site require surcharging; and is the site conducive to winter construction?

The Site has been cleared and does not require surcharging. The soil composition is excellent for construction, on-site infiltration and compaction. If necessary, site is conducive to year-round construction.



5. Other entitlements of note.

- i. We applied for, and received, a No Further Action determination from the Washington State Department of Ecology on April 22, 2008 for environmental evaluation and remediation efforts we employed on site.
- ii. We applied for, and were granted on April 30, 2008, the removal of a restrictive covenant that had been placed on the property by the Washington State Department of Ecology limiting development activity to only industrial-type uses due to prior environmental remediation efforts on site. The site now enjoys a “Non-Restricted” or “Residential Standard” in terms of oversight by the Department of Ecology.

6. Does the site have access to fiber optic cable? If so, what is the capacity of the cable, and who is the local provider?

Yes, the site does have access to fiber optic cable. The local provider (the provider for the adjacent Intel Campus) is Comcast Communications. For more information or to determine available capacity (and/or local facility/infrastructure) please contact Comcast directly at 1-800-266-2278.

7. Who is the local power supplier and what is the power availability for the site?

This site is adjacent to Puget Sound Energy’s existing DuPont Substation. Presently, DuPont Substation has approximately 10 megawatts available on site with physical room to install an additional 25 megawatts.

Puget Sound Energy’s rates can be viewed on their website at:
<http://www.pse.com/insidePSE/ratereginformation/Pages/RatesElecTariffsRules.aspx>.

For more specific information related to the power available and local facilities for Puget Sound Energy, Gary D. Beasley is available to discuss further (Gary D. Beasley, Consulting Engineer, Puget Sound Energy, Total Energy System Planning, 360-786-5943).

8. What is the water and sewer capacity of the site?

The site has a water availability of 92,000 gallons per day average. The sewer discharge capacity is dependent on the effluent being discharged, the capacity of the existing sewer pump stations, the existing conveyance system to the sewage treatment facility and the capacity of the treatment facility itself. The Pierce County sewer department will require a pretreatment review application and historical water usage data from a similar facility to determine the allowed discharge for the proposed project.

For domestic water demand requiring more than 92,000 gallons per day, it may be possible to use an on-site “package” treatment plant to recirculate potable water.