

DuPont Corporate Park - Frequently Asked Questions

- 1) **Have all necessary permits for Bldg A been approved and issued? If permits have not been issued, are they available for pick up?**

Yes. The site is permit-ready with delivery of a building capable in approximately 10 months from initiating construction.

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): 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 both Building A & B):

- **\$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) Permit:

- **\$101,323.94** (available for pick up)

- 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?**

Fire Impact Fee (Building A or Lot 1 – Fee is assessed on a per-acre basis): **\$129,101.08**

Fire Impact Fee (Building B or Lot 2): **\$117,881.94**

- 4) **Has Building B been fully designed? Has it been submitted for permit?**

No.

Building B (Lot 2) Status Detail:

- The Sanitary Sewer Permit from Pierce County contemplates Building B and is available for pick-up.
- The Civil Permit issued from the City of DuPont contemplates both Lots 1 & 2.
- Design work for Building B has not been initiated.
- Craft Architects (our architect of record for Building A) has provided us with a proposal for design work (Architectural and Structural) for \$184,000. This proposal is contingent upon the design work being similar to that required in Building A (as the Approved Site Plan would indicate) and that the design work is initiated within six month of permitting for Building A.

- 5) **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.

- 6) **Other entitlements of note.**

- 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.
- 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.