

NEW MARKET INDUSTRIAL CAMPUS DEVELOPMENT AGREEMENT

ECONOMIC IMPACT

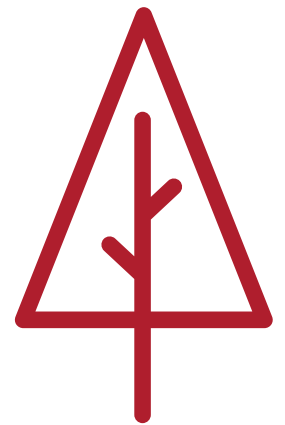
According to Toyer Strategic Advisors, Inc., the potential future development is estimated to have an economic impact of:

- 1,750-2,600 **DIRECT** full-time jobs
- \$124-\$163 Million in **NEW** wages
- \$354 Million in total **ECONOMIC** production for Thurston County
- \$12.7 Million in **NEW** State and Local taxes



TREES IN THE AREA

The Port and developer are committed to the preservation and planting of trees and will adhere to the requirements set forth in the City of Tumwater's current tree ordinance. A large tree retention buffer around Bush Middle School, and along 83rd Street, a tree corridor along Center Street for retention and building screening, and trees throughout the campus are in the conceptual design.



TRAILS

The proposed development agreement includes a 1.5 mile multi-use trail with a regional connection.



TRUCK TRAFFIC

The development would provide for internal circulation. All "truck" traffic will exit to the North and not utilize Kimmie Street to the South or pass Bush Middle School.



CITY OF TUMWATER 10-ACRE PARCEL

The proposed development agreement also includes a 10-acre parcel for the City of Tumwater's use. The parcel is being provided by Panattoni at no cost to the City. The purchase price of the parcel would be \$2.6M.

