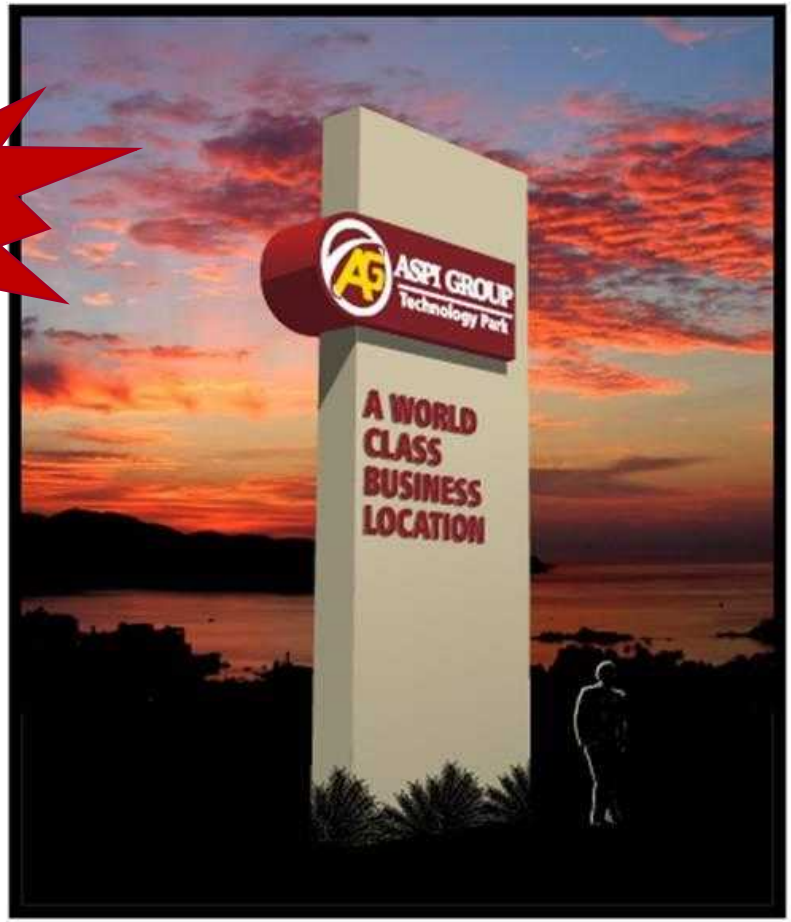
ASPI TECHNOLOGY PARK

125 – ACRE PREMIER INDUSTRIAL MANUFACTURING SITE

MOSES LAKE, WASHINGTON USA

A U.S. DESIGNATED OPPORTUNITY ZONE AND U.S. FOREIGN TRADE ZONE

DESIGNATED U.S. OPPORTUNITY ZONE



© 2008 by YESCO LLC
All rights reserved

CLIENT: ASPI GROUP MOSES LAKE, WA

ACCOUNT EXECUTIVE: DAN RISK

DRAWN: ALSAGER

DATE: 5/11/10

REV. / DATE / DESIGNER

APPROVAL:

ACCOUNT EXECUTIVE:

CLIENT:

PROJECT NUMBER: 305348

SHEET: of

JIM WARJONE
ENGEL AND VOELKERS - SEATTLE EASTSIDE
(206) 295-0629
JIM.WARJONE@ENGELVOELKERS.COM

KIM FOSTER
ASPI GROUP, INC.
(206) 356-4936
KFOSTER@ASPIGROUP.COM

THE INFORMATION CONTAINED HEREIN IS WITHOUT WARRANTY AND SUBJECT TO VERIFICATION – THIS DOES NOT CONSTITUTE AN OFFER OR CONTRACT TO SELL

ASPI TECHNOLOGY PARK
125-ACRE PREMIER INDUSTRIAL/MANUFACTURING SITE

ASPI GROUP, INC. PROPOSES A 125-ACRE HEAVY INDUSTRIAL ZONED SITE AT ITS ASPI TECHNOLOGY PARK LOCATED IN MOSES LAKE, WASHINGTON.

THE SITE IS LOCATED WITHIN THE GRANT COUNTY INTERNATIONAL AIRPORT (KMWH) INDUSTRIAL CLUSTER THAT INCLUDES BOEING, GENERAL DYNAMICS, GENIE/TEREX, SGL CARBON (BMW), FUJI CHEMICAL, US KDK, TAMA CHEMICON, JOYSON SAFETY, AEROTEC, AVIATION TECHNICAL SERVICES, AND GREEN POINT TECHNOLOGIES. CORPORATE AIRCRAFT CAN ARRIVE 'AT THE FRONT DOOR' OF NEW FACILITIES.

THE SITE IS LOCATED IN CLOSE PROXIMITY TO THREE GRANT COUNTY PUD SUBSTATIONS INCLUDING A MULTIPLE 230 KVA FEED MAIN SUBSTATION. 230 KV TRASNMISSION LINES ARE AT THE EASTERN BOUNDARY OF THE SITE. GRANT COUNTY PUD OFFERS SOME OF THE LOWEST ELECTRIC POWER RATES IN THE NATION USING 'GREEN' HYDROPOWER. RATE SCHEDULES ARE ATTACHED IN THE SUPPLEMENTAL INFORMATION PACKAGE.

THE SOILS ARE GRAVELLY. THE CLIMATE IS HIGH-DESERT PLATEAU. THERE ARE NO WETLANDS.

THE PORT OF MOSES LAKE OPERATES A SEPARATE INDUSTRIAL WASTEWATER SYSTEM FOR PROCESSING OF NON-BIO PROCESS WATERS WITH A POTENTIAL FOR RECYCLING.

THE SITE IS WITHIN A FEDERAL-DESIGNATED OPPORTUNITY ZONE AND NEW MARKETS TAX CREDIT ZONE. NEW 10-YEAR PROPERTY TAX ABATEMENTS ARE AVAILABLE VIA THE WASHINGTON STATE 'KRAFT ACT'. TAX FOREIGN TRADE ZONE STATUS IS AVAILABLE.

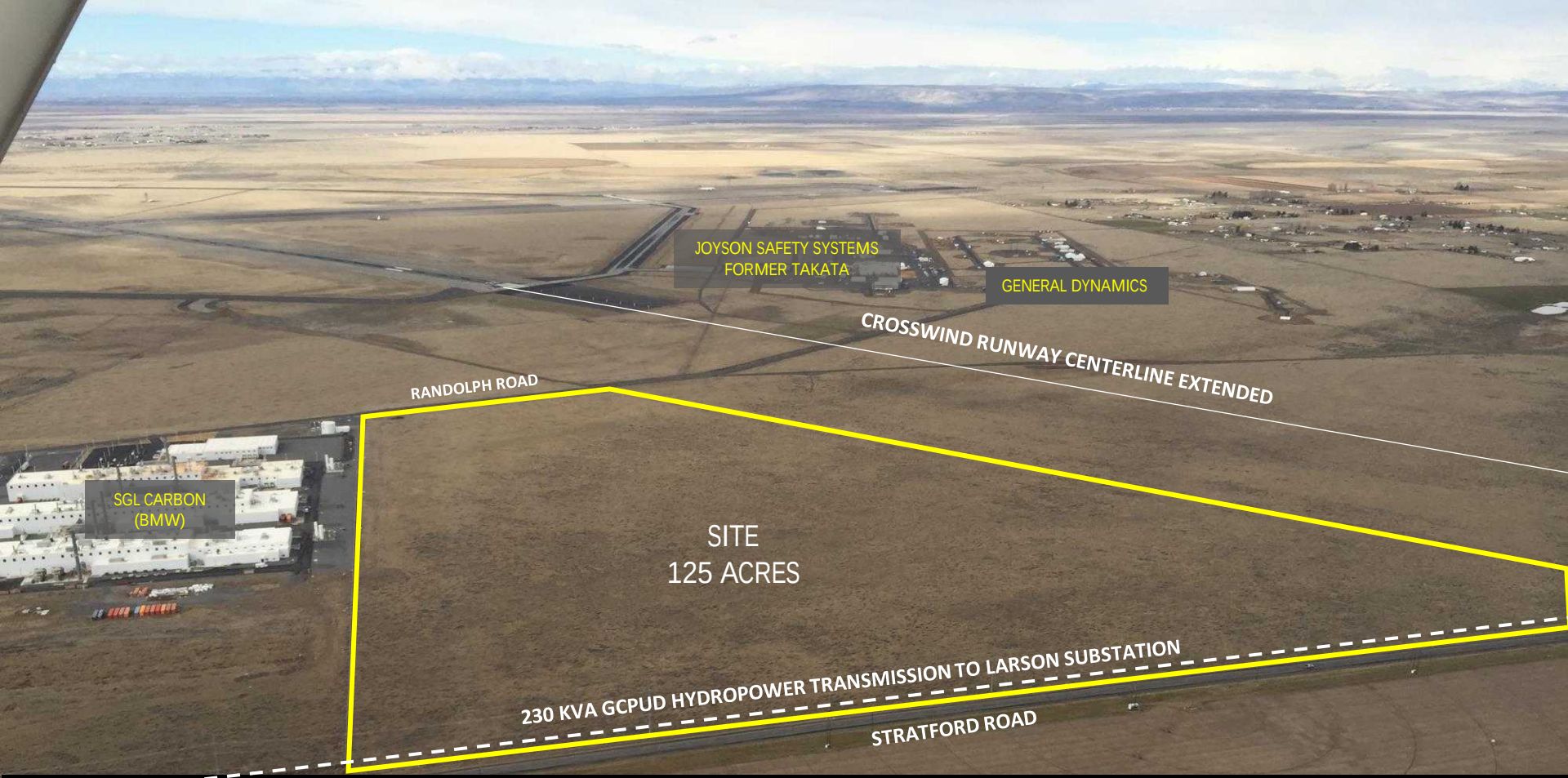
ASPI HAS ONGOING RELATIONSHIPS WITH THE REGIONS PREMIER INDUSTRIAL GENERAL CONTRACTORS AND WILL ACT AS A LIAISON WITH THE CUSTOMER, DESIGN ENGINEERS, CONTRACTORS, AND FINANCING ENTITIES TO ACHIEVE A CUSTOM CONFIGURED SOLUTION, IF DESIRED.

ASPI HAS ONGOING RELATIONSHIPS WITH VARIOUS PERMITTING AGENCIES AND AUTHORITIES INCLUDING THE CITY OF MOSES LAKE, PORT OF MOSES LAKE, WASHINGTON STATE DEPARTMENT OF ECOLOGY, DEPARTMENT OF COMMERCE, AND THE ENVIRONMENTAL PROTECTION AGENCY.

ASPI SITES ARE AMONG THE PREMIER INDUSTRIAL SITES IN THE PACIFIC NORTHWEST AND A FRACTION OF THE COST FOR COMPARABLE SITES IN THE PUGET SOUND OR OTHER WEST COAST REGIONS.

CONTACT INFORMATION:
KIM FOSTER
ASPI GROUP, INC.
1600 LIND AVE. SW, SUITE 220
RENTON, WASHINGTON 98055
(206) 356-4936

Walker Rd NE
Walker Rd NE
Walker Rd NE
Randolph Rd NE
Randolph Rd NE
Randolph Rd NE
Stratford Rd NE
ational Airport
SITE
125 ACRES



SITE 3 - 125 ACRES – SUBDIVIDABLE

ZONED HEAVY INDUSTRY – CITY OF MOSES LAKE PERMITTING
U.S. FOREIGN ZONE #203 AVAILABLE
U.S. OPPORTUNITY ZONE AND NEW MARKETS TAX CREDITS ZONE #108
GRANT COUNTY PUD – LOW-COST HYDROPOWER
CITY OF MOSES LAKE WATER AND SEWER UTILITIES CLOSE BY - (MAY REQUIRE UPGRADE DEPENDING ON REQUIRED VOLUMES)
SEPARATE INDUSTRIAL WASTEWATER TREATMENT SYSTEM AVAILABLE
LOCATED IN HEAVY INDUSTRIAL CLUSTER
TECHNICAL SKILLS WORKFORCE TRAINING ON CAMPUS
EASY AIR CARGO AND SURFACE TRANSPORTATION LOGISTICS – GRANT COUNTY INTERNATIONAL AIRPORT AND PROXIMITY TO INTERSTATE 90/WHY 17

QUALIFIES FOR LARGE EMPLOYER EIS APPROVAL: http://www.portofmoseslake.com/project/uploads/2016/05/Grant-County-International-Airport-Employment-Center-Project-Final-EIS-11.6.15.pdf

SITE FROM STRATFORD ROAD – LOOKING WEST
SGL CARBON
JOYSON SAFETY
GENERAL DYNAMI CS
Google

SITE FROM RANDOLPH ROAD – LOOKING EAST
Google

GRANT COUNTY, WASHINGTON:
A LAND SEGREGATION

BASIS OF ELEVATION

City of Moses Lake Elevation, USBR Datum
North 1/4 Corner, Section 27, Township 20 North
Range 28 East W.M., Elevation = 1143.75'

BASIS OF BEARINGS

The Centerline of Randolph Road equals
N 17°17'10" East, as shown on the John D. Swift
& Associates Survey, dated June 2, 1971.

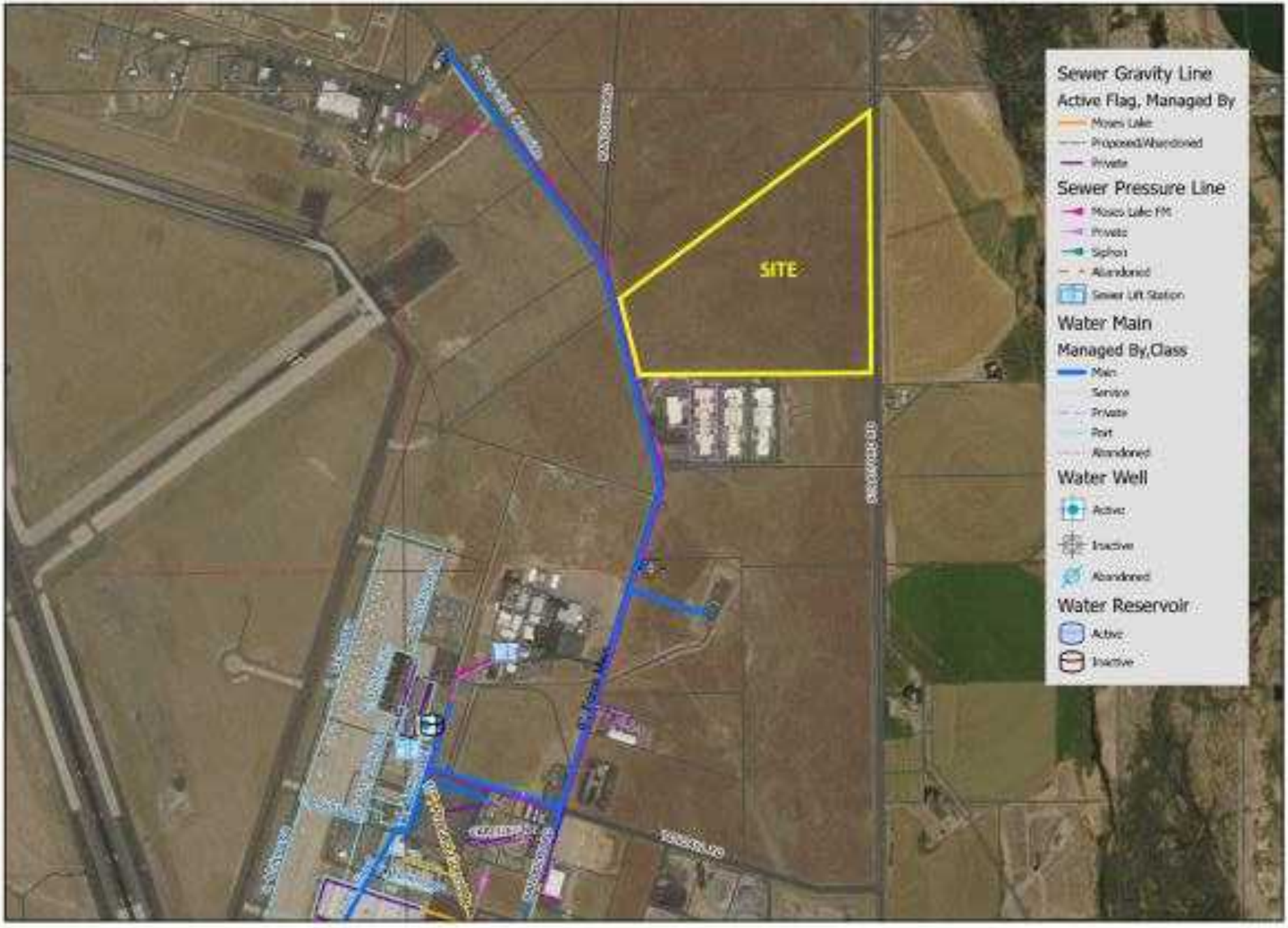
SITE
BOUNDARY SURVEY

SITE
PARCEL 'A'
125.024 Acres,
more or less

EASEMENT NOTES

1. 20.00' Wide Utility Easement as recorded under Grant County Auditor's File No. 533921. (Location centered on position of Power Poles)
2. 10.00' Wide Utility Easement as recorded under Grant County Auditor's File No. 1057054. (Industrial Sewer Line)
3. 15.00' Wide Electrical Transmission Line Easement as recorded under Grant County Auditor's File No. 1025659.
4. 35.00' Wide Electrical Transmission Line Easement as recorded under Grant County Auditor's File No. 960213040.
5. 40.00' Wide County Road Right of Way.
6. 30.00' Wide County Road Right of Way.

UNPLATTED
<N 53°19'17" E 3570.63'>
{N 54°14'31" E 3571.93'}
N 53°20'57" E 3571.50'
N 53°20'57" E 49.58'
{N 54°14'31" E 49.60'}
UNPLATTED
UNPLATTED
N 53°20'57" E 32.29'
{N 54°14'31" E 32.30'}
<N 53°19'17" E 32.29'>
{S 00°29'08" W 2462.06'}
S 00°25'52" E 2457.95'
N 00°25'52" W 167.21
{S 00°29'08" W 163.3
(N 00°29'52" E 2654.47')
<N 00°27'13" W 2654.27'>
2487.31'
N 00°25'52" W 2654.52'
{S 00°29'08" W 2654.71'}
UNPLATTED
3 1/2" Brass Cap marked "LS 16210"
526.09'
POB 'A'
N 89°46'07" E 2655.52'
℄ STRATFORD RD
N 14°57'28" W 1981.70'
{N 14°01'22" W 2131.53'}
<1982.58'>
[N 14°57'28" W 2133.54']
N 14°01'22" W 892.98'
{N 14°01'22" W 2152
UNPLATTED
E 2659.68')
STRATFORD RD
marked "LS 43619"
ound Jan. 07, 2010
"LS# 35990"
d or set
s Lake Police Firing



City of Moses Lake

This map was produced by the City of Moses Lake for informational purposes only. The accuracy of all information should be confirmed with City staff.

PORT OF MOSES LAKE – EXCLUSIVE INDUSTRIAL WASTEWATER TREATMENT FACILITY

SOURCE: WWW.PORTOFMOSESLAKE.COM

INDUSTRIAL WASTEWATER TREATMENT

The Port of Moses Lake operates a land application based Industrial Wastewater System. This system currently serves six industrial clients. The Port receives effluent from clients through a gravity collection system to a central transmission station where it is sent under pressure to one of the two lagoons. The Port has storage capacity for 59 million gallons. The Port applies this stored water onto a forage crop during the summer months. In order to further the Port's services to current and future clients, the Port is looking to expand its operations in 2017 into either a Reverse Osmosis (RO) and/or a Membrane Bio-Reactor (MBR) system. With this enhancement, the Port should be able to accommodate any type of industrial user.

The Waste Watersystem was built in 2000

- It originally had the capacity to hold 27 million gallons
- 120 acres of spray fields

Phase One expansion 2014

- Second lagoon 31 million gallons
- Doubled the capacity of the wet well as well as the irrigation system

Phase Two expansion 2015

- Purchase of Section Nineteen (19) increasing potential spray field capacity by 400%
- Construction of new center pivot doubling current spray field acreage

Phase Three 2016

- Extending a four inch main line 5,800 Ft to the east to incorporate current air/light industrial park

FiberLocator

Grant County Intl Airport

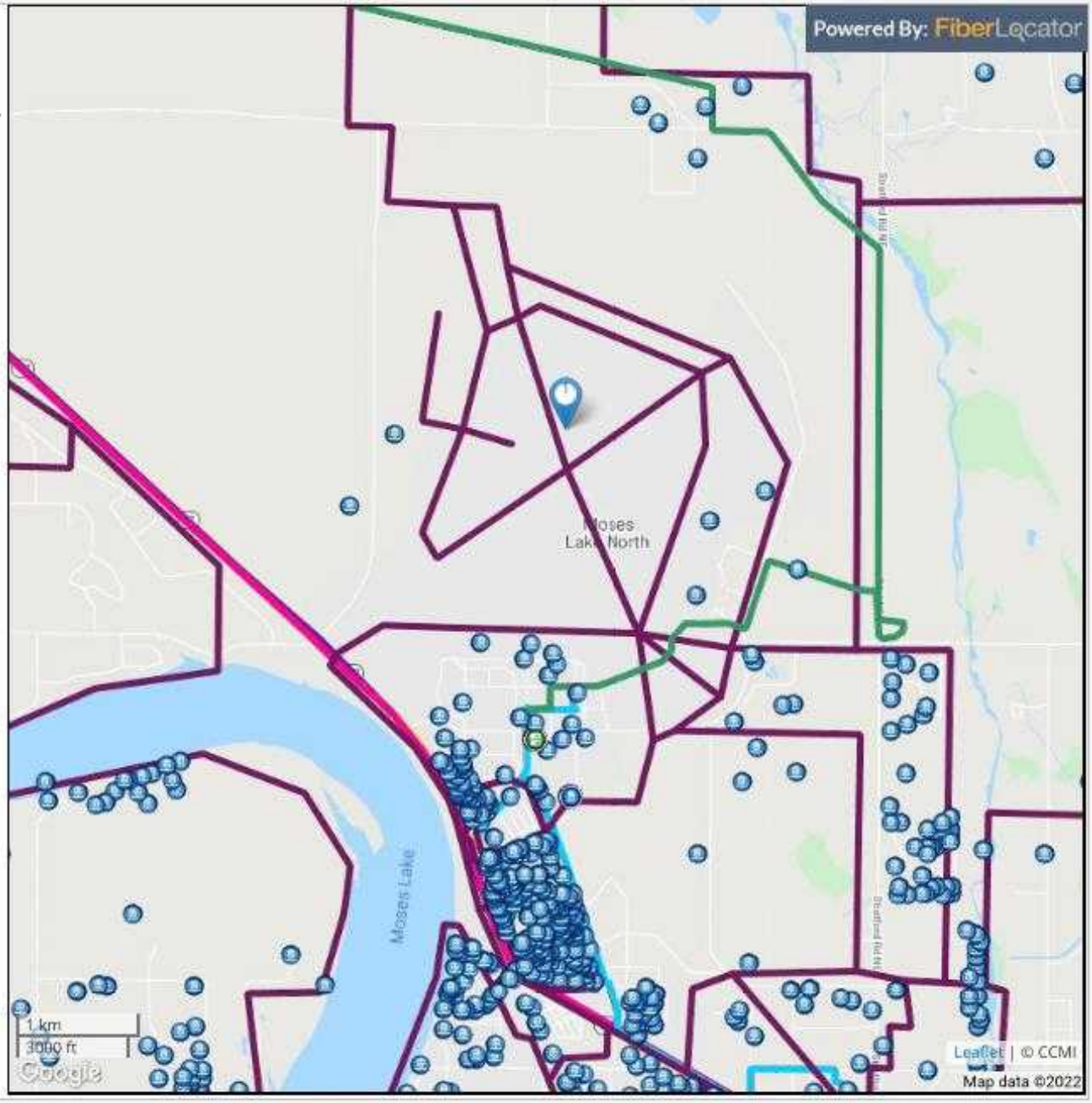
- Grant County International Airport-MWH, 7810 Andre...
- Data Centers
- Data Centers
- Lit Buildings

Metro Networks

- County - Grant, WA - PUD
- Fatbeam
- Zayo Metro

Long Haul Networks

- Hudson Fiber LH Leased
- LS Networks
- Noel Communications LH
- Sprint Long Haul
- Zayo Long Haul



ASPI TECHNOLOGY PARK
GRANT COUNTY INTERNATIONAL AIRPORT (KMWH)
MOSES LAKE, WASHINGTON
ADDITIONAL SITES AVAILABLE

ALL SITES ZONED HEAVY INDUSTRY
U.S. DESIGNATED OPPORTUNITY ZONE
CITY OF MOSES LAKE WATER/SEWER UTILITIES
SEPARATE INDUSTRIAL WASTEWATER TREATMENT
LOW COST GCPUD GREEN HYDROPOWER
NATURAL GAS AVAILABLE (SOME SITES)
FAST PERMITTING
AREA-WIDE LARGE EMPLOYER EIS IN PLACE
U.S. FOREIGN TRADE ZONE AVAILABLE
COLLEGE/WORKFORCE TRAINING ON SITE
INTERMODAL VIA RAIL AND INTERSTATE 90/HWY 17

ASPI TECHNOLOGY PARK
MOSES LAKE, WASHINGTON

LARGE EMPLOYER EIS IN PLACE

LINK:

http://www.portofmoseslake.com/project/uploads/2016/05/Grant-County-International-Airport-Employment-Center-Project-Final-EIS-11.6.15.pdf

THIS ADVANCED EIS ACCELERATES ENVIRONMENTAL PERMITTING

OPPORTUNITY ZONES

- Tax Cuts and Jobs Act of 2017 was signed into law on Dec. 22, 2017.
- Provides Tax Deferrals on capital gains when gains are invested in Opportunity Zone Funds.
- Deferral of gain can be up to 100%
- Opportunity Zones defined by Governors of each state.
- Opportunity Zones certified by the U.S. Department of Treasury
- Washington State Governor, Jay Inslee, defined the Grant County International Airport area Opportunity Zone tract no. 108.
- The Opportunity Zone program sunsets on December 31, 2026.

206. 898.2025

Tracts Designated as Opportunity Zones https://www.commerce.wa.gov/growing-the-economy/opportunity-zones/

Big Bend Community College is 2 miles away. BBCC, at 5,000 FTEs, is one of the largest community colleges in Washington State and offers a wide range of degree programs. BBCC also offers Bachelors' degrees through its Advanced Technology Education Center (ATEC). Home - Big Bend Community College

Workforce Education Center is located on the campus of Big Bend Community College two miles from the Project site. WEC is a new $70 million state of the art 145,000 sq. ft. facility providing custom skillset Workforce training to industrial employers in the region.

Columbia Basin Technical (CBTech) is a new high school-based trade school operated by the Moses Lake School District that provides vocational training for the surrounding 11 school districts. Programs include technology/programming, medical professionals, welding and fabrication, automated manufacturing and design, aviation technologies, automotive and construction trades. CB Tech (mlsd161.org)

STRATEGIC ALLIANCE WITH LYDIG CONSTRUCTION, INC.

ASPI TECHNOLOGY PARK HAS A WORKING ALLIANCE WITH LYDIG CONSTRUCTION INC. FOR CONSTRUCTION OF STATE-OF THE-ART HEAVY INDUSTRIAL COMPLEXES. LYDIG IS A PREMIER MULTI-FACETED CONSTRUCTION COMPANY LOCATED IN SPOKANE, WASHINGTON. LYDIG ACTED AS THE GENERAL CONTRACTOR ON THE MASSIVE BMW CARBON FIBER PLANT (SEE BELOW) , FUJI CHEMICAL/ASTAREAL, AEROTEC, AND MITSUBISHI AEROSPACE. THEY ARE CURRENTLY CONSTRUCTING A SIGNIFICANT FACILITY FOR MULLEN TECHNOLOGIES ELECTRIC SPORTS CAR PRODUCTION FACILITY IN SPOKANE. LYDIG MAINTAINS AN AGGRESSIVE ON-TIME/ON BUDGET PROTOCOL

ASPI CAN FACILITATE DESIGN BUILD COMMUNICATION AND ACTIVITY WITH LYDIG CONSTRUCTION IF REQUESTED.

SGL CARBON
ASPI TECHNOLOGY PARK
MOSES LAKE, WASHINGTON