

# 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



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CLIENT:  
ASPI GROUP  
MOSES LAKE, WA

ACCOUNT EXECUTIVE:

DAN RISK

DRAWN:

AL SACIER

DATE:

5/11/10

REV. / DATE / DESIGNER

APPROVAL:

ACCOUNT EXECUTIVE:

CLIENT

PROJECT NUMBER:

305348

SHEET

# 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 TRANSMISSION 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:

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International Airport

Walker Rd NE

Walker Rd NE

Walker Rd NE

Randolph Rd NE

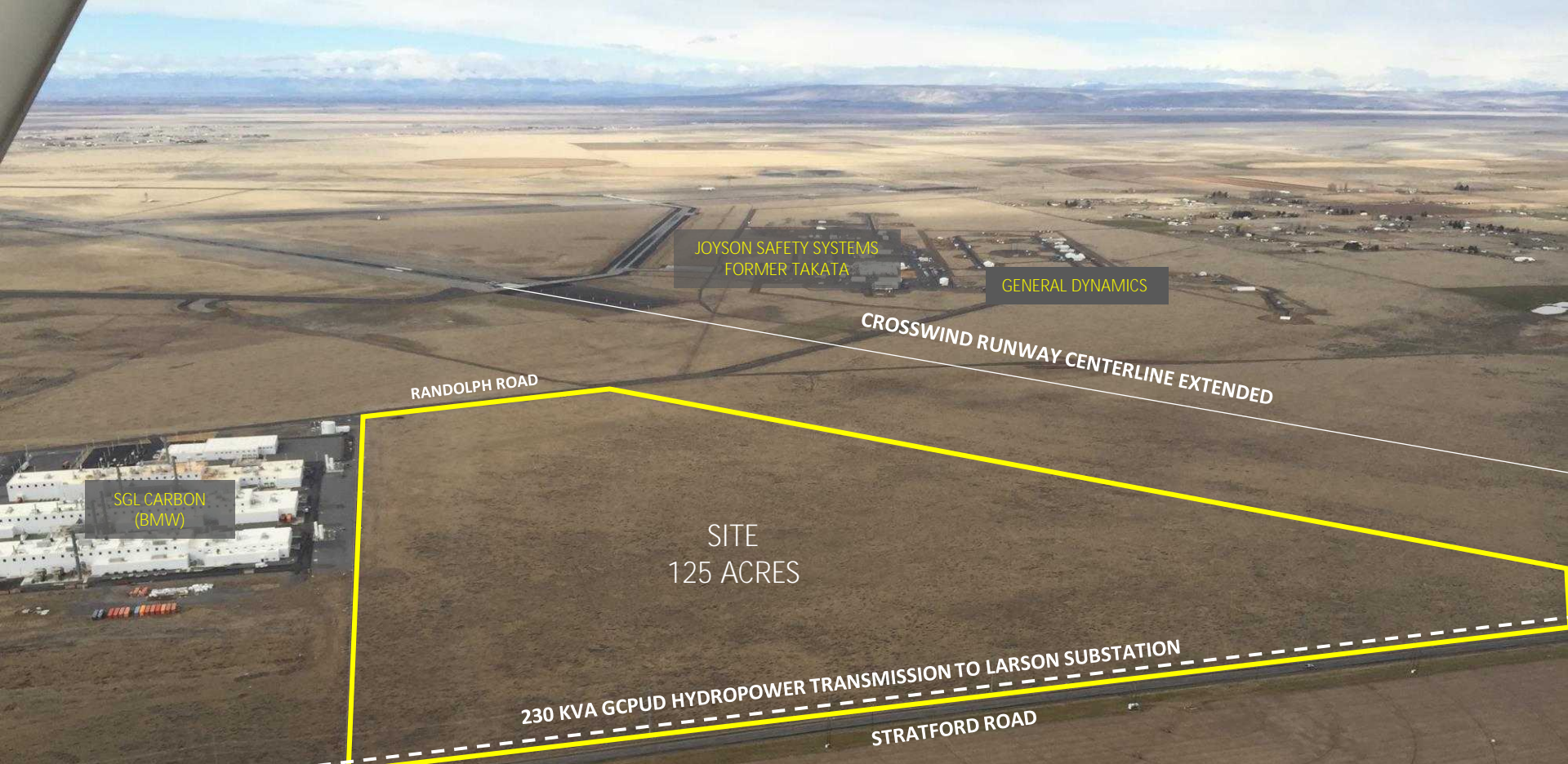
Walker Rd NE

Randolph Rd NE

Stratford Rd NE

SITE  
125 ACRES





JOYSON SAFETY SYSTEMS  
FORMER TAKATA

GENERAL DYNAMICS

SGL CARBON  
(BMW)

RANDOLPH ROAD

CROSSWIND RUNWAY CENTERLINE EXTENDED

SITE  
125 ACRES

230 KVA GCPUD HYDROPOWER TRANSMISSION TO LARSON SUBSTATION

STRATFORD ROAD

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



SITE FROM RANDOLPH ROAD – LOOKING EAST



# 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.

STRATFORD RD

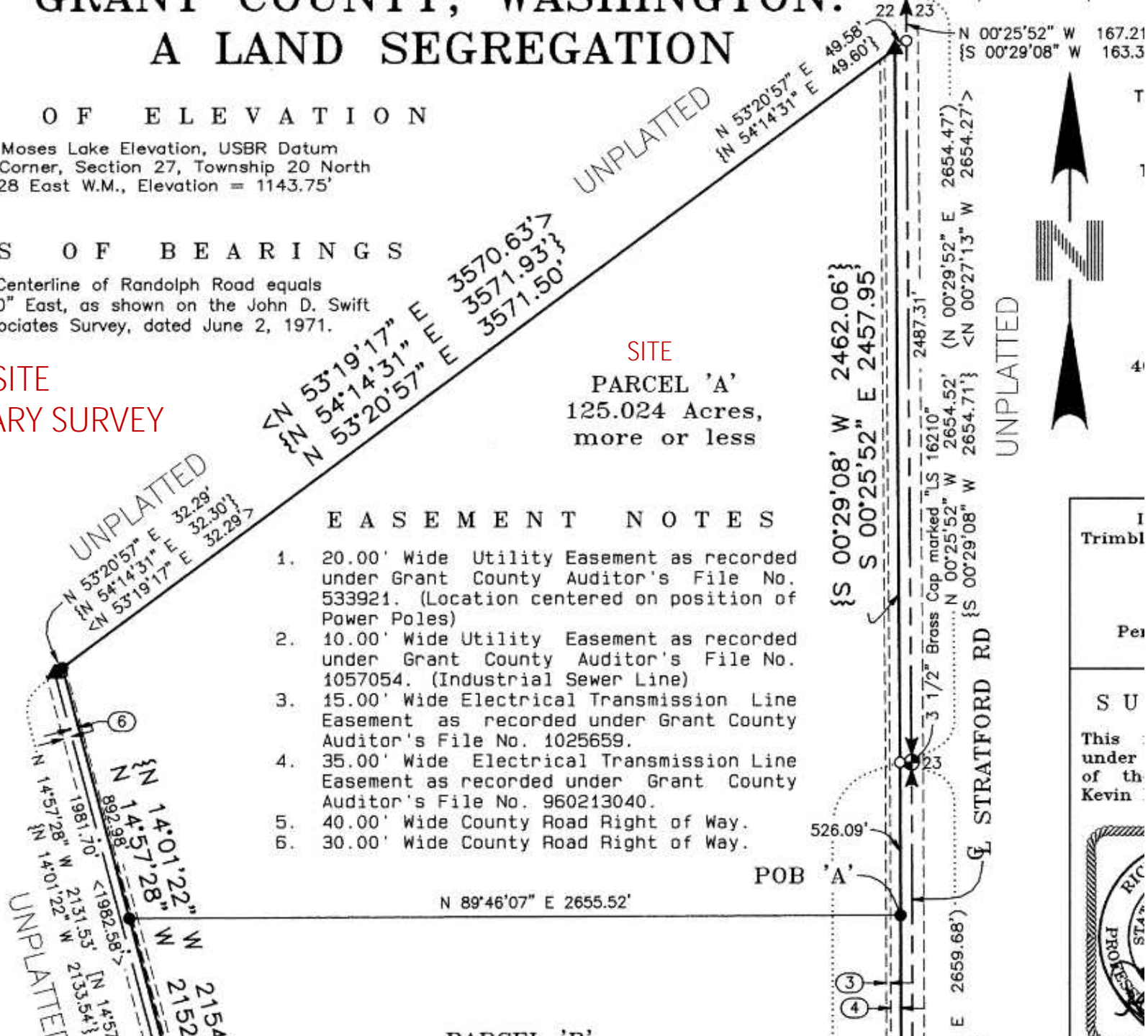
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und Jan. 07, 2010

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# PORT OF MOSES LAKE – EXCLUSIVE INDUSTRIAL WASTEWATER TREATMENT FACILITY

SOURCE: [WWW.PORTOFMOSESLAKE.COM](http://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**

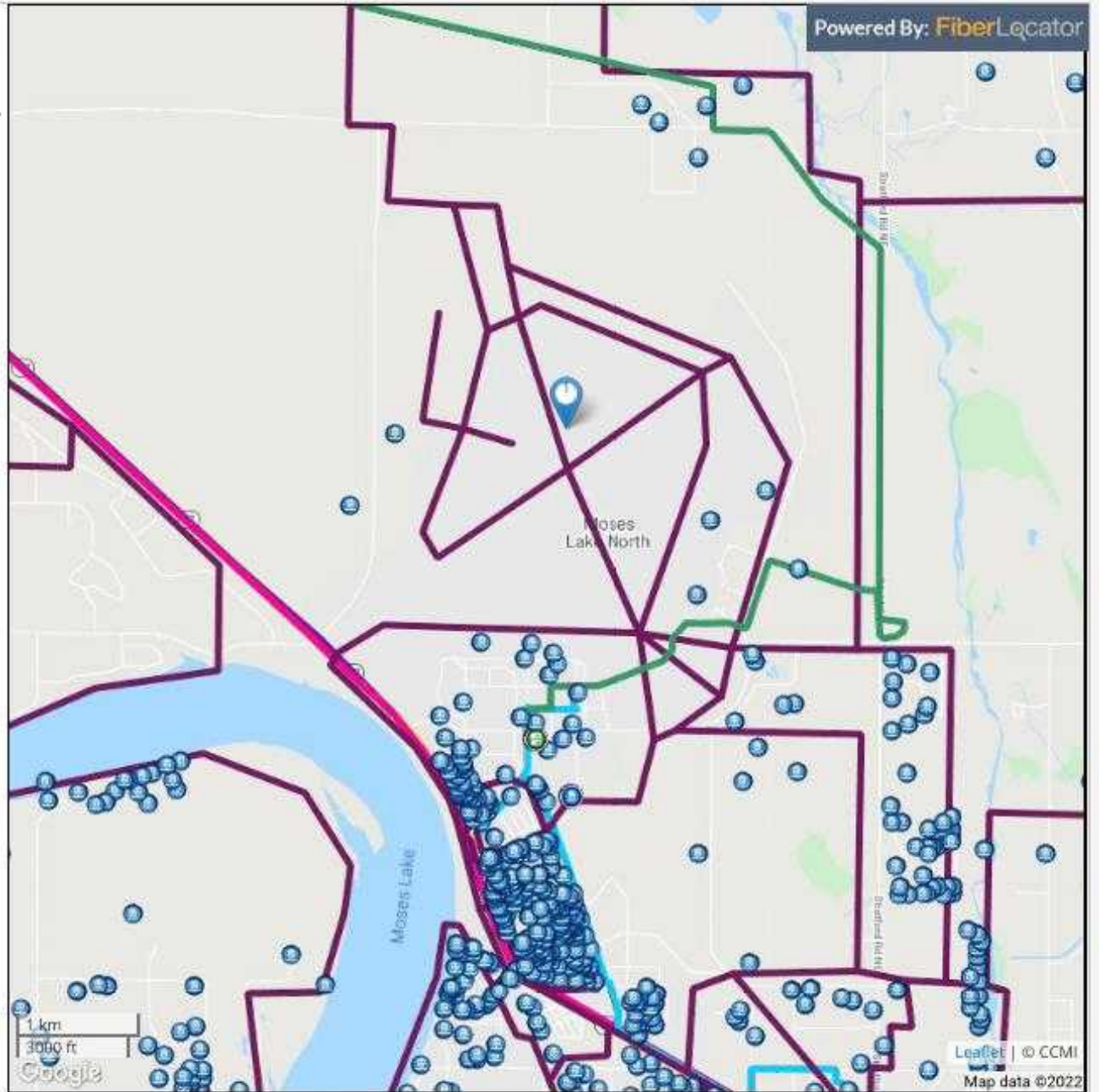
- Extending a four inch main line 5,800 Ft to the east to incorporate current air/light industrial park

# FiberLocator

Grant County Intl Airport

Powered By: FiberLocator

- 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



AIRPARK 33/137

33  
ACRES

GENIE/TEREX

US KDK

FUJI

BOEING

TAMA  
CHEMICON

SGL CARBON

JOYSON  
SAFTEY

GENERAL  
DYNAMICS

40  
ACRES

120 ACRES

125 ACRES

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.



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