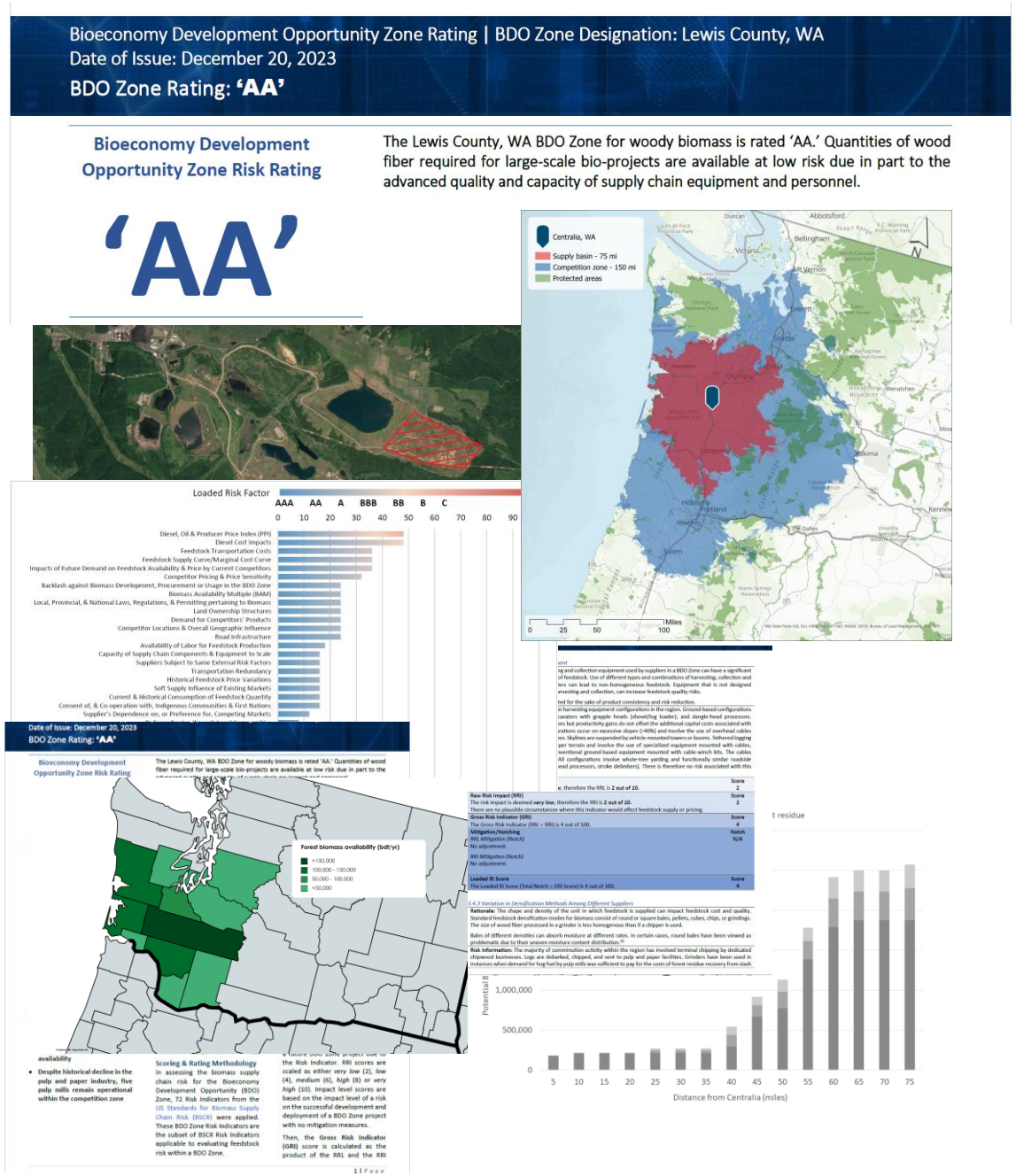
Lewis County, WA
BDO Zone Rating: **'AA'**

- ✓ **Significant feedstock potential:** 1.2 million tons of wood fiber available annually at very low risk (600,000 bone-dry tons/yr).
- ✓ **Idle capacity:** Recent decline in pulp and paper output has reduced feedstock competition while freeing up existing supply capital for new projects.
- ✓ **Supply chain expertise:** Leading regional forest industry supported by network of experienced, consolidated suppliers.
- ✓ **Industrial-scale infrastructure assets:** Parcels available at large (>4,000 acre) former mining and utility site (Industrial Park at TransAlta, IPAT).



View and download Lewis County BDO Zone Rating here.

BD BIOECONOMY DEVELOPMENT OZ OPPORTUNITY ZONE INITIATIVE

Economic Alliance of Lewis County

‘AA’ BDO Zone Rating: Woody Biomass

ECONOMIC ALLIANCE OF LEWIS COUNTY

BIOECONOMY DEVELOPMENT OPPORTUNITY ZONE PROGRAM
CERTIFIED ‘AA’



ECOSTRAT
GOT FEEDSTOCK RISK? GET ECOSTRAT.

BD OZ INITIATIVE

ECONOMIC ALLIANCE OF LEWIS COUNTY



Our goal is to contribute to the economic vitality of the community by increasing the number of jobs and improving the local quality of life. To accomplish our goals, we work to retain our local businesses and aid them in expanding as well as recruit new businesses to the area.

- Retention, Recruitment & Expansion
- Workforce Development
- External Marketing
  - Greater Lewis County
  - Centralia - Chehalis & I-5 corridor
  - Communities along Hwy 12

The BDO Zone initiative certifies regional readiness for bio-based manufacturing, creates global connection with project developers and ignites an influx of clean energy opportunities. This aligns with our core vision of economic viability and our abundant natural resources.

BDO Zone Overview: Lewis County, WA

The Lewis County, WA BDO Zone for woody biomass is rated 'AA.' Quantities of wood fiber required for large-scale bio-projects are available at low risk due in part to the advanced quality and capacity of supply chain equipment and personnel.

Table A-1: Estimates of forest biomass availability in the BDO Zone by county with overlap values shown

County	Overlap value (% of county included within BDO Zone)	Forest biomass availability in BDO Zone (bdt/yr), as estimated using the UW Biomass Calculator	Forest residue availability in BDO Zone (bdt/yr), assuming 75% of UW forest biomass estimate cannot be sectioned into roundwood
Clark	0.19	2,836	2,127
Cowlitz	0.75	45,265	33,949
Grays Harbor	0.55	80,037	60,028
King	0.11	3,521	2,641
Kitsap	0.27	1,937	1,453
Lewis	0.74	90,409	67,807
Mason	0.70	29,623	22,217
Pacific	0.82	78,731	59,048
Pierce	0.47	29,190	21,893
Skamania	0.01	79	59
Thurston	1.00	28,494	21,371
Wahkiakum	0.90	21,747	16,310
Total		**411,867**	**308,900**



BDO Zone Overview: Lewis County, WA

BDO 600,000 bdt/yr available at low risk • At least ten companies with dedicated pulpwood chipping capacity • A leading regional forest industry in North America, with sustainability guarantees and stable lumber markets • Considerable forest residue supply chain experience and capability • Industrial infrastructure compatible with large-scale bio-projects

Lewis County, WA, BDO Zone
Scoring & Rating Methodology In assessing the biomass supply chain risk for the Bioeconomy Development Opportunity (BDO) Zone, 72 Risk Indicators from the US Standards for Biomass Supply Chain Risk (BSCR) were applied. These BDO Zone Risk Indicators are the subset of BSCR Risk Indicators applicable to evaluating feedstock risk within a BDO Zone.

Rating Parameters:

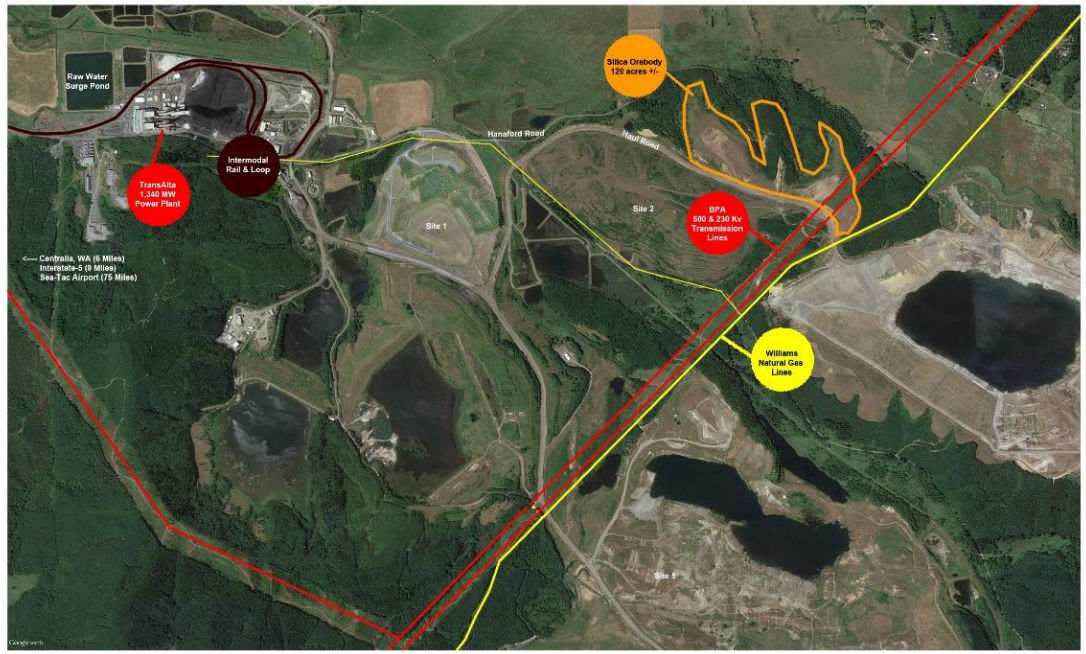
Pulpwood	200,000 bdt/yr	$70-$90/bdt
Forest Residue	100,000 bdt/yr	$80-$100/bdt
Sawmill Residuals	300,000 bdt/yr	$25-$100/bdt

BDO Zone: 75 mile radius from Centralia, WA.



BDO Zone Overview: Lewis County, WA

Site overview of TransAlta/IPAT



INDUSTRIAL PARK
AT TRANSALTA - USA

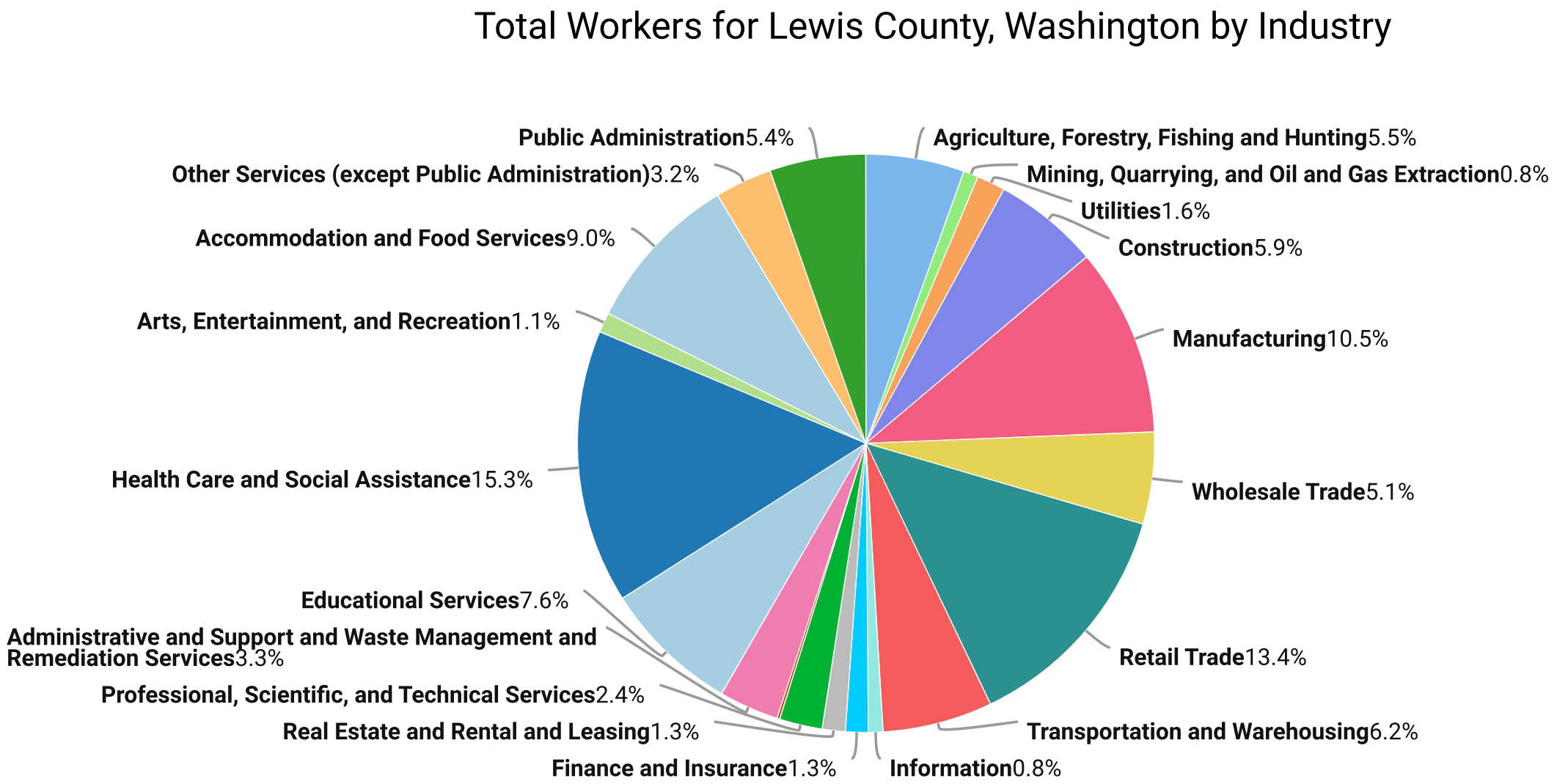
1111 Big Hanaford Road | Centralia, WA 98531
360.330.2345 | aroe@ipat-usa.com | ipat-usa.com

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Map C-2. Location of project site (in red).



BDO Zone Overview: Lewis County, WA



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Source: JobsEQ®,Da

Infrastructure: Lewis County, WA

Major Roadways

Lewis County is located on Interstate-5 midway between Portland & Seattle. Highway 12 is a major state highway that runs East/West.

City	Distance	Avg. Driving Time
Portland	85 Miles	90 Minutes
Seattle	85 Miles	90 Minutes
Vancouver B.C.	228 Miles	4 Hours and 30 Minutes
Los Angeles	1050 Miles	15 Hours and 30 Minutes

Source: Google Maps

Major Railways

All major railroads serve Lewis County. There are public rail reloading facilities available. Additional reload sites served by rail spurs are also available.

Name	Orientation
Burlington Northern Santa Fe (BNSF)	North/South
Union Pacific (UP)	East/West
Genesee Wyoming	West
Tacoma Rail	North/South

Source: Department of Transportation

Airports

The Chehalis-Centralia Airport is a general aviation airport which can meet most corporate needs. The international airports serve markets in Europe, Central America, & Asia.

Name	Type	Distance	# of Runways
Chehalis-Centralia Airport	Corporate Aviation	2 Miles	1
Seattle-Tacoma International Airport	Commercial	80 Miles	3
Portland International Airport	Commercial	85 Miles	3

Source: Chehalis-Centralia Airport; SEATAC; PDX

Deep Water Ports

Location	Distance
The Port of Tacoma	54 miles
The Port of Olympia	20 miles
The Port of Grays Harbor	70 miles
The Port of Longview	50 miles

Incentives & Tax Opportunities: Lewis County, WA

Tax Facts

No corporate income tax

No personal income tax

No inventory tax

No unitary tax

No impact fees

No local B&O tax

No tax on interest, divdends, or capital gains

Taxation & Utilities

Major Local & State Taxes

Name	Tax
Sales Tax (Unicorporated areas)	7.8%
Sales Tax (Incorporated areas)	8.2%
WA B&O Tax (Manufacturers)	$.00484
Property Tax Chehalis (Industrial areas)	$11.36

Source: Department of Revenue - Sales, B&O; Lewis County Assessor

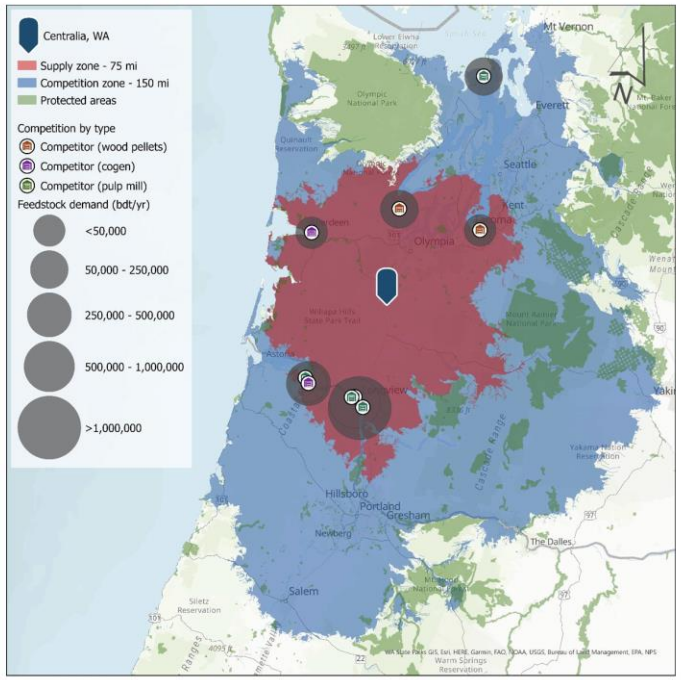
Incentives – (Available to qualifying businesses)

Name	Incentive
Machinery Sales Tax Exemption	On manufacturing equipment
B&O Tax Credit	For new manufacturing employees
Building Sales & Use Deferral/Waiver	Construction of manufacturing facilities
Industrial Revenue Bonds	Offers lower interest rates
Customized Worker Training Grants	Washington State
R&D Tax Credits	

Source: Department of Revenue – Sales Tax Exemption, B&O Credit, Other

Other Washington State Incentive can be found at https://choosewashingtonstate.com/i-need-help-with/site-selection/incentives/

Map A-3: Competitors located within 150-mile drive distance of Centralia.



ECONOMIC ALLIANCE OF LEWIS COUNTY

Want to know more about the Lewis County, WA BDO Zone?

Contact:

Todd Chaput, Director of Operations, todd@lewiscountyalliance.org

Eric Sonnenberg, External Relations Manager, eric@lewiscountyalliance.org

View and download the Lewis County, WA, BDO Zone Rating here.