

Industry Updates at the Mint Farm Industrial Park

Flexible Foam Boosting Production

Flexible Foam Products, Inc. is a member of the plastics division of Ohio Decorative Products (Ohio Dec), an Ohio-based corporation, and a leading manufacturer of a broad range of polyurethane foam products for the flooring, bedding, furniture, automotive, and packaging industries.

Business is booming at Flexible Foam. In operation at the Mint Farm Industrial Park since summer of 2004, the company produces foam for bedding and carpet pads.

General Manager Mark Dailey, recently relocated from the Miami, Florida plant, will focus on increasing business and productivity as much as possible over the next several years. "Business has already increased 25-30% over the last several months, including acquiring a couple of national accounts," stated Dailey. "We hope to have production up another 25-30% over the next year."

The 160,000 ft. plant currently employs 85 workers. Sales territory for Longview's Flexible Foam plant extends from southern British Columbia to northern California and east to Salt Lake City, covering everything in between those points.

What is on the horizon for Flexible Foam? "Our focus for the immediate future is simply to continue growing and increasing plant efficiencies," stated General Plant Manager Mark Dailey.



Crystal-growing operation in full swing at Epson Toyocom Seattle, Inc.

Epson Toyocom Seattle, Inc. is regularly manufacturing synthetic quartz crystals regular basis shipping product monthly to its parent company in Tokyo, Japan. The Japan plant assembles the crystal wafers into final products for use in mobile communications equipment, personal computers, cameras, watches and CD/DVD equipment.

"We are very happy to see a much improved product come out of our plant over the last several years," stated President Hideki Sone. "We will continue to perfect our processes and work on plant efficiencies over the next several years."

The Epson Toyocom Seattle's crystal manufacturing plant in Longview represents the first substantial high-tech investment in Cowlitz County. Formerly Toyocom Devices of America, the company merged with Japan's Seiko Epson (Quartz Division) in April 2006.

The Longview plant is Toyocom's first manufacturing facility outside of Japan, and began operation in 2000. Epson Toyocom Seattle, Inc. currently operates eight autoclaves for producing crystals at



the Mint Farm Industrial Park. While there are no immediate plans to expand operations, President Sone hopes that other related industries will locate near the Epson Toyocom Seattle, Inc. site. "A crystal lumbering facility located on adjacent property would be an ideal companion industry," stated Sone.

How to Grow a Crystal

The autoclaves that grow crystals are 45-foot tall chambers. Natural raw quartz crystals are inserted in the bottom of an autoclave, and thin seeds of synthetic quartz are wired into metal-framed baskets in the top half of the autoclave. The autoclave is filled with a solution that is heated and pressurized to "dissolve" the raw crystals. As they dissolve in the solution, the fragments migrate to the top and attach themselves to the slivers of synthetic quartz. Over the course of three to four months, the crystals grow to the size of a paperback book. Each mature crystal can be lumbered (cut and processed) to yield as many as 50,000 tiny crystal wafers.



Fall 2006

POWERING UP:

Mint Farm Energy Center resumes construction

Energy seems to be the buzz word these days, and that can be clearly evidenced at the Mint Farm Industrial Park's Mint Farm Energy Center. This combined-cycle natural gas power generation facility is one of four power plants being proposed or already built in our region.

Construction of the previously mothballed plant (Mint Farm Energy LLC) resumed in late June of this year after almost four years of sitting idle. Between 250 and 300 construction employees are working diligently to have the plant completed by August 2007. At full operation, the Mint Farm Energy Center expects to employ 15 to 16 full-time, industry-qualified personnel.

Now known as Mint Farm Energy Center, the facility will generate electricity for delivery to the electric transmission grid. In general, the plant will convert natural gas into electricity via a combustion turbine and steam turbine. What does that mean to our area? The project will have a maximum output of approximately 320,000 kW

per hour, enough energy to supply the electrical demand for approximately 400,000 average homes. "This project will help respond to the growing electrical demands in the region," stated Project Director Scott Magie. "We are looking forward to next spring when we start commissioning portions of the project and delivering electrons to the transmission grid."

Previously owned by Avista and then Mirant, the partially completed facility was shut down in 2002 due to financial difficulties. Investment capital up to that time had been about \$169 million. Wayzata Investment Partners purchased the plant in 2005 for \$27 million in U.S. Bankruptcy Court. Wayzata Investment Partners purchased the project because they believed it was a needed asset for the Western power grid.

"There have been several obstacles in completing this project, with Bonneville Power Administration being the most challenging. We still have a couple of key issues to resolve with them, and hope to close out the issues soon so the project can come online on schedule."



Why the Mint Farm Industrial Park?

- Largest available industrial sites between Seattle and Portland
- Flexible site configuration
- Worry-free permitting process
- High capacity utilities
- Access to rail, water and freeway
- Close proximity to I-5 and regional airport
- Business incentives from city, county and state agencies
- Available skilled workforce
- 235+ remaining buildable acres
- 85 acres of dedicated open space
- 4.4 million square feet building area yield available

The best way to predict the future is to create it.



Mint Farm Industrial Park

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Please contact us for a free DVD or VHS tape.

mintfarm.com

Finding the information you need about the Mint Farm Industrial Park is just a few keystrokes away at www.mintfarm.com.

The best way to predict the future is to create it.

Why locate your business in the Mint Farm Industrial Park?

- 225 acres available NOW
- Land fully permitted
- Zoned for heavy and light industry
- Infrastructure in place
- Ideal location between Seattle, WA and Portland, OR in the USA
- Easy access to rail, water, air and freeway (I-5)
- A skilled and productive labor force (55,000)
- Ready-to-build permitting

→ CHECK OUT OUR TECHNICAL INFO CENTER
→ NEW DEVELOPMENTS

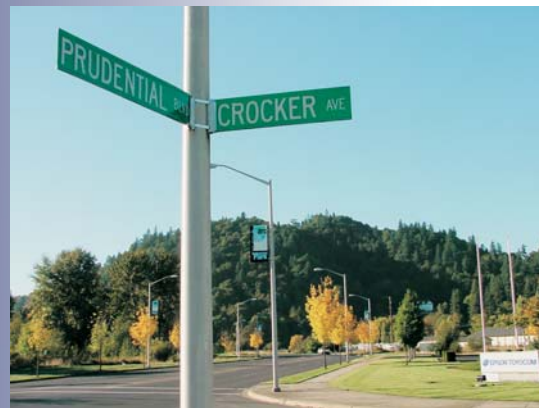
Crocker Avenue Extension Underway

Work began on August 14 to extend Crocker Avenue along the northern property edge of the newest tenant at the Mint Farm, Tri-County Truss (TCT). While the 1,330-foot extension and installation of infrastructure was a negotiated part of the purchase agreement with TCT, the project is a win-win for everyone. "This is very important for general TCT commerce," stated Mint Farm Project Manager Nelson Graham, "but it will also be vital for future development in the northern end of the second phase of the Mint Farm Industrial Park." Construction of the Crocker

Avenue extension will employ about 20 workers during the course of the project, scheduled to be completed by mid-January 2007.

For the last month, the site has been in the "preload" stage, a process that helps ensure that the underlying soils are stable enough to hold the weight of a road and any underground utilities. Huge amounts of sand have been deposited on the site to settle and compress the underlying soil as much as possible. When the soil stops settling, the site is ready for continuation of construction.

The preload process is now complete, and the site is ready for the installation of underground utilities such as water, sewer, irrigation, and storm water as well as dry utilities such as natural gas, phone, cable, and electricity. The underground work began on October 16. Once all utilities are in place, the road can be constructed, followed by the placement of sidewalks, street lights, and landscaping.



Workers prepare to install underground utilities at the Crocker Avenue Extension site.

Lyman Lumber Construction Right on Schedule

Visitors to the Mint Farm Industrial Park will be amazed at the flurry of development taking place. Since July, the newest tenant in the Mint Farm's Phase 2 section, Tri-County Truss (TCT), has brought to life 20 acres in the southern portion of their property by constructing a truss production facility and related infrastructure.

The company was able to roll out its first truss orders at the end of September, right on schedule according to Stan Dickhoff, general manager. "We couldn't have made it this far this fast without the remarkable efforts of WorkSource and LCC's employee training program, and the assistance of the City of Longview in the permitting process."

TCT currently employs 13 workers to produce trusses that will be supplied to customers in the Puget Sound area.

"Even though we have already turned out several orders, our primary focus right now is startup and safety orientation as well as general training for our various production processes," shared Dickhoff.

Tri-County Truss's main focus is selling materials and services for use in the new residential construction industry. "In 2004, more building permits were issued along the I-5 corridor between Salem, Oregon and Tacoma, Washington than building permits issued between Tacoma, Washington and the Canadian border," shared Dickhoff. "With Longview located right in the center between Salem and Tacoma, we feel we will be perfectly positioned to grow the sales of our company in the southern portion of the Pacific Northwest."

What's Next?

The next milestone for Lyman Lumber will be the completion of a wall panel production plant. This is the first evidence of Woodinville Lumber - South. Already under construction, phase one of Woodinville Lumber - South includes installation of equipment by the end of December, and startup sometime in January.

Phase two of Woodinville Lumber - South will include a lumber distribution yard on the remaining 17 acres of the Lyman site, scheduled for completion later in 2007. The lumber yard office will be sited off of the Crocker Avenue extension currently under construction.

From Mint Farm to Wetlands

From the 1920s to the 1950s, mint was a popular and very valuable crop, and there were hundreds of acres of mint farms throughout Cowlitz County. The Mint Farm Industrial Park, as its name implies, was once a thriving mint farm. Abandoned as a mint-producing farm in the 1950s, the relatively flat mint farm property eventually began to peak the interest of developers. In the mid 1990's, the City of Longview acquired Phase 1 of that property

with the vision of creating a premier industrial park. preservation, enhancement, or mitigation of any wetland on site that might be disturbed by development activity. The farming and subsequent livestock grazing at the mint farm property had already altered the natural state of the previously existing wetland areas, so extra care had to be taken to ensure that the wetlands could be restored to their original state.



Several pocket areas in the Mint Farm Industrial Park were determined to be wetlands. Before any construction took place in the park, a percentage of acreage had to be set aside as officially protected wetland habitat. In Phase 1 development of the Mint Farm Industrial Park, several acres north of the Flexible Foam site were designated and preserved as wetland. Today, many species of wildlife and birds, including blue herons, can be seen living in the enhanced wetland community.

Phase 2 of the Mint Farm Industrial Park development identified and consolidated 67 acres along the eastern edge of the

property to be set aside as wetlands. Approximately 10 different firms with an average of 50 construction personnel under contract with Weyerhaeuser Real Estate Development Company began construction of the Phase 2 wetland area this summer. The wetland mitigation area is expected to be finished in spring of 2007, weather permitting.

According to Rick Erich, construction manager for Weyerhaeuser Engineering Services, "It's a great opportunity for Weyerhaeuser to take part in the restoration of this wetland. It's good for the environment, creates jobs and infuses money into the local community."



with the vision of creating a premier industrial park.

Before development and construction could begin on the property, many federal regulations had to be observed. One of those regulations included the

Right: The TCT plant stands ready to roll out fabricated trusses.

Lower left: General Manager Stan Dickhoff gives safety instructions to Mark Tunnick, head of maintenance, and Mike Russo, production supervisor.

Lower right: An aerial view shows the facilities completed to date.



"We expect to have seven employees on board at the wall plant by the end of this year," reported Dickhoff. "By the end of the first quarter of 2007, total employees at TCT and the wall plant should be up to about 25. We hope to have a total of 25 employees on board by the end of 2007."

The third phase of the Lyman Lumber development is a framing company called Woodinville Construction Services - South (WCS). Because all of WCS's work is completed on a client's jobsite, no facility except an office is required for this part of the operation. The WCS office will be stationed in the Woodinville Lumber main office. WCS has already started limited operation and expects to be fully operational by the end of 2007.