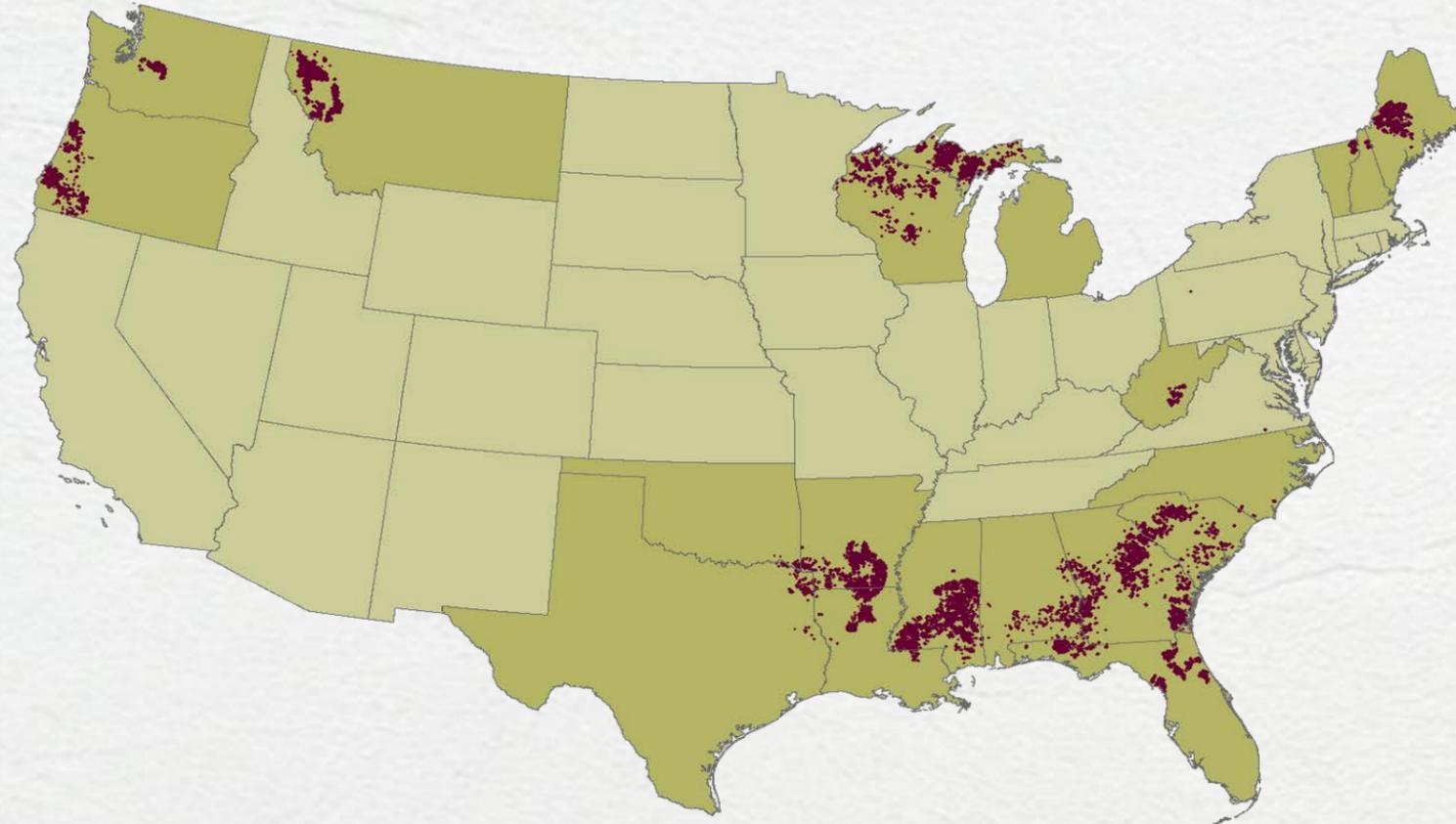




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*Presentation to the
North Central Florida Regional Planning Council
January 22, 2015*

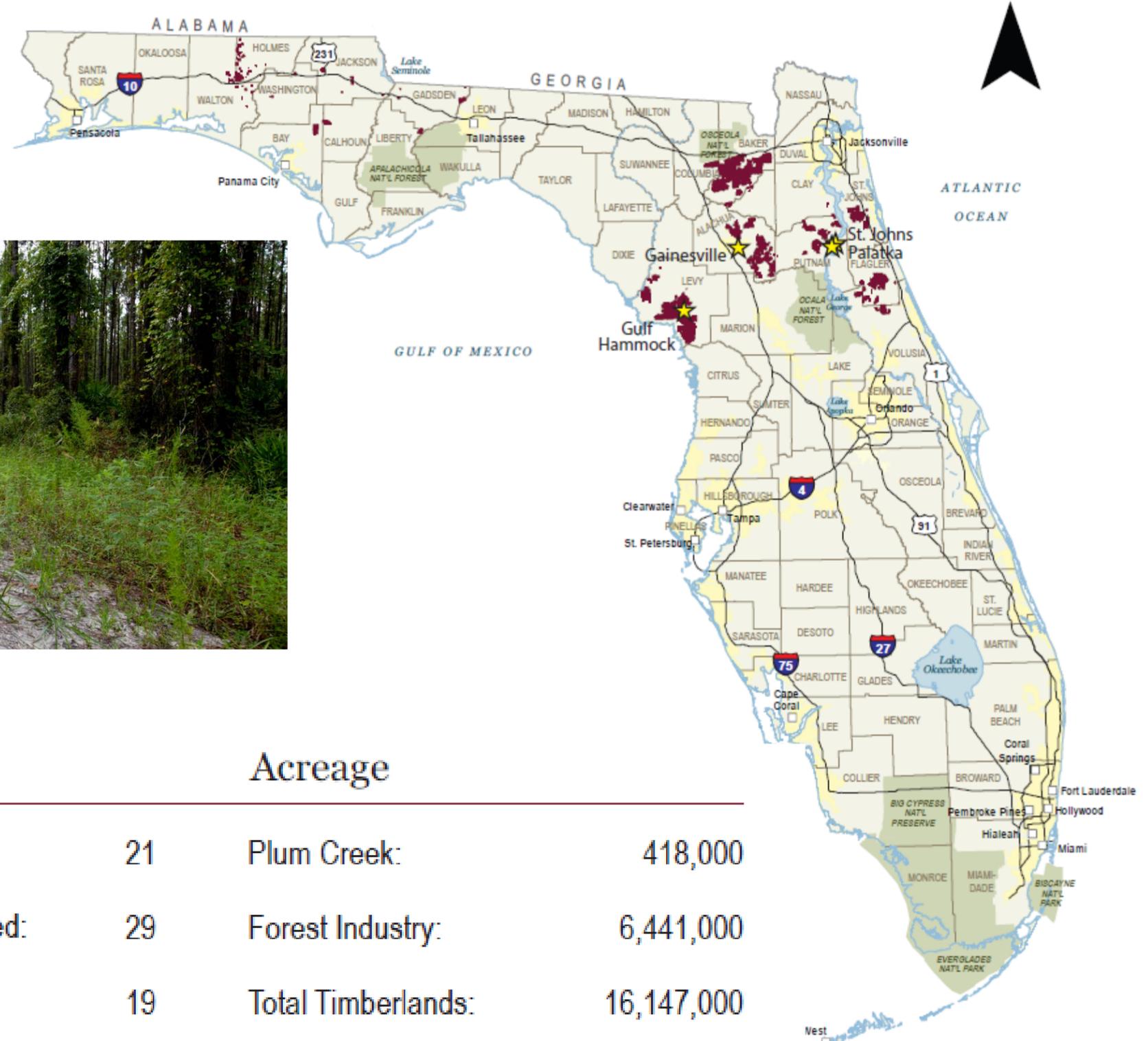
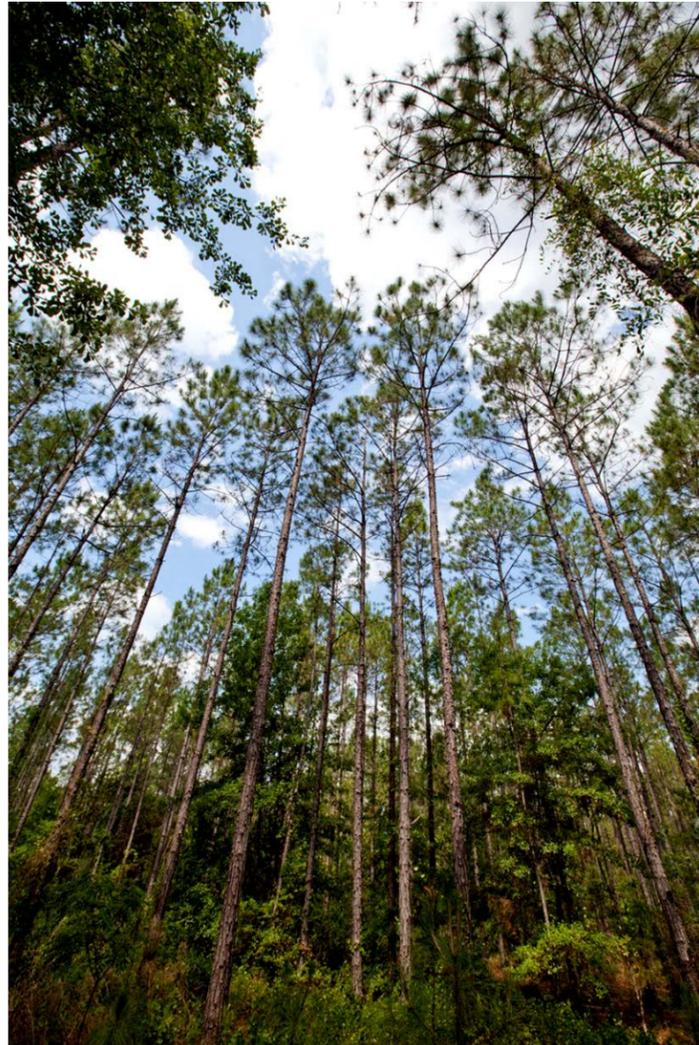
Plum Creek Company Overview



- **Timber**
- **Land & Real Estate**
- **Manufacturing**
- **Natural Resources**

- **6.8 Million Acres in 19 States**
- **Approximately 1,200 employees**
- **Publicly-Traded Real Estate Investment Trust (REIT)**
- **Sustainable Forestry Initiative (SFI) Certified & Third Party Audits**

Plum Creek in Florida



Legend

-  Plum Creek Office/Facility
-  Plum Creek Property
-  National Lands

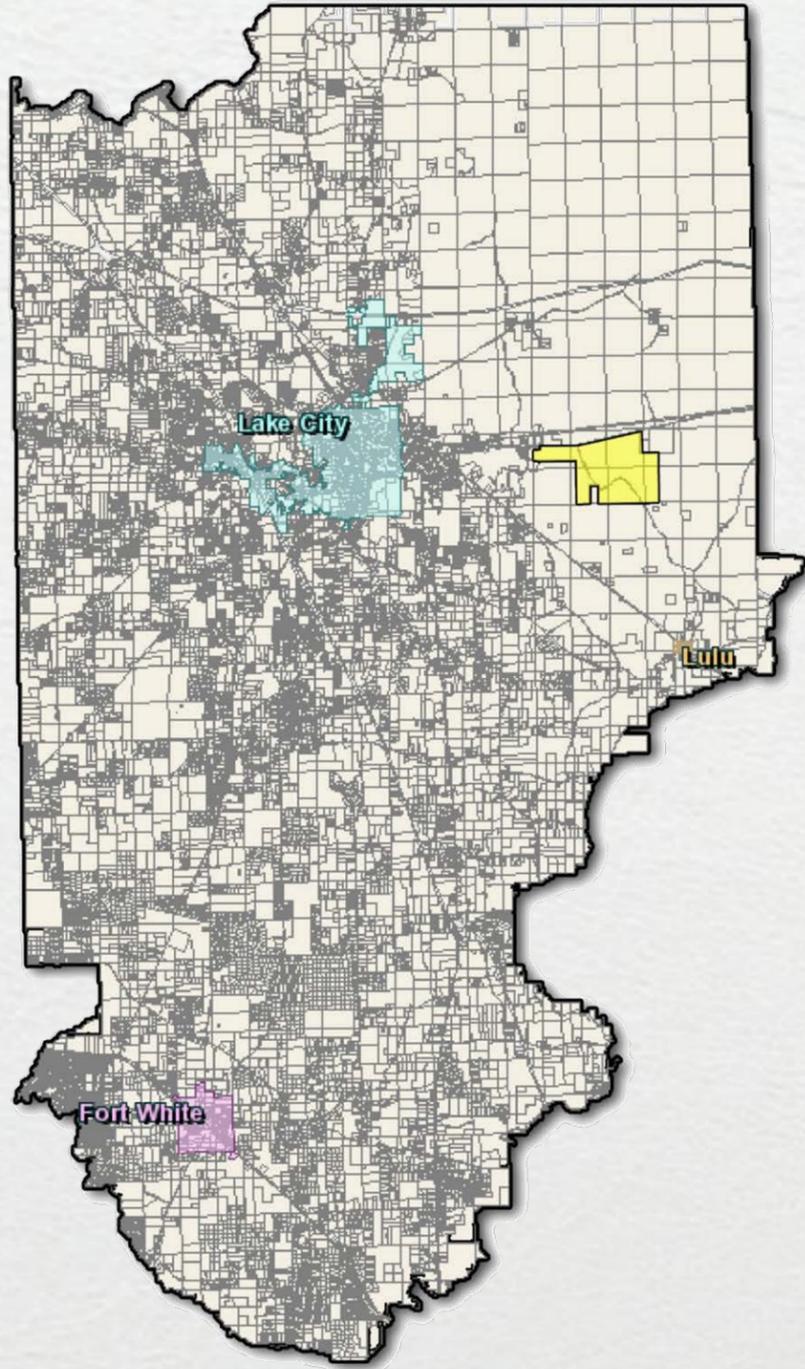
Statistics

Employees:	21
Contractors Employed:	29
Customers/Mills:	19

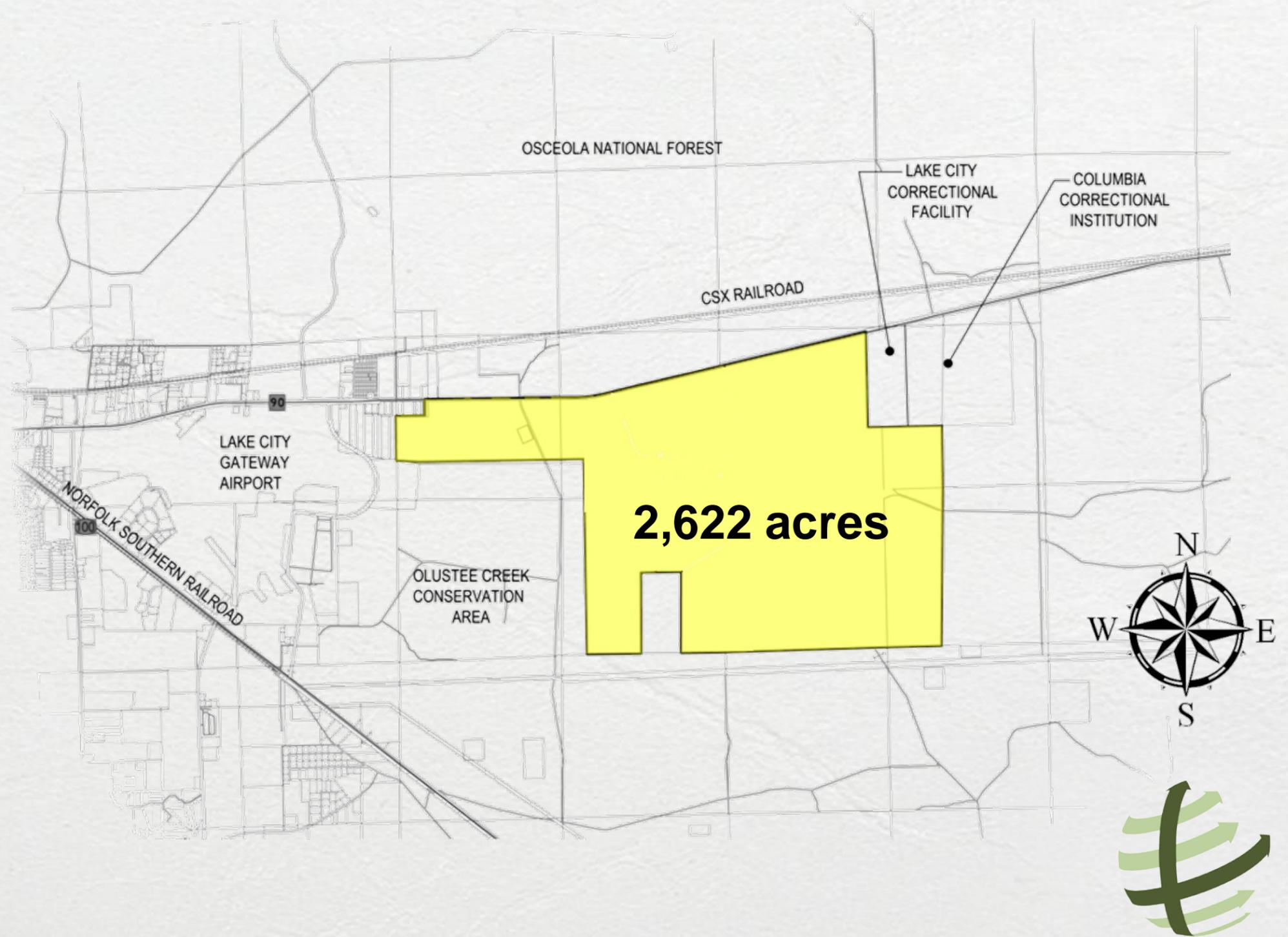
Acreage

Plum Creek:	418,000
Forest Industry:	6,441,000
Total Timberlands:	16,147,000

Regional Map

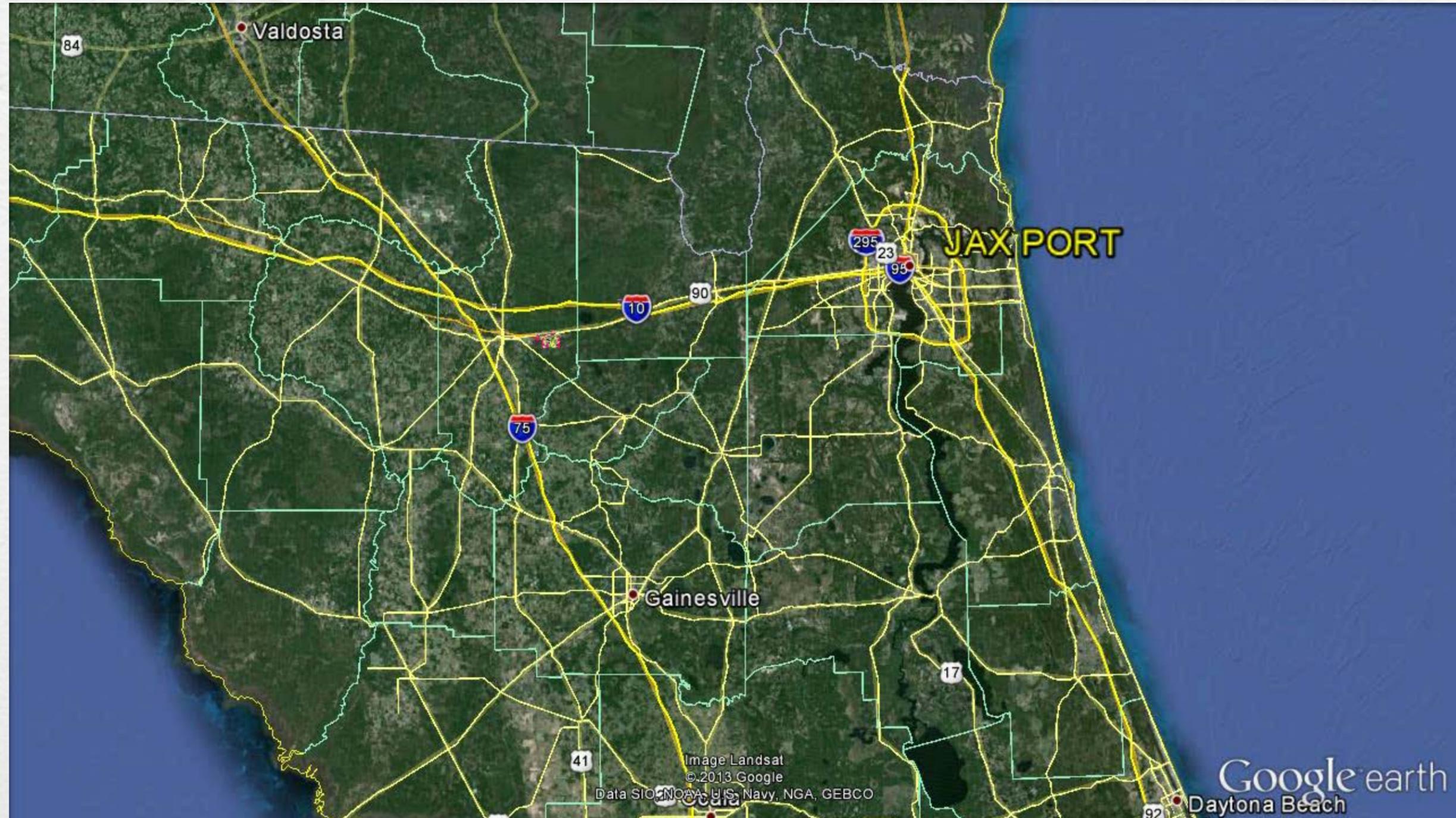


**COLUMBIA COUNTY,
FLORIDA**



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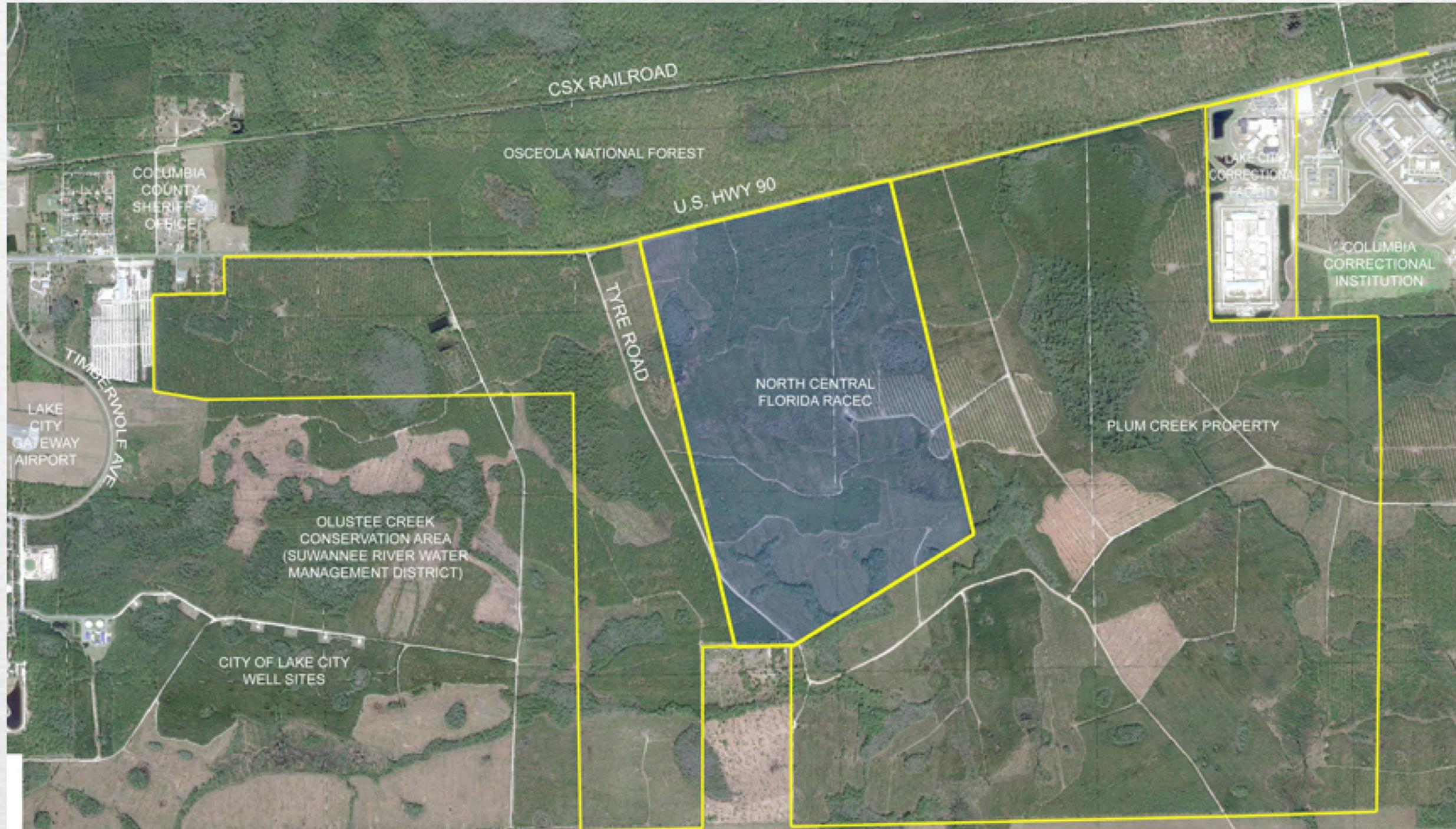
Video



NFIP Entrances

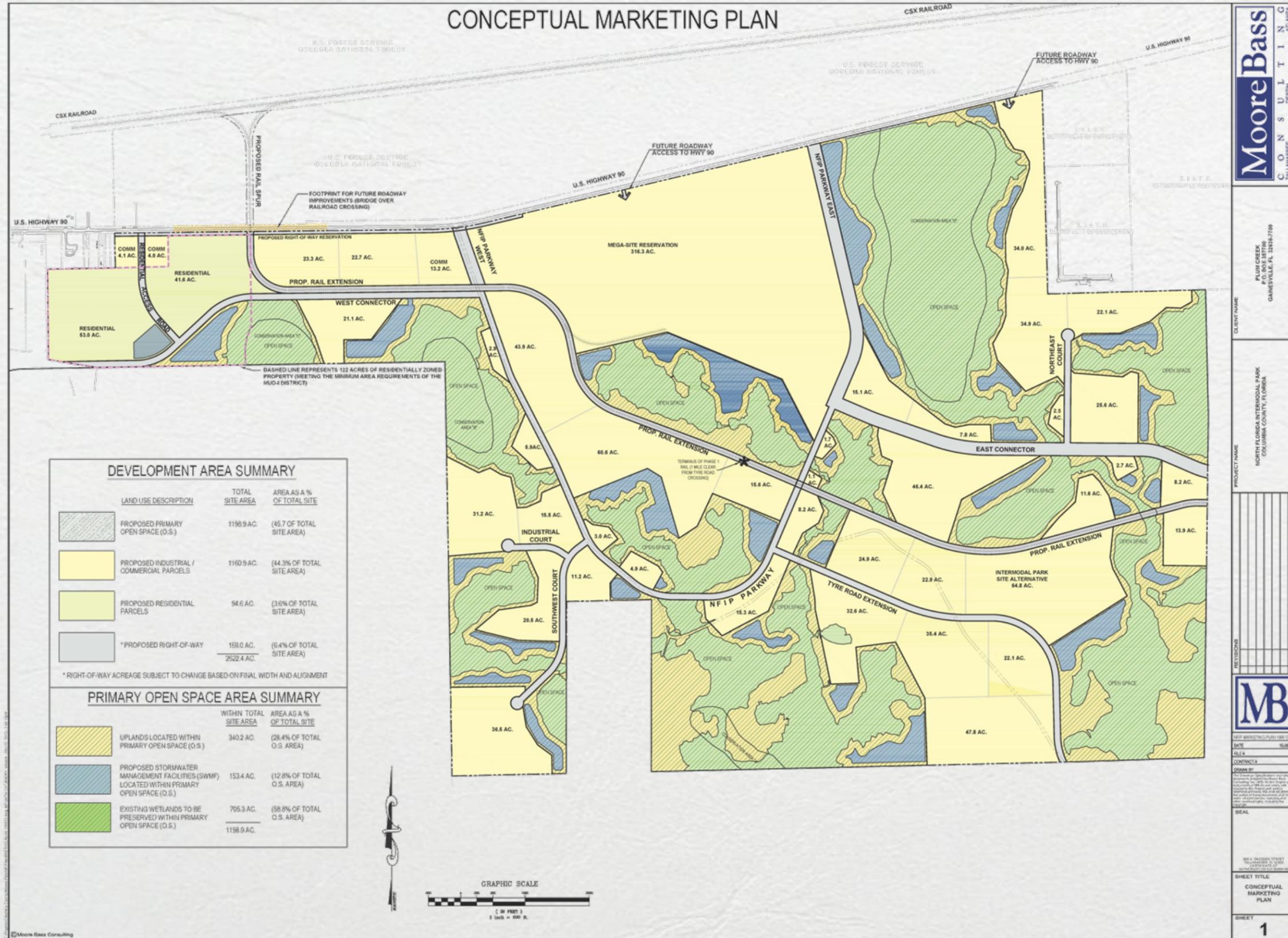


Project Aerial

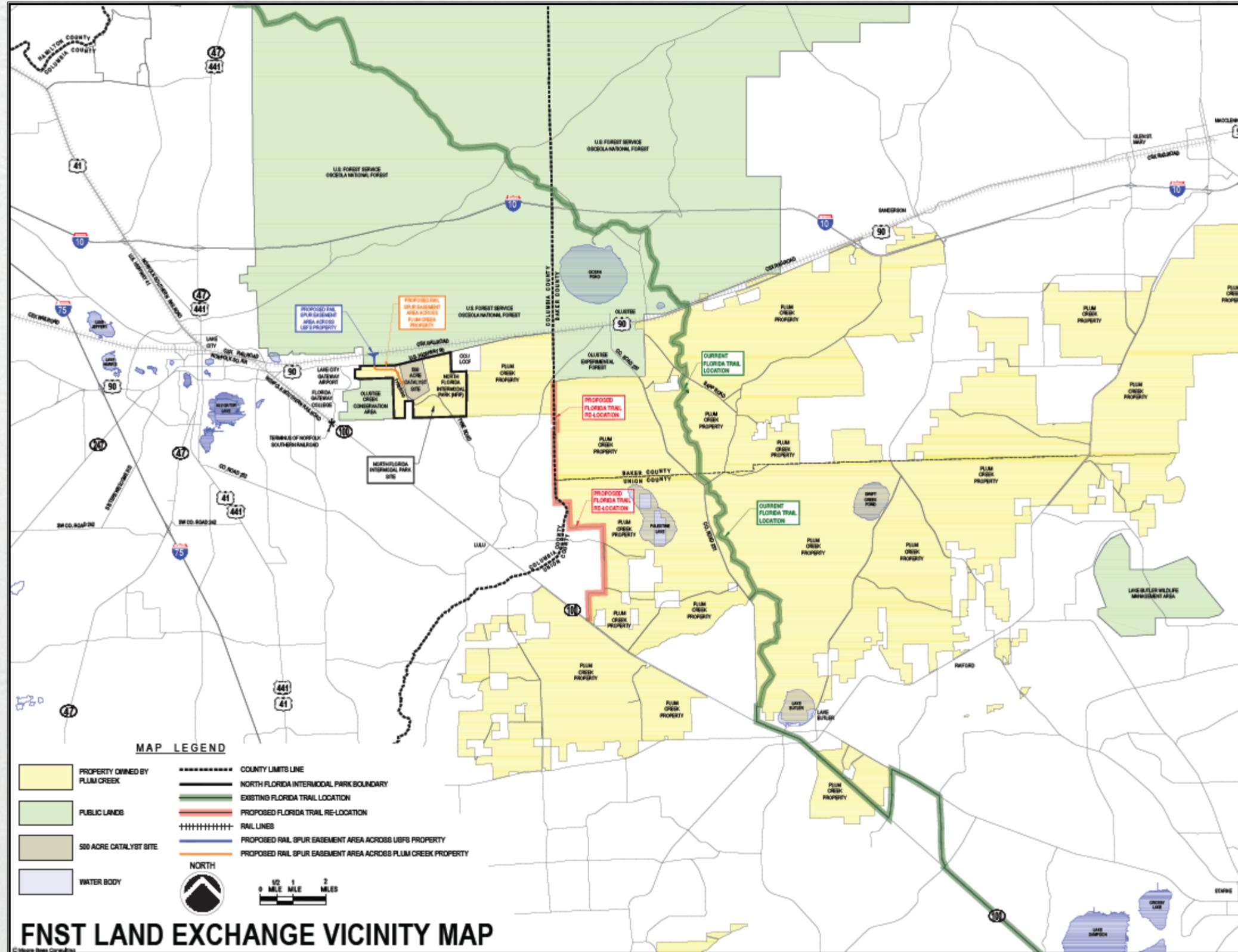


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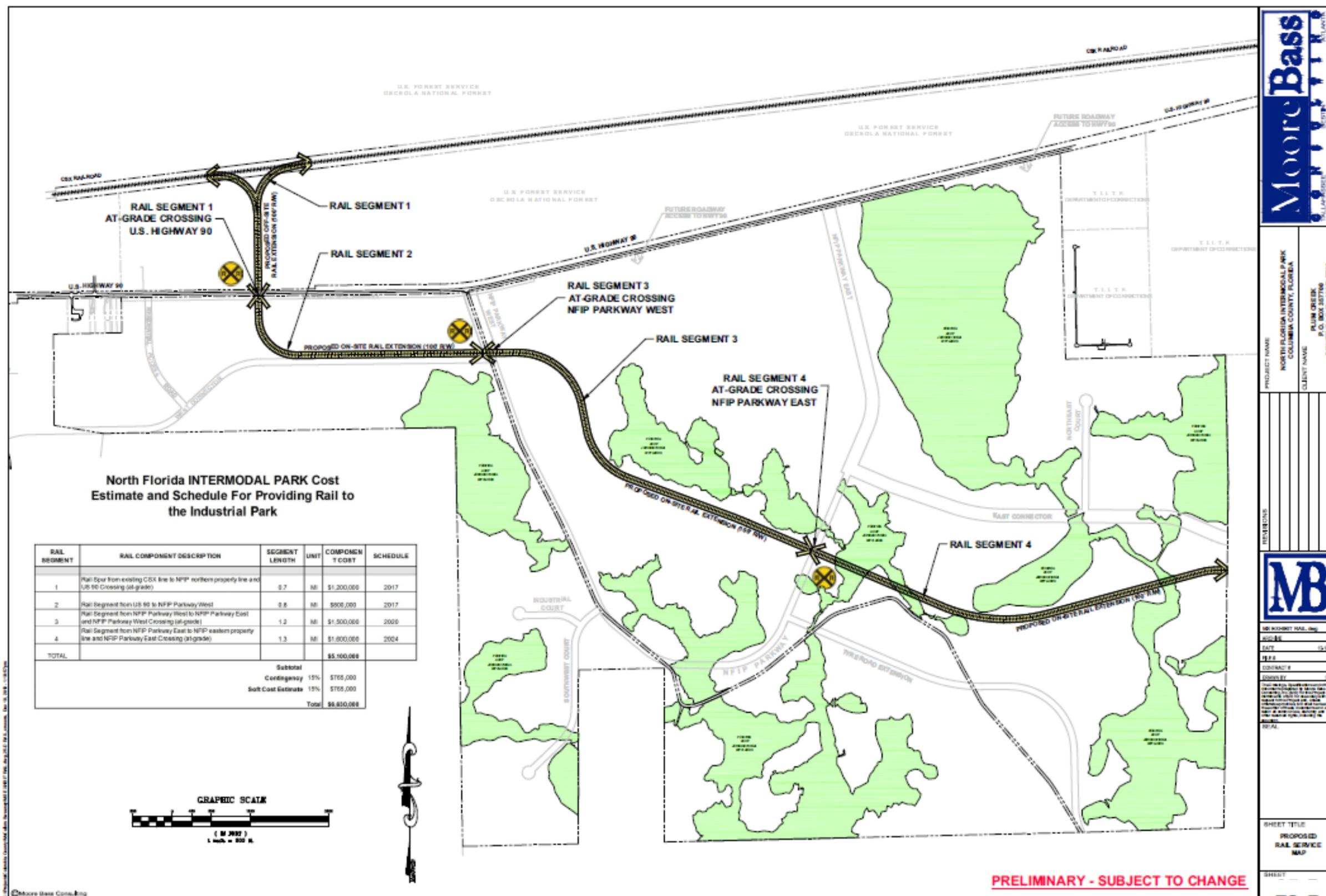
Conceptual Marketing Plan



Rail Access Approved



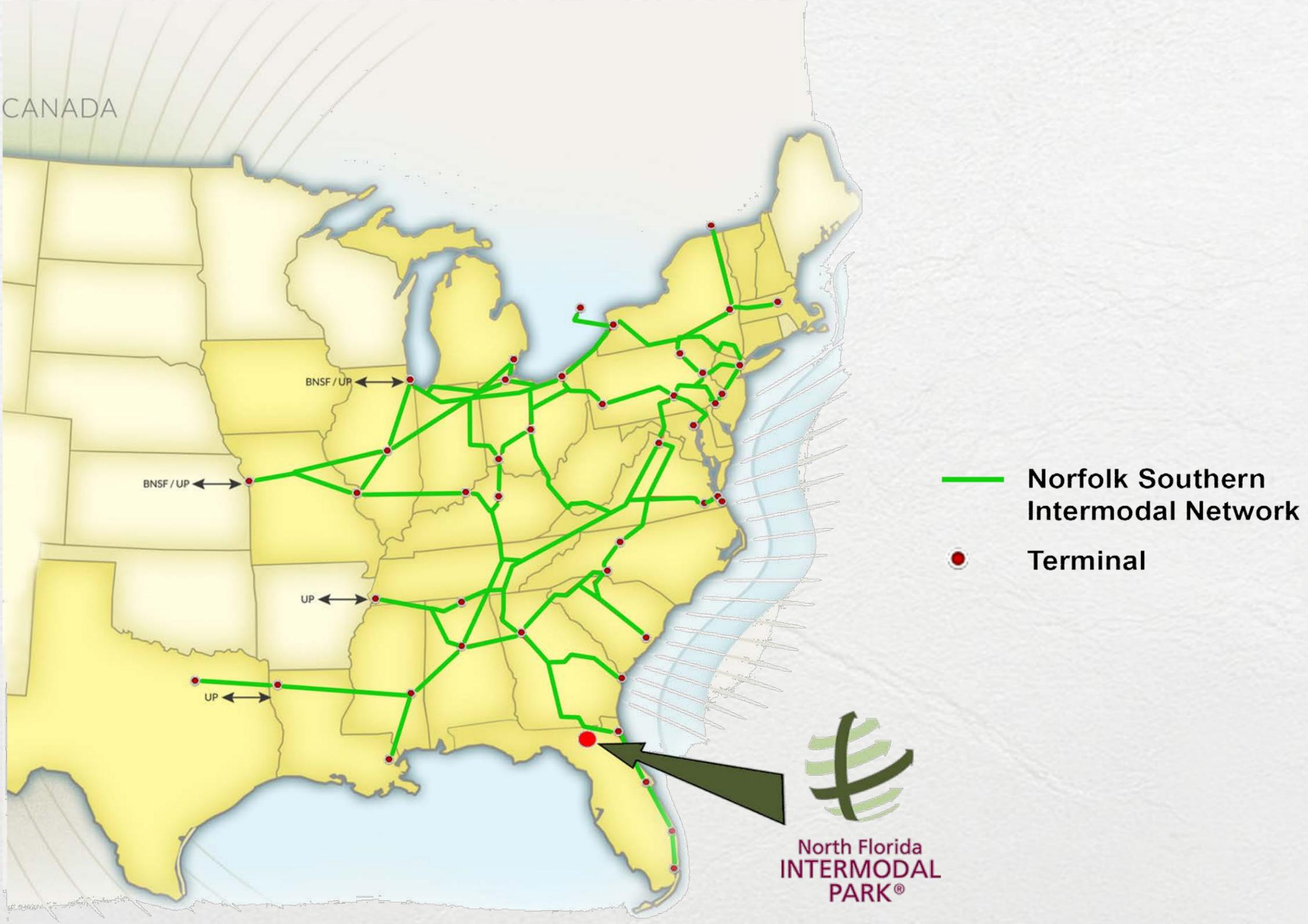
Rail Service to NFIP



CSX Railroad – Class I Intermodal Network



Norfolk Southern Railroad – Class I Intermodal Network



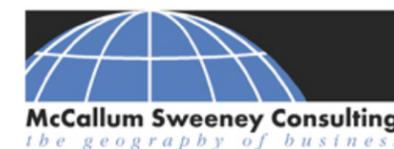
McCallum Sweeney – Certification

Benefits of McCallum Sweeney Mega Industrial Park Certification

- Speed to market
- Pre-qualified location for new industries
- Shovel-ready industrial site
- Site is confirmed available for sale or lease
- Site is able to be fully served by utilities
- Site is Developable - Due diligence and preliminary engineering is complete



Industrial Site Evaluation and Certification Program
for Plum Creek's North Florida INTERMODAL PARK®



McCallum Sweeney Consulting
15 South Main Street, Suite 950
Greenville, SC 29601
(864) 672-1600
www.mccallumsweeney.com

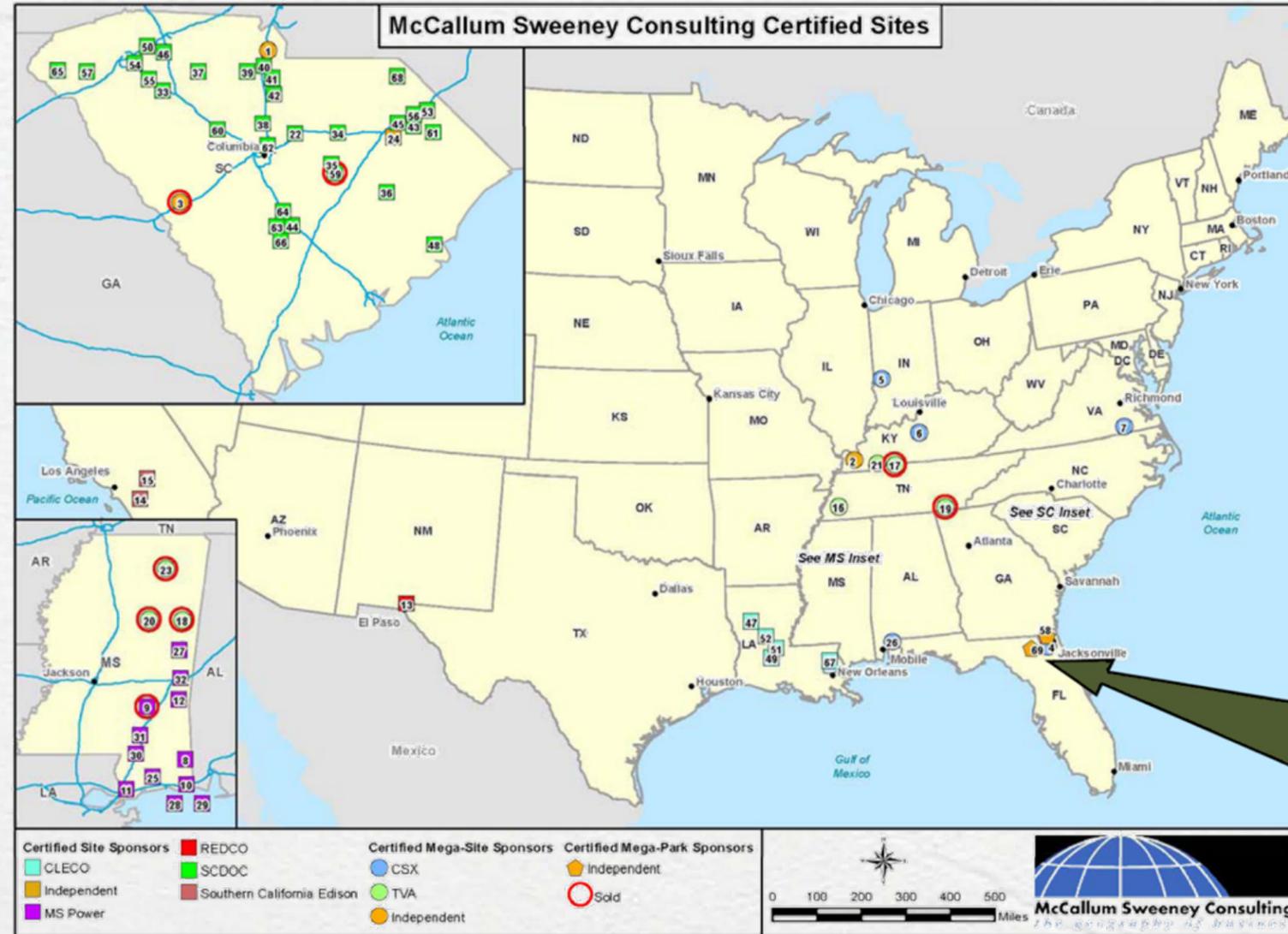
McCallum Sweeney – Minimum Certification Requirements

- ✓ 1,200 sub-dividable acres (min) with at least one parcel of 400 acres
- ✓ Development acreage outside of the 100-year flood zone
- ✓ Land available for sale or lease
- ✓ Appropriately zoned for industrial use
- ✓ Within 10 miles of an interstate and/or 4 lane divided highway
- ✓ Served or able to be served by rail
- ✓ Served or able to be served by electric service with at least 34 kV
- ✓ Served or able to be served by natural gas with at least 40,000 mcf/month

McCallum Sweeney – Minimum Certification Requirements

- ✓ Served or able to be served by water with at least 1,000,000 gpd
- ✓ Served or able to be served by wastewater with at least 1,000,000 gpd
- ✓ Served or able to be served by telecommunications
- ✓ Free or recognized environmental conditions or have a mitigation plan
- ✓ Soils compatible with industrial development
- ✓ Free of wetlands or have a mitigation plan
- ✓ Free of threatened or endangered species or have a mitigation plan
- ✓ Free of archaeological or historical significance or have a mitigation plan

NFIP is a McCallum Sweeney Certified Site



No.	Site Name	Sponsor	Type of Certification	Certified Acreage	No.	Site Name	Sponsor	Type of Certification	Certified Acreage	No.	Site Name	Sponsor	Type of Certification	Certified Acreage
1	Carolinas I-77 Mega Site	Independent	Megasite	1,151	24	White Hawk Commerce Park	Independent	General Industrial	1,175	47	Natchitoches Parish North Port Tract	CLECO	Industrial Site	370
2	West Kentucky Megasite	Independent	Megasite	2,130	25	Global Axis Industrial Park	MS Power	Industrial Park	623	48	Coastal Tech Park	SCDOC	Industrial Park	219
3	Sage Mill East Site	Independent	Megasite	1,400	26	South Alabama Mega Site	CSX	Megasite	3,009	49	Evangeline Parish Industrial Site	CLECO	Industrial Site	62
4	Cecil Commerce Center	CSX	Megasite	1,500	27	GV Sonny Montgomery Industrial Park	MS Power	General Industrial	254	50	Velocity Industrial Park	SCDOC	Industrial Park	105
5	Chinook Site	CSX	Megasite	7,000	28	Helena Industrial Site	MS Power	General Industrial	134	51	Bunkie Industrial Park	CLECO	Industrial Park	149
6	Glendale Megasite	CSX	Megasite	1,551	29	Franklin Creek Industrial Park	MS Power	Industrial Park	733	52	England Airport Site	CLECO	Industrial Site	34
7	Mid-Atlantic Advanced Manufacturing Center	CSX	Megasite	1,545	30	South Lamar Industrial Park	MS Power	Industrial Park	380	53	Dan Rogers Industrial Park	SCDOC	Industrial Park	167
8	George County Industrial Park	MS Power	Large Industrial	400	31	Innovation & Commercialization IP / The Garden	MS Power	Technology Park	506	54	1400 Old State Road Site	SCDOC	Industrial Site	35
9	Howard Technology Park	MS Power	Industrial Park	225	32	Meridian I-20 / I-59 Industrial Park	MS Power	Industrial Park	516	55	Power South Industrial Site	SCDOC	Industrial Site	223
10	Trent Lott Aviation Park	MS Power	Industrial Park	240	33	Hunter Industrial Park	SCDOC	Industrial Park	359	56	Latta Commerce Park	SCDOC	Industrial Site	43
11	John C. Stennis Space Center Tech. Park	MS Power	Technology Park	3,911	34	I-20 Industrial Center	SCDOC	Industrial Park	242	57	Redbud Ridge Site	SCDOC	Industrial Site	522
12	Key Brothers Aviation Site	MS Power	General Industrial	130	35	Sumter Airport Industrial Park	SCDOC	Industrial Park	268	58	Crawford Diamond Mega Park	Independent	Megasite	1,814
13	Stan Roberts/US 54 Site	REDCO	General Industrial	--	36	Williamsburg CoOp Commerce Centre South	SCDOC	Industrial Park	112	59	Gibbs Rail Site	SCDOC	Site	320
14	Meridian Business Park	Southern California Edison	General Industrial	--	37	Midway Green Industrial Park	SCDOC	Industrial Park	228	60	Mid-Carolina Commerce Park	SCDOC	Park	463
15	North Apple Valley Ind. Specific Plan	Southern California Edison	General Industrial	--	38	Class A Business/Industrial Park	SCDOC	Industrial Park	643	61	Marlboro County Industrial Park	SCDOC	Park	315
16	Memphis Regional Megasite	TVA	Megasite	1,720	39	Chester Technology Park	SCDOC	Industrial Park	163	62	Enterprise Campus at Midlands Technical College	SCDOC	Park	132
17	Commerce Park	TVA	Megasite	1,187	40	Colone's Pointe Industrial Park	SCDOC	Industrial Park	104	63	J. Shirer Industrial Site	SCDOC	Site	745
18	Crossroads	TVA	Megasite	1,900	41	L&C Tract O	SCDOC	Industrial Site	54	64	Gue Gressette Industrial Site	SCDOC	Site	227
19	Enterprise South	TVA	Megasite	1,600	42	Chester Research and Development Park	SCDOC	Industrial Park	309	65	Echo Hills Industrial Park	SCDOC	Park	407
20	Golden Triangle	TVA	Megasite	1,400	43	Highway 38/917 Tract	SCDOC	Industrial Site	33	66	Mixon Industrial Site	SCDOC	Site	343
21	I-24 Megasite	TVA	Megasite	2,100	44	West Annex Industrial Park	SCDOC	Industrial Park	657	67	Nord du Lac	CLECO	Park	171
22	Corder Industrial Site	SCDOC	Industrial Site	1,426	45	Pee Dee Touchstone Energy Commerce City	SCDOC	Industrial Park	294	68	Manon County Industrial Park	SCDOC	Park	310
23	Wellspring	TVA	Megasite	1,600	46	Tyger River Industrial Site	SCDOC	Industrial Site	1,316	69	North Florida Intermodal Park	Independent	Mega Park	2,622

Mega Industrial Park Certification Approved

Certified and Shovel-Ready

The North Florida INTERMODAL PARK in Columbia County is a certified Mega Industrial Park offering 2,600 acres of land zoned for warehouse distribution and logistics, manufacturing and industrial and office park space.

Amenities and incentives:

- 500-acres designated as a North Central Florida Rural Area of Opportunity, Rural Enterprise Zone, and future Foreign Trade Zone Magnet Site for JAXPORT
- Strategically situated on the south side of U.S. 90, east of the Lake City Gateway Airport
- Conveniently located near key railways, interstates and deep-water ports

For more information, visit WWW.PLUMCREEK.COM/FLORIDA



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Plum Creek is proud to partner with the North Florida Economic Development Partnership, the Florida Department of Economic Opportunity, Enterprise Florida, Inc., Columbia County, the City of Lake City, JAXPORT, CSX, FPL and a team of many other committed public and private stakeholders for this exciting step forward for Florida's future.



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