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
NFIP Entrances
Conceptual Marketing Plan

DEVELOPMENT AREA SUMMARY

<table>
<thead>
<tr>
<th>LAND USE DESCRIPTION</th>
<th>TOTAL</th>
<th>AREA %</th>
<th>100% OF TOTAL</th>
<th>1 SQ. KM (% of 250)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Residential/Commercial/Industrial</td>
<td>150,000</td>
<td>60%</td>
<td>100%</td>
<td>100%</td>
</tr>
<tr>
<td>Recreational</td>
<td>10,000</td>
<td>4%</td>
<td>6.7%</td>
<td>2.6%</td>
</tr>
<tr>
<td>Green Infrastructure</td>
<td>50,000</td>
<td>20%</td>
<td>33.3%</td>
<td>13.3%</td>
</tr>
<tr>
<td>Total</td>
<td>210,000</td>
<td>100%</td>
<td>100%</td>
<td>100%</td>
</tr>
</tbody>
</table>

PRIMARY OPEN SPACE AREA SUMMARY

<table>
<thead>
<tr>
<th>OPEN SPACE DESCRIPTION</th>
<th>TOTAL</th>
<th>AREA %</th>
<th>100% OF TOTAL</th>
<th>1 SQ. KM (% of 250)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Proposed Vegetation</td>
<td>12,000</td>
<td>5%</td>
<td>8%</td>
<td>3.2%</td>
</tr>
<tr>
<td>Existing Vegetation</td>
<td>3,000</td>
<td>1%</td>
<td>2%</td>
<td>0.8%</td>
</tr>
<tr>
<td>Total</td>
<td>15,000</td>
<td>6%</td>
<td>10%</td>
<td>4%</td>
</tr>
</tbody>
</table>

North Florida INTERMODAL PARK®
Rail Access Approved
Norfolk Southern Railroad – Class I Intermodal Network
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
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
✓ 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
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](http://WWW.PLUMCREEK.COM/FLORIDA)*

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.