BEFORE THE
WASHINGTON UTILITIES AND TRANSPORTATION COMMISSION

WASHINGTON UTILITIES AND TRANSPORTATION COMMISSION,

Complainant,

v.

PUGET SOUND ENERGY,

Respondent.

SECOND EXHIBIT (NONCONFIDENTIAL) TO THE
PREFILED DIRECT TESTIMONY OF

DAWN M. REYES

ON BEHALF OF PUGET SOUND ENERGY

JANUARY 31, 2022
# Property Research Summary

<table>
<thead>
<tr>
<th>Property</th>
<th>Size</th>
<th>Use</th>
<th>Distance</th>
<th>Zoning</th>
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</table>
| 1. EAST MARGINAL CORPORATE CENTER             | N/A        | Paved & Fenced Storage Yard | ±0.5 Miles via South Boeing Access Road | TBD (Not Yet on Market) | Owner: Museum of Flight Foundation  
* Fully paved & fenced 13.13-acre storage yard in South Seattle industrial market  
* Heavy industrial zoning allows nearly any industrial use  
* Located on the Duwamish Waterway adjacent to the Museum of Flight  
* Zoning: MIC/H                                                                                   |
|                                               | 9.28 Acres (604,237 SF) | N/A         | ±2 Miles via Martin Luther King Jr Way S | $6,000,000 | Owner: Hamston Properties  
* 4 Grade Level Doors & 3 Dock High Doors  
* 14'-24' Clear Height  
* 2.5 Acres of fenced yard  
* Mix of wetland and dry sprinklers  
* 1,200 Amperes of 480 volt 3 phase power  
* Zoning: I                                                                                     |

This property was not selected due to contamination issues and a high cost of development as a result of.

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| 2. SUMMIT SUPPLY                              | N/A        | Service Facility with Yard & Bus 1959 | ±2 Miles via Martin Luther King Jr Way S | $43,045/5 of usable land | Owner: Hamston Properties  
* 4 Grade Level Doors & 3 Dock High Doors  
* 14'-24' Clear Height  
* 2.5 Acres of fenced yard  
* Mix of wetland and dry sprinklers  
* 1,200 Amperes of 480 volt 3 phase power  
* Zoning: I                                                                                     |
|                                               | 3.2 Acres (10.49 Acres) | N/A         | ±2 Miles via Martin Luther King Jr Way S | $6,000,000 | Owner: Hamston Properties  
* 4 Grade Level Doors & 3 Dock High Doors  
* 14'-24' Clear Height  
* 2.5 Acres of fenced yard  
* Mix of wetland and dry sprinklers  
* 1,200 Amperes of 480 volt 3 phase power  
* Zoning: I                                                                                     |

Property was not selected as the size of the yard was too small for the intended purpose.

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| 3. KENT UN-LAST MILE CENTER                   | N/A        | Warehouse/Distribution Center - Bus 1979 | <1 Mile via E Valley Rd | Unpriced | Owner: Hamston Properties  
* 33 Dock High Doors & 1 Oversize Grade Level Door and 6 roll doors  
* 10' Clear Height  
* 10,000 SF Cooler included in the SF  
* Zoning: IM                                                                                      |
|                                               | 120,001 SF Office & 3,675 SF Vehicle maintenance facility | N/A         | Entire Building For Lease (Divisible to 58,078 SF) | Unpriced | Owner: Hamston Properties  
* 33 Dock High Doors & 1 Oversize Grade Level Door and 6 roll doors  
* 10' Clear Height  
* 10,000 SF Cooler included in the SF  
* Zoning: IM                                                                                      |

There isn’t enough yard space available with this listing.

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| 4. UNIVAR LAND SITE                           | N/A        | Development Site | ±1.6 Miles to 5180th Street | Unpriced | Owner: Chemcentral Pacific Corp.  
* Lone north Kent development site  
* Adjacent to rail line  
* Zoning: M2                                                                                     |
|                                               | 3.49 Acres (152,195 SF) | N/A         |            |            |                                                                                                                                                  |

The size of the property is too small for intended purpose. Additionally, it is suspected that much of the property has wetlands.
Property is too expensive and location is too far from centralized business activities.

This property is great for developing a new building, but there would be little to know yard space available after development.

The property is too small for its intended purpose.

Property location is too far from centralized business adding costs for operations.

Property location is too far from centralized business adding costs for operations.
Property location is too far from centralized business adding costs for operations. The property also lacks needed outdoor storage space.

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<tr>
<th>Property Location</th>
<th>Usable Area</th>
<th>Distance to SR-167</th>
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<tr>
<td>11. AVE 35, 1381 W Valley Hwy S, Auburn, WA 98001</td>
<td>50,200 SF Building Under Construction, 50,200 SF BTS Office, ±5.89 Acres Gross (256,568 SF), ±3.37 Acres Usable (146,797 SF)</td>
<td>±0.2 Miles to SR-167</td>
<td>$1,650,000 ($64.33/SF Land)</td>
<td>Owner: Carey Development, 24' and 34' Dock Height, 6 Dock High, 6.2 Grade Level, 1,600 amp electrical service, 1st Quarter 2019 Delivery, Zoning: C3</td>
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Property location is too far from centralized business adding costs for operations.

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The usable area is too small for its intended purpose. The property is also surrounded by DNR land making it a poor location for the Industrial nature of the occupying group.

Property location is too far from centralized business adding costs for operations. The property also lacks needed outdoor storage space.