

Liberty Plaza

Executive Summary

Developed by AKA Developers in 2008 as a tribute to our US Veterans, Liberty Plaza provides a gateway to the City of Chehalis and Lewis County's seat, hosting two new hotels - Holiday Inn Express and La Quinta Inn & Suites and a new branch of the regional Timberland Bank. Liberty Place is the main entry from W. Main Street and hosts the world's tallest columnar rock water fountain. Trade area population 48,000+.

Interstate 5 (I-5), Exit 77 serves as the beginning of the western corridor (SR-6) to the Ocean Beaches of Washington, providing both recreational and natural resource business travel to historic coastal fishing communities. Ideally located at the crossroads of business, Liberty Plaza will provide a welcome respite to weary travelers.

The following summary and attachments provide a synopsis for prospective site market analysis with a supporting letter from the City of Chehalis. Further information may be found on AKA Developers website; www.akaDevelopers.com

Site Criteria

Interstate: Located on the NE corner of I-5 Exit 77, Liberty Plaza provides frontage on W. Main Street (SR-6) and is adjacent to the northbound on-ramp of I-5. This interchange serves as the commercial corridor to the City of Chehalis, and recreational and business corridor to surrounding communities and Washington's ocean beaches.

Size: Combined parcel size for parcels 4 & 5 is approximately 1.90 acres, located between two new hotels (Holiday Inn Express - completed May 2009, and La Quinta Inn & Suites (2010) providing 206 rooms (112 and 94 respectively).

Visibility: This elevated site is visible from both north and southbound interstate travel and secondary arterial, W. Main Street /SR-6.

Zoning: Zoned Freeway Commercial provides for the development of freeway-oriented businesses, primarily tourist facilities such as gas, food and lodging, and retail trade/shopping centers.

Building, parking: City of Chehalis code requirements may be found at <http://www.codepublishing.com/wa/Chehalis>. For restaurants, parking is one (1) space/3 occupants.

Signage: High-rise pylon sign or freeway signage is optional from City of Chehalis and WA State Department of Transportation (WSDOT) jurisdictions. The high-rise signage is governed by the City and freeway signage by WSDOT.

Price: Parcels 4 & 5 are priced at \$16/sf which includes utility service to the parcels. This is comparable to the development prices which closed in 2008;

Parcel	Sold prices	Description	Use
1	\$20.25/sf	34,212 sf, on-site utilities included	Timberland Bank
3	\$13.50/sf	60,130 sf, site grading, no utilities	La Quinta Inn
6	\$15.00/sf	76,451 sf, rocked with utilities	Holiday Inn Express

Traffic: 2007 Average daily traffic volume for I-5, Exit 77 was 64,000.

Population (zip codes): The Liberty Plaza trade area includes the Twin Cities of Chehalis (98532) and Centralia (98531) and surrounding communities of; Adna (98522) and Napavine (98565), all within a 5-7 mile radius.

City	Zip Code	Population
Chehalis	98532	20,894
Centralia	98531	22,692
Adna	98522	3,100
Napavine	98565	1,710
Liberty Plaza trade area		48,396
Lewis County Total	All	3,585

Access: Direct access is available from W. Main Street (SR-6) from I-5, exit 77.

Utilities: All public utilities are available on-site.

Liberty Plaza, Summary
Page 3

Summary

This is a new development unlike any other freeway commercial property located in SW Washington. The amenities, strategic location, and access to I-5 require a quality restaurant to service the community and the hotels. The City of Chehalis and AKA Developers invites you to visit Liberty Plaza for locating a new restaurant that would greet travelers on the I-5 corridor.

Regards,

Neil Amondson, Founder
AKA Developers LLC

“Committed to Quality and Service”