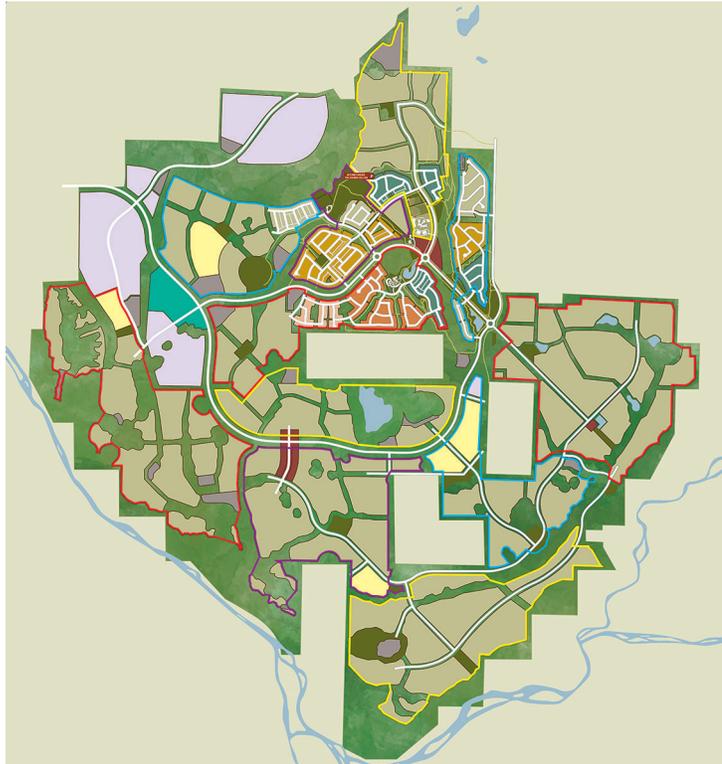




The Puget Sound's best-selling new-home community and largest collection of homebuilders and home plans!



Future of Tehaleh

Tehaleh demonstrates development done right through a thoughtful balance of mixed housing, open space and employment-producing commercial/industrial property. Over the next 20 years, Tehaleh will grow to become a self-sufficient 4,700-acre community within Pierce County's Urban Growth Area. When complete, it is anticipated that the community will feature more than 1,800 acres of parks, trails, open space, up to 9,700 homes, and 475 acres dedicated to employment uses. Schools, parks and other infrastructure are expected to continue to be built as the community grows.

Vision

Newland Communities is pursuing a 20-year vision for Tehaleh that sustains values important to our residents as distinguished by four pillars:

Conservancy

Tehaleh commits to preserving 40 percent of its land as dedicated open space, parks and trails.

Wellness

Tehaleh strives to support wellness through convenient access to health care and through parks and trails that promote an active lifestyle.

Education

Tehaleh supports lifetime learning opportunities that challenge both the mind and body of the young and young at heart.

Farm-to-Table

Tehaleh encourages the availability of locally produced products for the community's restaurants, homes and gatherings.



Plan

Tehaleh's Phase 2 carries the community's high standards of planning forward to the next generation. Key factors considered in the plans for Tehaleh include its:

Urban Growth Area Location. The community is located in the Pierce County Urban Growth Area, which requires a minimum density of 4.0 dwelling units per acre (DUA). Tehaleh's proposed density will be approximately 4.8 DUA when the community is complete.

Open Space Commitment. The community will retain 40 percent of its land as open space, trails and parks to balance its mix of residential neighborhoods and employment areas.

Employment Opportunities. Tehaleh will be a place to work as well as to live, with 475 acres of land dedicated to commercial, light industrial and civic ventures. Today, Tehaleh generates around 250 to 300 construction jobs annually and currently supports 16 in-home businesses.

Mixed Residential Offerings. It is anticipated that Tehaleh will continue to offer a mix of home types, from moderate to executive housing. It is expected that approximately 23 percent of residences will be in age qualified 55+ neighborhoods and 11 percent will be multifamily homes.

Infrastructure Support. The infrastructure of Tehaleh, including parks, schools, roads and utility services, are expected to grow with the community. Phase 2 plans are currently going through a Supplemental Environmental Impact Statement (SEIS) process with Pierce County and could change. More information on the SEIS can be found on the Pierce County website (piercecountywa.org). The process includes a public comment period.



Framework

As Tehaleh grows, so will the infrastructure to support it. Newland Communities is currently working on or anticipates participating in a number of significant infrastructure improvements in or near Tehaleh.

Schools

Up to seven schools will be built by the Sumner and Orting School Districts in Tehaleh. The community currently has one elementary school and another is scheduled to open in 2018.

Parks and Trails

Recreational opportunities will continue to be added to Tehaleh's current 11 parks and more than 10 miles of trails as new neighborhoods grow.

Utilities

Utilities at Tehaleh are provided through Pierce County and other utility companies. Newland Communities is constructing a state-of-the-art wastewater treatment plant that will be dedicated to Pierce County when complete.

Roads

Major improvements to 198th Avenue leading to the entrance of Tehaleh are underway and the SR 410/Veterans Blvd. intersection improvements are complete. In addition, Newland Communities anticipates participating in construction of Pierce County's New Rhodes Lake Road East, which will provide a new traffic corridor to SR162 and open a second entrance to Tehaleh.



Newland Communities is the largest private developer of planned mixed-use communities in the United States. With our partner, North America Sekisui House, LLC, we believe it is our responsibility to create communities for people to live life in ways that matter most to them. www.newlandcommunities.com | www.nashcommunities.com



According to MetroStudy 3Q2016 • NASH Cascadia Verde, LLC ("Fee Owner") is the owner and developer of the Tehaleh Community ("Community"). Certain homebuilders unaffiliated with the Fee Owner or its related entities are building homes in the Community ("Builder(s)"). Fee Owner has retained Newland Communities solely as the property manager for the Community. North America Sekisui House has an interest in one of the members in Fee Owner. Newland Communities and North America Sekisui House are not co-developing, co-building or otherwise responsible for any of the obligations or representations of any of the Builders, and shall have no obligations to any buyer regarding a home purchase from a Builder. Additionally, Fee Owner may seek to qualify its Community for offering and sale of property in states where prior out-of-state registration is required before lots, parcels, or interests may be offered for sale or lease to residents of such states, which states may have specific disclosures that must be delivered to prospective purchasers before the execution of any instrument related to the sale or lease any real property interest in the Community. Builders have been informed of such state-mandated requirements and it is the obligation of such Builders to comply with all land sale registration regulations as mandated by their contractual relationships with Fee Owner and to distribute all applicable disclosures to prospective purchasers prior to or at execution of a contract of sale for real estate. Purchasers of homes from any of the Builders waive any claims against Newland Communities and/or North America Sekisui House arising out of their purchase transaction. • Actual development may vary from developer's vision. No guarantee can be made that development will proceed as described. Some properties being developed may only be in the formative stages and are not currently constructed, but are envisioned for the future. Any information on such properties is presented to set forth certain prospective developments for general informational purposes only. • All square footage is approximate. © 2017 Tehaleh is a trademark of NASH Cascadia Verde, LLC, and may not be copied, imitated or used, in whole or in part, without prior written permission. EQUAL HOUSING OPPORTUNITY