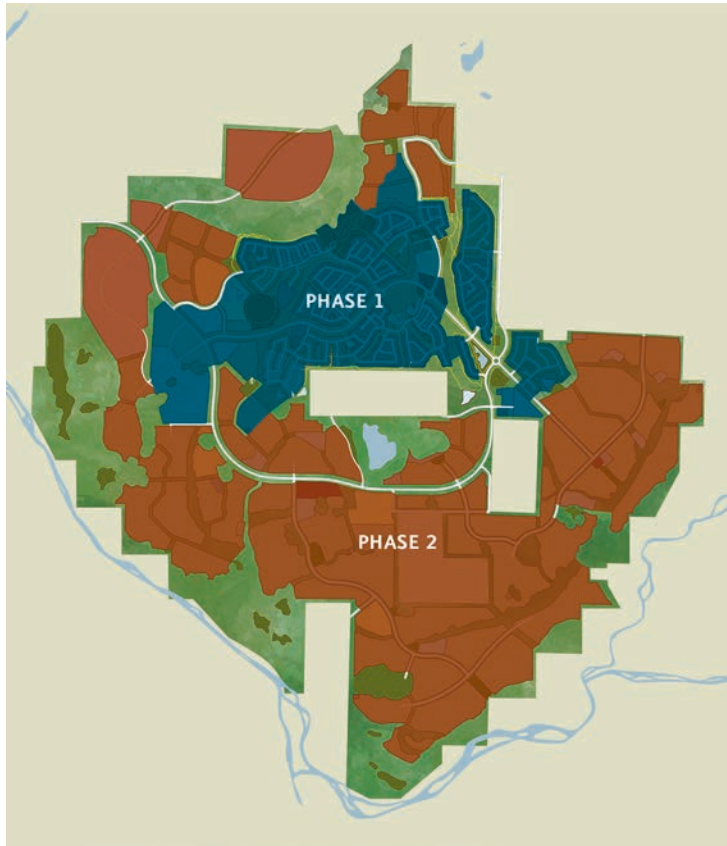




The best-selling new-home community in Washington with
Puget Sound's largest collection of homebuilders and home plans†



Future of Tehaleh

Tehaleh demonstrates development done right through a thoughtful balance of diverse housing, open space and employment-producing commercial/industrial property. Over the next 20 years, Tehaleh will grow to become a 4,700-acre mixed-use planned community within Pierce County's Urban Growth Area. When complete, Tehaleh will feature more than 1,800 acres of parks, trails, and open space, up to 9,700 homes, and 475 acres dedicated to employment uses. This includes our upcoming 112-acre lifestyle/commercial center which offers a high visibility retail site as well as 2 to 20-acre woodland-buffered sites available for a range of commercial, corporate campus, medical office, and light industrial uses! Find out how you can open up shop in Tehaleh at Tehaleh.com/business.

Supporting needed roads, schools and more

The planning of the Tehaleh community goes beyond our

property lines. Tehaleh is required by its Development Agreement with Pierce County to mitigate impacts as it grows over the next 20 years. To mitigate traffic impacts for Phase I, Tehaleh has built or funded \$26.1 million in road improvements to SR 410 intersections and the expansion of 198th Street. This equates to about \$10,000 a home for road improvements, well above the City of Sumner traffic impact fee of \$2,703 per home or the City of Orting's fee of \$2,149 per home. In Tehaleh's Phase 2, the per-home mitigation cost will likely double, funding up to \$150 million in road improvements including the construction of a new County road, New Rhodes Lake Road East, and improvements to SR 162 and nearby roads.

Tehaleh also pays mitigation fees to support local schools (\$3,485 per home) and county parks (\$2,552 per home).

It pays a voluntary fee of \$350 per home to support East Pierce Fire & Rescue services. Tehaleh has completed a \$24 million state-of-the-art wastewater treatment plant which will be turned over to Pierce County in 2019.

For more than four decades, Newland, the developer of Tehaleh, has been planning and creating great mixed-use communities from coast to coast that continue to thrive and grow. From concept and construction to opening and beyond, Newland strives to preserve the surrounding terrain and wetlands of its communities, while pioneering even greener ways to design and build.



Vision

Newland 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 for 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 is a place to work as well as live. Through the County's Development Agreement, Tehaleh has 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 more than 35 in-home and on-site businesses.

Mixed Residential Offerings. Tehaleh will continue to offer a mix of home types, from entry level to luxury 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, grows with the community. Mitigating the impact to infrastructure outside of Tehaleh is required by the Development Agreement with Pierce County. More information on Phase 2 plans and opportunities for public comment can be found on the Pierce County website (piercecountywa.org).





Framework

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

Schools

Tehaleh is split between the Sumner-Bonney Lake and Orting School Districts. All of the homes built so far, and the two existing elementary schools, are located in the Sumner-Bonney Lake School District. When complete, approximately 50 percent of the residential development will be located in each district and potentially each district could have 2 elementary schools and one middle school within the community. Tehaleh pays school impact fees of \$3,485 per new home.

Parks and Trails

Recreational opportunities will continue to be added to Tehaleh's current 11 parks and more than 20 miles of trails as new neighborhoods grow. In addition, Tehaleh supports Pierce County Parks with an impact fee of \$2,552 per home. This fee was increased significantly in 2017—an increase supported by Newland because good parks make good neighborhoods!

Utilities

Utilities at Tehaleh are provided through Pierce County and other utility companies. Tehaleh completed a \$24 million state-of-the-art wastewater treatment plant that will be dedicated to Pierce County.

Fire

Fire protection is provided by East Pierce Fire & Rescue. Tehaleh pays a voluntary \$350 per-home fee to the fire department.

Roads

The final phase of major improvements to 198th Avenue leading to the entrance of Tehaleh is underway and SR 410 intersection improvements are complete as required by the County's Development Agreement. For Phase 2, Tehaleh will be funding and managing construction of a new Pierce County road, New Rhodes Lake Road East. The new County road will provide an east-west traffic corridor connecting the Bonney Lake plateau to SR 162 and providing fire and life safety benefits to valley residents. Tehaleh will also fund road improvements to SR 162 as part of a mitigation agreement with the Washington State Department of Transportation.



NEWLAND®

Newland 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.newlandco.com | www.nashcommunities.com



*According to MetroStudy 1Q19 • 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 solely as the property manager for the Community. North America Sekisui House has an interest in one of the members in Fee Owner. Newland 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 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. © 2019 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