



VERIZON WIRELESS, NETWORK CENTER

PROJECT PROFILE

February 2, 2005

OVERVIEW:

- 25 Acres
- Zoning: Non-residential PUD at least 10 acres including mixed uses (i.e.: restaurants, hotels and/or offices)
- Phase I completed March, 2003: 187,000 square feet, 325 employees, \$37M in R&P property
- Ultimate Potential of 350,000 square feet and 1,000 employees, \$48M R&P property



CONCEPT: This facility is one of two in the nation and serves as their Network Observation and Control Center (NOCC). The facility houses a network equipment center, telephone switch center, and the local network administration headquarters.



LOCATION: The location is at the northeast corner of SH 114 and Dove Road, between SH 114 and Kirkwood Boulevard.

PROJECT SCHEDULE: Groundbreaking was held on August 16, 2001 and Phase I was issued a Certificate of Occupancy March, 2003.

FINANCIAL ISSUES: Verizon Wireless was granted a four-year step-down tax abatement at 30%-20%-15%-10% increments over the four years. A chapter 380 agreement was used to return a portion of the sales tax generated on the project due to construction materials purchases. Some administrative and impact fees were also reduced or waived.



CONTACTS: The following contacts are familiar with the Verizon project:

Verizon Wireless

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