

# **Exhibit 8**



**CAT**

CALVERTON AVIATION & TECHNOLOGY

555

WORLDWIDE

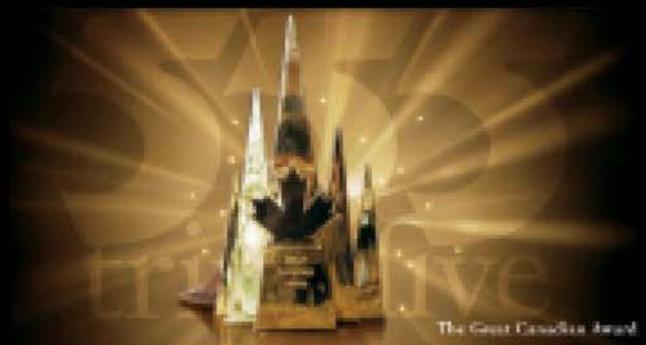
TRIPLEFIVE.COM

INDUSTRIAL AND COMMERCIAL DEVELOPERS

*Triple Five® Worldwide is a multinational diversified conglomerate, development and finance corporation with offices in major U.S., Canadian and global cities. Triple Five Worldwide Group of Companies has developed, own & operate the 1st, 2nd and 3rd world's largest tourism retail and entertainment complexes of its kind as well as an extensive portfolio of diverse and independent divisions that currently employs over 5,000 professionals and has created over 50,000 jobs. Triple Five's wide-ranging experience is suited to creating successful mixed-use developments and activities worldwide that encompass the development, management and ownership of world-scale ventures in many fields.*

## TRIPLE FIVE® WORLDWIDE HAS BEEN THE RECIPIENT OF THE FOLLOWING AWARDS:

- The Commemorative Medal for the 125th Anniversary of the Confederation of Canada in recognition of significant contribution to compatriots, community and to Canada
- The Great Canadian Award recognizing outstanding services to the people of Alberta
- The Family of the Century Award – Alberta Centennial, Canada



# NADER GHERMEZIAN

CHAIRMAN, TRIPLE FIVE WORLDWIDE

Mr. Nader Ghermezian is the Chairman of Triple Five Group of Companies Worldwide, which under his guidance has become a multi-national conglomerate. Mr. Ghermezian started his entrepreneurship at the age of 21 after attending McGill University in Montreal, Canada. Mr. Ghermezian takes a special interest to be involved in all major decisions Triple Five Group makes. To date, Triple Five Group of Companies have created more than 50,000 direct and indirect jobs. Mr. Ghermezian is a philanthropist and is involved in assisting hundreds of charities internationally.

Mr. Ghermezian has also received many awards, including:

- The Commemorative Medal for the 125th Anniversary of the Confederation of Canada in recognition of significant contribution to compatriots, community, and to Canada;
- The Great Canadian Award recognizing outstanding services to the people of Alberta; and
- The Family of the Century Award – Alberta Centennial, Canada



Daniel Preston  
 Luminati Aerospace LLC  
 400 David Court  
 Calverton, New York 11933

March 7, 2018

Triple Five Real Estate I LLC  
 One Meadowlands Plaza, 6<sup>th</sup> Floor  
 East Rutherford, New Jersey 07073

Re: Calverton Aviation & Technology LLC ("CAT")

Ladies and Gentlemen:

This letter is given by the undersigned Daniel Preston ("Preston") and Luminati Aerospace LLC ("Luminati") to confirm that (i) CAT is now managed by the managing member of CAT, Triple Five Real Estate I LLC ("T5"), (ii) the business and affairs of CAT are managed and controlled solely and exclusively by T5, as the managing member of CAT, in all respects, (iii) the board of CAT has been terminated, and (iv) Preston and Luminati do not have any control, approval or consent rights with respect to any of the business, operations or decisions taken by CAT.

Without limiting the foregoing, T5, as the managing member of CAT, has full authority, power and discretion to manage and control the business, affairs and properties of CAT, to make all decisions (of any kind) regarding such matters and to perform any and all other acts or activities customary or incident to the management of CAT's business.

Luminati Aerospace LLC

By:   
 Name: Daniel Preston  
 Title: Chief Executive Officer

  
 Daniel Preston

STATE OF New York)  
 CITY/COUNTY OF Ulster) ss.

On MARCH 12<sup>TH</sup>, 2018, before me LOUISA DUFFY, a Notary Public in and for said jurisdiction aforesaid, personally appeared Daniel Preston, as Chief Executive Officer of Luminati Aerospace LLC, a Delaware limited liability company, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

0104973078  
 LOUISA DUFFY  
 Notary Public, State of New York  
 Qualified in Ulster County  
 Commission Expires October 9, 2018

  
 Notary Public 10/18  
 My Commission expires:  
 [Notarial Seal]

STATE OF New York)  
 CITY/COUNTY OF Ulster) ss.

On this 12<sup>TH</sup> day of MARCH, 2018, before me, a notary public in and for the jurisdiction aforesaid, personally appeared Daniel Preston, an individual, known to be the person described in and who executed the foregoing instrument and acknowledged before me that he/she executed the same as his/her free act and deed.

  
 Notary Public  
 My Commission expires: 10/18  
 0104973079  
 LOUISA DUFFY  
 Notary Public, State of New York  
 Qualified in Ulster County  
 Commission Expires October 9, 2018



# TRIPLE FIVE® WORLDWIDE

## Group of Independent Companies

### DIVISIONS (FIELDS OF ACTIVITIES):

Industrial Manufacturing	Native Affairs	Aquatic & Marine Life
Auto Manufacturing	Philanthropy	Touring Shows
Switch Gear Manufacturing	Mega Tourism Destinations	Movie Theatre
Truck Manufacturing	Mega Mixed Use Developments	Hotels/Hospitality
Naval Parts Manufacturing	Mega Shopping & Entertainment Attractions	Gaming
Minerals	American Dream™	Construction
Atomic Energy Engineering	West Edmonton Mall®: Largest Mall in North America	Revitalization
Infrastructure	Mall of America®	Residential Real Estate Commercial Real Estate
Surveying	China Developments	Industrial Real Estate
Technology	Websites	Sports Facilities & Arenas
Social Media Telecommunications Biotechnology	Energy Division	Project Management
Research & Development Venture Capital	Natural Resources	Leasing
Banking (Canada & the U.S.)	Oil & Gas	Urban Redevelopment
Finance	Petrochemical Engineering	Municipal Planning & Development
Private Equity	Drilling	Suburban Municipal & Neighborhood Development
Credit Card	Solar	Roads & Highway
Gift Card	Casinos	Quality Control
Franchise/Licensee Operations	Tourism & Entertainment	Engineering
Food Distribution & Restaurant Management	Office Buildings	Procurement
Wine & Spirits	Urban Entertainment Developments Recreation & Amusement Parks	
Marketing & Publicity		

# POWER GENERATOR SET MANUFACTURING



Advanced Manufacturing and Power Systems, Inc. ("AMPS") is a leading manufacturer of Hurricane Resistant, sound attenuated generator sets. AMPS has supplied generator sets to Macy's NY, the Brooklyn Performing Arts Center, the FBI, hospitals, nursing homes, the Atlantis in the Bahamas, etc. AMPS is a Triple Five® Group Company, located in DeLand Florida since 1999. We are a Specialty Severe Power Systems Integrator which services the power generation industry. AMPS engineers and manufactures modular building enclosures, HVHZ Missile Impact design enclosures, sound attenuated enclosures, critical equipment enclosures, UL 142, FDEP, and UL2085 Above Ground fuel tanks, trailers and Bi-Fuel Systems.

We integrate and facilitate the testing of all customer-supplied and 3rd party equipment which enables us to provide a turnkey solution. AMPS testing and conversion capabilities include RICE-NESHAP compliance conversions, UL tank leak and pressure testing, vibration testing, fuel consumption testing, rain intrusion testing, loadbank testing and UL 2200 testing. Our engineered products are installed in critical applications serving state, local, federal government agencies, military, police departments, fire departments, clinics, hospitals, assisted living facilities, schools, emergency shelters, water treatment plants and critical data centers.

AMPS Products meet and exceed industry and code standards and are constructed to withstand the most devastating environmental stresses. AMPS Robust HVHZ (High Velocity Hurricane Zone) Missile-Impact Design Enclosure is certified by the State of Florida, which is one of the most stringent requirements in the U.S and abroad. Our design flexibility enables us to adapt to our clients' needs and requirements on their project. Whether it's a HVHZ Generator Enclosure at Cape Canaveral, or one of our Packaged Bi-Fuel Generator Systems on the top of Macy's at Herald Square in Manhattan, AMPS is there for all of your power systems up-fit needs!

[amps.cc](http://amps.cc)





## VALVES AND FITTINGS MANUFACTURING DIVISION



CPV Manufacturing is a leading global valves and fittings manufacturer that serves the industrial gas, petrochemical, and ship building industries, including the United States sixth fleet providing companies around the world with high-quality valves and fittings for all platforms, including liquid and gas services. CPV Manufacturing is a globally renowned manufacturing company in Kennett Square, PA. For more than 100 years, we've specialized in manufacturing high-quality valves and fittings for many industries, including the petrochemical, industrial gas, and ship building industries. We've also worked with the US Navy.

To ensure that each part of our products met the stringent requirements of the US Navy, we developed new testing methods using O-ring connections. This allowed us to disassemble and assemble each component to help us test them for quality.

Once we developed a better understanding of the benefits of O-rings, CPV Manufacturing created the famous O-Seal product line. Designed to provide product versatility, these innovative fittings and valves can be used in a variety of platforms, including liquid or gas services. Today, O-Seal valves and fittings are used in numerous plants, including Praxair's station in Santo Domingo, Mexico, a fully automated gas facility.

[cpvmfg.com](http://cpvmfg.com)



Ship Building



Petrochemicals



Industrial Glass



## FILTRATION SYSTEMS MANUFACTURING DIVISION



Admiral Filter Company, LLC ("AFC") is a leader in the design and manufacture of high performance filtration systems for marine and aerospace use.

Today, as AFC continues Parmatic Filter Corporation's tradition of innovation, we provide the world's largest range of filters and separators for all types of naval applications. The range of these products is clearly demonstrated by the fact that on the U.S. Navy's FFG-7 OLIVER HAZARD PERRY-Class Program (involving over 70 ships and 4 Navies), AFC can boast of having supplied filters and separators for all key fluid systems!

Admiral Filter's Service Division diagnoses, repairs and services commercial, military and other governmental vessels around the world. Because of our breadth and depth of experience, and in addition to servicing our own Admiral Filter (previously Parmatic Filter and Pollution Control products, we are frequently called upon to service competitors' products as well.

Recent assignments have included the New York City Fire Department, Staten Island Ferry, and U.S. Naval vessels in the Middle East, Asia and in the U.S.

[admiralfilter.com](http://admiralfilter.com)



**CJ's Sales and Service was founded in 1971 and has continually strived to be a single source provider for all emergency power needs.**

**Originally operating as a small engine repair facility, CJ's began to evolve into a portable and RV generator provider, and then into Industrial generator sales and service.**

- We specialize in the manufacturing of Highly Engineered Low and Medium Voltage Switchgear.
- We integrate multiple complex electrical components into environmentally controlled mobile electrical equipment buildings (e-houses).

See picture below for exterior and interior of a typical e-House



## Customers and Vendor Partners



DOMINION DIAMOND CORPORATION



Wayne Engineering has been a leading manufacturer of refuse trucks for nearly 50 years. Using our engineering expertise, Wayne Sweepers, LLC was created in 2007 with the introduction of the Gladiator Street Sweeper. The Gladiator has been designed to be a leading mechanical street sweeper. It features state-of-the-art technology, a powerful John Deere auxiliary engine, and a super-efficient hydraulic fluid cooling system.

Wayne continues to apply its engineering excellence towards both product lines to further ensure Wayne Sweepers becomes the leading, most technologically advanced street sweeping manufacturer in the industry.





**Five Nine Data Center serves the rapidly growing demand for co-location and cloud services. With our state-of-the-art operational facility, wide-range of services, and accomplished leadership team, we aim to deliver the five nines (99.999%) uptime that you can trust and depend on for your business server and data storage requirements.**

**Internet security services.**

**WINGS AIR  
HELICOPTERS**



**New state of the art helicopter design  
and innovation.**

**Wings Air has agreed to move its newest  
helicopter production line development  
and manufacturing to Calverton**

# ENGINEERING INFRASTRUCTURE DIVISION

The Infrastructure Division has two decades of experience providing project management, engineering design, surveying and support services to private and public sector clients. Expertise includes roads and bridges, water and wastewater, marine docks and terminals and subsurface utility engineering.



MEI Maverick Engineering, Inc. is a leading provider of project management, engineering, surveying and related project support services to the industry. Deeply committed to our clients' success, Maverick has built an organization with extensive experience and a corporate culture dedicated to adding value at every phase of a project. Value is created through rigorous project management, proper application of resources, effective internal controls and continuous improvement practices. Maverick designs and manages every project with a special emphasis on health, safety and environmental issues. We apply our experience and practical knowledge to deliver proven and innovative project solutions.

[maveng.com](http://maveng.com)



Oil & Gas Stream



Industrial Stream

## SURVEYING

As an experienced provider of surveying and digital mapping services and utilities, the most appropriate technology is used including GPS, wireless and digital equipment. Where quality overrides production, the highest quality of conventional equipment is required. Our expertise includes roads & highways, pipelines and subsurface utility engineering.

## MUNICIPAL AND MASTER PLANNING

Complete planning services including concept and feasibility studies, capital forecasting, community planning, development of multi-use strategies, economic impact studies and structuring of private-public partnerships. Typical developments that are impacted include municipalities, retail destinations, primary, secondary and post-secondary educational facilities, recreational facilities, master-planned residential communities, commercial and industrial areas and medical service providers. Projects also include analysis of existing developments for expansion and/or revitalization efforts.



Infrastructure



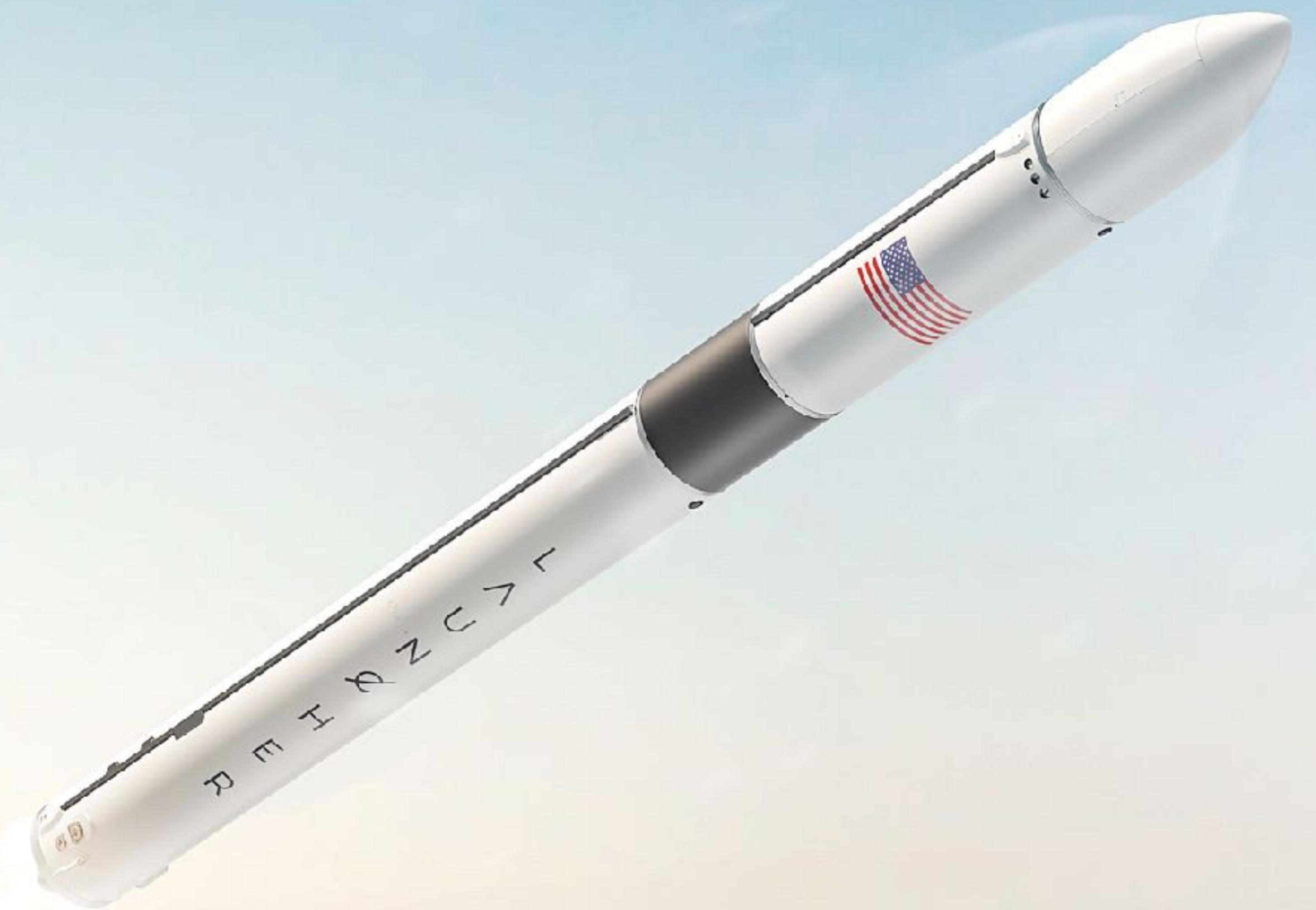
Surveying

L A U N C H E R



# SATELLITE MINIATURIZATION





TOMORROW

# 10 YEAR ROADMAP

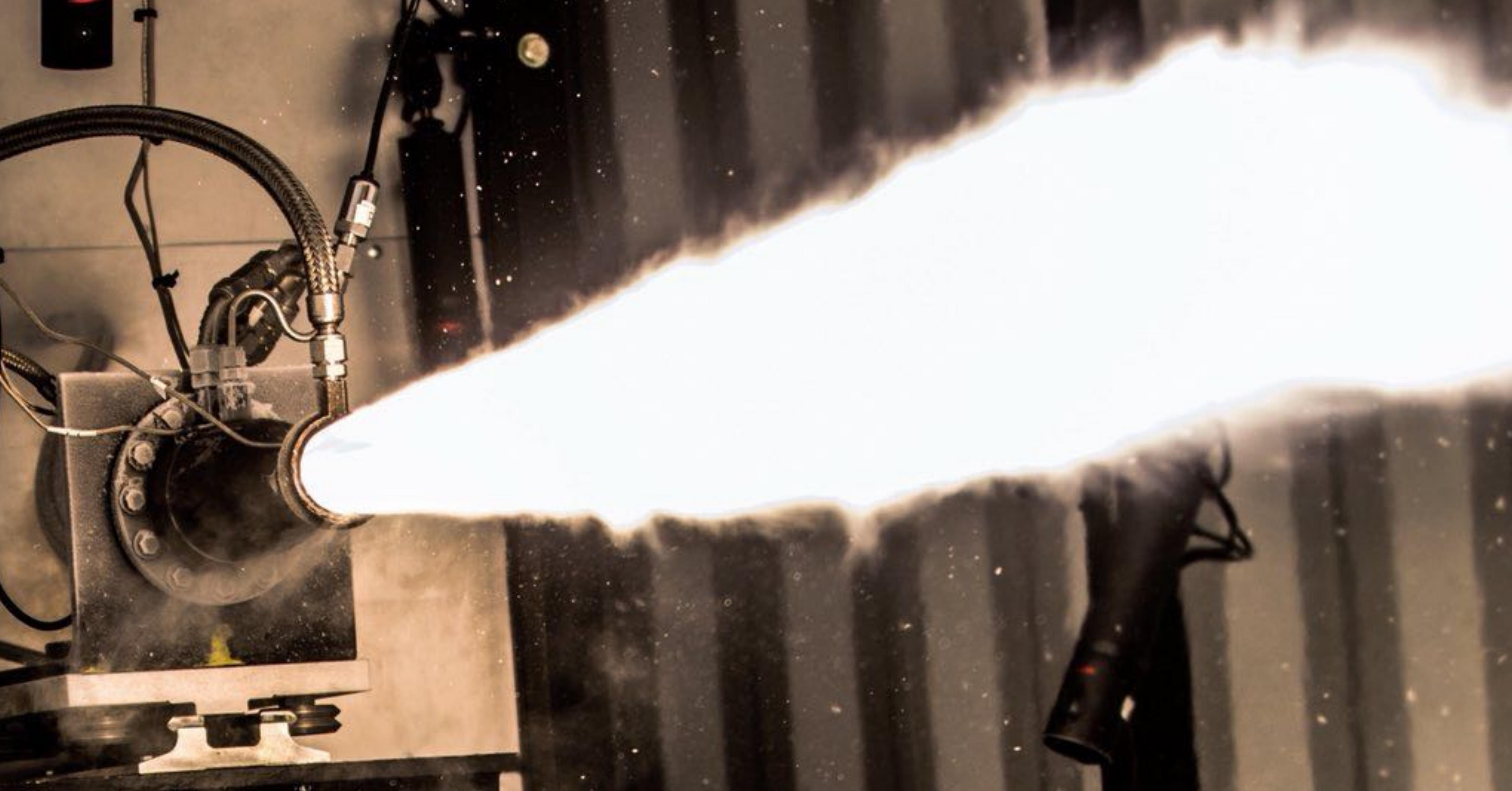
PHASE 3  
(6 years)

PHASE 1  
DEVELOPMENT  
ENGINE  
(1 year)



PHASE 2  
FLIGHT ENGINE  
(3 years)





TODAY



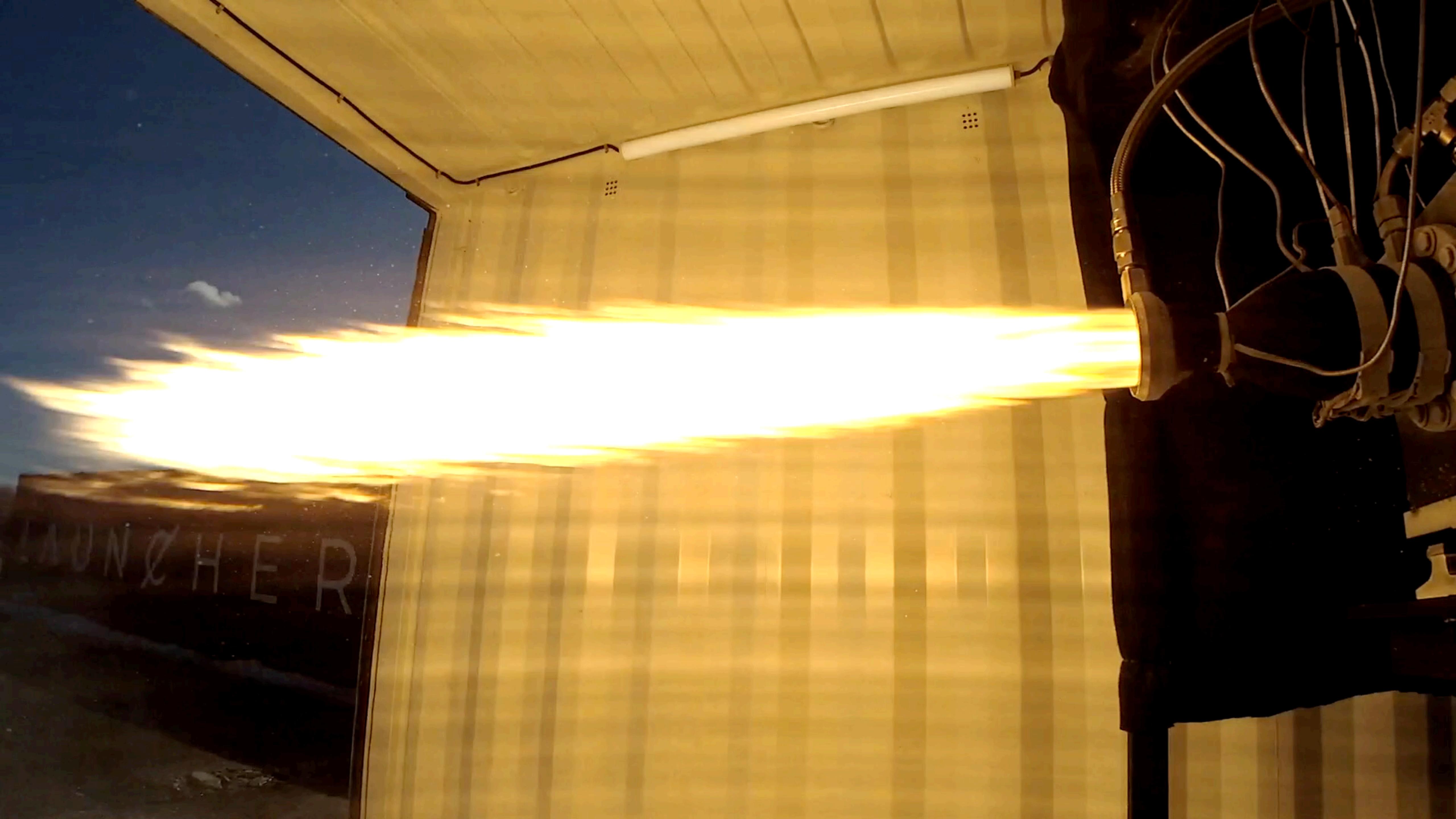












max@launcherspace.com

@launcherspace

launcherspace.com

L A U N C H E R

# Creating A Maglev Research Center



Danby & Powell



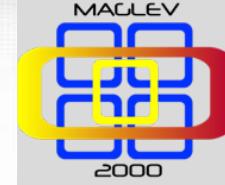
- Original inventors of superconducting maglev
- Career scientists at Brookhaven National Lab
- **Invented on Long Island**
- Japanese Maglev being built today is based on their first generation design
- Invented improved version (2<sup>nd</sup> Gen)



Operations

Maglev   
Strategies

Market Research Consulting



R&D, Engineering

Industry Partners



Universities,  
Labs

# What is Maglev?

**RRG**  
READINESS RESOURCE GROUP  
Maglev and Inertia in Service

  
Maglev Strategies,  
LLC

  
MAGLEV  
2000

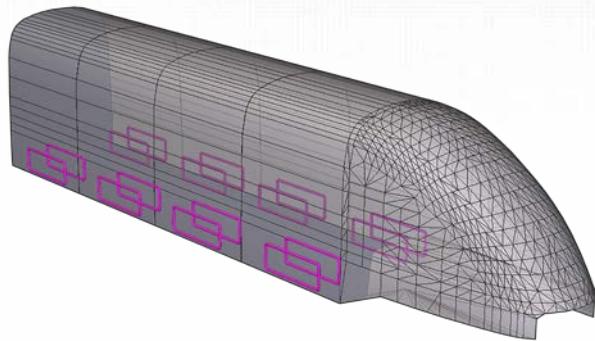


1<sup>st</sup> Gen Maglev Being Built In Japan, China



Multi-Billion \$ R&D, construction programs

*A maglev vehicle is an empty box with some magnets*

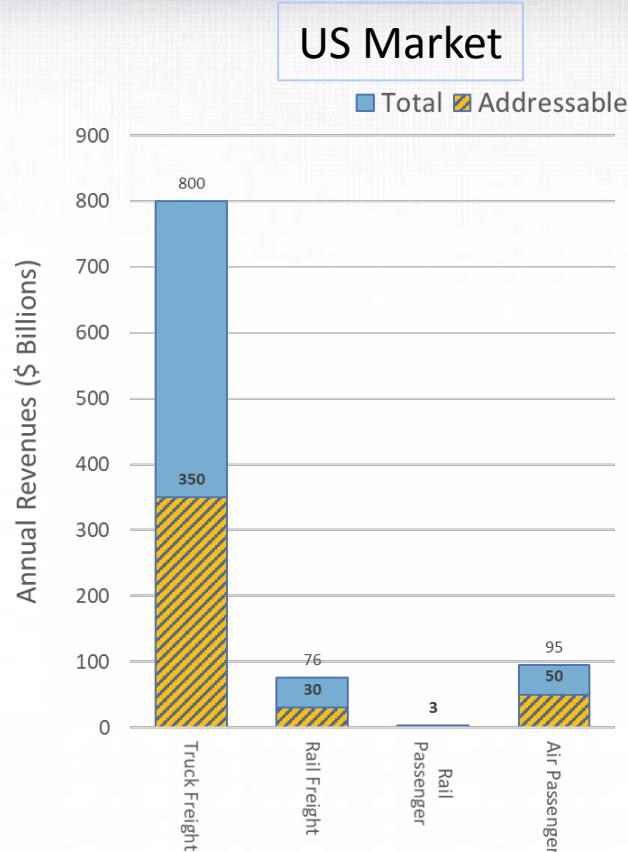


- No moving parts, levitates on magnetic cushion
- **Very fast (350+ MPH)**
- No complex controls
- Very low maintenance, very low cost
- **Can carry freight and passengers**

# Why 2<sup>nd</sup> Gen Maglev is Important



- 2<sup>nd</sup> Gen Maglev carries Freight and Passengers
- Freight market is >100X larger than passenger rail
- Profitable, self-funding, no government subsidies
- Most cost-efficient transport infrastructure for USA
- Global infrastructure market to 2050 is \$165 Trillion



# Why CAT is Critical To Maglev



- Only remaining site on Long Island for test track
- World leading magnet scientists at BNL
- Good electrical grid on site
- Vehicle and magnet construction require advanced composites
- LIRR is good candidate for maglev pilot program
- Proximity to SUNY, NYU, Columbia, and NYC Financial Center



# How Would Maglev at CAT Benefit Riverhead Town?



## National Maglev Research Center

- Would bring in >\$150M in R&D funding over 10 years
- Dozens of direct high paying local jobs
- New local support industries
- Create a nexus for high speed ground transportation R&D, autonomous R&D

## Manufacturing Renaissance

- LI manufacturing for a brand new industry that may rival aviation in scale
- Magnet and superconducting industry
- Composite vehicles
- Guideway components
- Potential for 1000s of jobs

## STEM Education and Workforce Development

- Jobs for educated workforce
- K-12 Education (tours, STEM programs)
- College internships
- **Give Young People a Reason to Stay on Long Island**





## Advanced Composite Design & MFG Development In Aerospace Structures, Energy & Automotive Industries



### □ SciMax Technology Capability Brief

- ❖ Affordable In depth Engineering, Prototype validation & MFG

Affiliated and Co-located with the Composite Prototype Center (CPC)

Feb-2018

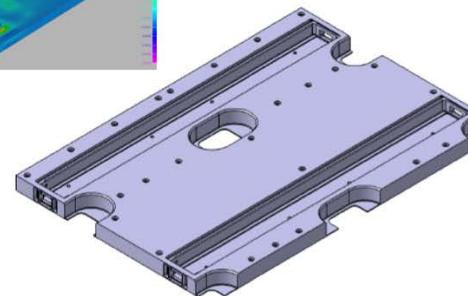
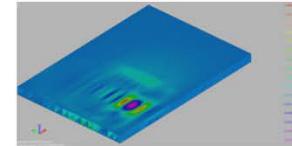
Max Gross - SciMax Technologies  
121 Express Street, Plainview, NY  
516-543-2184  
[mgross@scimaxtech.com](mailto:mgross@scimaxtech.com)

## SciMax Technologies; Who We are

- SciMax Technologies was Incorporated in early 2014 by a technical team, consisting of experienced advanced composite engineers with extensive background in the industry, which includes:
  - Bell
  - Boeing
  - Dow-UT / GKN
  - EDO / ITT / Exelis
  - GE
  - Gulfstream
  - Northrop Grumman
  - LMC
  - Sikorsky
- SciMax goal is to provide engineering and technical support to the industry on the same proficiency level as the OEM & the first tier suppliers in a cost effective fashion
- SciMax Technologies is affiliated with the Composite Prototyping Center (CPC) Utilizing Advanced Technology Manufacturing in new Developments with optimum and timely support to meet customer goals, an ideal industry's quest for affordable quality Engineering Services, linked directly to manufacturing & validation
- SciMax Technologies takes design concepts from Technology Readiness Level (TRL) of 1-3 (An Industry scale of 1 to 10) to the range of 6-8, and continues the progress into full production readiness and LRIP followed by full production

## Current Development Projects Candidates for CAT Facilities Production

- Advanced TP Composite Flooring for CH53K- NAVY SBIR Contract
  - ❖ Program is currently in Phase –II
  - ❖ Planning Phase-III transition to Production
    - 300 Production Aircraft Planned by US Navy + Foreign Sales
    - Calverton Aviation Technology (CAT) Facilities are a strong candidate for the site



## Current Development Projects Candidates for CAT Facilities Production

- Composite Heat-Pump Housing Development
  - ❖ Will replace current heating & cooling system
    - Anticipated Need: 20,000+ units by ~2022

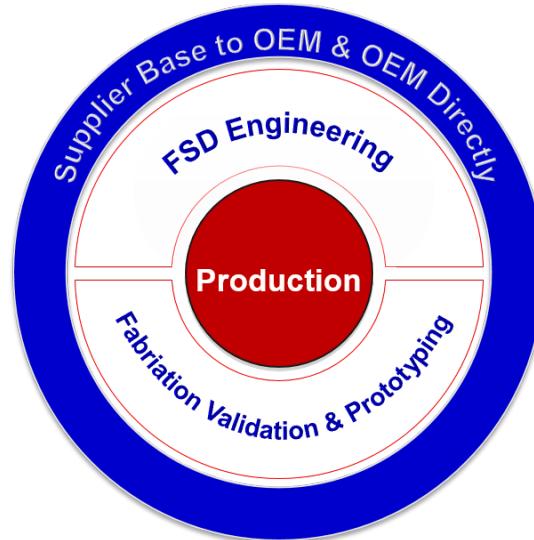


- Carbon/Epoxy Rotor Blade Development
  - ❖ For Counter rotating helicopter Rotors
  - ❖ **Anticipated 400 to 600 blades**
    - Production facility slated for CAT



## Summary

### ❑ The Concentric circle of Success



#### Take Away Message

- ❖ The Concentric circle of Success is truly scussefull only if it concludes with state of the art production facility having easy access loaction with ample ability to expand as the business base grows;

**CAT in Riverhead is the ideal location for such growth**



**C-PC** Composite Prototyping Center



**COMPOSITE PROTOTYPING CENTER**  
**PLAINVIEW, NEW YORK**



# Composite Training and Education

***CPC's training classroom is equipped with:***

- Dell Workstations (seven)
- Software Tools :
  - CATIA v5 CAD/CAM with composite module
  - Siemens CAD /CAM (Nastran (FEA) /ANASYS)
  - Fibersim Composite Design
  - Pro-E Wildfire
  - SolidWorks s/w
- Video Conferencing hardware and software
- Hardware and software to network to manufacturing process equipment to enable easy up/down loading of programs and online programing



## THE CURRICULUM

The Composite Technician Certification Program is a 60- hour course involving a comprehensive assessment of technician skills and knowledge focused on composites history, fiber reinforcements, matrix systems, and processes related to composite fabrication, inspection, damage assessment and repair common in today's industry.

### Competencies Covered:

- Characteristics of Composites
- Testing, Inspection and Repair
- Fabrication Methods
- Health and Safety

## CERTIFICATION

The Composite Technician Certification graduate is certified through CerTEC, a nationally recognized certifying agency.



# COMPOSITE TECHNICIAN CERTIFICATION PROGRAM





## THE CURRICULUM

This course is a 15 hour, four-week program taught by the engineering facility from Vaughn College and CPC Personnel. The curriculum consists of both classroom lectures and hands-on lab experience. Students that successfully complete the course will receive one college credit from Vaughn College.

- Introduction to Composites
- Design with Composites
- Analysis with Composites
- Composite Materials and Processes
- Manufacturing with Composites
- Hot Bond Repair

## S.T.E.M. HIGH SCHOOL COMPOSITE TECHNOLOGY PROGRAM





**Helidex is a leading manufacturer of aluminum helidecks for the offshore oil industry in the world. Helidex also supplies rooftop helipads for hospitals, office and government buildings.**





**Internationally- renowned provider of training in aircraft maintenance and repair using a hands-on approach to teaching. They are specialists in teaching the art of manufacturing and repairing composite materials.**

**ENGINEERING & DESIGN COURSES**

**MANUFACTURING COURSES**

**REPAIR COURSES**

**NON-DESTRUCTIVE INSPECTION (NDI)**



**MRO Established less than 20 years ago, QTech has grown from one facility to a network of 22 MRO centers in México maintaining a variety of business jet, Boeing and Airbus aircraft.**

**QTech has considered making a move into the US. Calverton is a logical choice for their introduction.**

# BACKSTORY

## Aviation Technology Ecosystem

**Physical Infrastructure**

- Transportation (local and regional)
- Freight (land and air)
- FAA presence
- Power (Efficient/Green/Renewable)
- Natural gas
- Process Water (Reclaimable)
- Culinary water (Usage redux)
- Process gasses (Nitrogen, Helium, O<sub>2</sub>, specialty process gasses
  - Delivery and/or generation
- Fuel reserves
- High-speed internet
- Improved cellular coverage
- Food services
- Open Space

**Complimentary Technologies**

- Aerospace
- Autonomous vehicles
  - Air
  - Land
  - Sea – Use proximity to LI Sound
- Electric vehicles
- MRO (Maintenance, Repair and Overhaul)
- Innovative mass transit
- Avionics
- Software development
- Cyber security
- Additive manufacturing
- Advanced/Adaptable Materials development
- Battery R&D
- General aviation
  - Business jetport
  - Bus Jet MRO

**Innovation**

- Innovation Center
  - Mixed-field R&D exposure
  - Mentor/Protégé participation
  - Tech Challenges
- Small business incubator space (may be the same)
  - Office space for tech start-ups
  - Access to equipment and design tools
  - Meeting spaces – conference rooms, teaching space, seminar rooms
- Sustainable
- Environmentally Friendly
- Smart energy consumption
- Networking Opportunities
  - Tech, Investment, Innovation concepts, Common interest

**Supply Chain**

- Identify internal relationships
- Identify common critical suppliers
- Develop relationships
- Locate in close proximity or establish local presence
- May include:
  - Design
  - Analysis
  - Materials testing
  - Environmental testing
  - Flight hardware
  - Office and admin services
- Goal is to improve accessibility

**Entrepreneurial Support**

- Special education
- Vision development
- Legal and IP support
- Trade associations
- Technical societies
- Trade missions
- Expert business consulting
  - International trade
  - Portfolio management
  - Management training and assistance
  - Smart Manufacturing
  - Marketing / market placement
  - Branding and white labeling
  - M&A assistance
- Financial assistance
  - Financial business consulting
  - Angel investors
  - VCs
  - PEs
  - World Bank services
  - Banks
  - SBA
  - Grant writing support

**Benefits to the Riverhead Community**

- Prestige, community pride
- Short-term non-recurring revenues (Construction, planning, etc.)
- Jobs are created that have higher wage potential for both skilled and unskilled employees
- Economic “waterfall” to the community
  - As disposable income increases, supporting service jobs are created)
- Increased property value
- Increased long-term recurring revenues
  - Property tax increases based on property value
  - Extra jobs yield income tax increases
  - Sales tax on disposable income
- Community benefits from infrastructure improvements
- Revenue increases enable improved community services
  - Schools
  - Fire
  - Police

**Workforce Development**

- K-12 STEM education
- Stackable credentials
- Basic work- and life-skills training
- Vocational skills training
- Community colleges
- Internships
- Colleges and Universities
- Corporate/academic R&D

BACKSTORY

Four WHYs

One WHAT

## WHY #1 – Why This Project?

- Aviation and aerospace are projected to grow at a tremendous rate in the next two decades
  - ~40,000 new aircraft will enter service by 2038
  - ~117,000 new commercial pilots will be needed by 2036
  - Unmanned vehicle applications are increasing exponentially

## WHY #1 – Why This Project?

- The Aerospace Ecosystem draws from many other adjacent technologies
  - Energy Storage, software, cyber security, materials science, transit, etc.
- Creating an environment for high technology business creates high-paying jobs
- Each high-paying job creates up to 5 service sector jobs, which includes doctors, nurses, teachers, etc.

## WHY #2 – Why Here?

- The site offers advantages that very few areas offer
- We have a unique combination of assets
  - Runways
  - Aviation infrastructure
  - Open space
  - Proximity to open water
- While situated in a rural space, Calverton enjoys close proximity to the New York Metro area with a large, diverse workforce

## WHY #3 – Why Now?

- Timing is everything
  - The black plague
  - The iPad
- The fortuitous convergence of technology and business makes the timing right, especially in the areas of rapid transport and delivery
  - Commercial aviation
  - Autonomous Software
  - Amazon drone delivery
  - Environmentally-responsible Technologies
  - Commercial space

## WHY #4 – Why Triple Five?

- Triple Five has a proven track record of partnering with local communities to create value
- Triple Five has the financial means to create the necessary ecosystem
- Triple Five is in it for the long haul
- Triple Five has a strong social conscience

## WHY #4 – Why Triple Five?

- Triple Five has clearly demonstrated their ability to manage large, complex projects
- Triple Five is experienced in building manufacturing and R&D space for high-tech companies
- Triple Five owns several high-tech companies already, many of which could occupy Calverton
- Triple Five has built educational institutions

## WHAT #1 – What Is In It For Riverhead?

- Well-paying sustainable jobs
- Good for Riverhead and East End small businesses
- Lower tax burden for locals
- Ongoing revenue growth
- Improved community infrastructure
- Economic security and stability
- Enhanced quality of life

## CONCLUSION

This project leverages the unique and significant assets of Riverhead and Suffolk County:

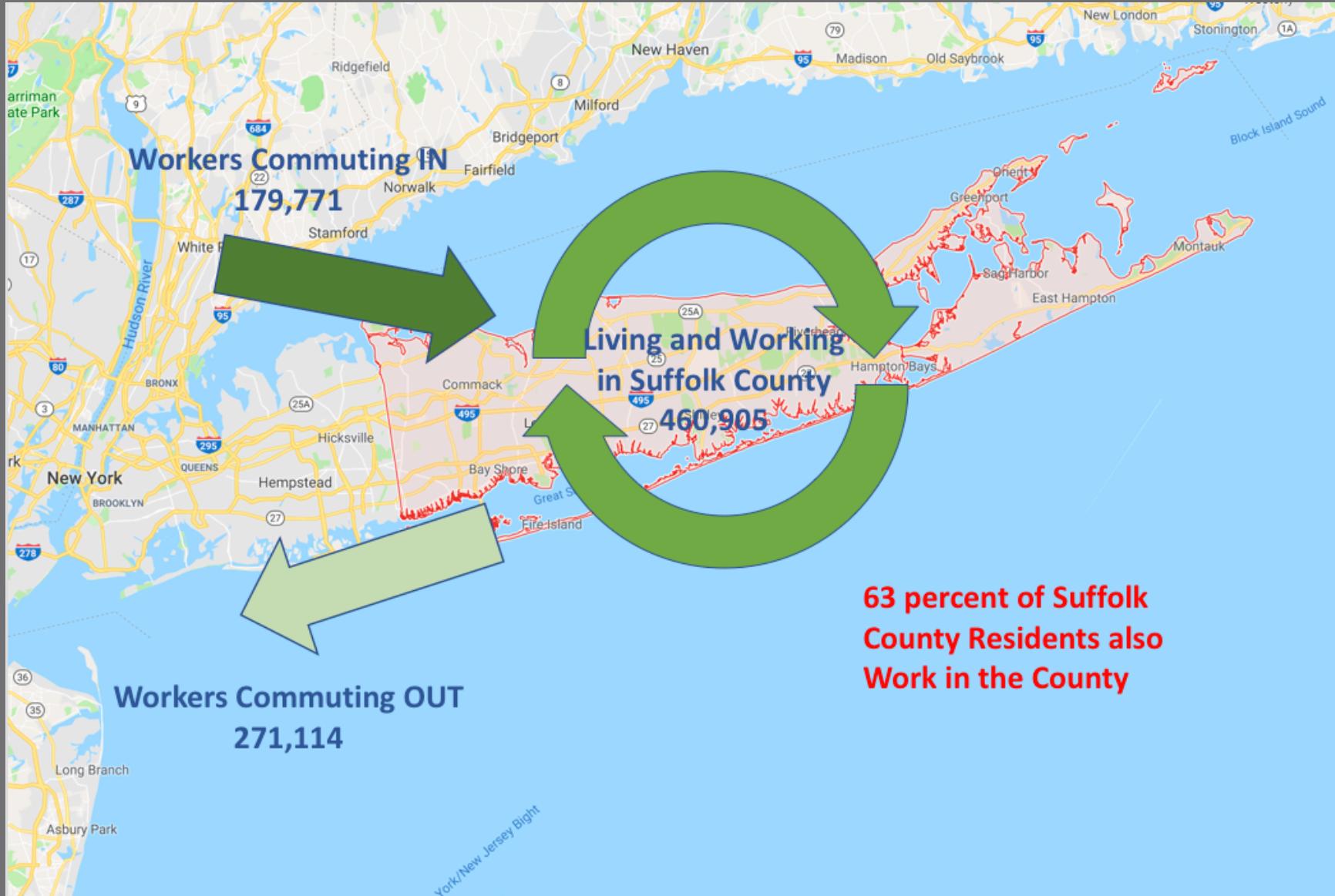
- Talented workforce
- National Laboratory
- High-caliber research institutes
- Irreplaceable runway and infrastructure

## CONCLUSION

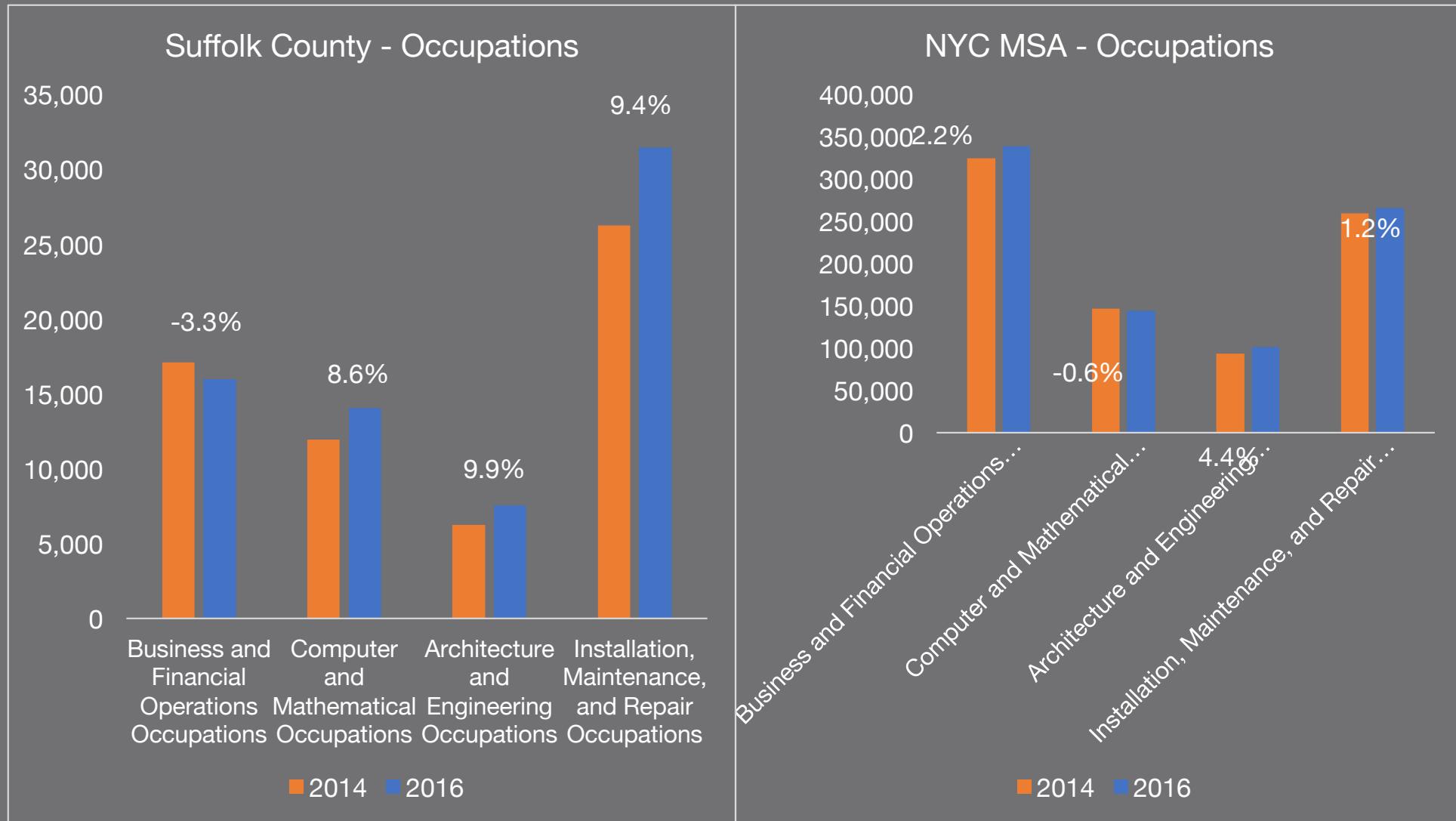
This project leverages the unique and significant assets of Riverhead and Suffolk County:

- A legacy of aviation technology
- Aligned with public economic development policies
- Public support for sustainable job creation

# LONG ISLAND ECONOMIC CONDITIONS

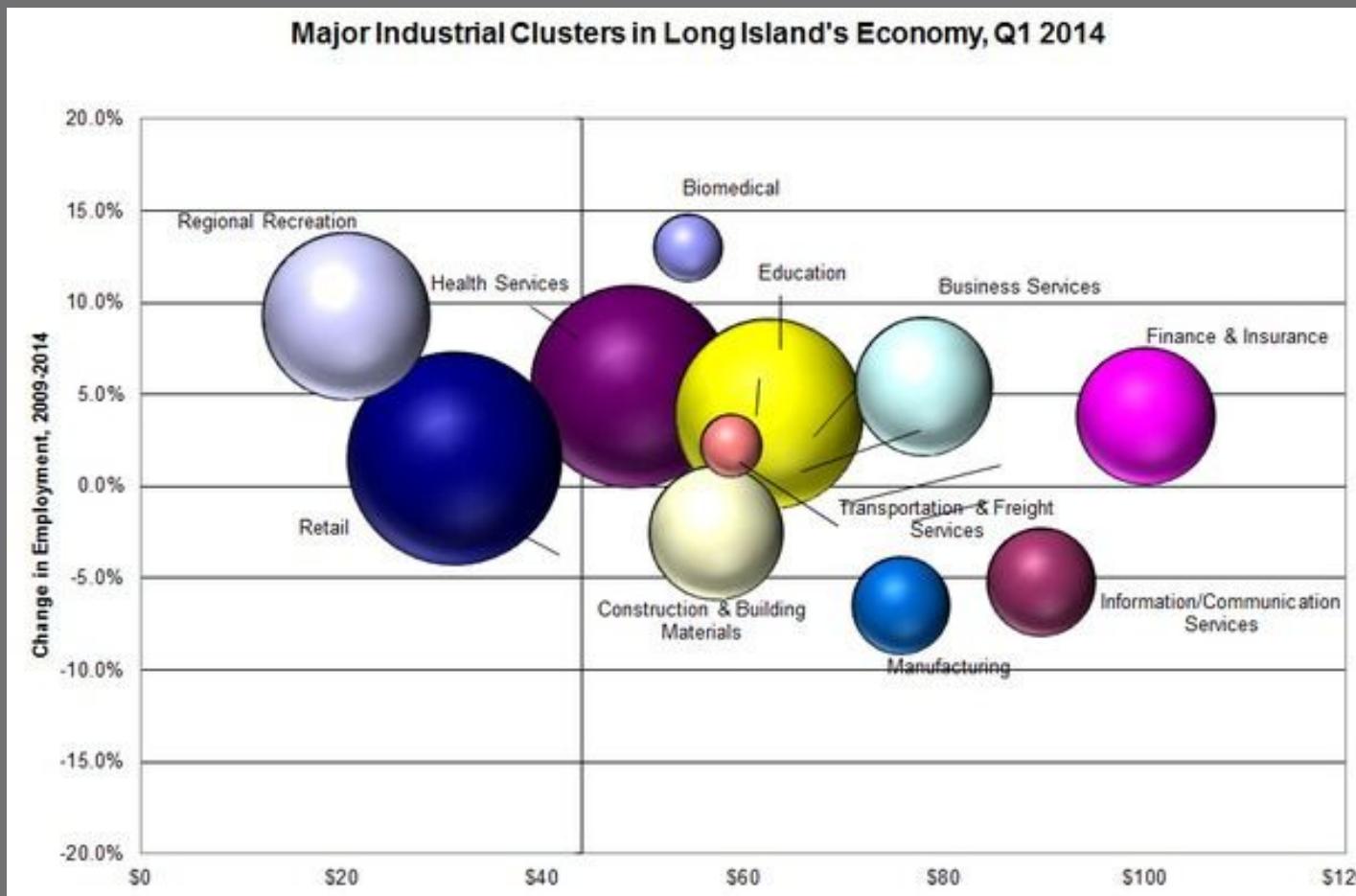


# LONG ISLAND ECONOMIC CONDITIONS



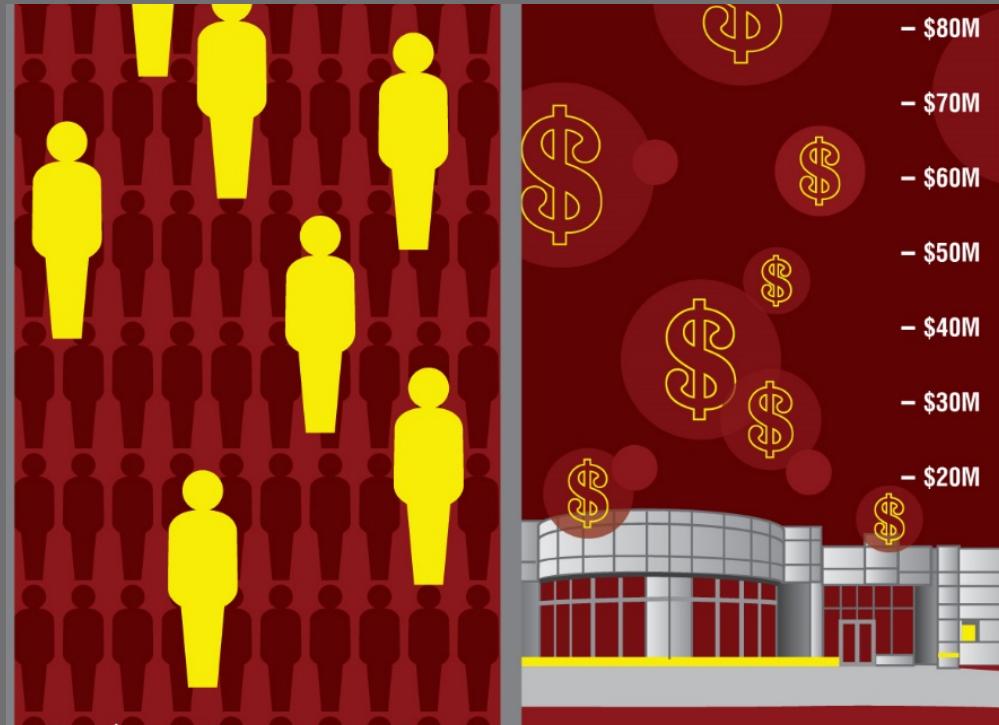
Suffolk County and the MSA are demonstrating occupation stability or growth

# LONG ISLAND ECONOMIC CONDITIONS



- Defense and aerospace legacy
- Dominant workforce segments align with those targeted for EPCAL
- High quality of life

# LONG ISLAND ECONOMIC CONDITIONS



- Companies spawned from Stony Brook's Long Island High Technology Incubator report gross annual revenues of more than \$100 million
- The \$4.7 billion economic impact of Stony Brook University accounts for nearly 4% of all economic activity on the Island and roughly 7.5% of all jobs in Suffolk County

Proximity to and partnership opportunities with Stony Brook University

# PROOF OF CONCEPT



Cummins Research Park  
Huntsville, AL

- Approximately 25,000 employees
- Over 300 aerospace, tech, and defense firms
- Anchored by University of Alabama - Huntsville

# PROOF OF CONCEPT



## Soundview Technology Center Everett, WA

- 450,000 – 500,000 sf of custom light industrial space
- Proximity to Boeing and Seattle's tech ecosystem
- Dedicated to advanced manufacturing and tech

# PROOF OF CONCEPT



## Utah Advanced Materials and Manufacturing Initiative

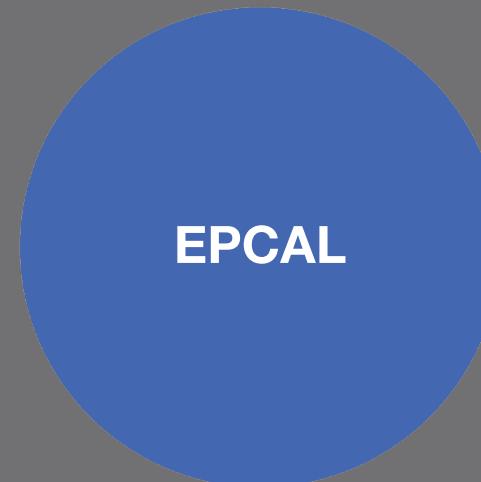
- Public – private partnership to support the advanced materials and manufacturing industry
- Features key educational and governmental partners



Education



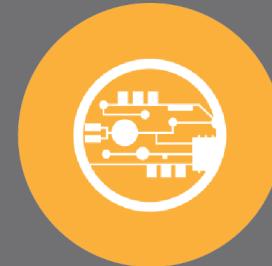
Support  
Services



Research +  
Development



Manufacturing +  
Advanced Materials



Tech

# PRELIMINARY CONCEPTUAL PHASING PLAN



# PRELIMINARY ESTIMATE OF JOBS CREATED PER PHASE

	<b>Years</b>	<b>Jobs On-Site</b>	<b>Jobs Off-Site</b>	<b>Total</b>
Phase I	5	1,440	1,988	3,428
Phase II	5	1,922	2,654	4,576
Phase III	4	882	1,218	2,100
Phase IV	4	1,076	1,486	2,562
<b>Total</b>	<b>18</b>	<b>5,319</b>	<b>7,346</b>	<b>12,665</b>

# PRELIMINARY ESTIMATE OF TOTAL JOBS CREATED PER INDUSTRY

Industry	On-Site Jobs	Off-Site Jobs	Total Jobs
Tech	1,866	2,577	4,443
Research and Development	1,103	1,523	2,626
Manufacturing	2,140	2,955	5,095
Education	211	291	502
<b>Total</b>	<b>5,319</b>	<b>7,346</b>	<b>12,665</b>

# PRELIMINARY ESTIMATE OF AVERAGE WAGES PER SECTOR

<b>Sector</b>	<b>Labor Income</b>
Aircraft manufacturing	\$188,089
Aircraft engine and engine parts manufacturing	\$95,708
Other aircraft parts and auxiliary equipment	\$101,752
Chemical Manufacturing	\$123,465
Plastics & Rubber Products Manufacturing	\$62,559
Fabricated Metal Product Manufacturing	\$74,420
Machinery Manufacturing	\$108,726
Computer and Electronic Product Mfg	\$126,099
Electrical Equipment and Appliances	\$97,543
Publishing Industries	\$116,699
ISPs, Search Portals, & Data Processing	\$126,621
Other Information Services	\$191,632
Professional and Technical Services	\$97,543
Academic, Research, and Training	\$68,798
<b>Weighted Average</b>	<b>\$116,602</b>

# PRELIMINARY ESTIMATE OF ECONOMIC OUTPUT

	On-Site Output	Off-Site Output	Total Output
Phase I	\$720,526,770	\$343,282,351	\$1,063,809,121
Phase II	\$1,116,257,881	\$531,821,503	\$1,648,079,384
Phase III	\$512,495,867	\$244,169,673	\$756,665,540
Phase IV	\$624,823,739	\$297,686,319	\$922,510,058
<b>Total</b>	<b>\$2,974,104,257</b>	<b>\$1,416,959,847</b>	<b>\$4,391,064,104</b>

# Wayne Melnyk

Project Executive

- 42 years with PCL
- Instrumental in Triple Five relationship
- Delivered nearly \$4 billion in projects for PCL



# David Charette, PWS, LEED AP

## Principal

Wetland Delineation/Mitigation, Environmental Permitting,  
Environmental Assessments and Impact Statements

Mr. Charette has over 30 years of experience, both in private and public sector work, in project management of environmental and engineering consulting services for projects with significant wetland and natural resource related issues. Specific consulting services completed include proposals; environmental assessments; wetland delineations and jurisdictional determinations; preparation of environmental impact statements; preparation of Federal, State, County and local permit applications; responding to public comments and regulatory requests for additional information and studies; compliance with approvals and permit conditions; providing expert testimony and environmental issue resolution; due diligence evaluations; wetland mitigation project and environmental restoration services; project design guidance; preparation of construction plans and specifications; and preparation and presentation of environmental workshops and seminars.



# LANGAN

M.S., Ecology

Rutgers University

B.S., Biological Sciences

University of Connecticut

### Professional Registration

Professional Wetland Scientist (PWS)

Society of Wetland Scientists

Certification Program

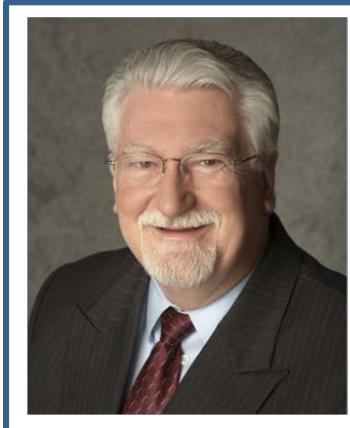
LEED Accredited Professional  
(LEED-AP)

### Affiliations

Society of Wetland Scientists

**Steve Rodgers** has more than three decades in the aerospace composites field. He has worked for a number of companies including Boeing, Lockheed, Heath Tecna and ITT. He is a Trustee on the Global Board of Directors and past International President for the Society for the Advancement of Material and Process Engineering (SAMPE). He also serves on the Advisory Board of the National Graphene Association (NGA), helping to educate the technical communities and support the entrepreneur in the successful commercialization of this important advanced material.

In 2005, Steve began working with the Governor's Office of Economic Development (GOED) and the Economic Development Corporation of Utah (EDCUtah) to strengthen the composites industry. By the end of 2008, total job creation exceeded 10,000 job openings. In 2012 he received the Utah Governor's Medal for Science and Technology for that work.



# James Lima, President

James Lima Planning + Development

James has more than 30 years of experience in the planning and implementation of economic development and community revitalization projects throughout North America. James is helping plan and implement a broad range of economic development projects, including new corporate campuses for two of the world's largest and fast-growing technology companies, a billion dollar flood protection project for Lower Manhattan, and the New York State Downtown Revitalization Initiative in Westbury, Long Island.

James' firm is also a real estate and economic advisor to the Suffolk County Industrial Development Agency where recent work has focused on transit-oriented development strategies for Amityville, Copiague, Lindenhurst, East Farmingdale, Smithtown and Kings Park.

As a New York City public development official, James led the Downtown Brooklyn Redevelopment Plan, which resulted in more than \$10 billion of new investment.



jamesLIMA  
Planning + Development

