



U.S. Citizenship and Immigration Services

EB-5 Immigrant Investor Program
Stakeholder Meeting
Washington, DC
June 16, 2010

EB-5 Job Creation Requirements

- Each EB-5 investor must demonstrate that their capital investment will create/preserve at least ten (10) jobs for qualified U.S. workers within the United States.
- A qualified U.S. worker is a U.S. citizen, LPR, or other qualified immigrants (e.g. asylee or refugee).
- Jobs created for nonimmigrant workers and/or members of the EB-5 investor's family are not qualifying.



EB-5 Capital Investment Structures

EB-5 Investors may be eligible for an EB-5 immigrant visa if they have invested – or are actively in the process of investing - the required amount of capital into one of the following for-profit business-types:

- A new commercial enterprise (created after 11/29/1990);
- An enterprise which will expand to 140% of pre-investment net worth or number of employees, or;
- A troubled business in which jobs will be preserved.



EB-5 Capital Investment Thresholds

- The standard capital investment requirement for an EB-5 investor is \$1 million.
- The capital investment requirement for an EB-5 investor in a Targeted Employment Area (TEA) which is either in a high unemployment area, (calculated as an area with an unemployment rate that is at least 150% of the national average), or a Rural Area (RA) is \$500,000.



Direct v. Indirect Jobs

- Direct jobs are actual identifiable jobs for qualified employees located within the commercial enterprise into which the EB-5 investor has directly invested his or her capital.
- Indirect jobs are those jobs shown to have been created collaterally or as a result of capital invested in a commercial enterprise affiliated with a regional center by an EB-5 investor.





RECEIPT NUMBER RCW1116450229	CASE TYPE ID# Application for Regional Center Under the Immigrant Investor Pilot Program
RECEIVED DATE June 13, 2011	REGIONAL CENTER NAME TRI CITIES INVESTMENT DISTRICT LLC
NOTICE DATE June 13, 2011	PAGE 1 of 1
TRI CITIES INVESTMENT DISTRICT LLC P.O. BOX 13957 SALEM OR 97309	NOTICE TYPE: Receipt Notice

Receipt Notice - This notice confirms that USCIS received your application or petition as shown above. Please reference the receipt number, above, on any correspondence with USCIS. If any of the above information is incorrect, please immediately contact us at USCIS.ImmigrantInvestorProgram@dhs.gov to let us know. This will help avoid future problems.

This notice does not grant any immigration status or benefit. It is not even evidence that this case is still pending. It only shows that the application or petition was filed on the date shown.

Processing time - Processing times vary by kind of case. You can check our website at www.uscis.gov for our current processing times for this kind of case at the particular office to which this case is or becomes assigned. If you do not receive an initial decision or update from us within our current processing time, email us at USCIS.ImmigrantInvestorProgram@dhs.gov. Save this notice, and any other notice we send you about this case, and please make and keep a copy of any papers you send us by any means along with any proof of delivery to us. Please have all these papers with you if you contact us about this case.

If your address changes - If your mailing address changes while your case is pending, notify us at USCIS.ImmigrantInvestorProgram@dhs.gov, otherwise you may not receive notice of our action on this case.

Please see the additional information on the back. You will be notified separately about any other cases you filed.
U.S. CITIZENSHIP & IMMIGRATION SVC.
CALIFORNIA SERVICE CENTER
P.O. BOX 38111
LAGUNA NIGUEL CA 92607-8111
Customer Service Telephone: (800) 375-5283





March 22, 2011

Mr. Stew Stone
Commercial Services
1220 20th Street SE
Salem, OR 97302

RE: Support for Tri-Cities Investment District

Dear Stew,

It is with great pleasure that I write this letter to thank you on behalf of the Tri-Cities Research District Board of Directors for your efforts to create the Tri-Cities Investment District (TCID). We believe the TCID is a wonderful opportunity to expand existing foreign relationships and develop new ones for the Tri-Cities region.

The Tri-Cities Research District is one of eleven designated Innovation Partnership Zones recognized by the State of Washington. Our focus areas are clean energy and biosciences. Our goals and objectives are in alignment with the State of Washington's economic development and energy strategies. We also have a unique set of federal, state and local assets such as Pacific Northwest National Laboratory operated by Battelle, Washington State University, Tri-Cities and the Mid-Columbia Energy Initiative that we believe brings together facilities, technologies and partnerships of interest to foreign investors and companies.

We strongly support your application for the TCID to become a recognized EB-5 program for our region and agree to have members from our board be considered to serve in an advisory capacity to the regional center. Thank you for your leadership and efforts to make the TCID a reality. Please do not hesitate to let us know if we may be of any further assistance.

Sincerely,

A handwritten signature in purple ink that reads "Diahann Howard".

Diahann Howard
Executive Director

3100 George Washington Way, Richland, WA 99354
www.tricitiesresearchdistrict.org
(509) 375-3060



Washington State Legislature

March 28, 2011

Mr. Stew Stone
Commercial Services
1220 20th Street SE
Salem, OR 97302

Re: Tri-Cities Investment District

Dear Mr. Stone,

We are proud of the Tri-Cities region and the assets it has to offer our residents and visitors. We believe it is a great place for prospective U.S. EB-5 Visa Investors to invest and build a future for themselves and their families.

The Tri-Cities community is a rich agricultural, science and tourism community. Washington State University, Tri-Cities is the epicenter for the states Viticulture and Enology Program, as well as home to the Bioproducts, Sciences and Engineering Laboratory. We are also home to world class science and research taking place at Battelle operated, Pacific Northwest National Laboratory all located within the Tri-Cities Research District, a state designated innovation partnership zone. We have a long history tied to clean energy development, science and technology commercialization.

Washington State's 8th district welcomes investment in our infrastructure thus creating economic development which leads to quality jobs for our citizens. The EB 5 Visa Investment Program helps both our citizens and foreign nationals achieve their goals and dreams. We thank you for developing this program for the Tri-Cities region and hope your investors strongly consider investment in Washington State.

Sincerely,

JEROME DELVIN
Senator

LARRY HALER
Representative

BRAD KLIPPERT
Representative



CHRISTINE O. GREGOIRE
Governor



STATE OF WASHINGTON
OFFICE OF THE GOVERNOR

P.O. Box 40002 • Olympia, Washington 98504-0002 • (360) 753-6780 • www.governor.wa.gov

April 20, 2011

Mr. Stew Stone
Tri-Cities Investment District, LLC
1220 - 20th Street SE
Salem, OR 97302

Dear Mr. Stone:

Washington State is rich with investment opportunities. Our geographic location on the Pacific Coast, excellent port facilities, low-cost energy, productive and innovative work force and beautiful environment make it an attractive location for trade and industry.

Equally important is the way in which our state and local governments support economic development. Here in Washington, we are committed to nurturing new businesses and sustaining established ones.

International investment is welcomed in Washington State. Companies are often attracted to our strong entrepreneurial spirit among the people and businesses already located here. This "Innovation Spirit" is evident in several Washington based companies known throughout the world, such as Boeing, Microsoft, Amazon and Starbucks.

One way Washington State attracts foreign direct investment is through the EB-5 entrepreneurial visa program administered by the United States Citizenship and Immigration Services (USCIS) and the establishment of "Regional Centers" across the state. Washington State supports the USCIS EB-5 visa program and encourages foreign investors to explore this investment option if they are seeking residence in the United States as part of their investment strategy.

We are open for business, and we invite you to come see for yourself what Washington State has to offer.

Sincerely,

A handwritten signature in blue ink that reads "Christine Gregoire".

Christine O. Gregoire
Governor





April 5, 2011

TriCities Investment District, LLC
Eb-5 Regional Center
Stew Stone
1220 20th Street SE
Salem, Oregon 97302

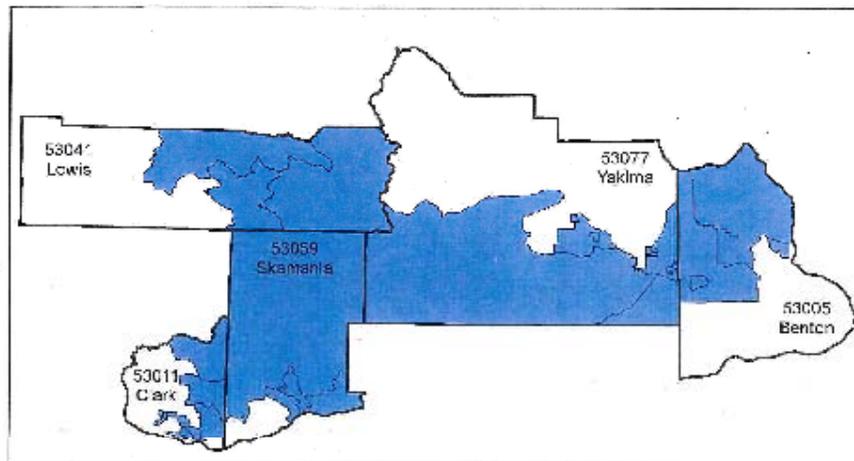
Dear Mr. Stone,

The Washington State Employment Security Department (ESD) has the delegated authority to certify and designate areas of high unemployment, defined as unemployment of at least 150% of the national unemployment rate. To maintain consistency, the federal government has mandated that the labor force and unemployment estimates used to determine if areas meet the "high unemployment" definition should use methodology developed by the U.S. Bureau of Labor Statistics (BLS). The description of the overall methodology and the census-share method utilized by ESD to produce estimates for subareas can be found on the Internet at the BLS web site: <http://www.bls.gov/lau/lauumthd.htm>

The national unemployment rate for the most recent calendar year, 2009, is 9.3 percent. To qualify, a geographic area must have an unemployment rate of at least 14.0%. No county in Washington State has an unemployment rate for that time period that would qualify the county as a whole.

Using the official methodology for calculating the unemployment rate for sub-county areas, as referenced above, ESD confirms that the region defined by the identified 38 contiguous census tracts had an unemployment rate of 14.1%, therefore reaching the required threshold of unemployment, and hereby designates the region as an area of high unemployment for purposes of investments under the EB-5 program of USCIS.

Map 1: Map of Selected Census Tracts in Benton, Clark, Lewis, Skamania and Yakima Counties



Source: Washington State Employment Security Department.

Table 1: Definition of Customized Area and Qualifying Tracts, 2009 Annual Averages

Area	Unemployment Rate (2009)	Area of High Unemployment (At least 150% of National Rate)
United States	9.3%	
Washington State	6.9%	No
Benton County	6.7%	No
Clark County	12.8%	No
LeWia County	12.8%	No
Skamania County	12.8%	No
Yakima County	6.5%	No

Custom Area (provided by Jeff Carr on Behalf of Stew Stone)

Area	Unemp Rate (2009)	Area of High Unemployment (At least 150% of National Rate)	Area	Unemp Rate (2008)	Area of High Unemployment (At least 150% of National Rate)
53005010201	2.8%	No	53011041323	18.9%	Yes
53005011700	9.0%	No	53011041324	7.8%	No
53005011800	8.8%	No	53041041500	10.4%	Yes
53005011900	11.1%	No	53041971600	15.0%	Yes
53005012000	0.0%	No	53041971900	15.1%	Yes
53011040101	13.0%	No	53041972000	17.8%	Yes
53011040504	16.7%	Yes	53059950100	0.0%	No
53011040506	8.2%	No	53059950300	13.1%	No
53011040600	19.7%	Yes	53059950400	16.4%	Yes
53011040604	10.0%	No	53059950500	16.0%	Yes
53011040605	20.1%	Yes	53077001800	9.6%	No
53011040606	7.6%	No	53077001900	13.0%	No
53011040703	12.2%	No	53077002001	10.0%	Yes
53011040705	16.2%	Yes	53077002002	13.7%	No
53011040805	14.7%	Yes	53077002300	13.7%	No
53011041104	18.5%	Yes	53077002400	11.4%	No
53011041105	25.5%	Yes	53077002500	16.7%	Yes
53011041109	18.3%	Yes	53077002701	13.8%	No
53011041322	18.9%	Yes	53077002702	17.8%	Yes
			AREA TOTAL	14.1%	Yes

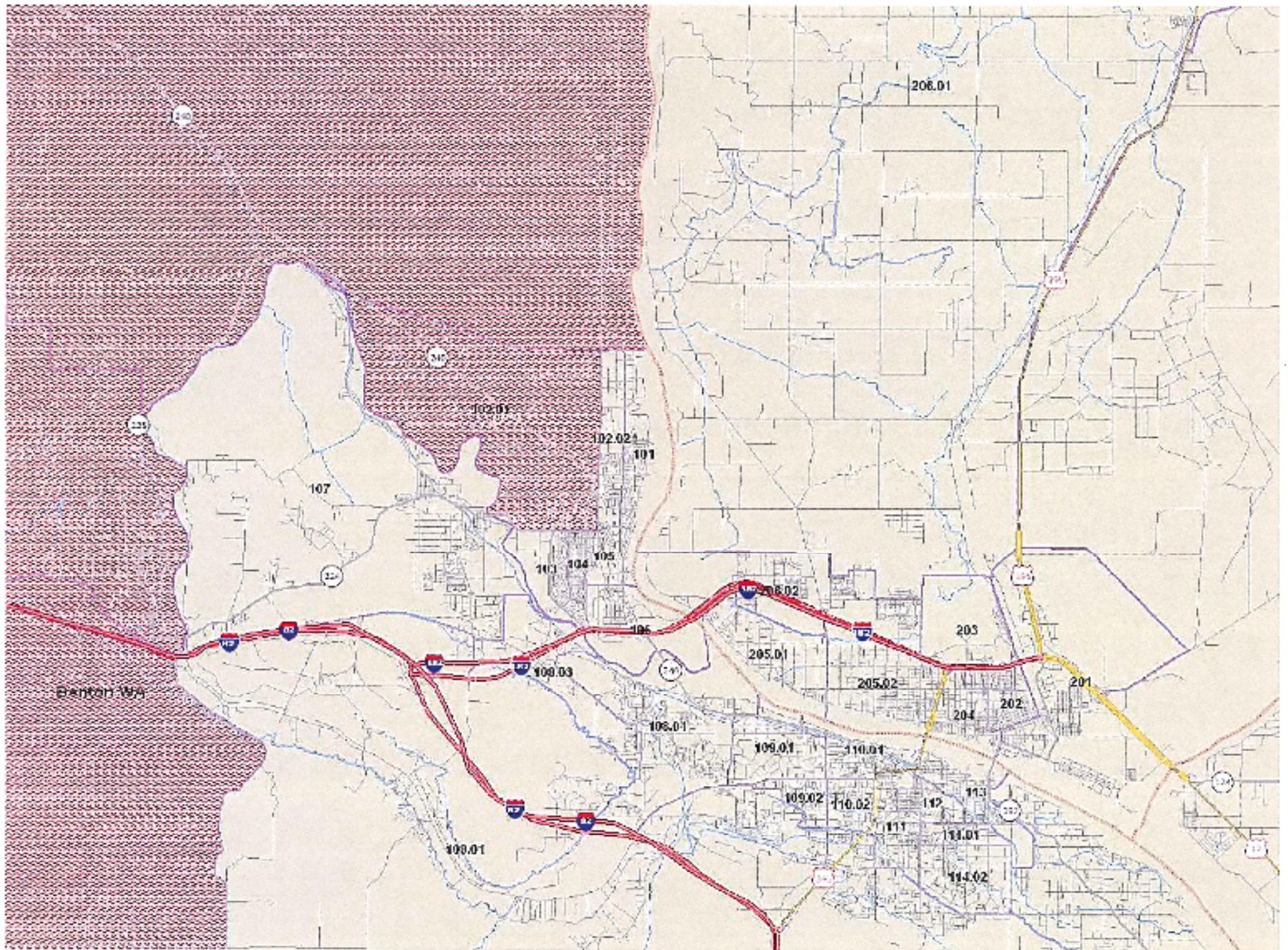
Source: Washington State Employment Security Department

Should you have any questions, feel free to contact me at 360.438.3250.

Sincerely,



Lisa Nordberg, Geographic Information Systems Specialist
 Washington State Employment Security Department
 Labor Market and Economic Analysis
 P.O. Box 5940
 Olympia, WA 98507-9046
 lnordberg@esd.wa.gov



Pathway to United States Citizenship



Select Project
Complete Application

Average
4 months

Approval Process

May enter US
at any time

Approved

21-30 months
Base on
successful job
creation

Green Card

Based on PPM
exit strategy

Investment Return

- Submit I-526 form
- Deposit \$560,000 USD and application fee in escrow
- I-526 approval process
- Vetting Investors
- Receive “conditional” green card
- \$500,000 USD released for investment
- Submit I-829 form
- “Conditional” status removed
- 4-7 years after entering the U.S.
- Investment returned to investor
- Option for citizenship or keep the green card

USCIS Requirements



- Preparation of Business Plan in CIS format
- Immigration/Investor Manual
- Offering Memorandum
 - Subscription Agreement
 - Operating Agreement
 - Escrow Instruction (if required)
- Economic Study
- Job Creation Model & Investment Criteria for C.I.S.
- International Marketing Plan
- Quarterly/Annual C.I.S Reporting