

- Excellent training availability through cooperation with college and state incentive programs.
- New industrial/business park being developed; could build to suit if no Class B or C buildings available.

Back Office/Fulfillment Center Benchmarking (Example)

| | Importance Weight | San Juan County | Total Score |
|-----------------------------|-------------------|-----------------|-------------|
| Back Office/Call Centers | | | |
| Labor availability | 10 | 10 | 100 |
| Labor quality | 10 | 9 | 90 |
| Wages | 9 | 9 | 81 |
| Telecommunications | 7 | 6 | 42 |
| Education/Training | 7 | 9 | 63 |
| Class B Office Availability | 6 | 7 | 42 |
| Class B Office Costs | 5 | 7 | 35 |
| IT Tech Support | 6 | 8 | 48 |
| Incentives | 7 | 9 | 63 |
| Commercial Air Service | 3 | 3 | 9 |
| Corporate Income Tax | 5 | 9 | 45 |
| | | | 618 |

Site Analysis

The two sites under consideration for this analysis are the Lobenstein property and the Stenger Farm. Both properties are available with willing sellers. It should be noted that the following discussion will be only about the properties cited above and no other properties are being considered at this time.

Lobenstein Property

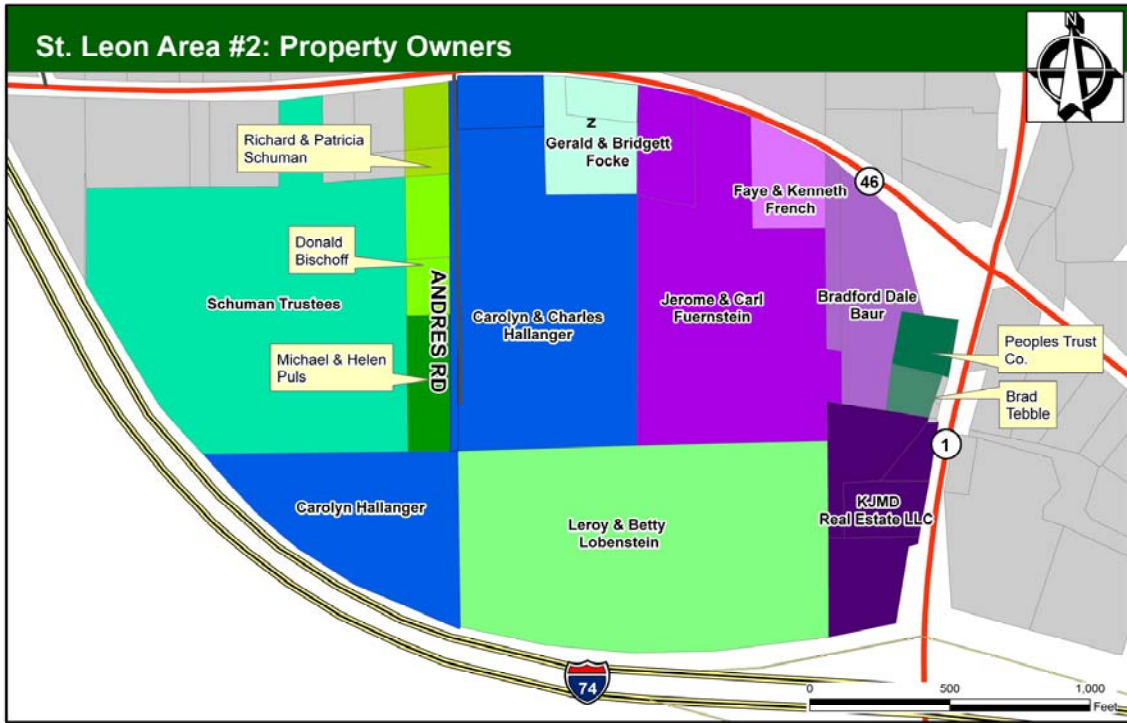
This property is rectangular in size of approximately 25 acres. Its southern border is I-74 with high visibility. The other three sides are bordered by four different property holders and appear to be land locked with current access being provided with an unimproved extension of Andres Drive. There is currently an 8” sewer line running east to west crossing the property, there is also a 3” gas line running N/S along the eastern property



line. Water does not currently serve the property however a 4" water line does come down Andres Drive and a 6" line is located on Indiana Route 1 culminating at the Shell station. Electricity is along the eastern site of Indiana Route 1 (12,470 KW line). Telecommunications and Fiber are located in Indiana Route 1.

The attributes of the site are its high visibility from both I-74 and from Indiana Route 1. Additionally, it already has both Gas and Sewer serving the property adequately. The downsides to the property are that there is limited access to the property in an efficient manner. For the property to properly develop, an access should be obtained off of Indiana Route 1 as close to the Interstate as safety will permit. On the attached maps there are three different configurations of potential access points which would serve the property well. There are additional needs that the property must have to also allow an effective development to take place; these include extension of water (with adequate pressure) into the site from both Indiana Route 1 and boring under the Interstate to access the 12" water line on the south side of the Interstate. Also, the site needs interior extension of roads, gas and telecommunications/fiber and a basic leveling to maximize its potential use. The overall site should be zoned in a commercial setting which would allow for retail, service, heavy commercial use (office structures) and other general business activities.

As part of the study we are providing estimates for planning purposes for the development of this site. As can be seen, depending on the access and its property acquisition cost, the development cost is in and around \$900,000 for complete and ready site (see attached Table for detailed utility cost). To achieve this all of the various partners will need to work together to coordinate the upgrades. These will include; Duke Power, North Dearborn Water Corporation, Town of St. Leon Sewer District, Ohio Valley Gas, Enhanced Telecommunications Inc. and INDOT.



Site 2 Access Option and Layout 1



Site 2 Access and Layout Option 2

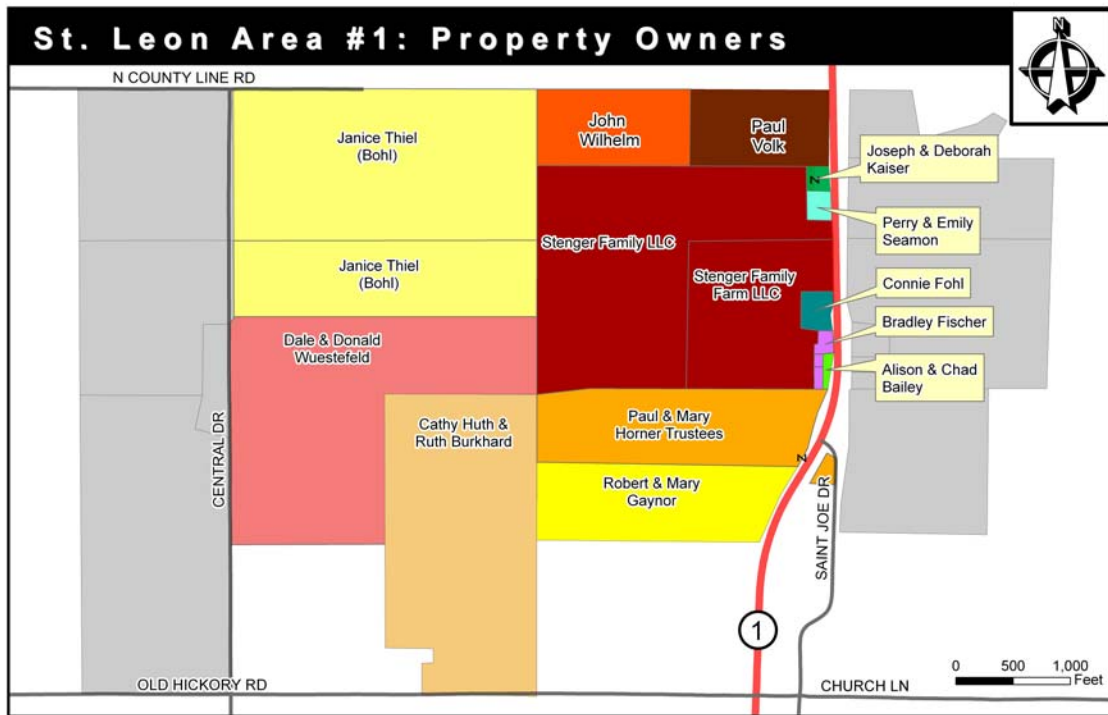


Site 2 Access and layout Option 3

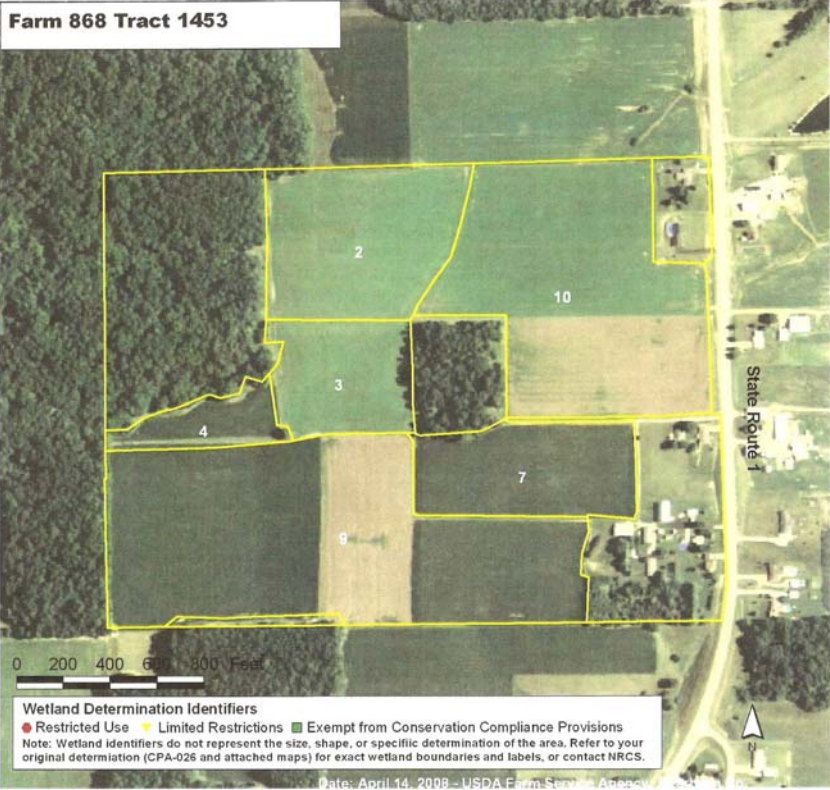


Stenger Property

This property is roughly square in size with approximately 100 acres available. It has excellent access and visibility to Indiana Route 1 and is one and a third miles due north of Interstate 74. The property lays relatively flat with a slight roll to it. It currently has a six inch water line serving it and a four inch low pressure sewer provided to it. Telecommunications/Fiber is also in place as is electricity with a 12,470 Kw service running along Indiana Route 1. The site however has some limitations. There is no gas to the site at this time and the sewer and water while there, is inadequate to effectively serve such a development. All three of these utilities are in need of significant upgrade and or extension to allow for the site's development.



Farm 868 Tract 1453



| FLD | Acres | HEL | CRP |
|-----|-------|-----|-----|
|-----|-------|-----|-----|

| | | | |
|----|-------|---|--|
| 2 | 11.88 | N | |
| 3 | 6.64 | | |
| 4 | 3.17 | N | |
| 7 | 8.45 | N | |
| 9 | 30.88 | N | |
| 10 | 22.98 | N | |

Wetland Determination Identifiers

● Restricted Use ● Limited Restrictions ■ Exempt from Conservation Compliance Provisions

Note: Wetland identifiers do not represent the size, shape, or specific determination of the area. Refer to your original determination (CPA-026 and attached maps) for exact wetland boundaries and labels, or contact NRCS.

Date: April 14, 2008 - USDA Farm Service Agency

Total Cropland Acres
84.0

Site 1 Access and Layout Option



Proposed Cost estimates for Infrastructure Improvements to both Sites without R-O-W.

**ST. LEON BUSINESS PARKS
CONCEPTUAL COST ESTIMATE**

3/16/2011

| | | | | | |
|----------|-------------------------------------------------------------|--------|----|-------------|-----------------------|
| 1 | NORTH PROPERTY- SR 1 Site 1 | | | | |
| | STREET & SITE | 1,930 | LF | \$250.00 | \$482,500.00 |
| | WATER - NEW 10" LINE FROM TRACKVILLE RD TO SITE | 20,000 | LF | \$50.00 | \$1,000,000.00 |
| | 500,000 GALLON WATER TANK ONSITE | 1 | LS | ##### | \$750,000.00 |
| | WATER - ONSITE | 2,125 | LF | \$60.00 | \$127,500.00 |
| | GAS (NEW ROAD) | 1,950 | LF | \$40.00 | \$78,000.00 |
| | -GAS CONNECTION FROM EX. TO NEW ROAD | 3,000 | LF | \$50.00 | \$150,000.00 |
| | ELECTRIC | 1,925 | LF | \$20.00 | \$38,500.00 |
| | SUBTOTAL | | | | \$2,626,500.00 |
| | SANITARY OPT. 1 - LIFT STATION AND FORCEMAIN TO SR46 | | | | |
| | SANITARY - ONSITE | 1,950 | LF | \$50.00 | \$97,500.00 |
| | SANITARY LIFT STATION | 1 | EA | ##### | \$100,000.00 |
| | 6" FORCEMAIN | 7,500 | LF | \$30.00 | \$225,000.00 |
| | UTLITY CONFLICTS | 1 | LS | \$75,000.00 | \$75,000.00 |
| | SANITARY SUBTOTAL - OPTION 1 | | | | \$497,500.00 |
| | TOTAL - NORTH PROPERTY OPTION 1 Site 1 | | | | \$3,124,000.00 |
| | SANITARY OPT. 2 - GRAVITY TO SR46 | | | | |
| | SANITARY - ONSITE | 1,950 | LF | \$50.00 | \$97,500.00 |
| | SANITARY GRAVITY TO SR46 | 7,500 | LF | \$50.00 | \$375,000.00 |
| | MANHOLES ALONG PUBLIC R/W | 25 | EA | \$3,000.00 | \$75,000.00 |
| | UTLITY CONFLICTS | 1 | LS | ##### | \$100,000.00 |
| | SANITARY SUBTOTAL - OPTION 2 | | | | \$647,500.00 |
| | TOTAL -NORTH PROPERTY OPTION 2 Site 1 | | | | \$3,274,000.00 |

| | | | | | |
|----------|-----------------------------------------|-------|----|----------|---------------------|
| 2 | SOUTH PROPERTY- SR 1 Site 2 | | | | |
| | STREET & SITE | 1,630 | LF | \$250.00 | \$407,500.00 |
| | WATER TIE-IN - JACK AND BORE UNDER I-74 | 500 | LF | \$450.00 | \$225,000.00 |
| | WATER - ONSITE | 1,800 | LF | \$60.00 | \$108,000.00 |
| | SANITARY | 1,100 | LF | \$70.00 | \$77,000.00 |
| | GAS | 1,180 | LF | \$40.00 | \$47,200.00 |
| | ELECTRIC | 1,650 | LF | \$20.00 | \$33,000.00 |
| | TOTAL - SOUTH PROPERTY | | | | \$897,700.00 |