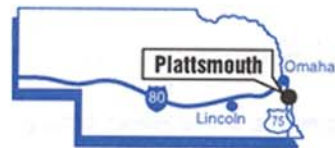


10.22.2010



Site Highlights

- * 73 acres of Developer controlled property
- * Close proximity to airport but out of flight path
- * Out of 100 and 500 year flood plain
- * Abundant labor pool, good quality of life
- * Property has not been platted which allows for design and layout input
- * Covenants and restrictions not yet established

Water

- * 10" main in Hwy 66, 8" main in 6th St. (Rural Water District #1)
- * 8"/10" main in Hwy 66, 0.4 mile east of site (City of Plattsmouth)
- * City of Plattsmouth System Capacity - 5.1 MGD
- * City of Plattsmouth planned 2010 upgrades (2 new wells to replace existing 300,000 gal. tank (effective capacity = 85,000 gal) w/ 500,000 gal. tank
- * Well option provides second source
- * Second feed option thru internal loop system, Feed from two directions (Hwy 66 & 6th St.)

Sewer

- * City of Plattsmouth sewer system would need to be extended to site or onsite treatment facility constructed
- * City sewer system would require a lift station
- * City capacity 1.5 MGD w/ 4 hr. design flow of 2 MGD
- * Upgrade schedule 2011-2015

Fiber

- * Engineering in place to extend a dual feed/point of presence for fiber optic telecommunications
- * Based on equipment needs, service could be established within 6 months of a signed agreement with any of the 3 carriers
- * Providers include: Level 3, Windstream and PinPoint

Taxes (As of 12/2010)

- * Property Taxes levied at 1.853228 per \$100 of valuation in Cass County. Annexation by City of Plattsmouth = levy is currently at 2.349282. Sales Tax at this location is 7.0% (combination of state 5.5% & local option 1.5%).
- * Corporate Income Tax in Nebraska is 5.58% for the first \$100,000 of income, plus 7.81% for corporate income over \$100,000 (rates based on federal tax income attributable to Nebraska operations).

Municipal Requirements

- * Future Land Use Plan change request to be completed for parcels once a signed purchase agreement is executed (anticipated being no more than 45 days from submission)
- * Zoning amendments to be completed for parcels once a signed purchase agreement is executed (anticipated being no more than 45 days from submission)
- * County and City Planning Department applications will be accepted upon going to contract and fast tracked for review (anticipated being no more than 45 days from submission)

Development Timeline

Developer has put into place the necessary elements to achieve a commissioned site with anticipated site improvements and building construction commencing in 2011 with completion within 14-18 months

Power (As of 12/2010)

- * Substation would be constructed on-site to handle 10 megawatts, 20 megawatts or 30 megawatts of load
- * Substation would take 18-24 months to construct
- * Redundant power available
- * Power rates (transmission, delivery, taxes, and fees) for large users: \$0.0471/kwh (5 MW), \$0.444/kwh (10MW), \$0.435/kwh (20 MW).
- * MW break points in price: 5MW. 10MW. 20MW

Roads

- * Minimal improvements required for Highway 66

Incentives

- * The NEBRASKA ADVANTAGE program allows you to apply compensation and investment credits against various Nebraska tax liabilities, based on job creation & investment in building and equipment.
- * Other business incentive programs include: Customized Job Training funds for qualifying companies, (for on-the-job training for newly created production positions), Community Improvement Financing, Tax Increment Financing, Local Option Municipal Economic Development Financing, Nebraska Worker Training Program (NWTP), Community Development Block Grants, and Capital Gains Exemptions.