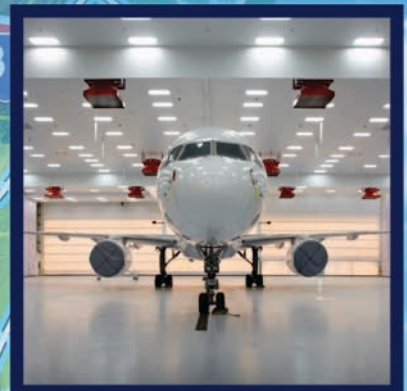


CECIL COMMERCE CENTER

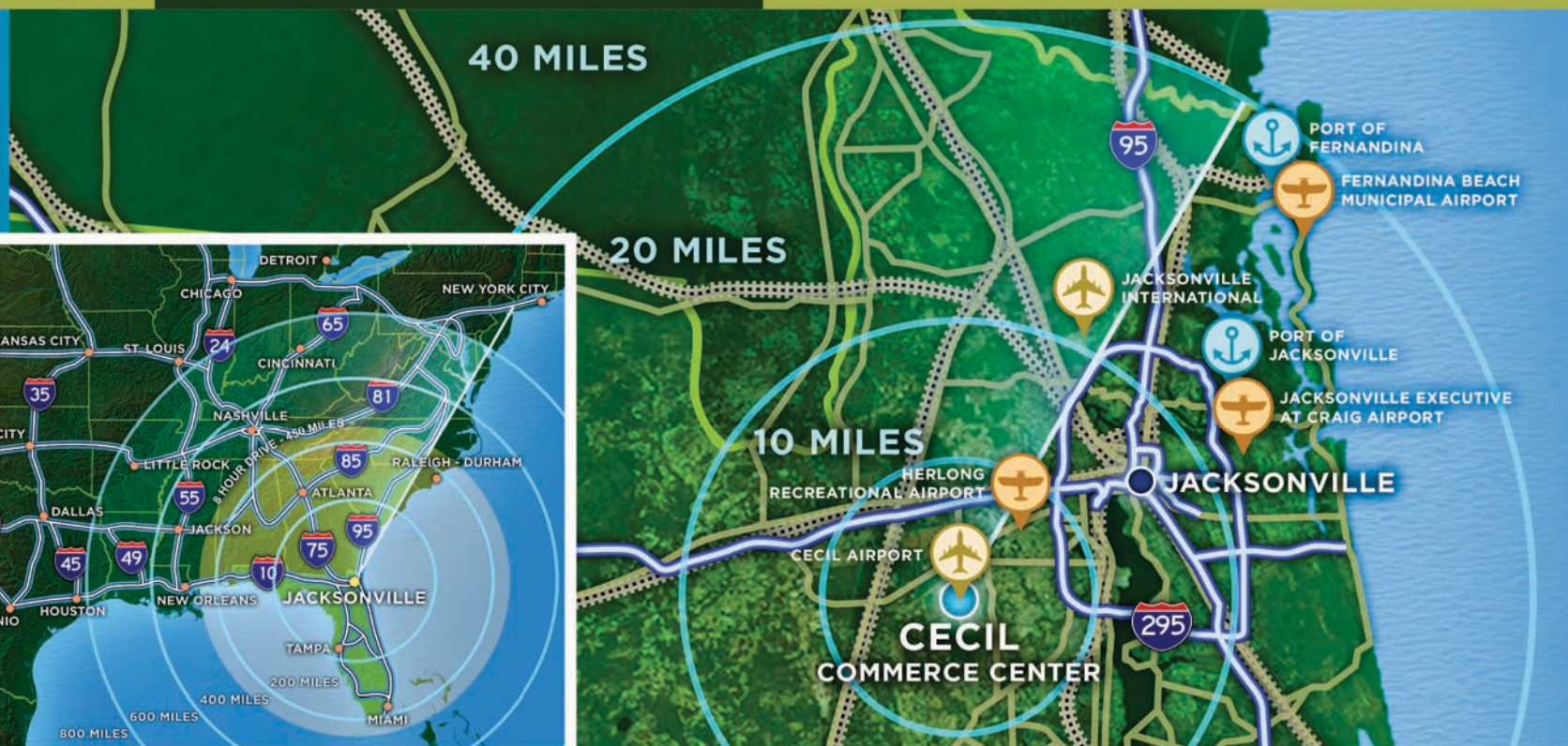
JACKSONVILLE, FLORIDA



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KEY LOCATION



Northeast Florida and Jacksonville: Unlimited opportunity in a dynamic, fast-growing region.

Businesses and industries looking to grow recognize Northeast Florida as one of the fastest growing regions in the U.S. Jacksonville serves as the vibrant hub of the seven-county region of Baker, Clay, Duval, Flagler, Nassau, Putnam and St. Johns. A flourishing international trade center and global transportation hub, Jacksonville is a young dynamic city offering an unbeatable location, a pro-business environment, and an abundant, culturally diverse and skilled labor force. Business thrives in the Jacksonville region with the strong support of communities and government leaders dedicated to economic development and job creation. Jacksonville offers the ideal combination: low cost of living and high quality of life. It's a place where business and pleasure blend beautifully. Rapidly emerging as a leading corporate destination, Northeast Florida is the right choice for logistics, manufacturing, aviation and distribution.

The best choice for life. The Jacksonville region's population of 1.4 million is growing at twice the national rate, and it's no wonder. Sitting on the St. Johns River, just 16 miles from the Atlantic Ocean, Jacksonville is a regional water paradise where 90 miles of beaches are just the beginning: Enjoy exciting sports at every level, college to pro; approximately 70 golf courses and America's largest urban park system; plus terrific museums and richly satisfying shopping, dining and nightlife; nationally recognized health care (home to one of only three Mayo Clinics) and excellent neighborhoods and schools.



The best location for business. Jacksonville's strategic Northeast Florida location means unparalleled global access through both a deep water port and a prime position at the crossroads of three major railroads, three major highways and four airports. Add to these logistical assets a strong manufacturing base, a young dynamic workforce with 21st century skills and more than \$180 million in infrastructure and utility improvements. The result: An industrial center leading in global quality, speed and access. There is no better place to leverage those advantages than Cecil Commerce Center®, an industrial development offering huge opportunity in more than 4,996 available acres, shovel-ready sites, and multi-modal connections that put domestic and global markets within easy reach.

FACTS:

- One of the largest vehicle handling ports in the nation, JAXPORT ships more than 500,000 vehicles annually.
- JAXPORT's top trading partners include Asia, Brazil, Argentina, Russia, Colombia, Canada and the Bahamas.
- JAXPORT ships 85 percent of all U.S. trade with Puerto Rico.

Expanded global reach. Enhanced logistics for global supply chains.

With a population of 50 million within an 8-hour drive, Cecil Commerce Center® puts your business at the heart of a booming consumer market, while offering the multi-modal logistics to reach international markets with ease—access that has proven crucial to leading operations such as Bridgestone Americas Tire Operations' \$44 million, 1 million sq. ft. distribution and logistics center.

Businesses locating here also enjoy the convenience and cost-effectiveness of designated Foreign Trade Zone #64, Florida's first regional FTZ, and the services of the U.S. Department of Commerce and Enterprise Florida to expand in foreign markets. Cecil Commerce Center® means connections across the board, including:

Highway: Immediately adjacent to I-10 and the high-speed I-10 interchange, Cecil Commerce Center® offers multi-directional market access through I-10, I-75, I-295 and I-95, rail-to-truck and port-to-truck connections and the services of more than 100 trucking and drayage companies.

JAXPORT: Import and export through three public terminals at one of the largest commercial ports on the U.S. East Coast. Goods from more than 100 countries are shipped through JAXPORT, which is also one of the largest vehicle handling ports in the nation. Three public marine cargo terminals—Talleyrand, Blount Island and Dames Point—ship more than eight million tons annually, and Dames Point offers a direct connection to Asian markets.

Rail: Connections to three of the nation's top rail networks—CSX, Norfolk Southern and the Florida East Coast Railway—allow seamless access all across North America.

Air: Cecil Airport, one of four airports operated by the Jacksonville Aviation Authority, is equipped with four runways (including Florida's third-longest runway at 12,500 feet); Jacksonville International Airport is only 22 miles away.

Dynamic assets for leadership in advanced manufacturing.

Jacksonville offers speed to market through a number of avenues besides logistics and location. A prime beneficiary of Florida's talent pipeline, Jacksonville is in a unique position to attract the skills and intellectual capital for stellar performance and innovation. The city is home to two of the nation's Top 10 high schools as well as 20 colleges, universities and community colleges, and has been named one of the nation's best mid-sized cities to attend college. The region's four military installations offer another strategic resource in providing highly trained labor with challenge-ready skills. As the Florida city with the largest percentage of workforce engaged in advanced manufacturing, Jacksonville also welcomes industry with low taxes, low power rates and low construction costs along with an ample inventory of shovel-ready sites and Class A industrial park facilities.



▶ **Forbes ranked Jacksonville in the Top 10 Best Cities to Find a Job.**

THE SKY'S THE LIMIT

FACTS:

- Cecil Airport is the eighth licensed commercial spaceport in the U.S. and the first authorized horizontal launch site facility on the East Coast.
- Access to rail, roads and ports makes Cecil Airport at Cecil Commerce Center® an ideal supplier location.

Aviation: First-rate facilities. Cecil Airport at Cecil Commerce Center® is home to a wide variety of aerospace industry leaders including The Boeing Company, Flightstar Aircraft Services Inc., LSI, The Department of Homeland Security U.S. Coast Guard and U.S. Customs and Border Protection, Navy Fleet Readiness Center Southeast, Wood Group Pratt and Whitney, and more.

Why are these and other companies landing at Cecil Airport? Strategic location, excellent facilities and a workforce with the skills for high-flying performance through training at specialized aviation centers located at the Cecil Commerce Center® and throughout Jacksonville.

Cecil Airport: Cecil Airport offers well-equipped facilities for high-performance MRO operations as well as other aviation needs. Facilities include:

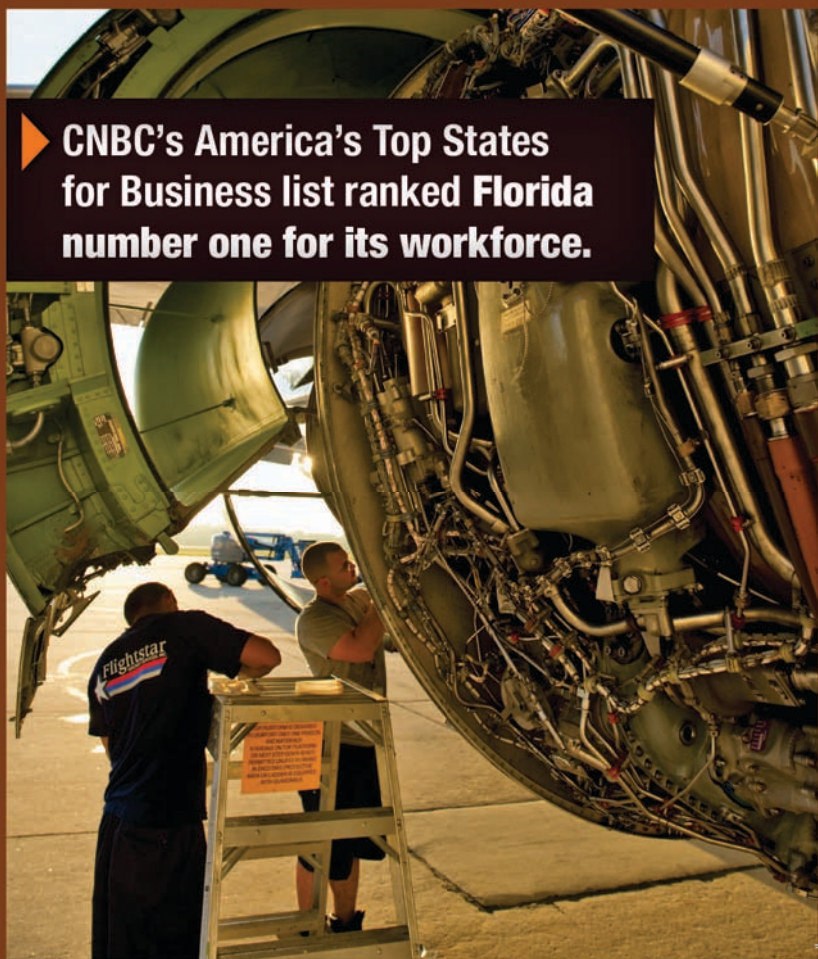
- More than 6,000 acres
- FAA contract Air Traffic Control Tower
- Instrument Landing System (ILS)
- Four runways:
 - Two runways at 8,000 ft.
 - One runway at 4,400 ft.
 - Cecil's main runway at 12,500 ft. is Florida's third longest runway
- Terminal services are provided by the airport's Fixed Base Operator - Jacksonville JetPort LLC
- More than 500,000 sq. yd. of apron
- Thirteen hangars
- More than 150,000 sq. ft. of office space

Cecil Center South – Florida State College at Jacksonville (FSCJ) Aviation Center of Excellence (ACE): With the recently added Aircraft Services Educational Center and its 104,000 sq. ft. aircraft painting facility, the Aviation Center of Excellence provides specialized training in a range of aviation areas, including:

- FAR part 147 aviation maintenance
- Avionics installation
- Pilot training provided by Sunrise Aviation
- Aviation management and operations
- Aircraft coating technology
- Air traffic control

Other Aviation Education Facilities in and near Jacksonville

- University of Florida
- Embry-Riddle Aeronautical University in Daytona Beach and two campuses in Jacksonville
- Jacksonville University
- High school aviation Career Academies



▶ **CNBC's America's Top States for Business list ranked Florida number one for its workforce.**

Home to aeronautic innovation and expertise. Flightstar Aircraft Services is an inspiration in aerospace innovation and growth at Cecil Airport. Headquartered at the airport since 2005, Flightstar started with approximately 200 employees and now employs 850 people in a variety of skill sets. Flightstar is an FAA Part 145 Repair Station with a Class IV rating and is also certified by the European Aviation Safety Agency (EASA), the Civil Aviation Administration of China (CAAC) and the Agencia Nacional de Aviacao Civil (ANAC) of Brazil. In addition, Flightstar is certified by Bolivia, Colombia, Mexico, Panama and Venezuela.

Flightstar facilities include:

- Hangar 815 approx. 105,280 sq. ft.
- Hangar 905 approx. 131,500 sq. ft.
- Hangar 935 approx. 150,000 sq. ft.

“The assets of this facility have helped us grow from 200 employees to almost 850 employees. Match that with the service of the regional economic development team and there’s no limit to where we can go.”

— Tucker Morrison
Chief Operating Officer, Flightstar Aircraft Services



▶ The Kauffman Foundation ranked Jacksonville the Most Business Friendly City in Florida.



For more airport information:
WWW.CECILAIRPORT.COM

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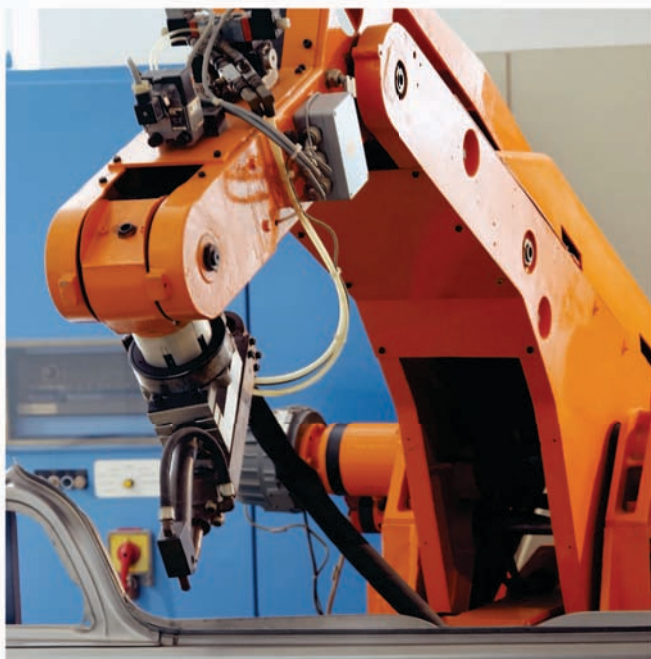
GREAT REWARDS

FACTS:

- Industry incentives cover: targeted industry, workforce training, infrastructure and special opportunities.
- Jacksonville's median age of 36.7 years is significantly younger than Florida's average.

Working smarter for greater rewards. At Cecil Commerce Center®, your operation is positioned to work smarter at every level. Our large labor pool provides a diverse and youthful workforce with a median age of 36.7 years, ready to tackle the challenges of an international marketplace. Our excellent workforce training through Embry-Riddle and FSCJ's Aviation Center of Excellence is complemented by the efforts of strategic workforce partners like WorkSource to help identify employees and Florida State College working in conjunction with Workforce Florida to provide customized training.

▶ Business 2.0 ranked Jacksonville in the Top 10 Hottest Cities to Lead Job Growth Through 2015.



Your business may also reap a healthier return on investment and greater long-term profitability with a broad range of possible financial incentives, including:

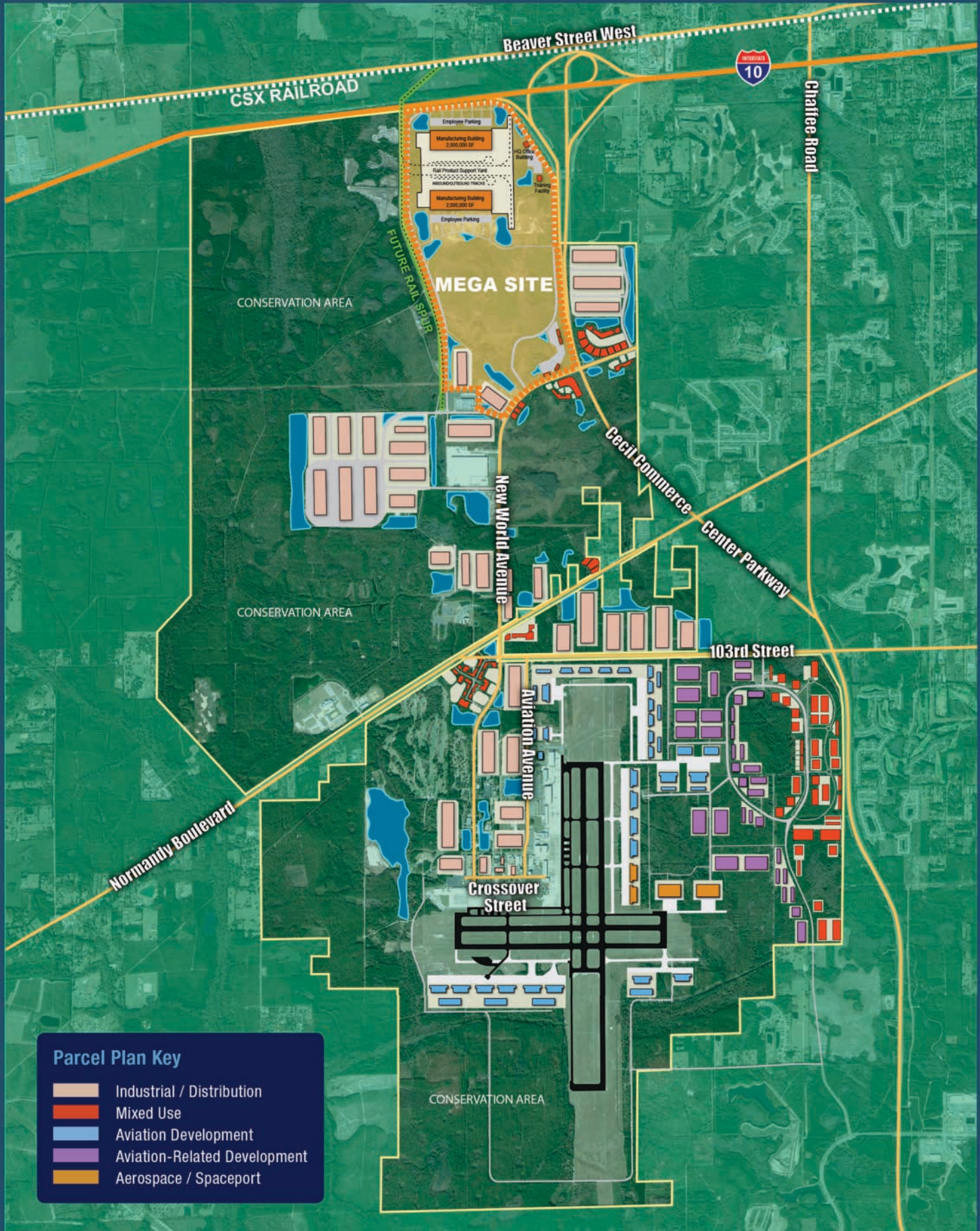
- Brownfield Redevelopment Bonus
- Capital Investment Tax Credit (CITC)
- Enterprise Zone Tax Credits, Refunds and Exemptions
- Quick Action Closing Fund
- Qualified Target Industry (QTI)
- Enterprise Zone Bonus
- High-Impact Performance Incentive Grants
- Qualified Defense and Space Contractor Tax Refunds
- No corporate tax; no state tax on personal income
- No taxes on inventories or foreign income
- New facilities construction costs 15 percent lower than U.S. average

Scale up your opportunities. The future is here at Cecil Commerce Center® and the opportunities are sized for tomorrow. The best choice in logistics, distribution and manufacturing has a site for your needs.

- Home to the only CSX/McCallum-Sweeney certified megasite in Florida—1,500 available acres, with suitable infrastructure to support a major manufacturing facility
- Excellent mixed use development opportunities
- Permitting pre-approved
- Powerful utilities advantage—customers enjoy some of the lowest power rates in the Southeast



CERTIFIED MEGASITE





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