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Lancaster County is located just south of Charlotte and within three miles of the prestigious Ballantyne corporate office, residential, and commercial-retail section of Charlotte. It offers business and industry access to all of Charlotte's amenities while also providing the advantages of a South Carolina location.

Historically, Lancaster County's economy has been dominated by the textile industry. However, like many similar communities, Lancaster County has made great strides in diversifying the local economy.

Manufacturing operations have grown to include companies that specialize in construction materials, fabricated metal products, consumer goods, automotive suppliers, food and beverage products, broadband and communications, medical and safety apparatus, and plastics.



Back office service centers such as Kennametal, Senderra Lending and Sharonview Federal Credit Union are a dominant presence that has recently entered the Lancaster County landscape.

Recent additions to Lancaster County's corporate community include URS Corporation's Nuclear Center in Fort Mill, serving as the headquarters for the Washington Division's commercial nuclear energy engineering and construction business. The Center provides licensing, design, engineering, procurement and construction services for new nuclear-generation facilities and will employ more than 400 nuclear professional over the next several years.

Continental Tire has announced it will move its North American headquarters from Charlotte to Lancaster in 2009, investing approximately \$11 million in a new 75,000-square-foot facility in the Macmillan Business Park.

Metso Power, a part of Metso Paper headquartered in Charlotte, has expanded its boiler service capacity in the U.S. with a service center in the Lancaster Business Park. The new investment marks an expansion of service offerings to the North American pulp and paper and power generation markets.

Additionally, Lancaster County boasts available and affordable land in the fastest growing area of Charlotte; attractive state and local incentives; excellent access to transportation corridors (I-485, I-77 and U.S. 521); fast access to Charlotte-Douglas International Airport; skilled available labor; a low cost of doing business in a right-to-work state; and access to low cost utility infrastructure and construction costs that average 21 percent below the national average.

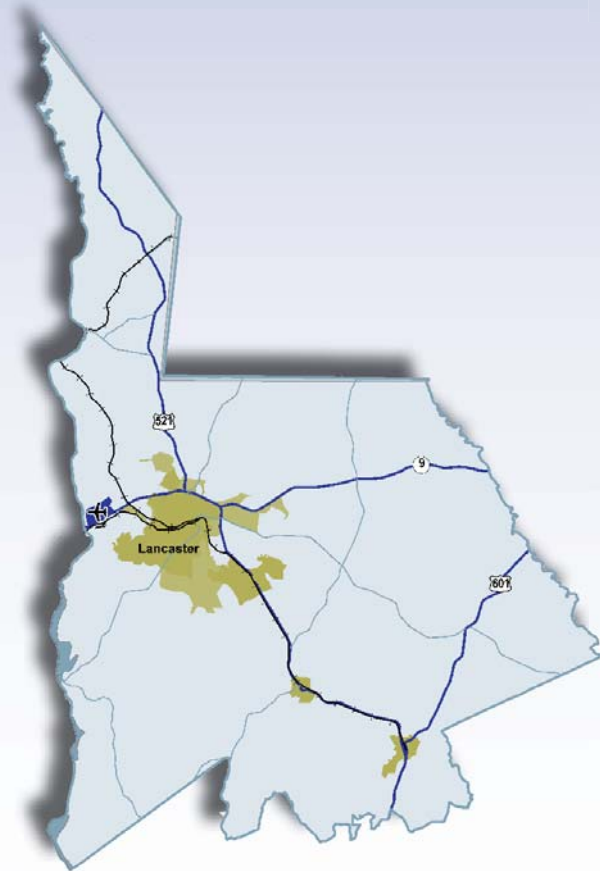


| | |
|-------------------------------------|----------|
| Total Population, 2010 | 76,643 |
| Total Households, 2010 | 28,862 |
| Median Age, 2010 | 38.6 |
| Projected Population, 2015 | 87,172 |
| Educational Attainment, 2010 | |
| Population 25 and Older | 51,654 |
| High School Diploma | 40.4% |
| Some College | 17.2% |
| Associate's Degree | 9.0% |
| Bachelor's Degree | 7.4% |
| Graduate or Professional Degree | 4.4% |
| 2010 SAT score, county average | 1,388 |
| 2010 SAT score, state average | 1,443 |
| Income, 2010 | |
| Median Household Income | \$43,071 |
| Per Capita Income | \$19,495 |
| Employment by Industry, 2010 | |
| Agriculture, Mining | 1.1% |
| Construction | 10.5% |
| FIRE | 5.5% |
| Manufacturing | 25.3% |
| Public Administration | 3.5% |
| Retail Trade | 13.4% |
| Wholesale Trade | 3.7% |
| Services | 31.7% |
| Transportation, Utilities | 3.6% |
| Total Employment, 16+ | 24,801 |
| Labor Force, 2009 | |
| Labor Force | 30,957 |
| Unemployment Rate | 17.9% |

Source: ESRI 2010, SC Dept of Public Education, SC ESC

MAJOR EMPLOYERS (non government/retail)

| Company | Major Product | Employees |
|-------------------------------|-----------------------|-----------|
| Humana/KMG America | Insurance | 500 |
| P&G Duracell | Batteries | 400 |
| Founders Federal Credit Union | Banking | 250 |
| Springs Industries | Textile Manufacturing | 200 |
| U.S. Textile Corporation | Textile Manufacturing | 126 |



| Accessibility | |
|---|--------------------|
| Nearest Major City | Charlotte |
| Distance to Nearest Major City | 32 miles |
| Nearest Commercial Airport | CLT |
| Runway Length | 10,000 ft |
| Distance to Nearest Airport | 5 miles |
| Nearest Interstate | I-77 |
| Distance to Nearest Interstate | 14 miles |
| Nearest Deepwater Port | Port of Charleston |
| Distance to Nearest Deepwater Port | 158 miles |
| Foreign Trade Zone Accessibility | Yes |
| Population within 50 mile radius, 2009 | 2,150,598 |
| Development Capacity | |
| Wastewater Treatment Capacity Available | Yes |
| Natural Gas Available | Yes |
| Taxes, Sales & Service | |
| Property Taxes/\$100 value (2009) | \$0.0809 |
| Retail Sales (Mil\$, 2009) | \$904.1 |
| Number of Physicians and surgeons, 2007 | 134 |
| Number of Registered Nurses, 2007 | 879 |
| Number of Pharmacists, 2007 | 60 |

Source: SC Association of Counties and ESRI 2010

| Announced Jobs & Investments | |
|---|---------|
| Jobs announced, 2008 | 237 |
| Total investment announced, 2008 (\$M) | \$196.6 |
| Average Weekly Wage 2009 | |
| Construction | \$550 |
| Manufacturing | \$932 |
| Wholesale Trade | \$800 |
| Retail Trade | \$423 |
| Transportation & Warehousing | N/A |
| Information | \$803 |
| Finance & Insurance | \$795 |
| Real Estate & Rental & Leasing | \$658 |
| Professional & Technical Services | \$774 |
| Management of Companies & Enterprises | N/A |
| Administrative & Waste Services | N/A |
| Educational Services | \$376 |
| Health Care & Social Assistance | \$727 |
| Arts, Entertainment and Recreation | \$334 |
| Accommodation & Food Services | \$231 |
| Average Weekly Wage | \$635 |
| Unemployment Insurance | |
| New Employers (per \$100) | 2.7% |
| Deficit Employers (max rate) | 5.4% |
| Average Tax Rate | \$234 |
| Taxable Base | \$7,000 |
| Inventory Tax | |
| Finished Goods | none |
| Raw Materials | none |
| Goods in Process | none |
| Mat'l consumed in Mfg. | none |
| Sales Tax, General | |
| State | 6.0% |
| Local Option Tax | 1.0% |
| Capital Projects Tax | 1.0% |
| Sales Tax, Special Provisions | |
| Electricity | none |
| Natural Gas | none |
| Manufacturing Fuels | none |
| Manufacturing Equipment | none |
| Telecommunications Service (intrastate) | 5.0% |
| Education | |
| Public Schools | 21 |
| Private Schools | 2 |
| School Districts | 1 |
| Colleges & Universities | 2 |