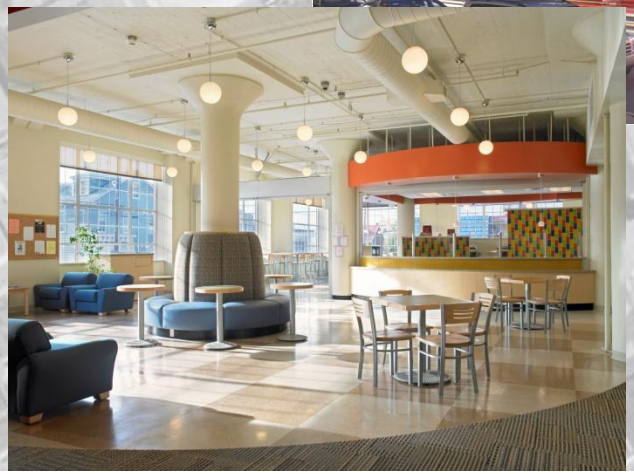


Midtown Harrisburg
Integrated Community Redevelopment

GreenWorks Development

GreenWorks Charter:

- **Urban redevelopment – brownfields, not greenfields**
- **Committed to the deployment of sustainable technologies – solar, geothermal, and wind**
- **Committed to sustainable development – LEED certified buildings and communities**
- **Focused on integrated community development**
  - Smart Growth concepts that incorporate residential, commercial, retail, and academic uses
  - Re-invigoration of “walkable” live, work, play and learn neighborhoods

GreenWorks Development

MIDTOWN HARRISBURG

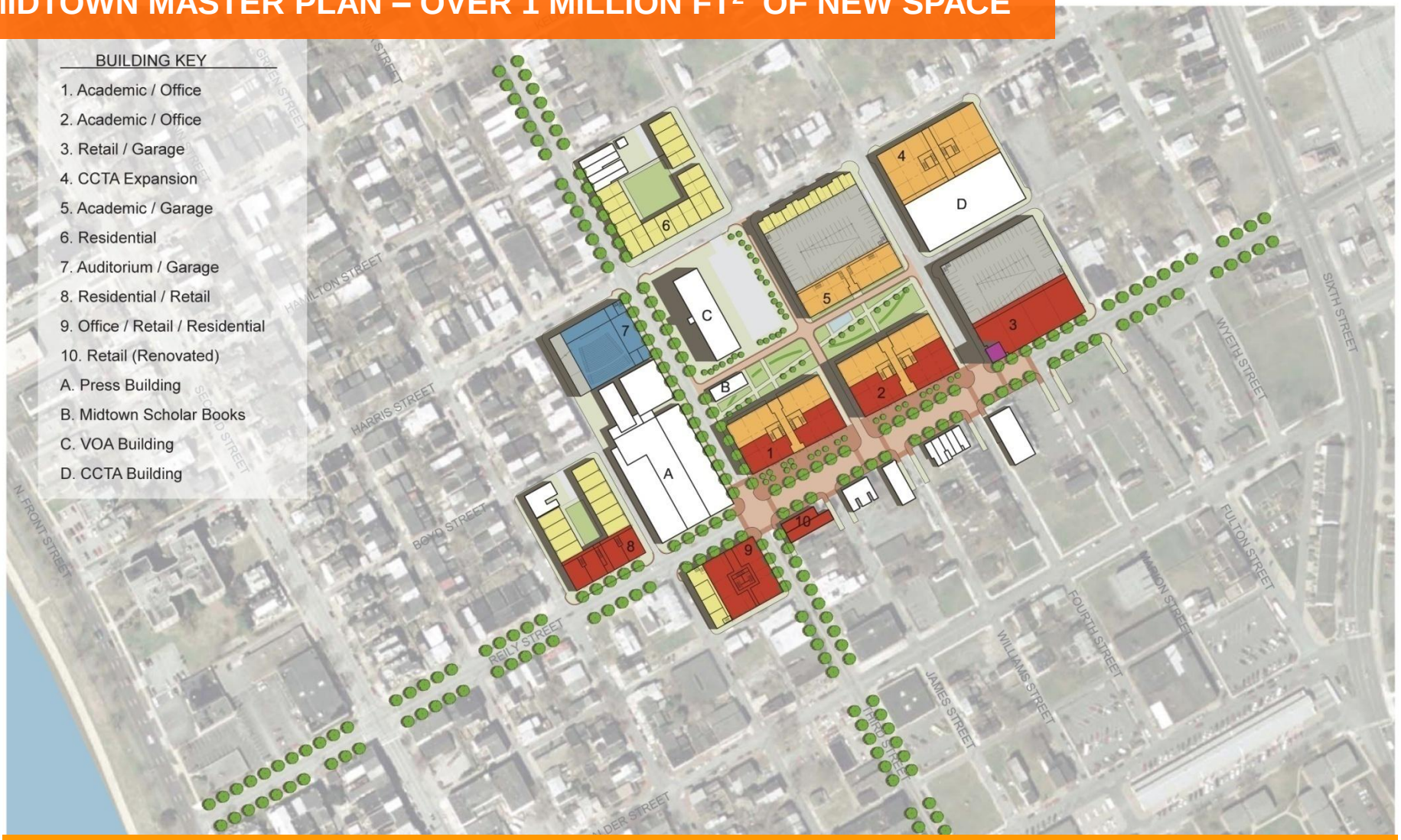
GreenWorks Development

Key Issues:

- Anchor Tenant Development - Momentum
- Property Assemblage
- Remediation
- Destination Development - Amenities
- Safety & Security
- Parking
- Integration with Community
- Integrating Green into the Pro Forma

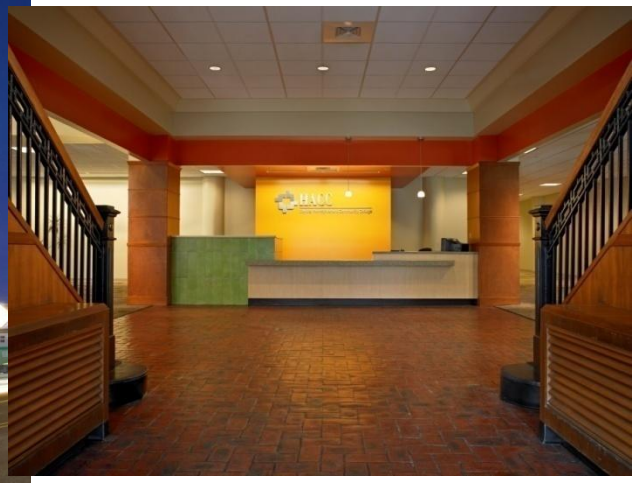
GreenWorks Development

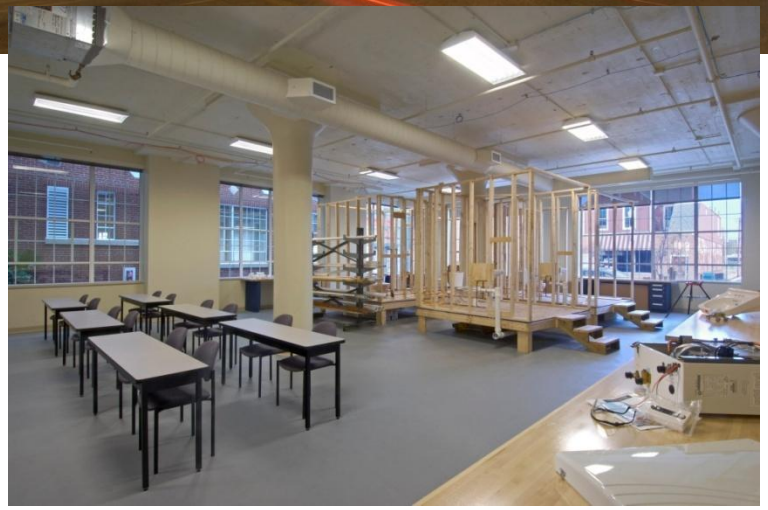
MIDTOWN MASTER PLAN – OVER 1 MILLION FT^2 OF NEW SPACE

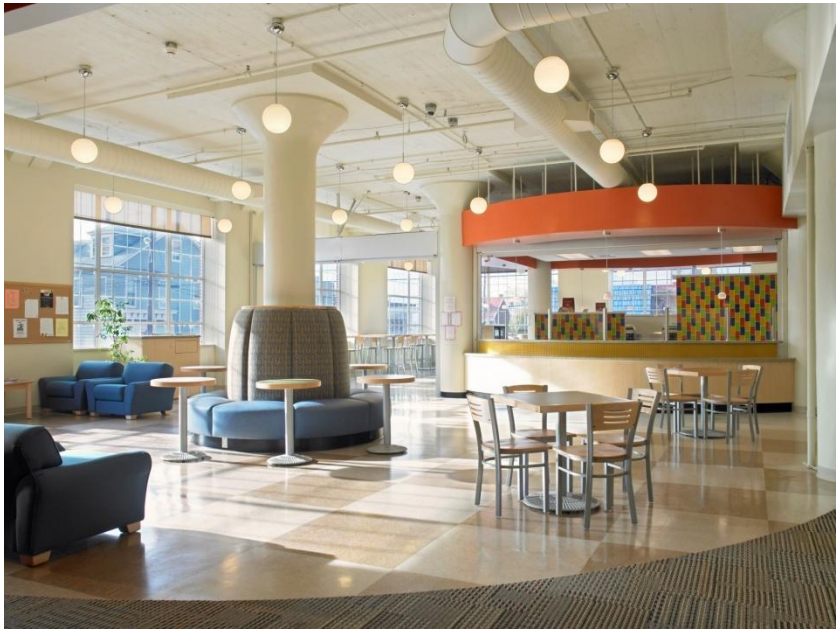


PLANNED MIDTOWN EDUCATIONAL/CORPORATE/ RESIDENTIAL/RETAIL COMMUNITY

FORMER EVANGELICAL PRESS BUILDING – NOW HACC MIDTOWN II



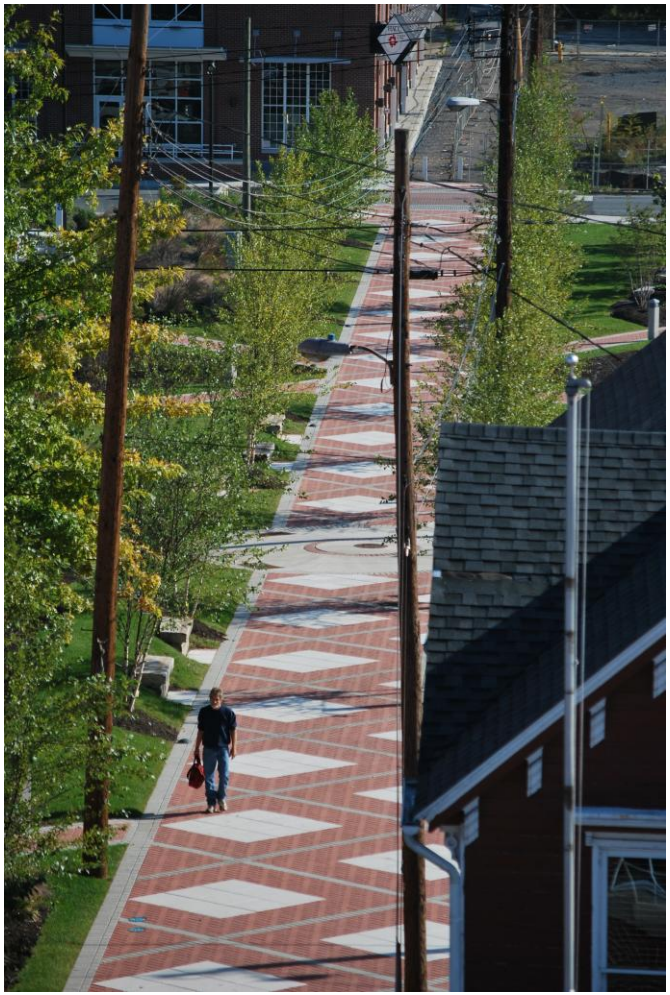




GreenWorks Development

URBAN MEADOW

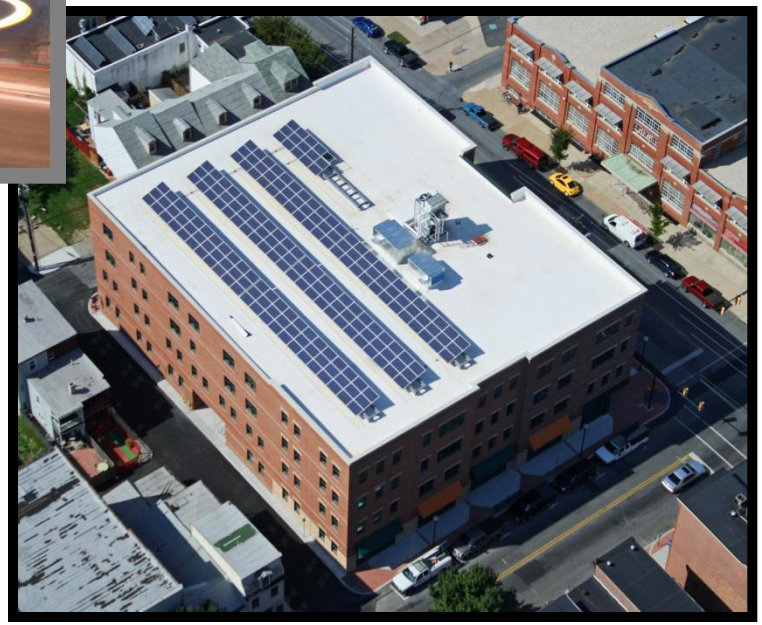
GreenWorks Development



Green Space and Pedestrian Walkway

CAMPUS SQUARE BUILDING – THIRD AND REILY STREETS

- Geothermally heated and cooled
- 42 kW solar array on roof
- Gold LEED certification Pending



GreenWorks Development

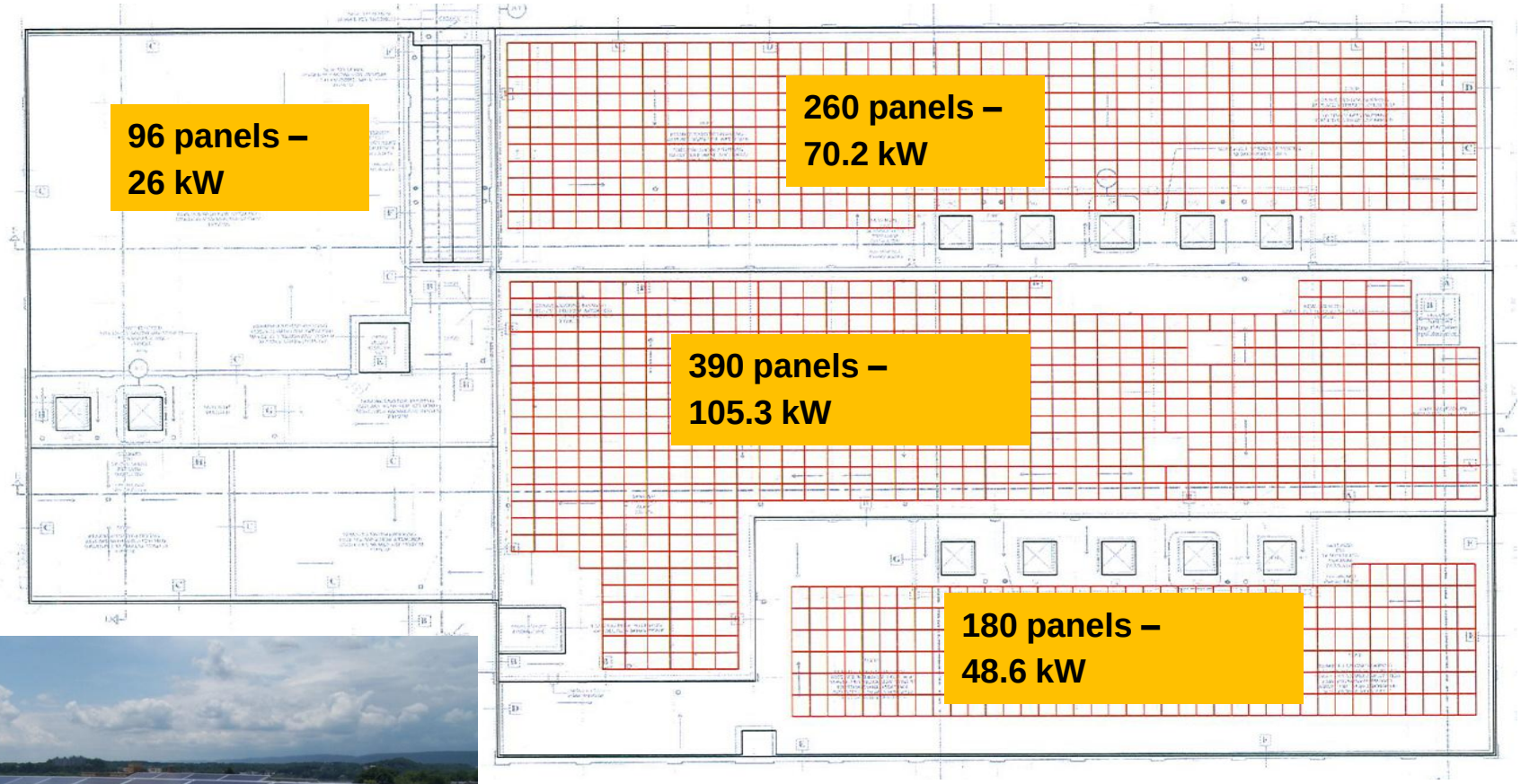
CAMPUS SQUARE BUILDING – ROOFTOP SOLAR ARRAY

All new buildings in Midtown Harrisburg will incorporate the latest in sustainable design and alternative energy technology. Innovative financing and public funding techniques will keep alternative energy technology installation affordable and offer significant savings to tenants for the life of the buildings.

The solar array was funded in part by a Pennsylvania Energy Development Authority grant, and will provide approximately 20% of the building's electricity needs

Evergreen Solar 42 kW crystalline silicon solar array, installed on roof of Campus Square Building

HACC MIDTOWN II BUILDING – ROOFTOP SOLAR ARRAY



Crystalline silicon photovoltaic panels will be installed.

Total peak rated power – 250 kW, or approximately 34% of the building's electricity needs

When completed, the array will become the 9th largest registered in PA.

GreenWorks Development

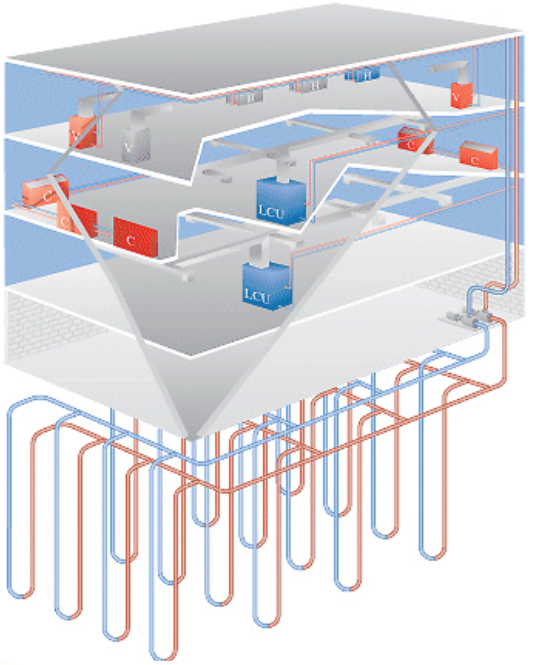
225 kW Solar Installation
HACC Midtown II Building

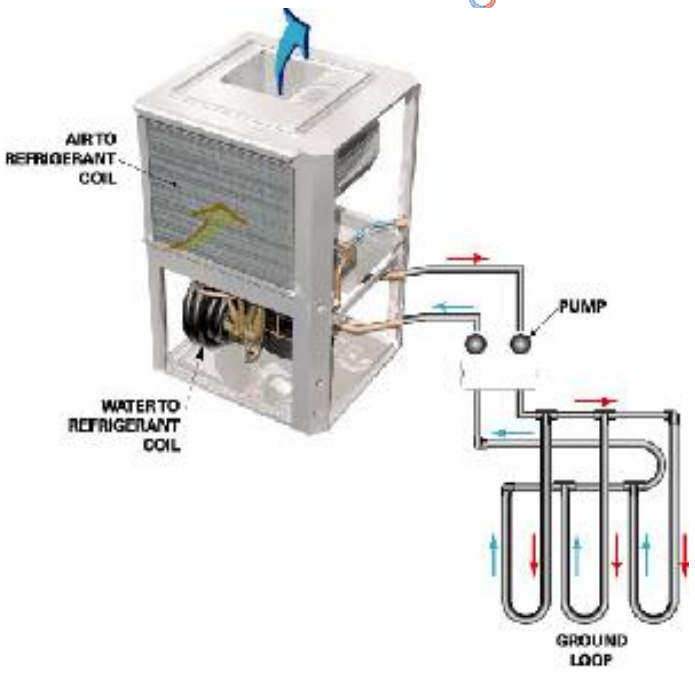
Net System Cost	Installed cost of solar (at $5/W)	$1,125,000
	State grant ($1.80/W, 38% tax rate = $1.12/W net)	($252,000)
	Federal tax credit (30%, or $1.50/W)	($337,500)
	Net construction cost (amount to be financed)	$535,500
Payback Method	Financing (6%, 5-year term), annual payment	($124,233)
	Average annual electricity value over 1st 5 years (at $.127/kWh in 2010, 10% annual increases)	$42,007
	Annual SREC value (at $300/credit, 271 credits/year)	$81,304
Net annual loss		($922)

Risks shown in red

CAMPUS SQUARE BUILDING GEOTHERMAL SYSTEM

- Closed-loop ground source heat pump system
- Includes 48 geothermal wells (400 feet deep each), all drilled and located within the footprint of the building
- Utilizes the earth as a heat source or sink (transferring heat from inside the building to the earth, and vice versa)
- Eliminates the use of gas, oil, or other fossil fuels to heat and cool the building
- At 2009 energy rates, it decreases the anticipated energy cost of the building from $1.65/sf to less than $1.00/sf
- System payback 4.5 years at 2009 energy rates with no subsidies





Green Building Tenant Advantages:

- **Lower Cost of Expenses**
- **Lower Cost of Maintenance**
- **Happy Employees**

Green Building Landlord Advantages:

- **Marketing Advantage**
- **Future Value**

GreenWorks Development

GreenWorks Redevelopment Goals:

- Urban Revitalization
- Integrated Community Development
  (Live, work, play)
- Sustainable Development – LEED
  Certified Buildings and Communities
- Alternative Energy
- Educational Focus

GreenWorks Development

GreenWorks Development