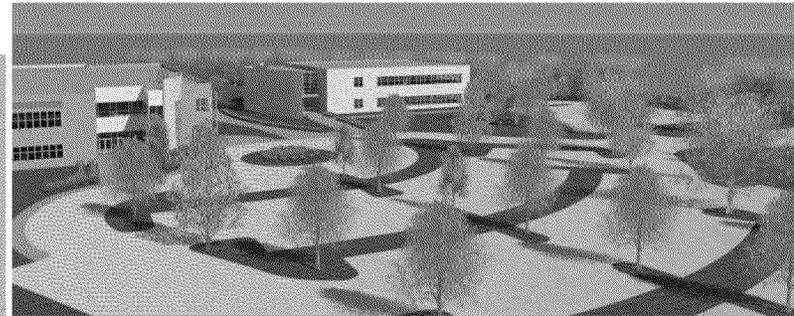


Site Master Plan- Based on Treyburn Location



Potential future addition of ~24,000 sq ft stand-alone office building to accommodate 110-120 personnel. Cost ~\$5.3mm.

OPTION A

▶ 17

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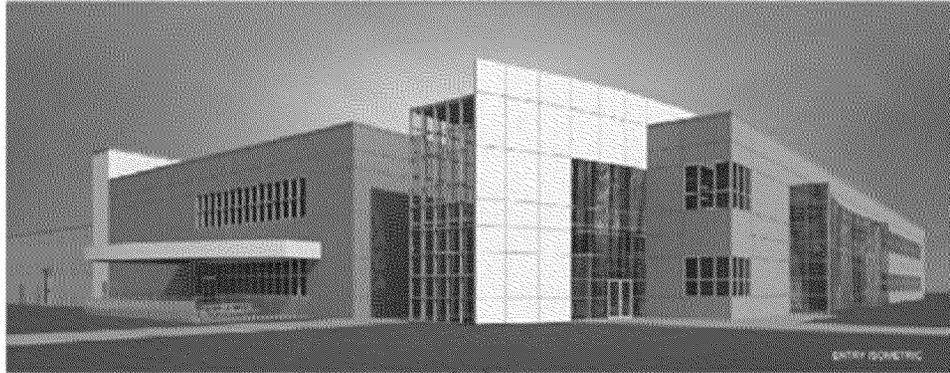
Site Selection Recommendation: Treyburn

Top Ten Reasons for Recommending the Preferred Location:

- ▶ Optimum operational synergy and in line with the NC manufacturing-hub concept.
- ▶ Higher projected capital cost is mitigated by residual value on that location.
- ▶ Superior Corporate Park location with master plan for site expansion.
- ▶ Ideally positioned to support collaboration with the 140 companies based in RTP and adjacent top universities and hospitals.
- ▶ Preferred location for future IT infrastructure hub.
- ▶ Building designs provide for attractive but highly functional building.
- ▶ Adjacent to top-tier pharmaceutical manufacturing companies providing local talent pool.
- ▶ Attractive location for attracting management / technical talent to the region.
- ▶ Owner: Terry Sandford Jr.' tight control of development within the Treyburn Park.
- ▶ North Carolina' strong business fundamentals, improving tax position and top national ranking as an investment location.

Project To-Date Spending

Vendor	2011	2012	2013 as of July 12	Total
SSOE	\$ -	\$ -	\$ 330,381	\$ 330,381
STRATEGIC & TECHNICAL	\$ 172,295	\$ 50,664	\$ 48,309	\$ 271,268
CASSIDY TURLEY MIDWEST II	\$ -	\$ 33,974	\$ 55,000	\$ 88,974
McGuire Woods Consulting	\$ -	\$ -	\$ 22,000	\$ 22,000
Poyner Spruill	\$ -	\$ -	\$ 15,336	\$ 15,336
JOHN R MCADAM & CO INC	\$ -	\$ -	\$ 14,500	\$ 14,500
Land Options	\$ -	\$ -	\$ 9,750	\$ 9,750
URSCORP	\$ -	\$ -	\$ 4,030	\$ 4,030
Realized FX	\$ (1,666)	\$ 462	\$ 404	\$ (799)
Total	\$ 170,629	\$ 85,100	\$ 499,711	\$ 755,440

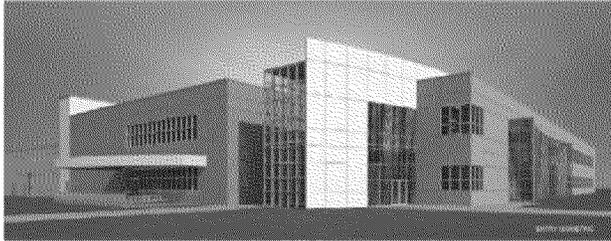


Project Breeze

Back-up Information

Back-up: Exterior Options

OPTION A



OPTION B

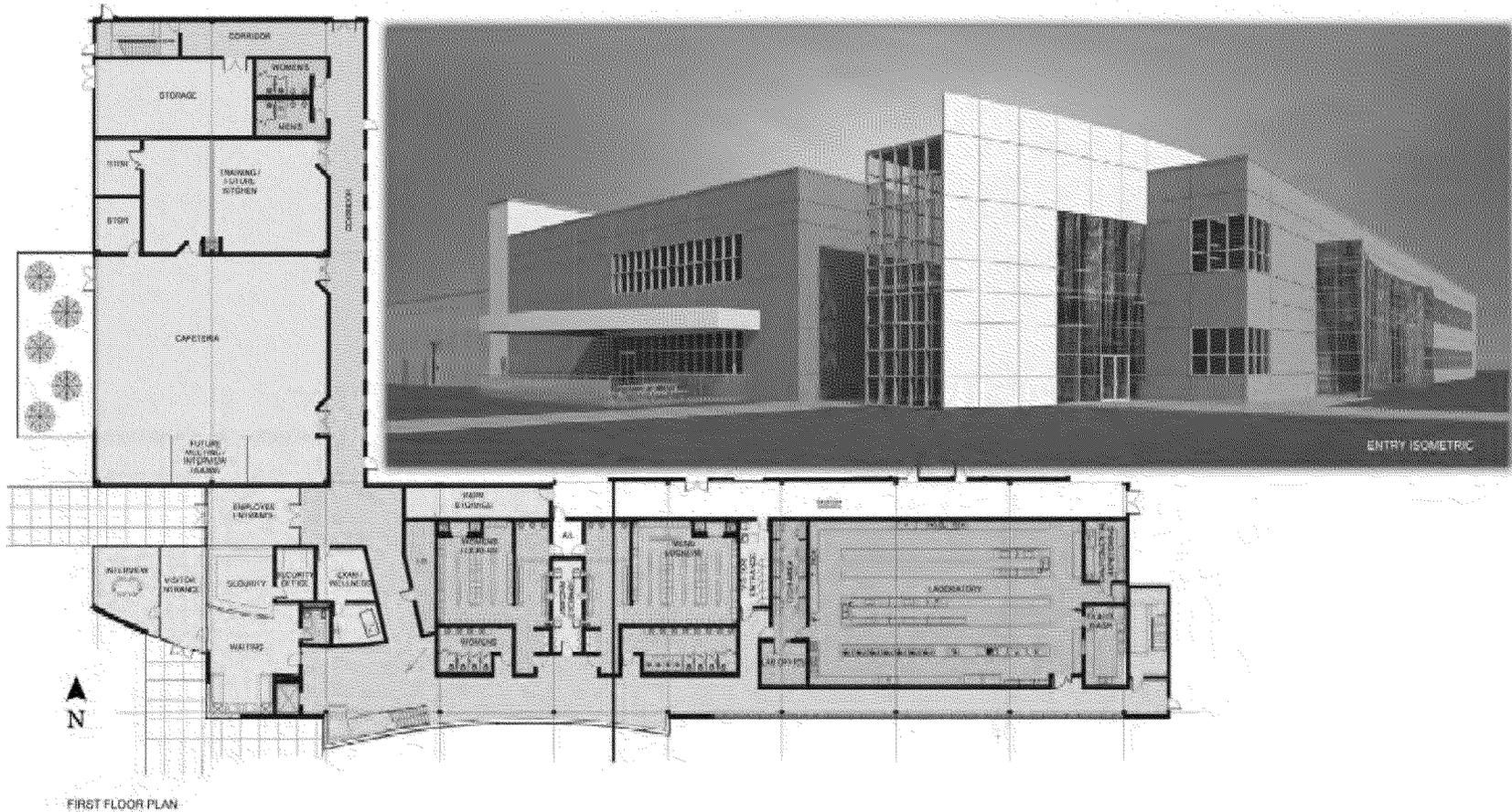


OPTION C



An additional 300k on exterior design to add High-Tech style exterior

Exterior Design Options Review

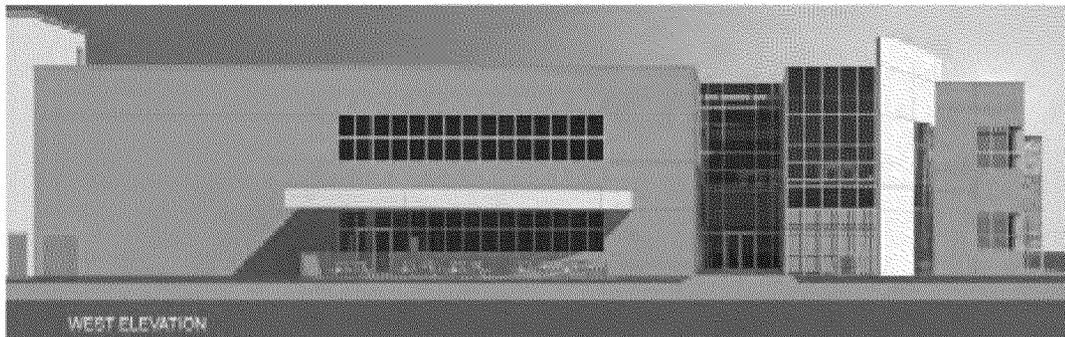
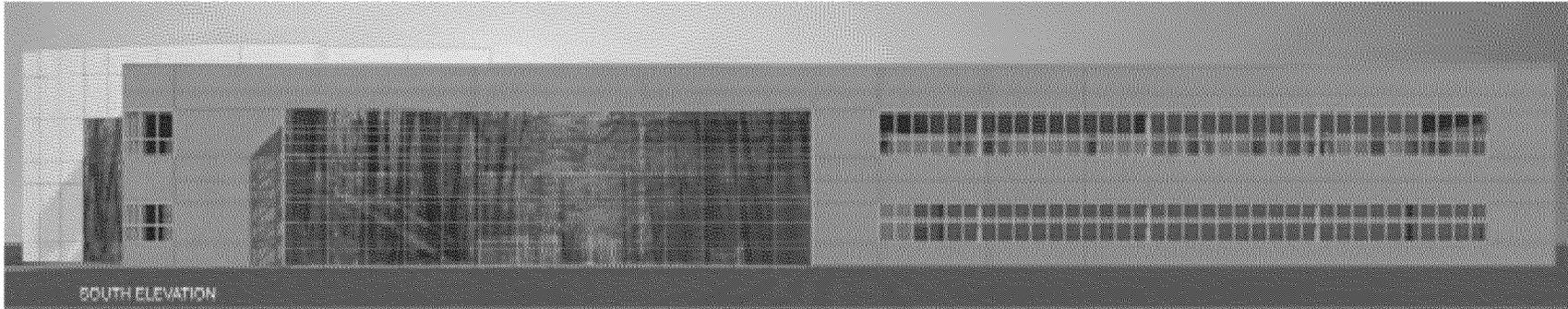


OPTION A

▶ 22

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Exterior Design Options Review



OPTION A

▶ 23

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Exterior Design Options Review



INTERIOR

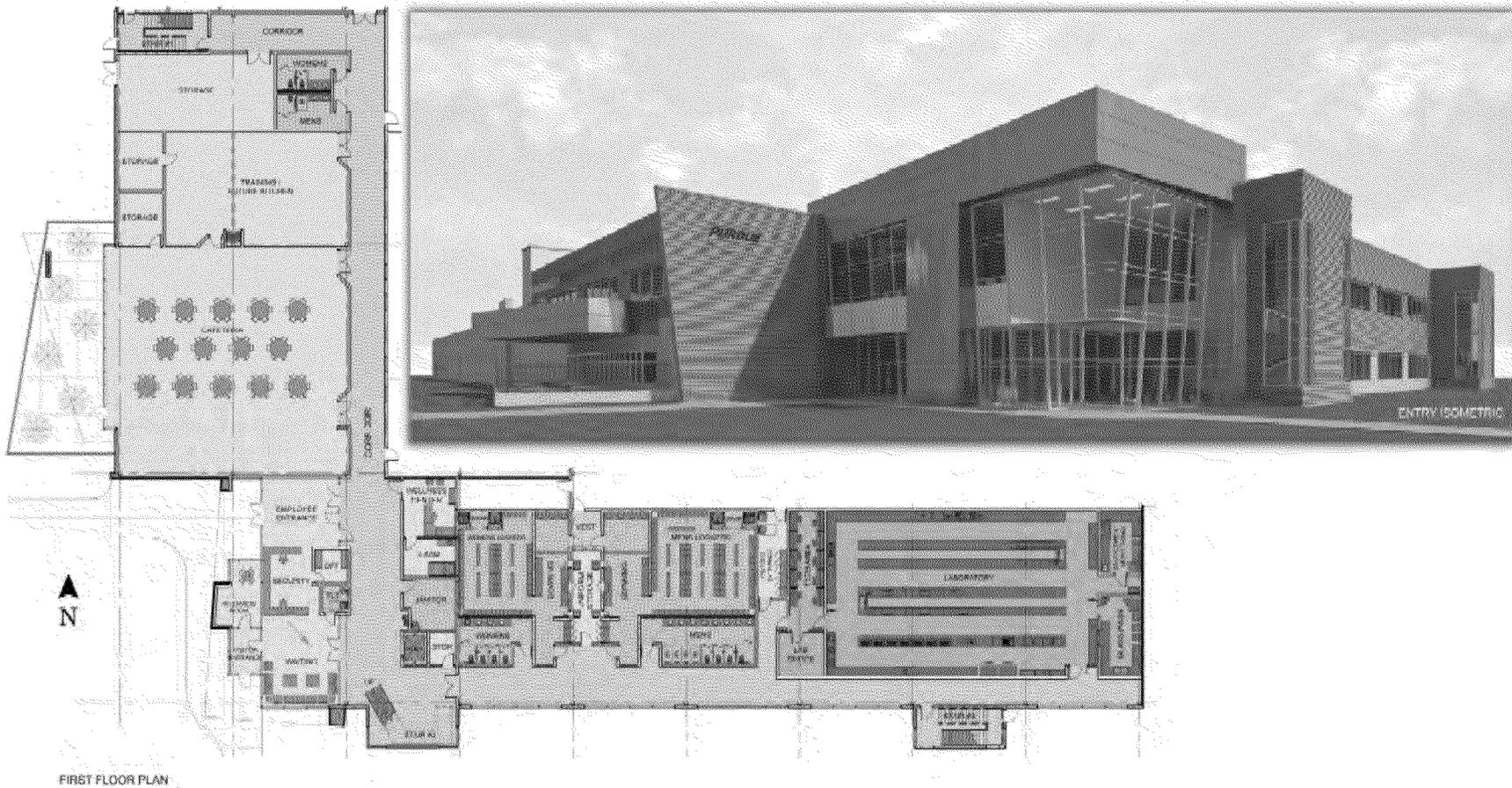
OPTION A

▶ 24

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Exterior Design Options Review



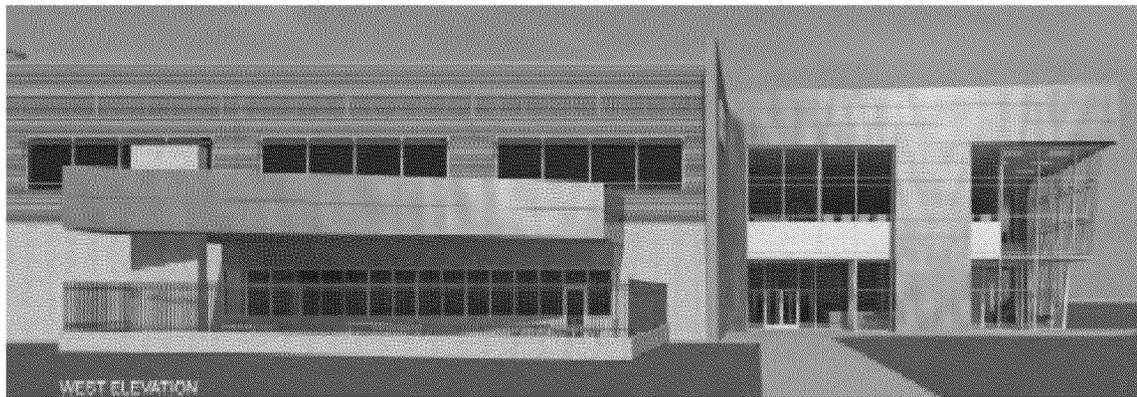
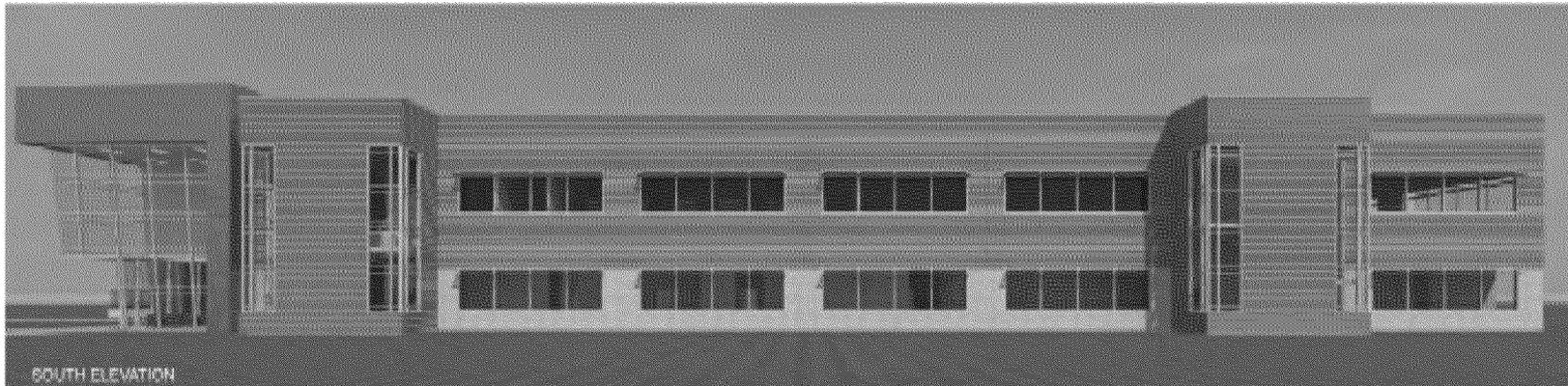
OPTION B

▶ 25

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Exterior Design Options Review



OPTION B

▶ 26

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Exterior Design Options Review



INTERIOR - ENTRY

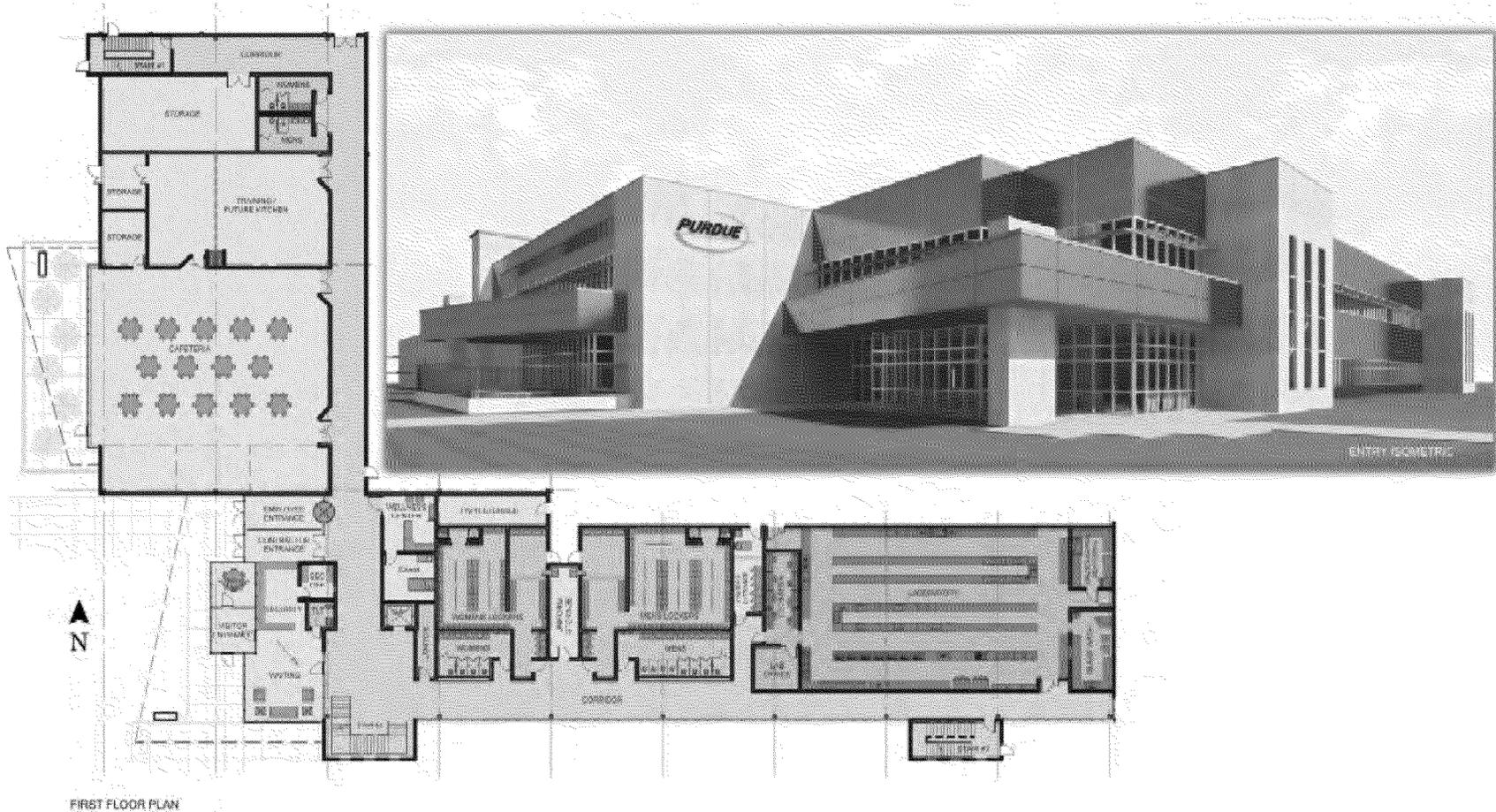
OPTION B

▶ 27

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Exterior Design Options Review



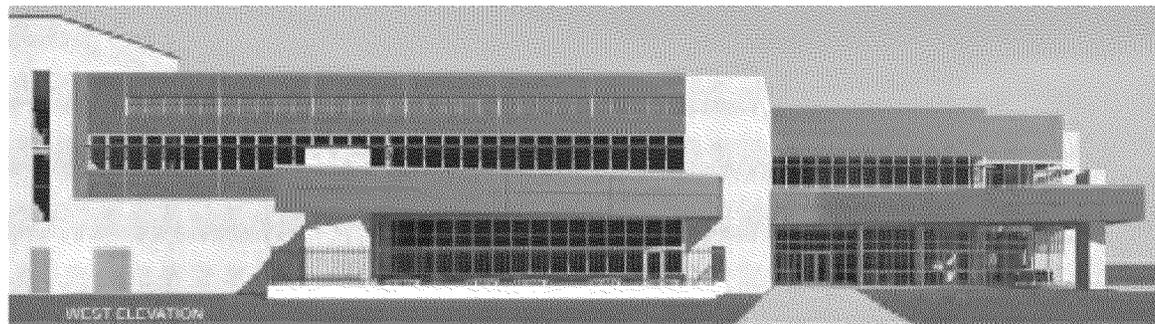
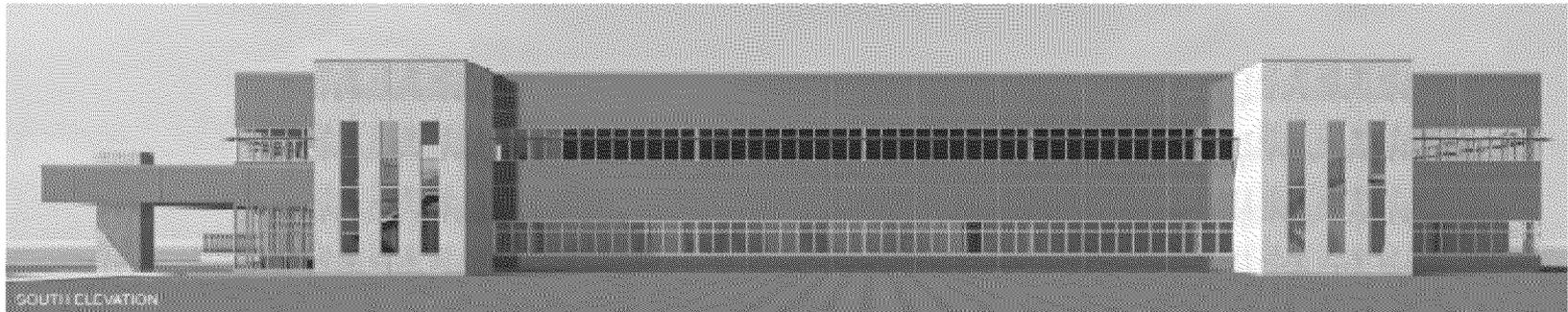
OPTION C

▶ 28

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Exterior Design Options Review



OPTION C

▶ 29

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Exterior Design Options Review



INTERIOR - ENTRY

OPTION C

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