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VIA EMAIL

February 13, 2009

Chris Brasler
Brasler Properties
chris@brasler.com

Re: Economic Impact Estimates for York Business Center in 2008

Dear Chris:

Per our previous discussions, please find below our economic and fiscal (tax) impact estimates for York Business Center (YBC) in 2008.

Based on information provided by Brasler Properties, YBC tenants had a total of 830 on-site employees in early 2008. Utilizing average wage and industry data for York County,¹ we estimate that total on-site employee earnings in 2008 totaled \$45.1 million and tenants' total on-site annual operating expenditures totaled \$118.6 million. Based on the RIMS II (Regional Input-Output Modeling System) input-output model from the Bureau of Economic Analysis, we estimate that:

- The 830 on-site jobs at the YBC generated 1,042 additional jobs in York County and 1,914 additional jobs in the State of Pennsylvania.
- The total economic impact attributable to YBC amounted to \$197 million in York County and nearly \$269 million in the State of Pennsylvania.
- Total earnings attributable to the YBC amounted to \$89 million in York County and nearly \$118 million in the State of Pennsylvania.

Table 1: Economic Impact Estimate in York County and the State of Pennsylvania in 2008
(\$ Millions)

| Description | York, PA | PA State |
|--------------------------------------|----------------|----------------|
| Direct Annual Operating Expenditures | \$118.6 | \$118.6 |
| Indirect Economic Impact | \$78.7 | \$150.7 |
| Total Economic Impact | \$197.3 | \$269.3 |

¹ Average wage data was obtained from the 2006 Census County Business Patterns dataset for York County, PA. Industry average data from the Bureau of Economic Analysis allowed us to estimate tenants' annual operating expenditures.

| Description | York, PA | PA State |
|-------------------|--------------|--------------|
| Direct Jobs | 830 | 830 |
| Indirect Jobs | 1,042 | 1,914 |
| Total Jobs | 1,872 | 2,744 |

| Description | York, PA | PA State |
|-----------------------|---------------|----------------|
| Direct Earnings | \$45.1 | \$45.1 |
| Indirect Earnings | \$44.0 | \$72.7 |
| Total Earnings | \$89.1 | \$117.8 |

Source: Econsult Corporation (2009)

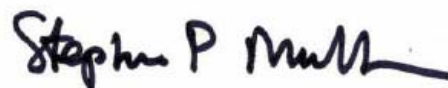
In addition to the economic impact estimates outlined above, we estimate that the State of Pennsylvania benefitted from approximately \$8.7 million in state taxes, as outlined below:

Table 2: Fiscal Impact Estimates in the State of Pennsylvania in 2008
 (\$ Millions)

| State Taxes | \$ Millions |
|---------------------------------|--------------|
| Personal Income Tax | \$3.1 |
| Sales and Use Tax | \$4.1 |
| Corporate Net Income Tax | \$1.0 |
| Capital Stock and Franchise Tax | \$0.6 |
| Total | \$8.7 |

Source: Econsult Corporation (2009)

Best regards,



Stephen P. Mullin
 Senior Vice President and Principal