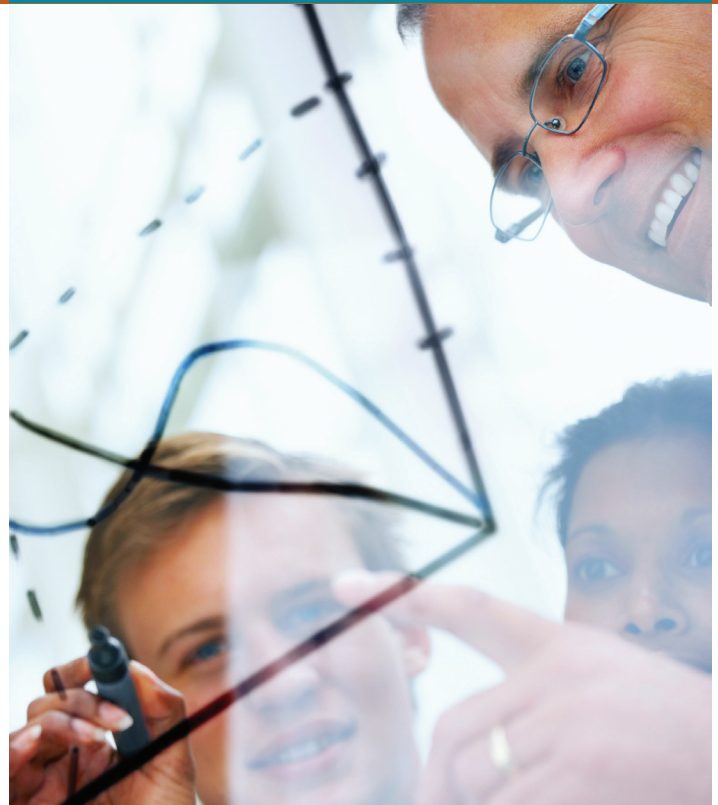


In Q4 2010, the Cleveland Plus economy continued to show signs of gradual improvement. Compared with Q4 2009 data, manufacturing is up almost 10,000 jobs and the services sector is up 6,000 jobs. Other year-over-year comparisons reveal that initial unemployment claims are down from 7,100 to 5,600 in Q4 2010; the unemployment rate has dropped nearly one percent since Q4 2009.

In November, Republican John Kasich was elected governor of Ohio. In addition to serving 18 years in Congress, Kasich was also a managing director in the investment banking division of Lehman Brothers. Governor Kasich plans to replace the current Department of Development with JobsOhio, a new not-for-profit corporation that will direct efforts to fuel the state's economy and create jobs. He has appointed Mark Kvamme – a partner with Sequoia Capital, a leading venture capital firm – as interim Director of Development. According to both Kasich and Kvamme, JobsOhio will allow Ohio to move at the speed of business to retain and create jobs.



DEVELOPMENT ACTIVITY

GOODYEAR TO BEGIN CONSTRUCTION OF NEW HEADQUARTERS

A private equity firm in New York City agreed to invest \$98.5M and the State of Ohio is adding an additional \$10M into the \$160M construction of the seven-story, 639,000-square-foot Goodyear headquarters, slated to break ground in Q1 2011. With this investment, the company is committed to Akron for 25 years.

LITHIUM-ION PRODUCER, BASF, INVESTS IN NORTHEAST OHIO

In Q4 2010, BASF committed to the Cleveland Plus region with the creation of a production facility for chemicals used in lithium-ion batteries for electric vehicles. The company's goal is to become the largest supplier of materials for lithium-ion batteries in North America. The project will bring \$45.9 million investment in the region.

AKRON-CANTON AIRPORT CONTINUES TO EXPAND

In the 4th quarter of 2010, the Akron-Canton Airport commissioned the single largest capital project in airport history, expanding a runway to make way for new destinations and new opportunities. This will allow the Cleveland Plus region to continue to serve business travel with two international airports offering direct flights to more than 70 destinations.

CLEVELAND PLUS COMPANIES RECEIVE MORE THAN \$20 MILLION FOR DEVELOPMENT

The Third Frontier, a program developed to support Ohio's growing technology cluster, recently awarded Northeast Ohio companies more than \$20M. The awards were given to companies on the leading edge of advanced energy commercialization, to early stage capital investment funds and entrepreneur assistance programs.

CLEVELAND MEDICAL MART & CONVENTION CENTER READIES FOR 2013 OPEN

Work has begun on the site of the Medical Mart with an official ground breaking in January 2011. The \$465 million project has commitments from more than 50 tenants and has secured 30 trade shows for the complex scheduled to open in the Fall of 2013.

AKRON RECEIVES NATIONAL RECOGNITION FOR TECHNOLOGY IDEA

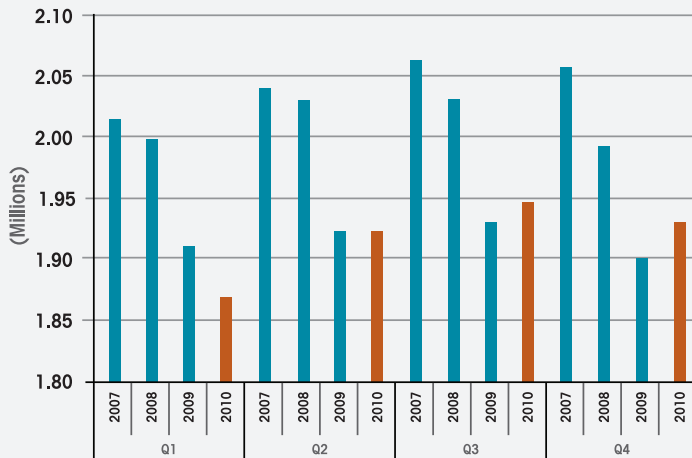
The U.S. Commerce Department recently recognized the University of Akron Research Foundation and the Austen BioInnovation Institute for their technology-related venture. The project, named Innovative Solutions for Invention Xceleration, or ISIX, aims to increase innovation and speed commercialization by bringing together world-class scientists, physicians, engineers, researchers and entrepreneurs in the biomedical and polymer science industries of Cleveland Plus.

MEDINA COUNTY POSITIONED TO SERVICE COMPANIES WITH BROADBAND PROJECT

Medina County Port Authority (MCPA) issued \$14.4 million in bonds to fund the construction of a 144-strand fiber optic loop that will provide 151 miles of broadband transport services throughout Medina County, with extensions into Greater Akron and Greater Cleveland. This will be beneficial to businesses in the high-tech and data-service industries.

Visit www.clevelandplusbusiness.com and click on NEWS to get more information about these stories and other activity in our vibrant region.

NEO Total Employment (Not seasonally adjusted)

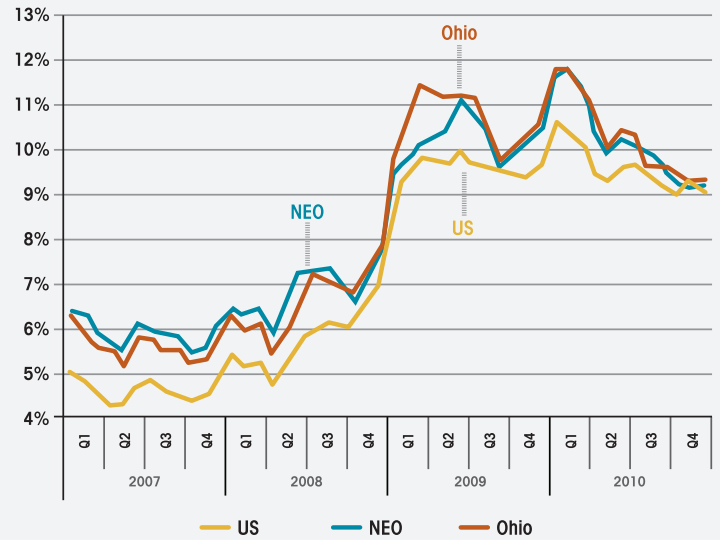


NEO EMPLOYMENT SHOWS YEAR-OVER-YEAR GROWTH

Employment in Q4 2010 increased year over year by more than 30,000 jobs, representing the third consecutive quarter showing a year-over-year increase. Total employment averaged 1.93 million workers, up from an average of 1.90 million workers in 2009.

Source: Ohio Labor Market Information (LMI)

Unemployment Rates (Through December 2010)

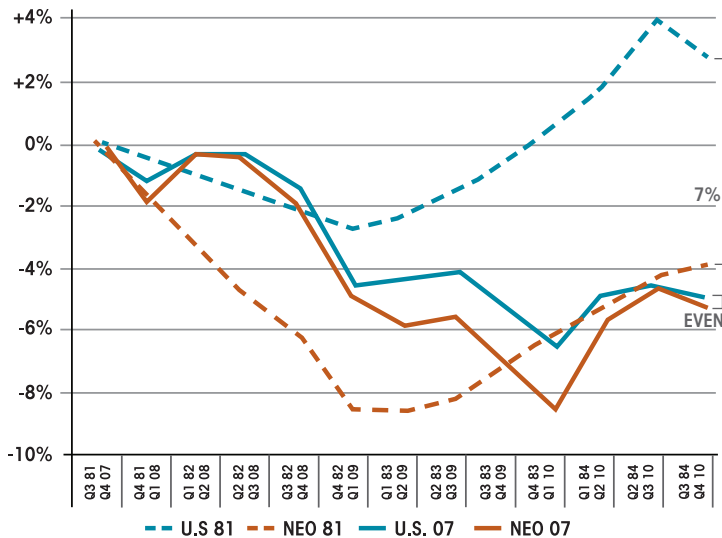


UNEMPLOYMENT RATE MIRRORS U.S. RATE

Northeast Ohio's unemployment rate declined to 9.3% in Q4 2010, while the state dropped to 9.4% and the U.S. fell to 9.1%. Overall, unemployment dropped nearly one percent since Q4 2009, when Northeast Ohio's unemployment rate was 10.2%.

Source: Ohio Labor Market Information (LMI)

Recession Employment Comparison (0 = Employment at Start of Recessions)

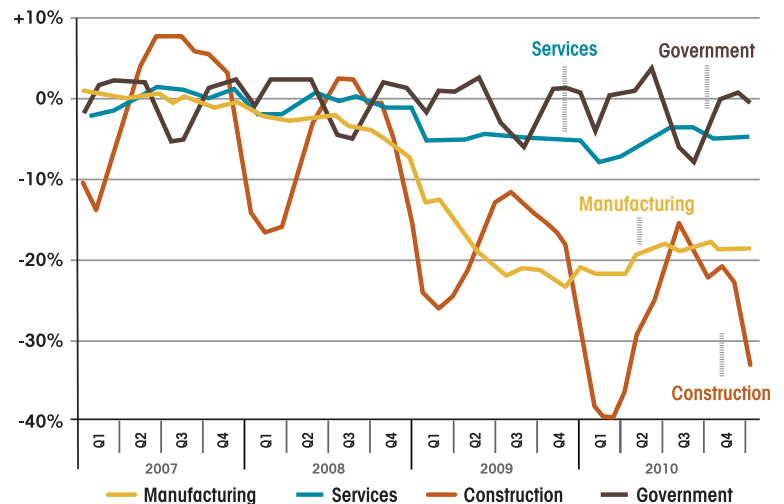


EMPLOYMENT TRACKING EVEN TO U.S. COMING OUT OF RECESSION

Through 13 quarters of the 2007 recession, the employment index for Cleveland Plus continues to track the same as the U.S., with both about 5% below the employment level of Q4 2007, when the recession began. This compares to a dramatic gap through 13 quarters of the 1981 recession, when Northeast Ohio was 7% below the U.S. trend.

Source: Ohio Labor Market Information (LMI)

Change in Employment By Sector (0 = 2007 Sector Average)

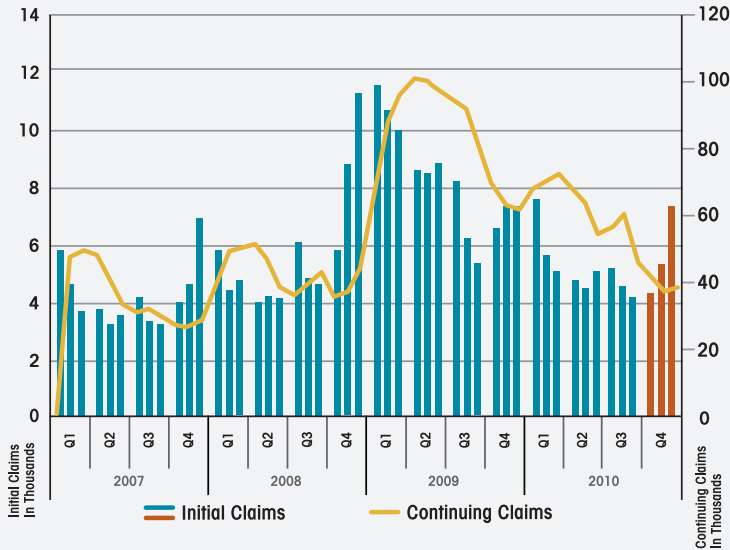


EMPLOYMENT IN MANUFACTURING AND SERVICES SECTORS GROWING

Combined, these four sectors comprise total employment in Northeast Ohio. Manufacturing employment is up about 10,000 jobs from the Q4 2009 average. Additionally, the services sector is also up about 6,000 jobs from Q4 2009.

Source: Bureau of Labor Statistics (BLS)

Average Monthly Unemployment Claims (January 07 - December 10)

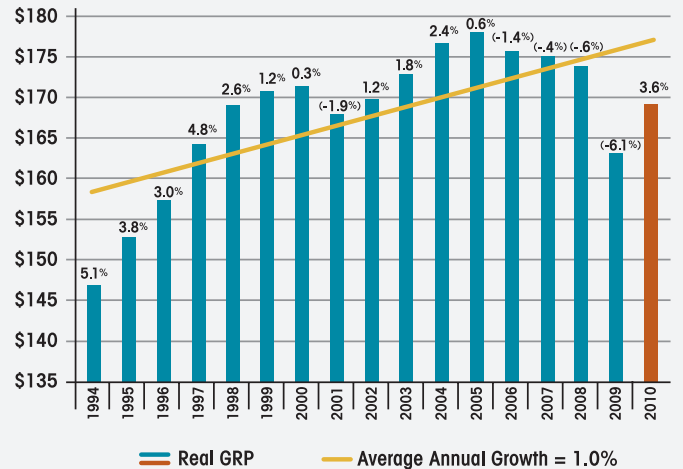


UNEMPLOYMENT CLAIMS DOWN YEAR OVER YEAR

After seeing annual lows for both initial and continuing unemployment claims in October of 2010, small seasonal increases were realized through December. These levels, however, remain well below peak claim levels during the worst of the recession. In addition, initial claims are down year over year with average Q4 2010 claims at 5,600 compared with 7,100 a year ago.

Source: Ohio Labor Market Information (LMI)

NEO Real Gross Regional Product (GRP) (in billions)



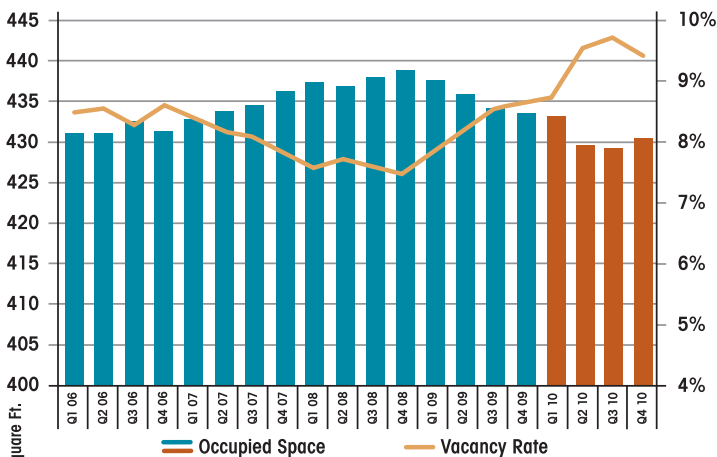
CLEVELAND PLUS GRP

PROJECTED TO GROW STRONGER THAN U.S.

Northeast Ohio's GRP is projected to increase by 3.6% in 2010, according to Moody's economy.com. This is greater than the U.S. projection of 2.7%. Since 1994, GRP has increased at an average annual rate of about 1%.

Source: Economy.com

Northeast Ohio Occupied Industrial Space

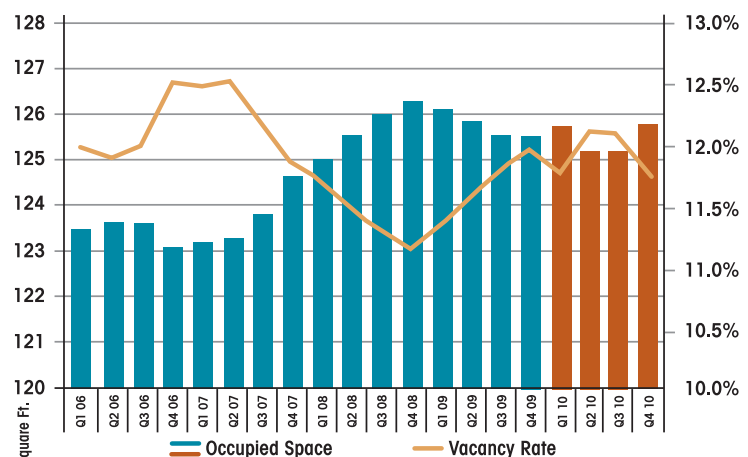


INDUSTRIAL SPACE USAGE RELATIVELY STABLE THROUGH 2010

In Q4 2010, Northeast Ohio's occupied industrial space was more than 430 million square feet. The vacancy rate declined slightly to 9.4%.

Source: CoStar

Northeast Ohio Class A, B, C Office Space

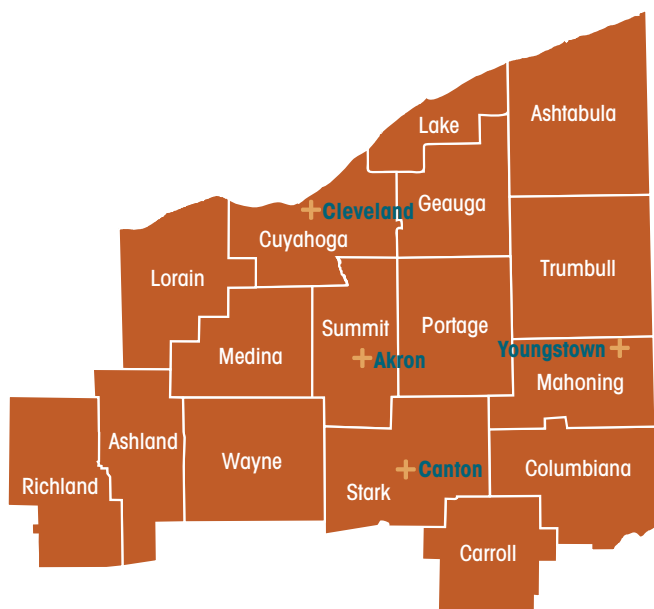


OFFICE SPACE REMAINS CONSISTENT

Class A, B, and C office space in the Cleveland Plus region increased slightly in Q4 2010 to nearly 126 million square feet, with vacancy rates declining to 11.8%. Overall, the office market has remained fairly consistent over the past several years.

Source: CoStar

CLEVELAND PLUS 16-COUNTY REGION



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BUSINESS ATTRACTION

ABOUT TEAM NEO :

Team NEO advances Northeast Ohio's economy by attracting businesses worldwide to the 16-county Cleveland Plus region. The organization is a joint venture of the region's largest metro chambers of commerce. Since 2007, the organization has attracted 41 new company expansions or relocations, 3,500 new jobs and more than \$135M in annual payroll to Northeast Ohio, leading to a total annual regional payroll benefit of \$255M. For more information, visit www.clevelandplusbusiness.com.

OUR PARTNERS INCLUDE:



Data Sources: Team Northeast Ohio uses a number of data sources for the Regional Economic Review. One of the primary sources is the Moody's Economy.com (www.economy.com) data for Northeast Ohio.

Moody's Economy.com county level output, employment and payroll historical data are estimated from several publicly available sources and are summarized into the Team NEO regional footprint. It is important to understand data provided by Economy.com are estimates of economic activity.

Team NEO also uses data from federal and state sources as part of the report. We rely heavily on data from the U.S. Bureau of Labor Statistics (www.bls.gov) and Ohio's Labor Market Information (www.lmi.state.oh.us) for information on wages, unemployment and both general and industry-specific employment.

Industrial and office real estate data for this edition was derived from the CoStar Group. Due to market limits within the CoStar database, historic trend data for the Team NEO region is defined as 13 of the 16 counties forming the regional footprint. These counties include Ashtabula, Carroll, Cuyahoga, Geauga, Lake, Lorain, Mahoning, Medina, Portage, Richland, Stark, Summit and Warren.

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BUSINESS ATTRACTION