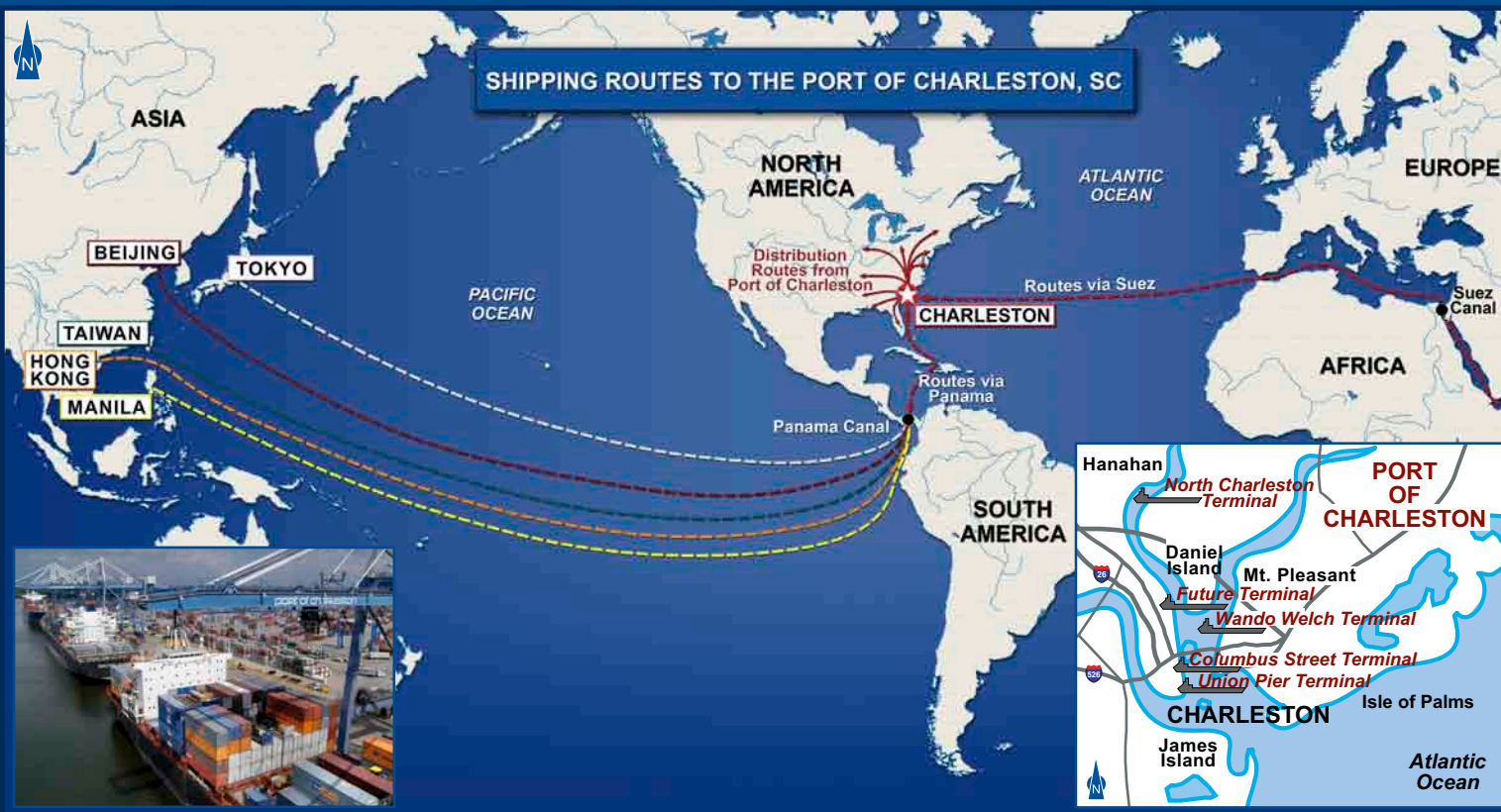


WHY CHOOSE CHARLESTON TRADE CENTER?

- Master Planned Business Park with Class A State-of-the-Art Distribution and Manufacturing Facilities
- Foreign Trade Zone Application Pending Approval
- 20 Miles from Port of Charleston Ocean Container Terminals
- 28 Miles from I-95 and I-26 Interchange
- Located on I-26 Between Exits 194 and 199 with Approximately 1 Mile of I-26 Frontage South of the Site
- New Full-Movement Interchange Planned
- Public Water and Waste Water
- Berkeley Electric Cooperative to Provide Electrical Service
- No Inventory Tax
- Lowest Corporate Income Tax in the Southeastern U.S.
- Corporate Income Tax Credits Available for Jobs and Headquarters Facilities
- Fee in Lieu of Property Tax Incentive Allows Companies to Fix Their Tax Rates for 20 Years on Real and Personal Property
- Special Source Revenue Credit in Place Provides 25% Property Tax Abatement



A Development of **HILLWOOD** A PEROT COMPANY



MASTER PLAN



Why Choose East Coast Port?

- Asian and Indian imports continue to dominate U.S. consumer markets. Optimal import supply chain practices now favor the use of East coast ports to serve the Eastern U.S. population centers
- The ILWU strike at LA/Long Beach in 2002 and resulting supply chain interruption has forced shippers to look to the East coast
- Land transportation costs are increasing. Fuel price increases, truck driver shortages, work rules and clean air restrictions will continue to give the advantage of all-water transit to the U.S. East coast
- Improved information/technology - IT solutions will mitigate transit time disadvantage of all-water transit to U.S. East coast

Why Choose Port of Charleston?

- Among the busiest container ports in the U.S.
- Has the highest productivity and most reliable of all North American ports making it a good match for just-in-time manufacturers
- Main container berths are closer to the open sea than competing East coast ports
- Post-panamax ships can call on Port of Charleston due to channel depth and air draft of the new Ravenal Bridge
- Charleston MSA population of 585,000 provides an abundant supply of labor and a sizeable market to distribute product
- Port expansion underway including 280-acre terminal at North Charleston Navy Base that will boost capacity by 1.3 million TEU's
- South Carolina, as both a right-to-work state and an employment-at-will state, offers one of the lowest unionization rates in the country with virtually no work stoppage
- The South Carolina work force ranks third highest in the nation in productivity and is projected to grow 30 percent more than the national average
- South Carolina is business-friendly and continues to foster growth including a broad manufacturing sector

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