

PROJECT LEGACY: A PREMIER INDUSTRIAL BUSINESS PARK



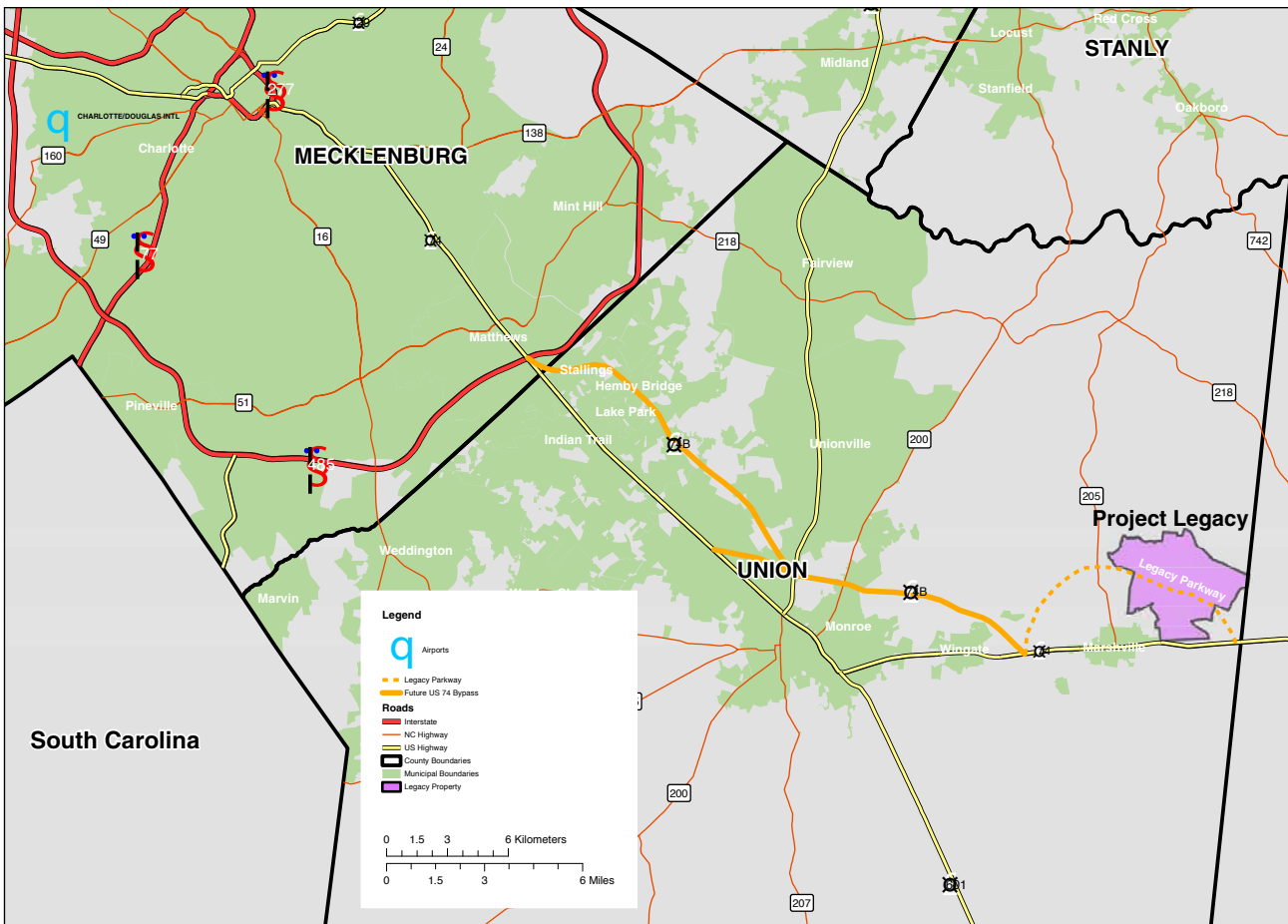
PROJECT LEGACY

Project Legacy is a bold new vision for economic development in Union County that can transform our area economy and quality of life for many generations. It is a site envisioned to be the premier industrial/business park location in the Charlotte region for decades to come.

The project is an initiative of the Union County Partnership for Progress, an economic development organization with many public and private sector partners. Located in eastern Union County and the heart of south-central North Carolina, Project Legacy is conceptually planned as a major southeastern industrial and commercial hub with easy access to major highways, international and regional airports and established rail lines. Upon completion of the planned Monroe bypass, the western entrance to Project Legacy would be a short distance to I-485 and allow even faster access to the Charlotte-Mecklenburg area.

Union County is the fastest growing county in North Carolina, and home to some of the earliest settlements in America. Our region offers a unique blend of urban and rural elements, a productive and competitive workforce, a strong public school system and good public infrastructure.

Yet our county is also struggling to cope with the demands of rapid residential growth. Our tax base needs a much healthier balance between residential and non-residential tax revenue to protect the affordability and quality of the community life that makes Union County so attractive.



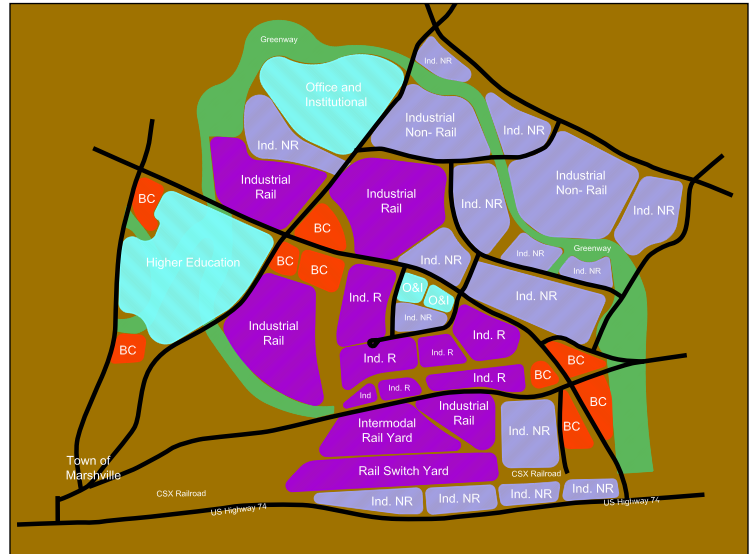
ABOUT THE PARK

Project Legacy is the working name for a proposed 5,000-acre industrial and commercial park located north of U.S. Highway 74 in eastern Union County. The southern boundary of the proposed park runs along Highway 74 and is adjacent to the east/west rail line between Wingate and Marshville.

Working closely with Union County Partnership for Progress, Duke Energy’s economic development division and nationally recognized site selection and land planning consultants conducted a preliminary site readiness assessment and conceptual master plan.

While Project Legacy will be developed over many generations, planning and development of Phase 1 will start immediately.

The park will include major rail-served tracts of between 150 and 250 acres and smaller tracts of approximately 50 acres each. Non-rail-served tracts of between 15 and 50 acres are also planned. Light industrial and flex space projects will be available as well as sections of the park devoted to high-tech



Project Legacy will encompass a well-planned mix of industrial sites, office/commercial areas, and sections away from rail-served areas for high tech and education uses.

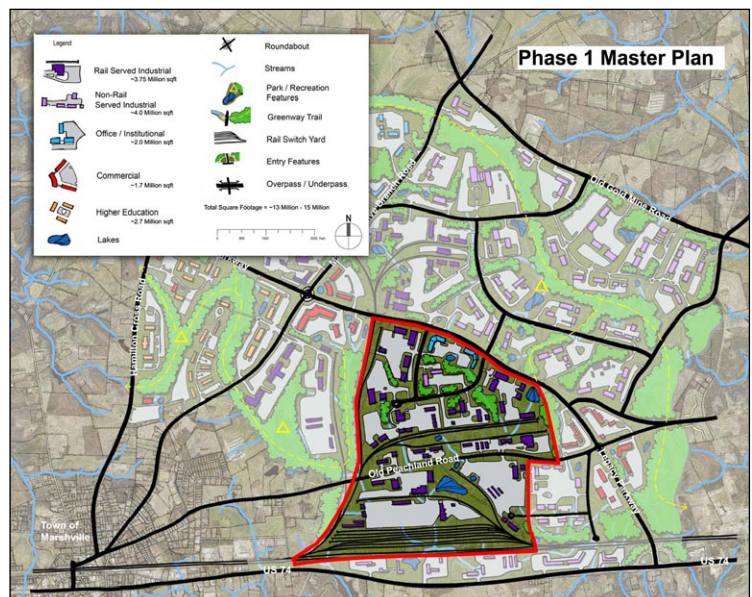
operations. An intermodal facility of about 250 acres is planned adjacent to the existing east/west rail line.

Electricity, water and sewer are already supplied within the park boundaries with enhancements planned to ensure adequate capacity for ongoing operations.

Phase 1: BRINGING THE PROJECT TO LIFE

As currently envisioned, Phase 1 would encompass up to 1750 acres. Here, a rail facility would be developed adjacent to the existing CSX rail line to serve as the park’s transportation backbone and give businesses an attractive competitive advantage.

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For more information:

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ABOUT UNION COUNTY PARTNERSHIP FOR PROGRESS

The Union County Partnership for Progress provides countywide economic development services to the people of Union County and is spearheading the development of Project Legacy.

Supported by numerous public and private sector partners, Union County Partnership for Progress is focused on developing a stronger, more diverse and sustainable economy for Union

County citizens. The Partnership pursues a mix of short and long-term programs to generate business activity, from recruiting new businesses, expanding and retaining existing companies, and creating long-term relationships and plans that will secure Union County's long-range economic vitality.

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