

This Comprehensive Marketing Plan for "Boston Road Farms, LLC" is designed to attract burgeoning growth industries (renewable energy and agriculturally based) for the net benefit of bringing long-term economic growth and employment to Central New York—an area known as abundant in agricultural resources and leveraged with 136,000,000 consumers within a 750 mile radius to the Subject Property.

Large assemblages of vacant land with strong logistical support, rail and interstate accessibility renders a high degree of prospective opportunity for agribusiness development, utility developers, institutional users, private interest investment, and the potential for public / government subsidy based upon Federal Grants. Academia (Morrisville State College and SUNY College of Environmental Science and Forestry, Cornell, Syracuse University, etc.) are supportive of alliance partnerships for private industry development.

Collaborative inertia to merge public and private interests harnesses the true entrepreneurial spirit of Central New York intrinsic to this business community. Per capita, the local brainpower is without comparison. The Seller is keen upon utilizing the strengths of local expertise with the potential of a joint venture, i.e. providing an equity position in lieu of the upfront cost of "exploration."

Key features include:

- 1,035.52+/- Acres primarily bounded by the New York Thruway on the North and the CSX railroad tracks on the south. 48.01 +/- Acres are on Route 5 and 13 west of Canastota, New York.
- Prime location between Chittenango and Canastota, NY, with ample road frontage on New Boston Road, Tag Road, John Peet Road, Seeber Road and Gee Road.
- 800+/- Acres high-quality tillable land, rolling hills, trees, streams with planted corn in 2008.
- Municipal water to site with average flow of 500,000 gallons per day with close proximity to 24" natural gas transmission line.
- Gas and Mineral rights included with property.
- Large, modern dairy facility: 1100 free stall barn, milk house with double 30 milker and two 5,000 gallon holding tanks.

A Plan of "infinite, long term value" would suggest a first in the Nation (to be verified), fully independent and sustainable, renewable energy Agribusiness Park to be located at the subject property. This concept is intended to fully utilize the collective "Go Green Initiative of Central New York" (academia, public, and private interests) and create advanced, ground breaking technology and innovation.