



COMPASS

BUSINESS PARK

A Safe and Responsible Approach to Growth

With Will County developing rapidly and the UP and BNSF facilities continuing to expand, demand for new warehouses and industrial sites is growing. The Village of Elwood has an opportunity to capture this demand to benefit the community.

NorthPoint Development proposes working with the Village to build Compass Business Park – a warehousing, distribution and light manufacturing facility located east of Route 53.

Compass Business Park is a responsible solution that contains truck traffic within a dedicated closed loop, keeping trucks off of Route 53 and the local roads. The plan comes at no financial risk to the Village while providing new jobs, career training, revenue and economic development.

We're in the initial planning stages and welcome your ideas. We are committed to ensuring responsible growth, safe roads and secure property values. We look forward to getting to know you and becoming a part of the community.

Empowering the Community

More warehousing and distribution are going up along the Route 53 Corridor to meet the demand created by the UP and BNSF facilities. The Village of Elwood has an opportunity to capture this demand to benefit area residents.

Controlling Truck Traffic, Ensuring Safety

A decorative gateway bridge over Route 53 provides the only truck access to and from Compass Business Park. Once inside the park, a "closed loop" restricts trucks from exiting onto local roads. When trucks exit, they'll follow preferred routes onto I-55 and I-80 that avoid local roads.

Partnering with Elwood

NorthPoint is committed to building meaningful and lasting relationships with the community and area schools, civic organizations and businesses.

Generating Economic Growth

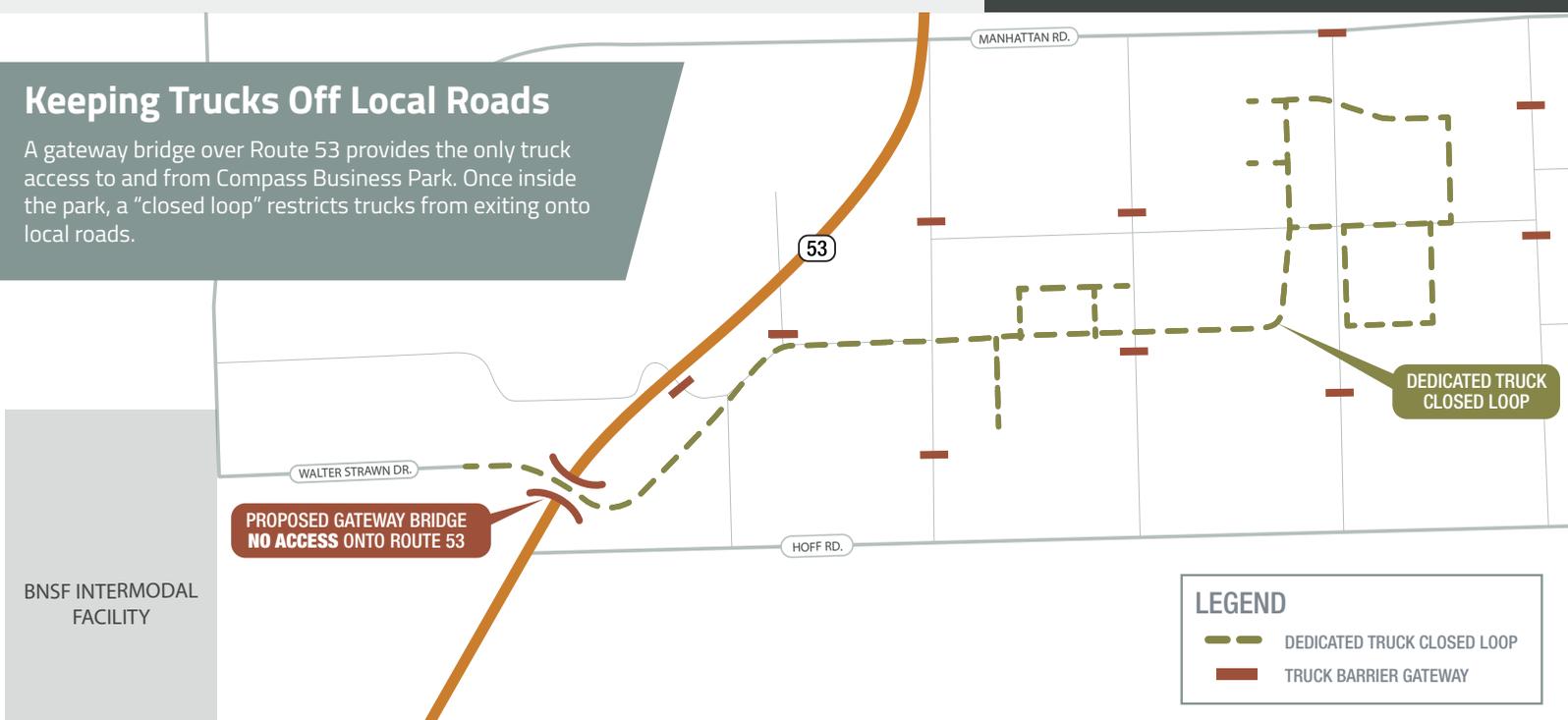
NorthPoint plans to invest \$1.2 billion in Compass Business Park, which will strengthen Elwood's tax base and generate new revenue for local businesses and the regional economy.

No Risk to Taxpayers, Village

The investment required to build the project comes at no financial risk to the Village and taxpayers.

Keeping Trucks Off Local Roads

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Visit www.CBPark.com
to learn more and to sign up for updates.

COMPASS BUSINESS PARK

PROJECT OVERVIEW

Smart, sensible growth

- \$1.2 billion investment by NorthPoint
- 2,000-acre business park
- 12 miles of closed loop roads
- No financial risk to Village and taxpayers

Partnering with the community

- Multi-purpose pedestrian and bike trail for residents and visitors
- New Learning and Career Center in partnership with local schools and colleges
- New traffic light at the intersection of Route 53 and Mississippi Street pending State approval

Positive economic growth

- 1,200-1,600 construction jobs per year during buildout
- 15,000 full-time jobs at full buildout
- New property tax and sales tax revenues for the Village and County
- New revenue for the Village from water and sanitary service
- New permit and tap fees for the Village



NorthPoint Development is a different kind of partner. Our core values inspire us to put people first, live generously, be accountable and do the right thing. We live by the motto "Beyond the Contract," which represents our commitments beyond the dotted line and puts people first. We are a dedicated partner and are committed to being a responsible neighbor. We are a privately held development firm based in Kansas City with a focus on Class A development in the industrial, senior housing and self-storage markets within the central part of the United States.

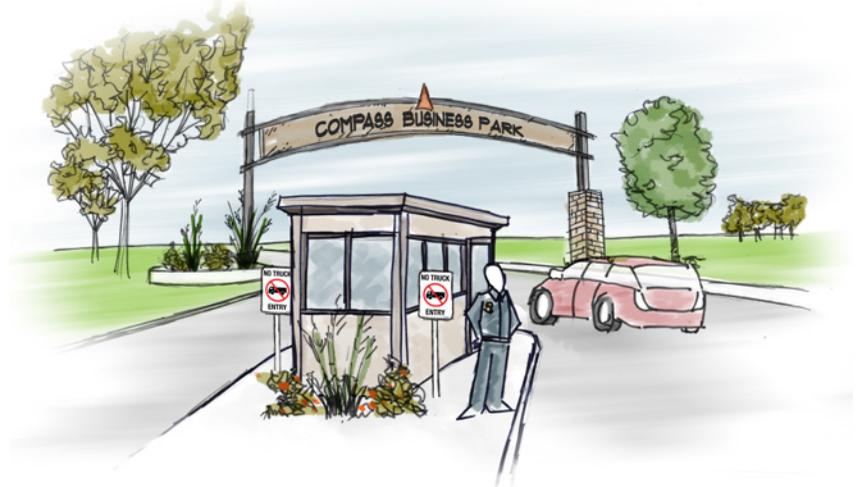
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A multi-purpose trail will provide safe and convenient access from O'Connor and Archer parks across Route 53 to connect residents and visitors to Midewin National Tallgrass Prairie.



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Truck barriers will force semis to use the dedicated bridge to enter and exit the park.