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Press Release – For Immediate Release - Contact – Steve Alexander 317-261-0070

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The new urban mall concept - which City Development Strategies (a venture between Stephen Alexander AIA and Jeff Carney an area entrepreneur) conceived for downtown Kokomo, started from an objective point of view- What would be best for Kokomo; without regard for who would control any given portion of the project. In trying to find a vision for how to transform downtown Kokomo, we developed a concept that would incorporate a sizeable enough development area that a larger developer – such as Simon Property Group, Lauth Property Group or Kite Realty Group could eventually be motivated to take on, once we got it together enough. All of the government entities involved will have a great deal of work to do, and all of the land owners will have to be treated fairly. This is just the first small step to many years of work to transform downtown Kokomo into the city of the future.

We began our discussion with the Kokomo Howard County Library because they seemed to be the most politically neutral group and have the largest immediate needs. Over the next few weeks we will begin discussions with the city, local realtors/developers and other important stakeholders. We looked to Circle Center Mall in Indianapolis and numerous other community projects throughout the country to find examples of projects after which we could model this.

One unique perspective of the path that we are taking is that it takes away the threat of eminent domain from the process. As we begin to assemble the land for the project, if we could not come to terms for any given parcel of land, that parcel of land may have to be simply excluded from the project. Innovative funding sources, grants and financing will have to be assembled.

This process will require unprecedented cooperation and innovation in Kokomo to keep the anchor tenants interested and motivated to participate. The new company that Jeff Carney and Steve Alexander are forming, City Development Strategies LLC. in Indianapolis, will endeavor to work with all of the people and organizations that have a stake in the future of Downtown Kokomo.

Steve Alexander, President of Prince/Alexander Partners has successfully completed numerous projects in Kokomo including the original conversion of the historic City Building and City Garage which are now the City Venture One Offices. He was the lead planner for the 25 year Land Use and Growth Projections for Kokomo in 1981 for sewer expansion planning. That growth over the last 25 years in housing, retail and industrial development has followed the plan that Steve developed in association with Clyde Williams Engineering and Blackburn Associates. In addition Prince/Alexander completed the growth Master Plan for Howard Community Hospital in 1991, when the hospital was transitioning into the new age of health care.