

A pair of hands is shown from a top-down perspective, cupped together to hold a bright, glowing orange and yellow orb. The orb has a lens flare effect, radiating light. The hands are set against a dark blue background with abstract, flowing light blue and white lines that suggest movement and depth.

*Open up
to new
markets,
growth,
and savings...*

IMPERIAL OPPORTUNITIES

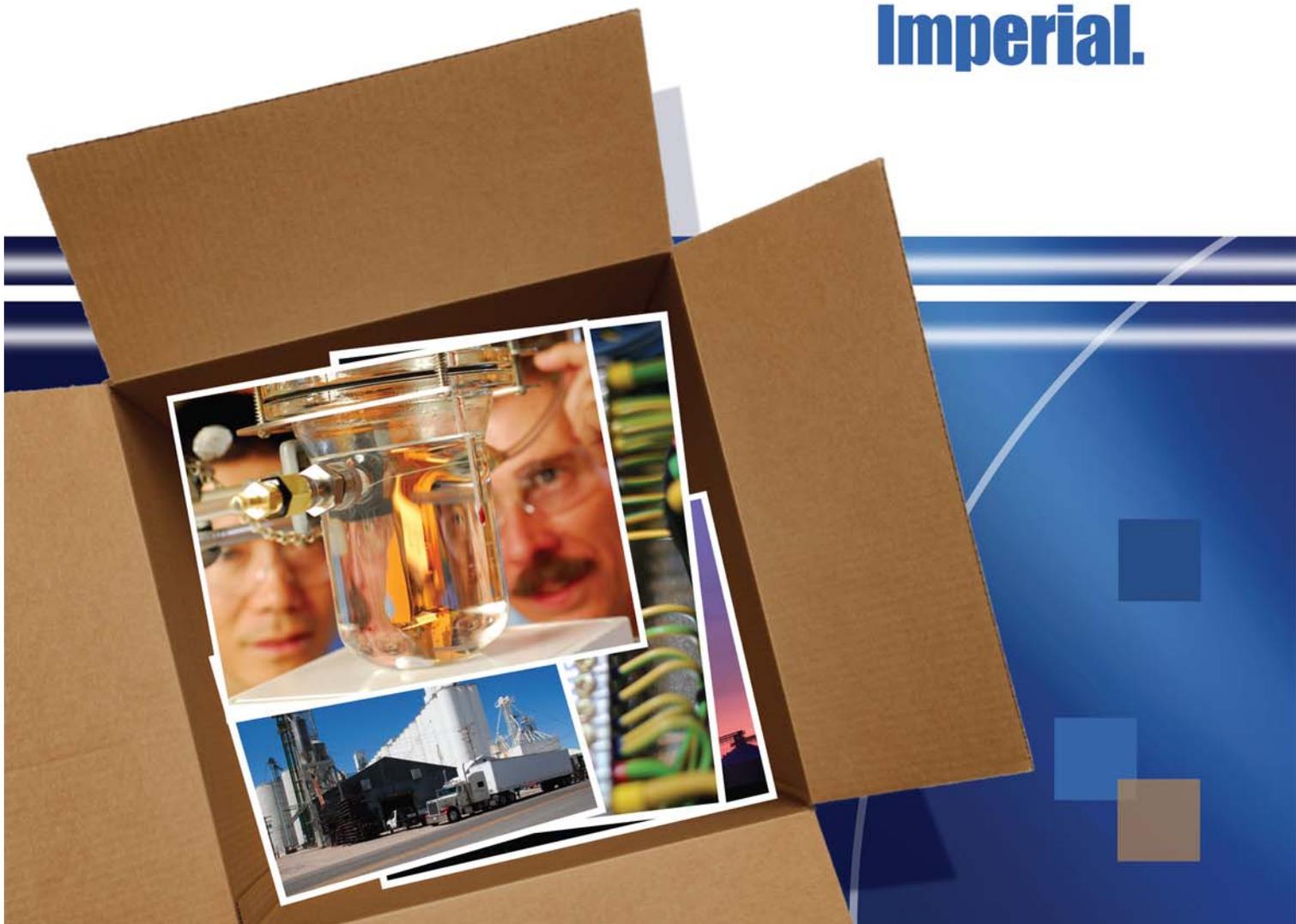
INSIDE

Community
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We know what it takes to be successful, especially in this business environment. You need to control costs and increase productivity, getting more from every dollar of investment. Production, transportation, technology, research and development — every division must excel to be competitive.

You need access to efficient, cost-effective facilities with room for expansion. You need to utilize high speed networks to compete, share ideas and capture new markets. You need proximity to major interstate highways to move raw materials and finished goods. You need a labor force you can depend on and a community that supports your company — now and as you grow.

You need to take a look at Imperial.





Ready - Set - Grow

*Imperial is opening
its newest industrial
and commercial
expansion in 2011.
The Cornerstone
Commercial Park -
See more on
pages 7 and 8.*



Regional Opportunities



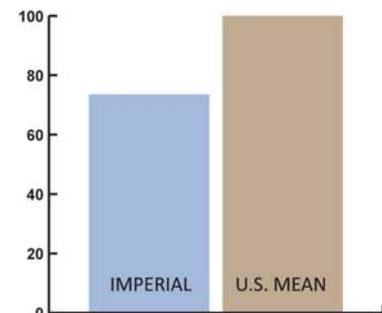
Whether your company is a regional firm or a multi-national leader, you'll find opportunities in Imperial — opportunities to grow, reach new markets and control your company's expenses.

Imperial's Cost-of-Living index is more than 60 points lower than some metro areas and just 73% of the US average.

Nebraska is known for its affordable labor force and historic work ethic, and Imperial is no exception. Industrial and commercial sectors utilize our independent workforce to increase operational flexibility and reduce direct costs — especially compared to the expense of doing business on the east or west coasts of the United States and in many urban centers.

Imperial is located in the center of the United States and close to Colorado, Kansas and Wyoming. Quality highways provide access to I-80 and I-70. Nationwide rail access is provided locally by Burlington Northern - Santa Fe Railroad, and Imperial features a 5,000 foot airstrip for private planes or corporate jets.

Worldwide Possibilities



The Cost of Living index in Imperial is just 73.6% of the U.S. average.



IMPERIAL FEATURES

- Manufacturing
- Agricultural Production
- Commercial and Retail Center
- Highway Access
- Rail and Private Air Access
- Health Care Center
- Advanced Education and Training
- Development Incentives
- Mid-Plains Center for Enterprise and Mid-Plains Community College

NEW CORNERSTONE COMMERCIAL PARK

*Final plat and zoning decisions are negotiable to meet the needs of your organization



Large New Industrial, Commercial and Residential Development 2011



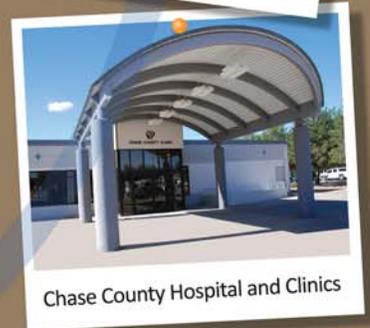
*We're not "big" —
but our commitment
to economic growth
and community
progress is.*



Imperial Country Club Golf Course



Imperial Municipal Airport



Chase County Hospital and Clinics

Get To Know Imperial

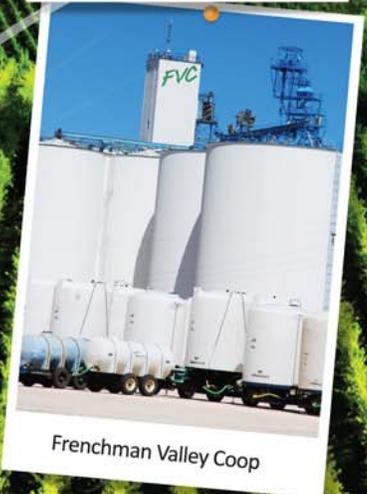
Success isn't just about facilities and location. Its also about the intangibles that make a community the right place for your enterprise.

Quality of life is important to your leadership and to your employees. Imperial offers amenities more often found in larger cities: entertainment and recreation; excellent educational resources including K-12 and college degree programs; quality family care for children and for adults.

We possess the American values that come with our agricultural heritage. We know how to work hard, how to create opportunities and how to achieve results.



Equipment, Retail and Service



Frenchman Valley Coop

It's true. We don't act our size.

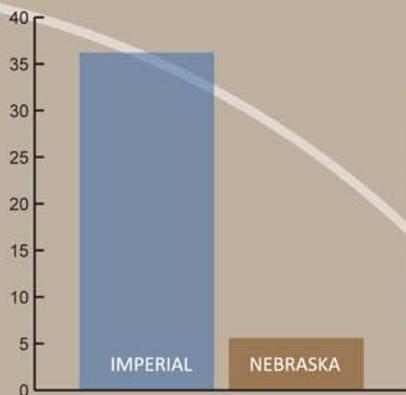
Why expand, develop or relocate your company or its newest division in Imperial, Nebraska? There's been a revolution of sorts — the rediscovery of the virtues of rural communities. Corporate leaders and entrepreneurs nationwide are comparing the differences between urban and rural geographies and discovering significant business and lifestyle advantages to be captured in smaller, progressive communities.

IN IMPERIAL...

- We're continuing to improve our infrastructure, our services and our economic future, including the development of the new Cornerstone Commercial Park.
- It costs less to build and develop your new projects here; the larger your project is, the larger your savings will be, yielding higher ongoing company profits and a more attractive return on your investment.
- We have a progressive, business-friendly local government; we want you here, and we're ready to do what we can to make Imperial your chosen location for new development or expansion projects.
- Imperial offers employee training and education programs here or in the immediate region through Mid-Plains Community College and the Mid-Plains Center for Enterprise.
- We enjoy an uncompromised quality of life with activities and entertainment that provide something for each member of the family; living in Imperial is a bargain, stretching your resident staff's income even further.

IMPERIAL - CHASE COUNTY TARGET INDUSTRIES

- Transportation and Logistics
- Bioscience and Technology
- Processed Foods
- Information Services and Data Centers
- Home Health Care
- Direct Marketing Services
- Tire Manufacturing and Re-treading
- Specialty Ag Manufacturers
- Animal Products
- Consulting Services
- Architectural and Engineering Firms
- Software Development
- Green Energy and Production
- Wind and Solar Energy
- In-Bound Marketing and Telecommunications
- RV and Leisure Equipment Manufacturing
- Brewery
- Fats and Oils Production
- Medical Device Manufacturing
- Pharmaceutical
- Injection Molding or Plastics Manufacturing
- Communication Equipment and Service
- Testing Laboratories
- Legal Services
- Warehousing and Distribution Centers
- Metal Fabrication
- Screw Machine Parts
- Retail Farm Supply
- Orthotics and Prosthetics
- Defense Industries and Services
- Furniture Production
- Value-Added Ag Production
- Travel and Tourism Attractions or Facilities



Taxable retail sales grew over 36% in Imperial from 2005 - 2009;
Nebraska grew retail sales by 5.6% over the same period.





Cornerstone
COMMERCIAL PARK



The Cornerstone Commercial Park



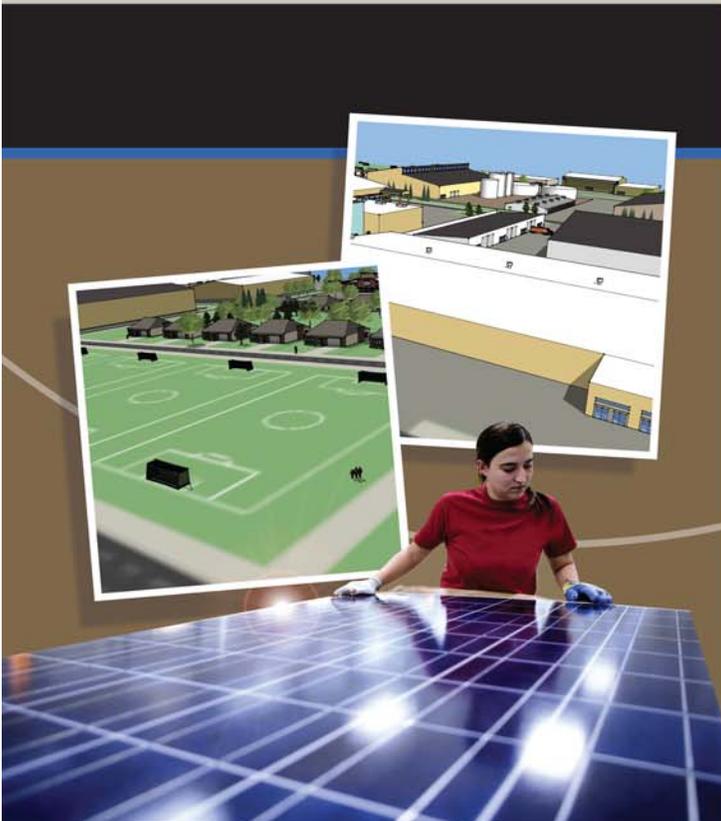
I M P E R I A L N E B R A S K A

Example Development Visual



Cornerstone Commercial Park has the right place for your next project. Our economic development professionals can help you by providing:

- An overview of the community's economic, geographic and demographic profile, and a tour of the community based on your needs and interests
- Information about the area's economic and business climate, quality of life and housing, and answers to questions about incentive issues
- Introduction to government officials at the local and state level regarding permits, environmental issues, fees and more
- Introduction to service providers — utilities, education, banks, construction services, engineering and architectural
- Community briefing for transferring employees
- Information on available buildings
- Maps and other information on industrial sites and buildings, and detailed GIS reports



Key Data Points

Imperial Municipal Airport: Lighted runway 100' wide x 5,000' long; 18 hangers; ASOS automated weather reporting system and NDB for navigation; commercial air - 80 miles

Chase County Community Hospital and Clinic: 24-bed critical access hospital including out-patient and in-patient care, specialty clinics, operating room, and emergency care

Local access to US Highway 6 and Nebraska Highway 61; distance to Interstate 80 - 50 miles; distance to Interstate 70 - 98 miles; Interstate 25 access at Denver - 211 miles

Destination	Miles	Days by Rail	Days by Truck	Chase County Labor Force	
Omaha	376	1-2	1	County Labor Force	1,994
Lincoln	325	1-2	1	Area Labor Force	14,806
Chicago	843	1-3	1-2	Unemployment %	3.6%
Dallas	756	3-4	2-3		
Denver	211	1-3	1-2	Job Titles	Median Wage
Houston	994	3-4	2-3	Assemblers - Fabricators	\$ 13.61
Kansas City	478	1-3	1-2	Data Entry Keyers	\$ 10.62
Los Angeles	1,223	4-7	2-3	Lathe Tool Setters	\$ 10.37
Minneapolis	753	1-3	1-2	Laborers, Helpers	\$ 11.26
New York	1,622	4-7	3-5	Machinists	\$ 12.56
St. Louis	723	1-3	2-3	Secretaries	\$ 11.63
Winnipeg	906	3-4	2-3	Welders - Cutters	\$ 9.68

The City of Imperial purchases electricity from the Imperial Public Power District (IPPD). The City owns and operates a 4,160 wye distribution system with eight feeder circuits. To ensure reliability and minimal disruption of electrical service, IPPD has two backup electrical feeds. Due to IPPD's switching capabilities, the City of Imperial enjoys ongoing reliable electrical service with minimal disruptions.

Source Gas supplies natural gas to the City of Imperial through a four-inch transmission pipeline which has an operational pressure of approximately 850-950 pounds per square inch. Source Gas provides natural gas to approximately 1,000 residential and commercial customers within the Imperial community. Source Gas operates an open-access pipeline enabling customers to purchase their

own gas supplies and transport them on the Source Gas system. The water system has five groundwater wells capable of pumping 3,250 gallons per minute. Average daily use is estimated at 650,000 gallons per day with a peak use of 2,500,000 gallons.

Great Plains Communications provides telephone, internet, and digital high definition cable service to Imperial and has the capability to provide multiple T1 lines or 10 mb high-speed internet at any location in Imperial. Great Plains Communications provides its own private upgradable OC-192 fiber optic network into the community spanning from McCook through Imperial to the home office in Blair, and into Omaha. Wireless internet service is also provided by Chase 3000, a locally-owned internet company.

Imperial Is Made For Business





READY WHEN YOU ARE

Cornerstone Commercial Park is located along Nebraska Highway 61 and features ten primary commercial or industrial lots, available separately or in combination.

The project also features six residential duplex lots, fifteen single-family residential lots, a public park and a new soccer complex.

LOCAL AND STATE INCENTIVES

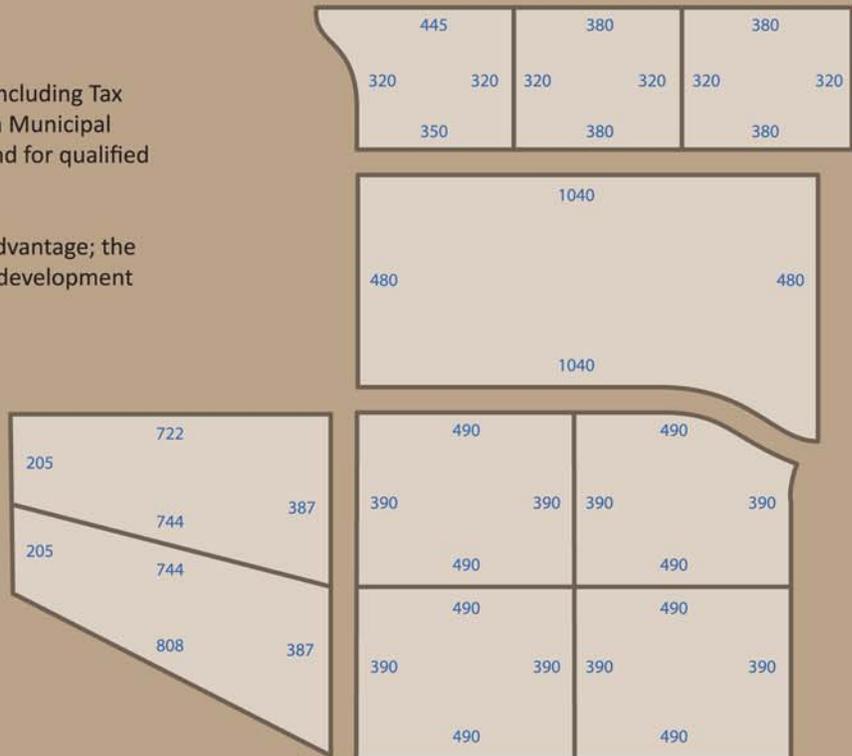
Imperial offers development incentives including Tax Increment Financing (TIF), a Local Option Municipal Sales Tax and a CDBG Revolving Loan Fund for qualified projects.

The State of Nebraska offers Nebraska Advantage; the State's premier economic and industrial development program. Nebraska Advantage features:

- Investment credits
- Wage credits
- Sales tax refund
- Customized job training
- Research and development tax credits
- Micro-enterprise tax credits
- Inventory tax exemptions
- State and local sales tax exemptions for purchases of manufacturing machinery, equipment and related services

THERE'S NO PLACE LIKE NEBRASKA

Nebraska features a labor force with an unmatched work ethic; central location offering an integrated system of interstates, mainline railroads, and airports; a 100% public power system — the only state that offers it — providing customers with electrical power at some of the lowest rates in the nation.



Final lot size and layout are subject to change as the development progresses

Download a complete subdivision project plat map and more at: WWW.CORNERSTONE4BIZ.COM



IMPERIAL

CORNERSTONE COMMERCIAL PARK

WWW.CORNERSTONE4BIZ.COM

IMPERIAL NEBRASKA

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