

The Cleveland Plus region kicked off 2011 with continued employment increases and a surge of development activity throughout the region. In fact, Northeast Ohio's unemployment rate, at 9.0% in March, is lower than the national rate of 9.2%. Further evidence of the region's recovery from the recession is the year-over-year decline in unemployment. Overall, unemployment dropped two percentage points since Q1 2010. This decline is faster than the U.S., which dropped less than one percentage point for the same time frame.

DEVELOPMENT ACTIVITY

OHIO OFFERS NATION'S THIRD-LOWEST TAX RATE

In an April 2011 report released by Ernst & Young LLP and the Council On State Taxation (COST), Ohio ranks among the top three states for favorable business tax rates on new investments. Visit ey.com to view the complete report.

OHIO AND WAYNE COUNTY RECOGNIZED FOR DEVELOPMENT ACTIVITIES

Ohio has earned the number two spot in *Site Selection* magazine's 2010 Governor's Cup race, which ranks states based on new-project activity. Ohio boasted 376 new projects in 2010. This is the fifth consecutive year Ohio has taken the number one or number two spot in the competition.

Site Selection also has named Wayne County, Ohio, among the Top 10 performing micropolitan areas (among 576) in the United States for an unprecedented fifth consecutive year. The Wooster micropolitan, which includes all of Wayne County, finished fourth by recording 11 new projects representing investments of more than \$140 million and the creation or retention of 917 jobs.

AKRON ATTRACTS MANUFACTURING AND TECHNOLOGY LEADERS

Reaffirming its commitment to Northeast Ohio, Goodyear Tire & Rubber Co. leads the list of businesses that broke ground in Akron during Q1 2011:

- + **Goodyear Tire & Rubber Co.** – Several states vied for the opportunity to serve as home to the new \$154 million Goodyear headquarter facilities, but the tire giant has committed to the state of Ohio through 2038, with options through 2093. The Akron facility will house 2,000 employees when it opens in 2013.
- + **Involta LLC** – Involta has begun the \$20 million construction of a 46,000-square-foot, LEED-certified enterprise data center in Akron, slated to be operational by Q4 2011. Ranked 40th on the 2010 Inc. 500 list of fastest-growing private companies in the United States, the technology company says its state-of-the-art facility will offer local and national businesses critical infrastructure support and increased network connectivity. The expansion will create more than 50 jobs in the \$60,000 - 70,000 salary range.
- + **Röchling Automotive** – Germany-based Röchling Group has selected Akron as its seventh U.S. – and second Northeast Ohio – manufacturing site. (Röchling Glastic Composites is headquartered in Cleveland.) Röchling Automotive USA will operate the \$15 million, 75,000-square-foot injection-molded-parts factory, which initially will employ 123 skilled workers.

DOWNTOWN CLEVELAND BUSTLING WITH \$1.4 BILLION IN DEVELOPMENT

Four large-scale, catalytic projects broke ground in downtown Cleveland – all within a half-mile radius of Public Square – during Q1 2011:

- + **Medical Mart & Convention Center** – Site work on this \$465 million project continues as demolition of the former convention center nears completion.
- + **Flats East Bank Project** – \$275 million has been secured to construct a 450,000-square-foot office tower (future home of Ernst & Young and Tucker Ellis), new Aloft hotel (Starwood Hotels & Resorts Worldwide Inc.) and new restaurant and entertainment venues.
- + **Rock Ohio Caesars Horseshoe Casino** – Phase 1 of this \$350 million development project, which will bring full-scale gaming to downtown Cleveland in early 2012, is under way at the historic Higbee building.
- + **Innerbelt Bridge Project** – The Ohio Department of Transportation has begun construction on the \$287 million structure that will service over 100,000 cars daily when it opens in 2013.

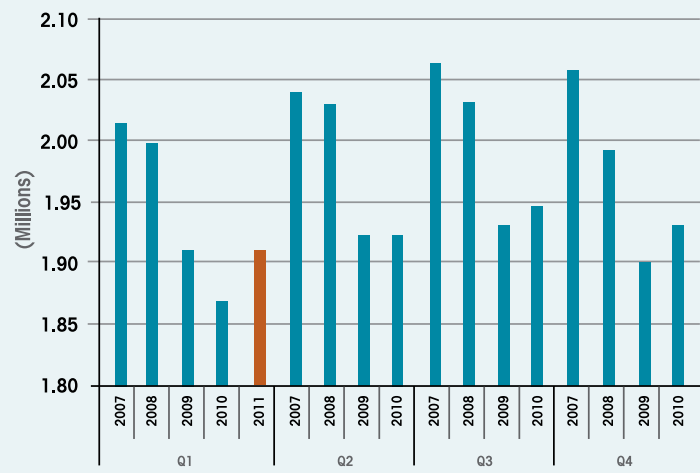
TIMKEN INVESTS \$35 MILLION IN CANTON PLANT

The Timken Company has announced plans to install a high-volume, in-line forge press at its Faircrest steel rolling mill facility in Canton. This installation will increase capacity, lower costs and expand product capabilities, providing particular value to customers using Timken's high-performance steel products in extreme operating conditions, such as in the power generation and oil and gas industries. Overall, the organization has added approximately 200 new jobs in the past year in response to growth for new products such as bearings and systems that power mechanical equipment for wind energy and oil and gas extraction, all of which are shipped to customers around the world.

Development activity continues on back page.

Visit www.clevelandplusbusiness.com and click on NEWS to get more information about these stories and other activity in our vibrant region.

NEO Total Employment (Not seasonally adjusted)

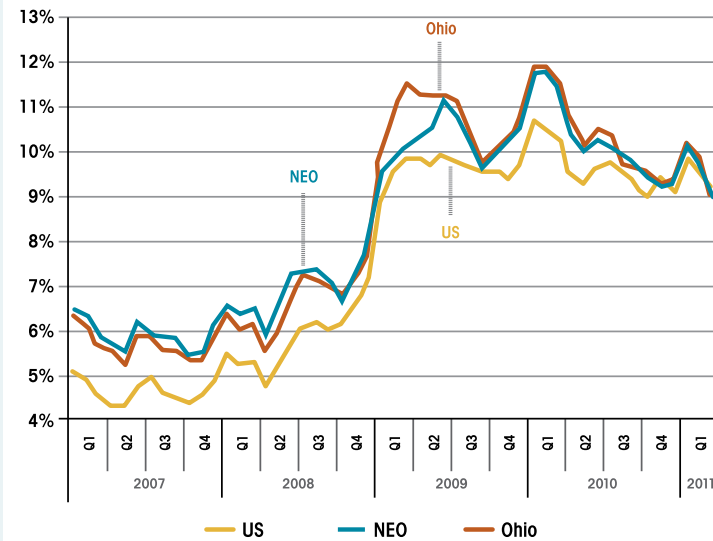


NEO EMPLOYMENT ENJOYS FIRST Q1 INCREASE SINCE 2007

Employment in Q1 2011 grew by almost 40,000 jobs from Q1 2010, representing the first year-over-year Q1 increase since 2007. Total employment averaged 1.91 million workers in Q1 2011, up from an average of 1.87 million in Q1 2010.

Source: Ohio Labor Market Information (LMI)

Unemployment Rates (Not seasonally adjusted)

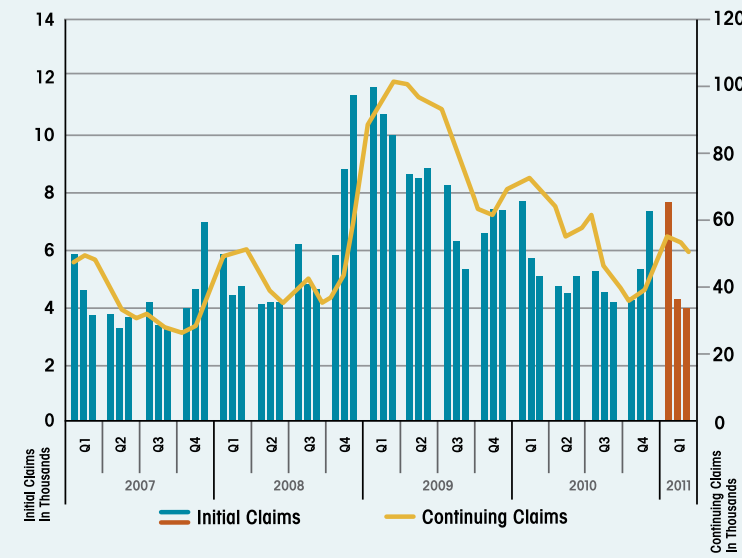


UNEMPLOYMENT RATE IMPROVES FASTER THAN NATIONAL AVERAGE

Northeast Ohio's unemployment rate continued trending downward during the first quarter. With an overall Q1 2011 rate of 9.6%, identical to the state and just slightly above the U.S. rate of 9.5%, Cleveland Plus and Ohio dropped to 9.0% in March 2011 while the U.S. dropped to 9.2%. Overall, the unemployment rate is 2% lower in the region versus Q1 2010, while nationally the rate is down only 1%.

Source: Ohio Labor Market Information (LMI)

Average Monthly Unemployment Claims

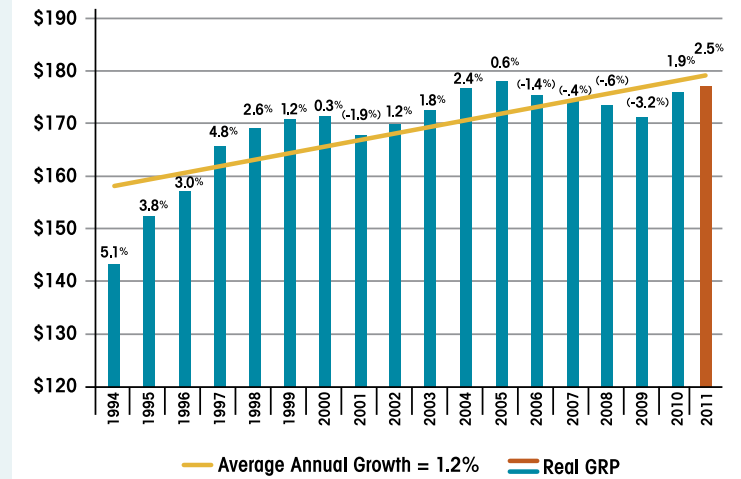


FEWEST MONTHLY UNEMPLOYMENT CLAIMS SINCE OCTOBER 2007

March 2011 saw the fewest monthly unemployment claims since the recession began, with initial unemployment claims numbering 3,900. The Q1 2011 average was 5,200 initial claims – about 1,000 fewer than Q1 2010. Continued claims reached a natural seasonal spike of about 53,000 in Q1 2011 – about 17,000 fewer than year-over-year claims (70,000).

Source: Ohio Labor Market Information (LMI)

NEO Real Gross Regional Product (GRP) (in billions)

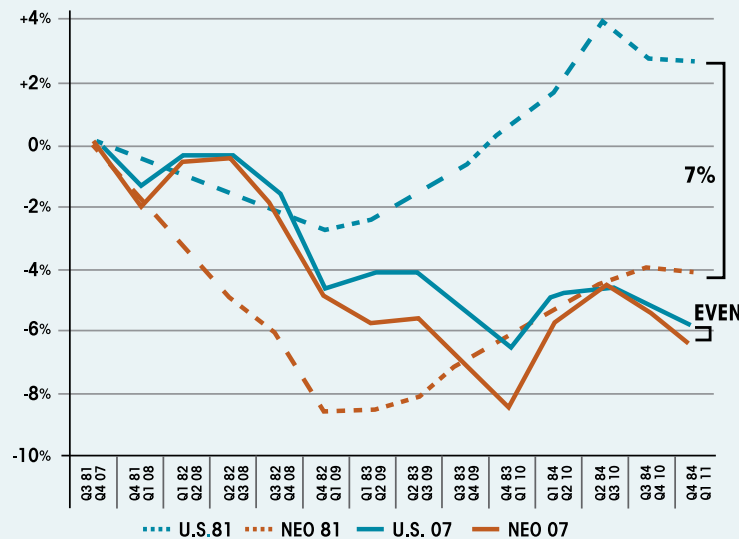


CLEVELAND PLUS GRP PROJECTED TO GROW 2.5% IN 2011

The most recent GRP data from Moody's Economy.com reflect economic growth of approximately 2% (\$172 billion) in Northeast Ohio in 2010, slightly lower than the U.S. rate of 2.8%. Projections for 2011 currently show the region on pace to grow around 2.5%.

Source: Economy.com

Recession Employment Comparison (0 = Employment at Start of Recessions)

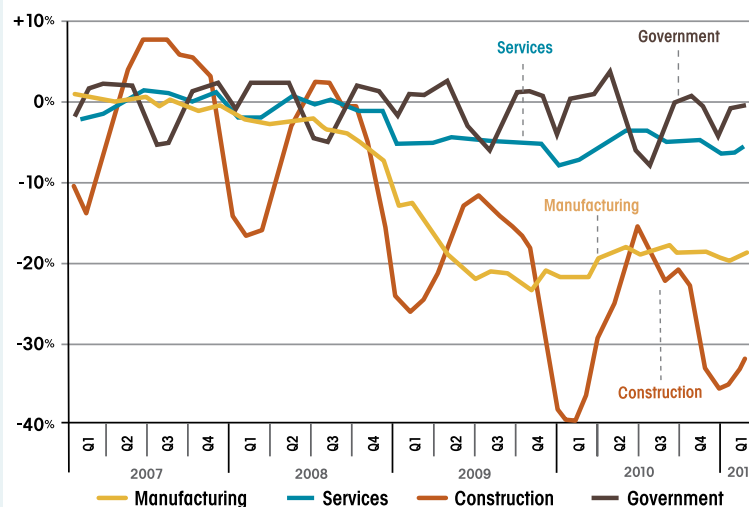


EMPLOYMENT TRACKING EVEN TO U.S.

Through 14 quarters of the 2007 recession, the Cleveland Plus employment index continues to track the same as the U.S., with both at about 6% below the employment level of Q4 2007, when the recession began. This represents a contrast to Northeast Ohio's performance during the 1981 recession, when the region trailed the U.S. by 7% through 14 quarters. The recent decrease is seasonal.

Source: Ohio Labor Market Information (LMI)

Change In Employment By Sector (0 = 2007 Sector Average)

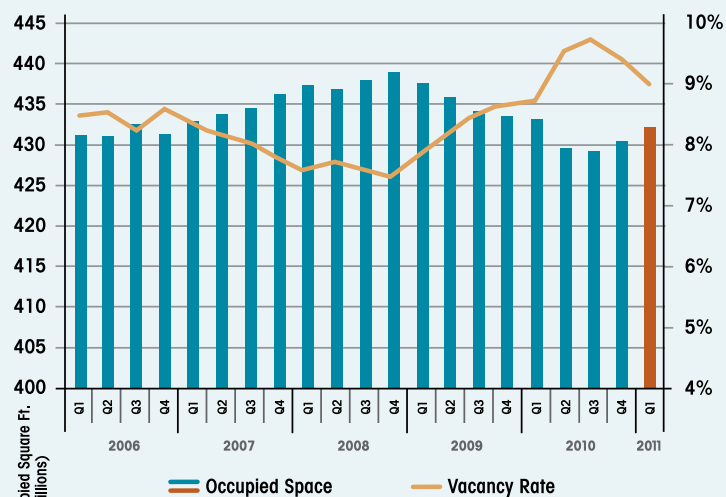


MANUFACTURING, SERVICE AND CONSTRUCTION EMPLOYMENT RISING

Employment showed a year-over-year increase in Q1 2011 in the manufacturing, service and construction sectors. The largest increase percentage-wise was in construction – up about 8% (3,500 workers). The services sector led in terms of number of workers added – 19,000 or about 1.6%. Manufacturing saw an increase of about 3%, or 5,900 workers.

Source: Bureau of Labor Statistics (BLS)

Northeast Ohio Occupied Industrial Space

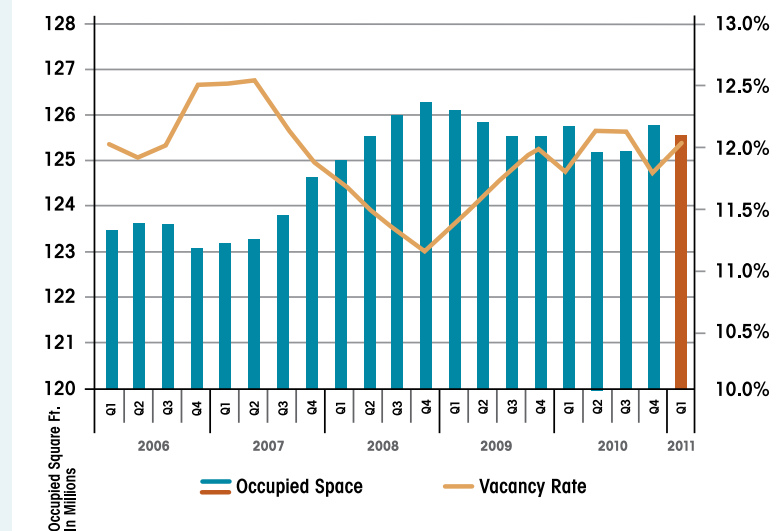


MODEST QUARTER-TO-QUARTER INCREASES IN INDUSTRIAL SPACE USAGE

Recovery in Northeast Ohio's occupied industrial space continued in Q1 2011, increasing to 432 million square feet. The vacancy rate declined to 9.0%.

Source: CoStar

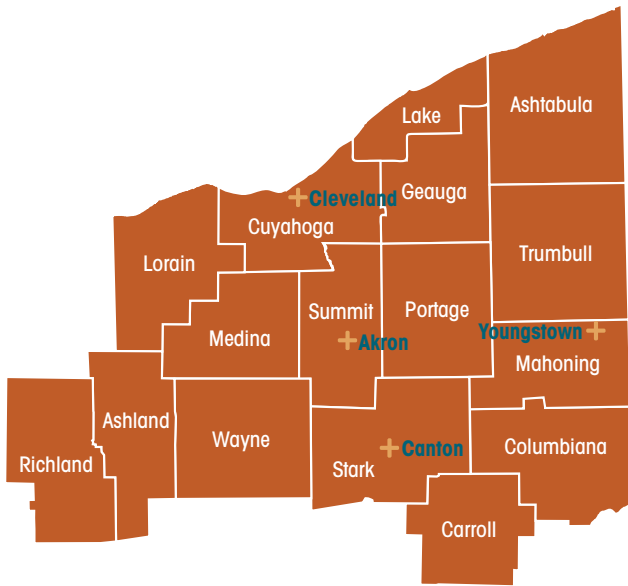
Northeast Ohio Class A, B, C Office Space



OFFICE SPACE REMAINS CONSISTENT

Class A, B and C office space in the Cleveland Plus region declined slightly in Q1 2011 to nearly 125 million square feet, with vacancy rates increasing to 12%. Overall, the office market has remained fairly consistent since the recession began.

Source: CoStar



DEVELOPMENT ACTIVITY (CONTINUED)

ASHTABULA BUSINESSES BENEFIT FROM WATER GRANT

The Ashtabula County Port Authority (ACPA) has been awarded a \$1.5 million grant from the U.S. Economic Development Administration. Combined with a \$1.5 million loan from the state of Ohio, this funding will help ACPA replace pumps and pipes that draw water from Lake Erie into plants that provide water to Ashtabula’s industrial base.

THIRD FRONTIER FUELS GREENFIELD SOLAR PROJECT

Ohio’s Third Frontier Project – the initiative begun in 2002 to expand Ohio’s high-tech research capabilities, support entrepreneurship and develop new products – has awarded GreenField Solar Corp. \$1 million to develop solar cells through its research in Oberlin. GreenField is collaborating with the Edison Materials Technology Center and The Ohio State University.

OUR PARTNERS INCLUDE:



ABOUT TEAM NEO:

Team NEO advances Northeast Ohio’s economy by attracting businesses worldwide to the 16-county Cleveland Plus region. The organization is a joint venture of the region’s largest metro chambers of commerce. Since 2007, the organization has attracted 42 new company expansions or relocations, 3,600 new jobs and more than \$142M in annual payroll to Northeast Ohio, leading to a total annual regional payroll benefit of \$257M. For more information, visit www.clevelandplusbusiness.com.

DATA SOURCES:

Team Northeast Ohio uses a number of data sources for the Regional Economic Review. One of the primary sources is the Moody’s Economy.com (www.economy.com) data for Northeast Ohio.

Moody’s Economy.com county-level output, employment and payroll historical data are estimated from several publicly available sources and are summarized into the Team NEO regional footprint. It is important to understand data provided by Economy.com are estimates of economic activity.

Team NEO also uses data from federal and state sources as part of the report. We rely heavily on data from the U.S. Bureau of Labor Statistics (www.bls.gov) and Ohio’s Labor Market Information (www.lmi.state.oh.us) for information on wages, unemployment and both general and industry-specific employment.

Industrial and office real estate data for this edition were derived from the CoStar Group. Due to market limits within the CoStar database, historic trend data for the Team NEO region are reflective of 13 of the 16 counties forming the regional footprint. These counties include Ashtabula, Carroll, Cuyahoga, Geauga, Lake, Lorain, Mahoning, Medina, Portage, Richland, Stark, Summit and Warren.