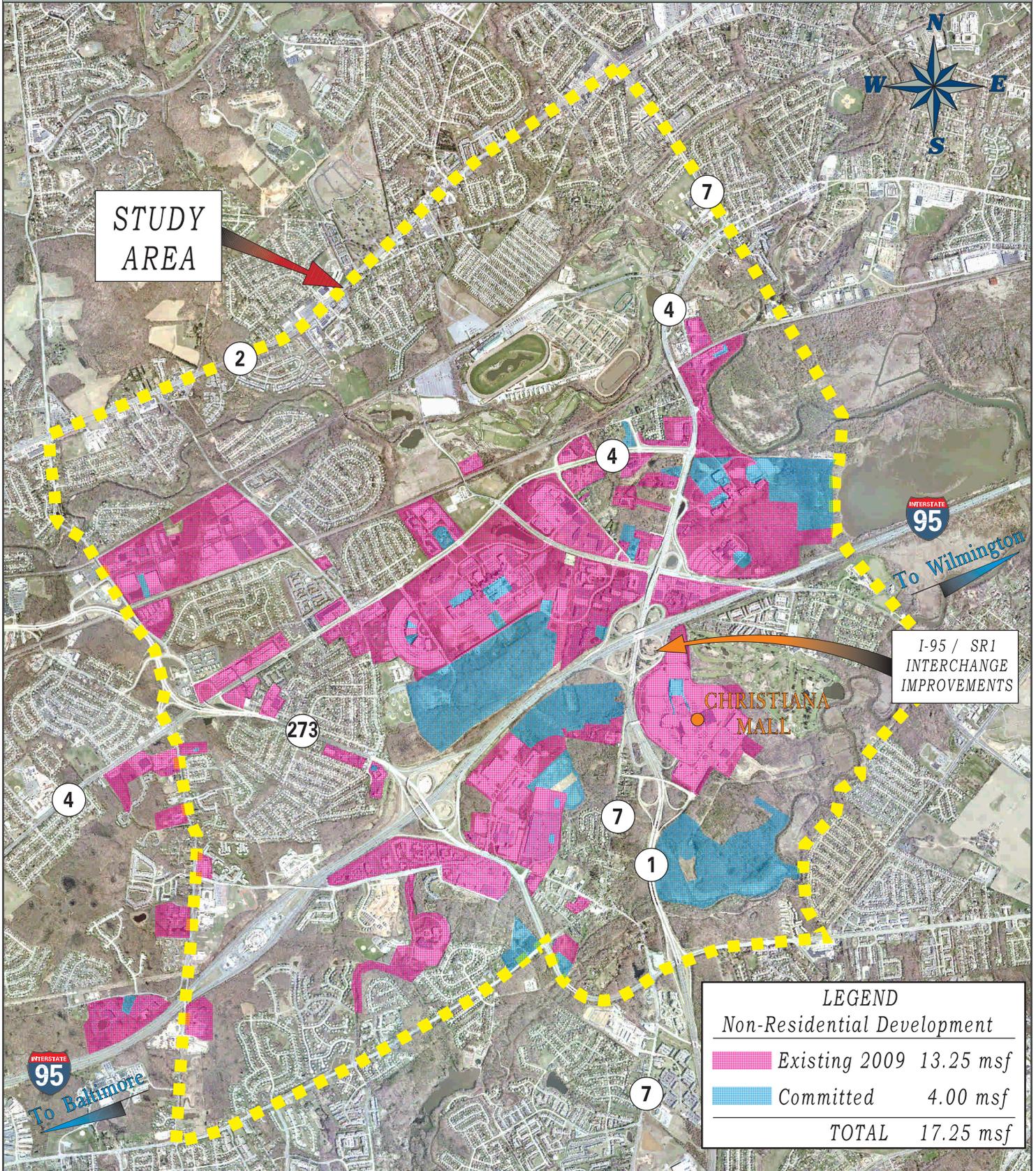


CHURCHMANS CROSSING I-95 DEVELOPMENT 2009



CHURCHMANS CROSSING DEVELOPMENT UPDATE

Non-Residential Growth in the Churchmans Crossing Area – South of I-95

NON-RESIDENTIAL DEVELOPMENT	1997			2004			2009		
	Existing	Committed Development (Additional)	Exploratory Plans (Additional)	Existing	Committed Development (Additional)	Exploratory Plans (Additional)	Existing	Committed Development (Additional)	Exploratory Plans (Additional)
University Plaza Shopping Center Area	305,800	-	-	306,400	-	-	310,600	-	-
Conectiv (Delmarva Capital Investments) / Delmarva Services	236,500	-	354,100	236,500	-	-	236,500	-	-
273 Office Complex	74,000	-	-	74,000	-	-	74,000	-	-
Peddlers Village	63,300	-	-	63,300	-	-	63,300	-	-
Christiana Industrial Park	5,000	-	-	5,000	-	-	5,000	-	-
Christiana Corner ⁽²⁾	-	-	118,900	-	140,400	-	-	140,400	-
Conectiv Operations Center	357,700	-	-	357,700	-	-	357,700	-	-
Sears Eagle Run / Promenade at Christiana ⁽⁹⁾	286,500	-	-	286,500	-	-	286,500	160,400	-
Bob Evans / Hawthorn Suites ⁽¹⁾	8,500	8,000	-	45,900	-	-	45,900	-	-
Christiana Town Center (273 Mall)	-	455,800	-	346,400	106,400	-	424,800	228,000	-
University Plaza Office Park Area ⁽³⁾	449,100	-	-	449,100	49,800	-	498,900	-	-
Industrial Rentals / Market Place at Christiana	-	-	-	-	-	176,000	-	303,000	-
Christiana Medical Center / Faith City	65,200	21,200	-	65,200	21,200	-	65,200	21,200	-
Christiana Retail Center I ⁽⁴⁾	-	292,600	-	308,800	-	-	308,800	-	-
Christiana Retail Center II ^{(4) (6)}	-	-	-	-	-	360,700	-	-	-
Christiana Fashion Center ^{(4) (7) (8)}	-	-	910,000	-	915,000	-	-	915,000	306,500
Christiana Mall ⁽⁵⁾	1,238,100	-	-	1,238,100	-	-	1,182,900	181,900	-
Comfort Suites ⁽⁸⁾	32,000	2,000	-	32,000	18,900	-	32,000	19,900	13,500
(South of I-95) SUBTOTAL	3,121,700	779,600	1,383,000	3,814,900	1,251,700	536,700	3,892,100	1,969,800	320,000

⁽¹⁾ Traffic Mitigation Agreement in place to reduce the number of vehicles traveling to the site

⁽²⁾ Property purchased by DeIDOT in 2002

⁽³⁾ Square feet of some existing buildings unknown

⁽⁴⁾ Court recognizes 928,670 committed square feet for Christiana Retail Center and 820,330 committed square feet for Christiana Fashion Center

⁽⁵⁾ Also some committed square feet with no building plans: 177,000 in 1997 and 2004, and 85,000 in 2009

⁽⁶⁾ Property purchased by DeIDOT in 2005

⁽⁷⁾ Figure shown does not include square feet for parking structures

⁽⁸⁾ 2009 committed square feet may be replaced; total proposed square feet would equal committed + exploratory

⁽⁹⁾ 2009 existing square feet may be replaced; total proposed square feet would equal existing + committed

CHURCHMANS CROSSING DEVELOPMENT UPDATE

Non-Residential Growth in the Churchmans Crossing Area – North of I-95

NON-RESIDENTIAL DEVELOPMENT	1997			2004			2009		
	Existing	Committed Development (Additional)	Exploratory Plans (Additional)	Existing	Committed Development (Additional)	Exploratory Plans (Additional)	Existing	Committed Development (Additional)	Exploratory Plans (Additional)
J.P. Morgan Christiana Center ^{(1) (2) (4)}	539,200	750,800	-	639,900	650,100	-	672,900	617,100	-
Delaware Technical Community College	228,900	-	-	230,700	-	-	230,700	-	-
Old Route 7 South	113,600	20,700	-	113,600	20,700	-	113,600	19,000	-
Old Route 7 North	107,300	-	-	107,300	-	-	107,300	-	-
Country Commerce Office Park	45,000	-	132,000	45,000	-	-	45,000	42,000	-
Delaware Motor Club	13,000	-	-	13,000	-	-	13,000	-	-
Christiana Hospital ^{(1) (2)}	1,186,700	73,700	-	1,561,195	525,946	-	2,150,900	80,900	-
Bank of America/MBNA Christiana Center ⁽¹⁾	541,300	1,217,200	-	644,500	1,114,000	-	644,500	1,114,000	-
Christiana Executive Campus	473,000	244,000	-	717,000	-	-	717,000	-	-
Center Pointe Plaza ⁽⁵⁾	248,000	13,300	-	255,300	187,900	-	443,200	-	-
Sallie Mae/Nationwide/Provident Mutual ⁽¹⁾	159,000	50,000	-	159,000	50,000	-	159,000	50,000	-
Hotel/Restaurant Cluster ⁽²⁾	120,800	800	1,200	152,600	800	-	134,600	89,200	-
Rockford Center Area / 1082 Office Building	80,700	-	-	89,700	-	-	101,400	-	-
Omega Shops	41,400	-	-	41,400	-	-	41,400	-	-
Churchmans Shopping Center	31,600	-	-	31,600	-	-	31,600	-	-
Metro Business Park / SPCA	10,800	-	-	10,800	-	120,000	12,800	-	175,900
Centurian Plaza / Catawba Property ⁽¹⁾	-	19,600	-	9,000	87,300	-	84,300	12,000	-
Twin "C" Lane Area	18,500	-	-	30,500	63,700	-	94,200	-	-
Harmony Industrial Park	906,300	263,000	-	1,170,800	48,000	-	1,170,800	48,000	50,600
MBNA Ogletown North ⁽²⁾	321,100	-	-	321,100	-	-	321,100	-	-
Omega Professional Center Area	217,300	36,000	-	253,300	-	-	253,300	27,300	-
Red Mill Industrial Park	79,000	-	-	79,000	-	-	79,000	-	-
Harmony Plaza/Harmony Professional Center	86,600	10,600	-	86,600	10,600	-	97,200	-	-
Churchman Village / Metro Properties Area	90,800	-	-	135,800	16,500	-	135,800	16,700	-
Fairplay Train Station/Delaware Park Clubhouse	-	-	-	-	34,600	-	34,600	-	-
MBNA Ogletown South	281,700	-	-	281,700	-	-	281,700	-	-
McIntosh Plaza Area	79,500	-	-	79,600	-	-	79,600	-	-
Holiday Inn/Hampton Inn	104,300	-	-	104,300	-	-	122,300	8,000	-
Alternative Living Services East/Tutor Time	10,000	71,600	-	107,600	-	-	107,600	-	-
Salem Village Square	31,700	-	-	31,700	-	-	31,700	-	-
Islamic Society of Delaware	4,000	-	-	4,000	10,100	-	7,400	6,600	-
Christiana Corporate Center	128,000	193,200	-	278,000	43,200	-	278,000	43,200	-
Plaza Four/SCR Industrial Area ⁽³⁾	78,400	-	-	78,400	-	-	78,400	-	-
Little Sisters of the Poor	68,300	-	-	68,300	-	-	68,300	-	-
Newark Church of Christ	33,800	-	-	33,800	-	-	33,800	-	-
Metro Center	272,500	-	-	272,500	-	-	272,500	-	-
(North of I-95) SUBTOTAL	6,752,100	2,964,500	133,200	8,238,595	2,863,446	120,000	9,250,500	2,174,000	226,500

⁽³⁾ Square feet of some existing buildings unknown

⁽¹⁾ Traffic Mitigation Agreement in place to reduce the number of vehicles traveling to the site

⁽⁴⁾ Also 129,000 committed square feet since 1997, with no recorded building plans

⁽²⁾ Figure shown does not include square feet for parking structures

⁽⁵⁾ Also 280,000 committed square feet in 1997, with no recorded building plans