

What Recession? 2008 was the best year ever for Elesco Limited! We helped a record number of clients to find new ways of generating revenues from surplus and underutilized real estate assets. We also completed several feasibility studies for project master plans being developed by our strategic partners. 2009 started off with new projects under contract as well as continuing contracts from last year. It looks to be another banner year.

Bureau of Indian Affairs, Nevada – Pine Nut Allotments Development Feasibility Analysis



Elesco has been working with Cascade Design Professionals of Milwaukie, Oregon on a multi-year contract to evaluate development potentials on about 300 Indian allotments in the Pine Nut Mountains of western Nevada. Located south of Gardnerville on both sides of US Hwy 395, these properties are not on a reservation but are in individual ownerships. Elesco assessed them for their highest and best uses and assigned development criteria. Elesco also wrote a new Master Lease for BIA to encourage development while protecting the rights of the Indian owners.

Tuscan Village at Lake Chelan, Washington - Market & Economic Feasibility Analysis



Elesco was contracted by Tuscan Partners LLC to provide the market and economic analysis for a planned \$56 million development on the south side of Lake Chelan. Anchored by two existing award-winning wineries, Tuscan Village will consist of several clusters of housing and shops built in the Tuscan theme on 100 acres of the 275-acre property. The rest of the site will remain in vineyards and wineries. Elesco evaluated market potentials based on local, regional, and statewide growth trends along with competitive factors. Cash flow projections were developed to show the economic feasibility of the development.

City of Hermiston, Oregon – Impact Analysis of Advanced Education Center



Elesco was contracted by the City of Hermiston to provide an economic impact analysis of a proposed advanced education center in the community. Its objective was to show the return on investment that could be expected from State grant funding, both in new jobs locally and in the expansion of targeted traded sectors in the state. During this process, the Hermiston School District contracted with Elesco to measure the projected economic benefits of a new school facility. Elesco utilized IMPLAN models for both projects.

Shoalwater Bay Indian Tribe, Washington – Feasibility Analysis for Commercial Center



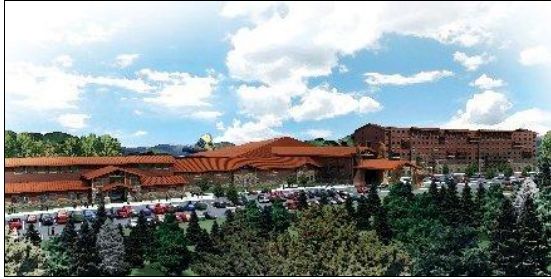
Elesco submitted a successful bid and was contracted by the Shoalwater Bay Indian Tribe at Tokeland, on the central Washington coast, to perform a feasibility study for a proposed commercial center with a gas station, convenience store and other facilities. A survey with more than 900 responses determined market demand for a variety of uses as well as identifying potential annual revenues. Based on that analysis, Elesco was later contracted by Cascade Design Professionals to develop cash flow analyses for specific facilities at selected locations.

Pierce County Airport, Washington – Development Feasibility Analysis and Plan



Following a successful analysis of overall airport expansion opportunities at the Pierce County Airport in 2007, Elesco was again contracted by WH Pacific to evaluate development potential on a specific 30-acre parcel adjacent to the runway. Elesco determined that the highest and best use was for aviation-related businesses that could operate from combined hangar/office facilities. Elesco provided projected absorption rates, prices and revenues, and an overall cash flow analysis for several development scenarios.

Chehalis Indian Tribe, Grand Mound, Washington – Land Use Suitability Analysis



Elesco was contracted by Maul, Foster and Alongi, a civil engineering firm based in Vancouver, to provide land use suitability and market analysis for multiple properties near the Great Wolf Lodge in Grand Mound, Washington. Elesco assessed land use absorption patterns and trends and recommended mixed uses for the overall Master Plan.

More information about these and other projects performed by Elesco Limited can be obtained by contacting us at our address in Sunriver, Oregon.