



INDUSTRIAL DEVELOPMENT AGENCY

MAKING CONNECTIONS
CREATING SOLUTIONS

Pursuant to and in accordance with Sections 2897(7)(b) and (c) of the Public Authorities Law ("PAL"), the Steuben County Industrial Development Agency (the "Agency") has prepared the following information for the Agency board and the public:

TRANSACTION & PURPOSE

The Agency proposes to enter into a sale and purchase agreement with Louisiana-Pacific Corporation (the "Company") for the sale of approximately 75.87 acres of vacant land located at 7300 State Route 54 in the Town of Bath, Steuben County, New York (the "Land"). The Company is seeking the acquisition of the Land to construct an approximately 80,000 square foot wood building products manufacturing building. The purpose of the proposed transaction is to further the mission and purpose of the Agency by facilitating the advancement of job advancement and economic prosperity within the County of Steuben.

(1) Description of Asset:

Approximately 75.87 acres of vacant land located in the Town of Bath, County of Steuben, New York and identified as tax parcel 144.00-02-009.112.

(2) Appraisal of the FMV:

\$379,000

(3) Kind and Amount of Benefit to the Public:

The public would benefit from the proposed project through the creation of job opportunities and the generation of new tax revenues.

(4) Value Received Compared to FMV:

Monetary value received by Agency: \$1.00

Appraised FMV: \$379,000.00

(5) Names of Private Parties to the Transaction and Value Received:

Seller: Steuben County Industrial Development Agency

Value Received by Seller: (i) \$1.00, (ii) Job Creation, (iii) New Tax Revenues, (v) Spur Additional Development within Steuben County.

Purchaser: Louisiana-Pacific Corporation or an entity designated by or on behalf of Louisiana-Pacific Corporaiton

Value Received by Purchaser: (i) 75.87 acres of vacant land with a FMV of approximately \$379,000.00

(6) Names of Private Parties that have made an Offer, the Value of the Offer, and Purpose which the asset would have been used:

None