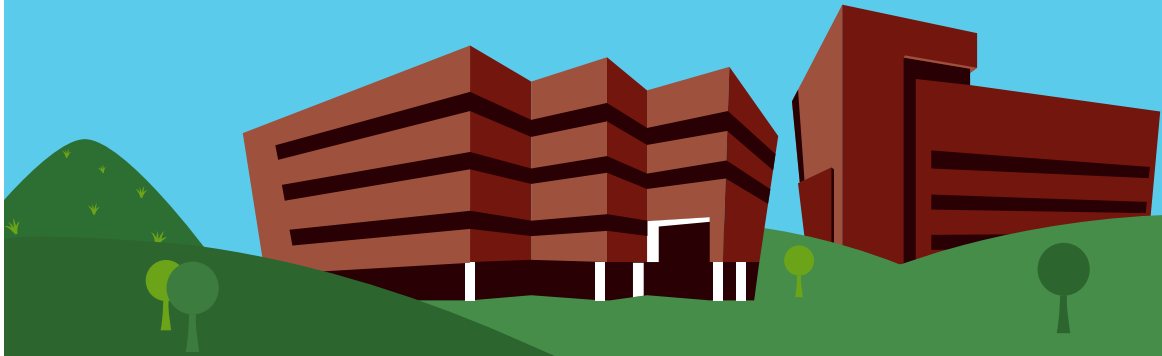




100%

retention



President's Letter

Dear Friends,

Again, I am happy to start this letter by thanking our tenants for what they have allowed us to accomplish for the third consecutive year: 100% retention. That means each of our tenants chose to continue doing business at the Mound and we want them to know how appreciative we are that they continue to make us a part of their success. This combined with the overwhelmingly positive results from our tenant survey are what motivate us to make the Mound this region's best, most unique option for companies large and small.

2016 was a story about growth for the Mound Business Park. Not only did we welcome a new tenant—GoKeyless—we also watched several of our other tenants expand their operations, including Barge, Waggoner, Sumner and Cannon, Inc. and The Woodworking Shop. The day to day of my job is filled with the practical matters of maintaining this property, but the impact we have on this region cannot be overstated. Our steady growth has a positive impact on the local economy and we should all be proud of that position.

Inside this report you will find a summary of the last year. There will be names and faces you recognize and numbers and figures that reflect our efforts. I hope what you take away from our Annual Report is something bigger: everything we have accomplished in the past year was made possible by our tenants, partners, and supporters. Thank you for letting this be the place you work or volunteer or even just visit. We are so proud of our role in this community and region.

Please keep in touch,

Eric A. Cluxton
President, Mound Business Park

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Meet Our Staff



Eric Cluxton,
President



Lorrie Huber,
Administrative
Services Manager

Board of Directors

Richard C. (Dick) Church, Jr,
Miamisburg Mayor

Chris Fine,
Miamisburg Economic
Development Director

Keith Johnson,
Miamisburg City Manager

Albert W. Leland (Al),
President, Leland Consulting, LLC

Tom Luebbers,
Mound Development Corporation
Legal Counsel

Vern Oakley,
Partner, President Asset
Management, Miller-Valentine
Realty Group

George Perrine,
Miamisburg Finance Director

Dr. Niels M. Winther,
Managing Partner & Chairman of
the Board, Think Patented

2016 MILESTONES

- 100% Client Retention
- Positive Tenant Survey Results
- 5 Year Lease from Dayton History
- Favorable Audit with No Findings
- Multiple Site Improvements Completed
- Real Estate Transfer Delay Strategy
- Sale of Building to GoKeyless
- Ohio Historical Marker Approval
- Acreage Reconciliation with DOE Complete
- Miller-Valentine Realty Group Brokers Entire Site

MISSION STATEMENT

To foster collaboration among the area's leading businesses, honoring our technology-rich history while preserving natural resources, and contributing to the success of this region's economy.

VISION STATEMENT

The Mound Business Park will continue to be a substantial asset to the community and expand as its tenants thrive, becoming recognized as the campus where the area's most innovative companies set the pace for growth and job creation in Miamisburg and the greater Dayton region.



GOKEYLESS MOVES HEADQUARTERS TO MOUND BUSINESS PARK

Previously headquartered in Vandalia, keyless door lock distributor and integrator GoKeyless moved their operations to the Mound in December 2016. In addition to keyless door lock systems, GoKeyless also offers cameras, door hardware, and other security services to clients across numerous industries, including aerospace, education, retail, and travel.

“Having started our operations right here in Southwest Ohio, we are eager to continue and accelerate growth from our new headquarters at the Mound,” said GoKeyless CEO Josh Stamps. “This location has enabled us to continue providing our customers with unmatched customer service as we sell and support our keyless door locks and other security systems.”

GoKeyless occupies more than 10,000 square feet within 995 Mound Avenue, with plans to expand their operation in the future.

“With GoKeyless, we continue to diversify our tenant base at the Mound,” said Mound Business Park President Eric Cluxton. “GoKeyless is revolutionizing their field, bringing more security to their clients, and doing the interesting kinds of work that people have come to expect from our tenant businesses here.”



MORE BUSINESSES “ON THE GROW”

Going into 2017, the Mound Business Park maintained 100% client retention year over year, while adding new tenants, and supporting several businesses as they expanded their operations within the Mound. Engineering and architectural services firm Barge, Waggoner, Sumner and Cannon, Inc. added one full time position and is currently hiring.

“Barge Waggoner moved to the Mound Business Park 2 years ago—and we still love it! The location is great for quick access to downtown Miamisburg, the interstate, and Austin Landing,” commented Vanessa Glotfelter, PE, Barge Waggoner Vice President, Dayton Office Manager.

The need for infrastructure support is growing across the country, particularly with existing bridges needing repair. As a result, Barge Waggoner was able to expand their team by adding Senior Bridge Engineer, Amy Moore, PE, to their Dayton location in September. Amy will be working with cities, counties, and ODOT officials across the state. Additionally, Barge Waggoner is currently seeking candidates for architect, civil engineer, and surveyor. More information can be found on their website at bargewaggoner.com.

A relatively recent addition to the Mound, commercial millwork company The Woodworking Shop has also expanded their local operations. Kelly Miller has begun working as the company’s Receptionist and Administrative Assistant and will also be working in their Accounting Department. Cory Spowal came to The Woodworking Shop in September as Production Manager. Spowal will be responsible for all shop production.

“Our tenants’ success is our success,” said Mound Business Park President Eric Cluxton. “I appreciate the trust they place in us and we will continue to support them in any way we can.”

GROUP FLY-IN TO WASHINGTON D.C. A SUCCESS

Last April, the Dayton Development Coalition, including Mound Business Park President Eric Cluxton, flew to Washington D.C. to meet with our elected officials where they discussed matters pertinent to this region—including the Mound.

Cluxton was joined by several local officials and community members including: Mound Business Park Board Member Niels Winther, Miami Township President Doug Barry, Miami Township Administrator Greg Rogers, Miami Township Compliance Director Mukesh Singh, Mayor Dick Church, City Manager Keith Johnson, and City Councilman Mike McCabe.

During their time in D.C., Cluxton and team met with Congressman Mike Turner and staff, Senator Sherrod Brown and staff, and representatives from the U.S. Department of Energy. All of our elected officials reiterated their commitment to the Mound, its progress, and future.



MOUND WELCOMES BACK MAYOR BLAIR SKINNER

In July of 2014, as the City of Pinawa was about to embark on a similar restoration project, the Mound Business Park welcomed Mayor Blair Skinner and his team to the Mound for a discovery meeting. This past summer, we welcomed the Pinawa team back to the property. Mayor Skinner shared their many successes and Mound Business Park President Eric Cluxton continued offering guidance from our own endeavors.

Pinawa is home to Whiteshell Laboratories, a nuclear research and development laboratory built by Atomic Energy of Canada Limited (AECL) in 1963. When the Canadian government announced its intention to privatize the management of AECL, Mayor Skinner and staff decided to establish a team that would explore North American sites that had experienced a similar change, including the Mound Business Park.

The Mound has been proud to share our story with the City of Pinawa and we are grateful to have received an invitation to visit their property as well.

THE MOUND: A MULTI-USE SPACE FOR OUR COMMUNITY

Our primary function is to provide a space for our tenants to thrive, but that commitment extends to our surrounding communities as well. At any time, and across our property, the Mound often welcomes local organizations for a variety of activities.

“It is our honor to help the community in this way,” said Mound Business Park President Eric Cluxton. “The Mound has been and continues to be an integral part of Miamisburg and we make it our priority to keep that commitment.”

Here are some of the events the Mound hosted in 2016:

- Last spring, the Mound welcomed Miami Township Police Department Officer D.W. Hesler and Ohio Police Canines back to our property for their ongoing training program. Ohio Police Canines includes units from all over Southwest Ohio and their trainers use the Mound to train canines in everything from detecting human odors to narcotics and explosives odors. The training takes place outdoors and indoors within buildings that are currently for lease or sale.



- In April, the Mound hosted the maneuverability portion of the Ohio Regional School Bus Driver Safety Road-e-o, a statewide event where school bus drivers can show their skills in a fun, competitive environment. The Road-e-o



- is a collaborative effort between school districts and the Ohio Association of Public School Employees (OAPSE), Ohio Association for Pupil Transportation (OAPT), Ohio Department of Education (ODE), Ohio Education Association (OEA), and Ohio School Bus Mechanics Association (OSBMA). Winners from the regional events advanced to the State Road-e-o.
- The Mound also welcomed several local government entities. The Miamisburg Police Department used a portion of our land—located between the salt barn and bunker—for vehicle terrain drills. The City of Miamisburg used interior space for a series of training classes and empty parking lots for heavy equipment training. Finally, Miamisburg City Schools also used some of our empty parking lots for school bus maneuverability practice.

Thanks to all for letting the Mound be your community partner!

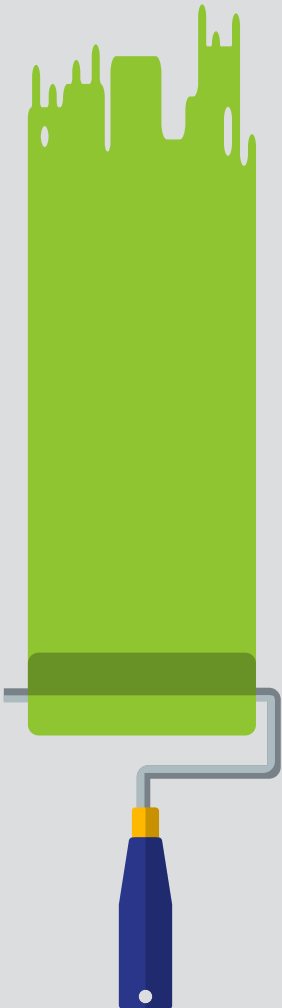
Community Involvement Spotlight: MBP President Eric Cluxton

In addition to the work Eric Cluxton does on behalf of the Mound Business Park and our tenants, Cluxton also represents the Mound by holding positions within several local organizations, including:

- Montgomery County TID: Charter Board Member Since 2001
- Moraine Country Club: Board Member
- County Corp. Development: Board Member
- Miamisburg Rotary: President
- Miamisburg Schools Education Foundation: Board Member
- Miamisburg Historical Society: President
- Miamisburg Merchants Association: Member
- Downtown Miamisburg, Inc: Board Member
- Miamisburg High School Alumni Golf Committee: Volunteer
- Dayton Regional Manufacturing Assoc.: Member
- South Metro Regional Chamber of Commerce Member
- Dayton Area Chamber of Commerce Member
- Dayton History Development Committee Member

Better Than Ever Before

It was another busy year of improvements around the Mound. In addition to the approval of the Ohio Historical Marker, we have also completed several projects around the property. Updates include new floors, paint, and signage in the main lobby located at 965 Capstone Drive, and over 30 trees installed on Vanguard Blvd.



A NATURAL PLACE FOR... EXERCISE!

Green spaces and walkways are favorite features for our tenants, but they also make the Mound a popular choice for outdoor events! Last year, we were honored to be included in not one but two courses...

- Last summer, the Mound was included in the 28th Annual Great Ohio Biking Adventure (GOBA). GOBA is an annual one-week bicycle-camping tour that takes place each June. GOBA riders camped at Miamisburg Middle School on June 23rd and 24th and were invited to attend local attractions including downtown businesses, Riverfront Park, Sycamore Trails Aquatic Center, and the Mound Business Park!
- On Thanksgiving Day, the Mound welcomed back more than 10,000 Turkey Trotters. The 38th Annual Turkey Trot was hosted by the City of Miamisburg and the Ohio River Runners Club and once again included a path through our property.



WELCOME PARTNERS

Last year, the Mound was pleased to start working exclusively with three local service providers. First, Miller-Valentine Realty Group is now our exclusive real estate broker. Second, we've welcomed local cleaning services company Total Green. Third, Farmers & Merchants Bank for financial services. Thanks to all for your service and support!

THANK YOU, TENANTS!

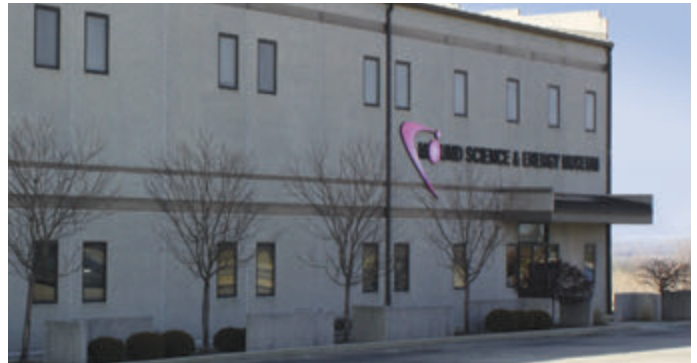
We would like to thank our tenants for their participation in our Tenant Survey. We were overwhelmed by the positive response and have made sure to address each concern proactively. We truly appreciate your encouragement and honesty. Look for another survey later this year!

MUSEUM AT THE MOUND RENAMED, SET TO OPEN NEXT YEAR

The new Mound Cold War Discovery Center will be a collaborative effort between the Mound Development Corporation and the Dayton History Organization.

Currently, Dayton History staff is in the midst of processing artifacts and digitizing more than 80,000 negatives to be included in the museum collection. Set to begin this year, the next phase of the process includes plans to renovate and modernize the existing museum, plus the addition of an engaging multi-media facility.

The new education center is scheduled to open in October 2017. Dayton History staff and volunteers will work together to educate visitors of all ages on the fascinating history of the Mound Lab.



A PIECE OF HISTORY

The Mound Business Park will also receive a State of Ohio Historical Marker. Listed on the National Register of Historical Places, this marker will highlight the Mound's history as a DOE research facility. The marker is scheduled to be installed in the spring of 2017, next to the Employee Memorial Marker.



EMPLOYEE MEMORIAL MARKER



Visitors to the Mound are welcomed by the Employee Memorial Marker, installed mid-2014. This memorial is to recognize and thank the many men and women who contributed to our national security and space exploration.

The people, the plant, their research, and manufactured items were at the leading edge of the Nuclear Age in the United States. Mound-built components are still in the U.S. nuclear weapons stockpile protecting us as a deterrent to attack from other nuclear powers. Mound-built components

went with NASA to the moon, Mars and Jupiter, reliably powering their instruments and keeping them at operational temperatures. They are still continuing in the same vein to Saturn, the outer reaches of the solar system, and beyond.

Annual Mound Open House and T-Building Tour

On December 8, 2016, the MSEM hosted the Twelfth Annual Mound Open House at the Museum. There were 152 people in attendance for the Open House and 63 who took the T-Building tour.



The Mound
Business Park
would like to thank
our local partners:

**Miller
Valentine**
GEM

M TURNER
PROPERTY SERVICES GROUP

ASA
ALAN SCHERK ASSOCIATES

COOLIDGE WALL
A Legal Professional Association

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