

**TERM SHEET
FOR ACQUISITION OF LAND
IN MENOMONEE VALLEY BUSINESS PARK
(J.F. AHERN CO. PROJECT)**

Property: Approximately 4.7 acres (gross) located in the RACM Menomonee Valley Business Park identified as Parcel A on Exhibit A, attached hereto. [Note: acreages to be confirmed by survey.]

Purchase Price: \$120,000/acre payable in cash at closing.

Closing: Closing shall occur on or before January 31, 2012, as mutually agreed, subject to the terms provided under Financial Assistance below.

Development: J.F. Ahern Co. ("Company") shall construct a new corporate office and facility that designs, manufactures, and maintains systems related to people's health, safety, and comfort on the site containing approximately 67,000 square feet (the "Project"). Company anticipates completion of construction of the Project approximately twelve months following closing, subject to force majeure.

Brokerage Commission: RACM shall pay a real estate brokerage commission to CB Richard Ellis equal to 5.5% of the net sale price for Parcel A.

Financial Assistance: RACM shall assist Company in processing and procuring tax credits, tax deductions and other forms of available financial assistance (collectively, the "Financial Assistance") through applicable existing and new programs in connection with development of the Project. Company's obligation to purchase will be contingent upon its ability to obtain the Financial Assistance on terms and in amounts reasonably acceptable to the Company on or before the date of closing, *provided, however*, that if Company is unable to secure the Financial Assistance on or before March 30, 2012, and Company does not waive the Financial Assistance contingency in writing, RACM will be entitled to terminate the Agreement for Sale of Land (as described below) upon written notice to Company.

Design Guidelines: Company shall develop the Project in compliance with the Design Guidelines attached hereto as Exhibit B.

Human Resources Requirement: Company shall utilize Emerging Business Enterprise for not less than 25% of the construction and development cost of the Project and shall comply with the City of Milwaukee RPP Program and shall enter into an agreement for that purpose.

Stormwater Maintenance: As part of the overall development of the Menomonee Valley Business Park, RACM has installed a master stormwater management system that will serve Parcel A and the other lands within the Park. The cost of installation of the system is included in the purchase price of Parcel A. Company shall be required to enter into a Stormwater Drainage Easement providing for the maintenance and operation of the system.

Subsequent Documentation: Prior to closing, RACM and Company shall enter into an Agreement For Sale of Land containing RACM's customary provisions (consistent with the provisions of this Term Sheet) pertaining to the conveyance of RACM-owned property. Such

provisions shall include the requirement that Parcel A shall be governed by a Redevelopment Plan containing site and design regulations and that title to properties within the Menomonee Valley Business Park shall be further subject to customary permitted encumbrances such as utility, access and other easements for common benefit (but which shall not impair Company's intended use).

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