

Exhibit 7

Site Ready Improvements

The Authority will undertake the following site ready improvements:

1.) Locate, design, permit and excavate building pads to no more than 3% grade:

A.) Destination Center and Pad sites.

B.) Distribution Center Site.

2.) Locate, design, permit, excavate and pave access roads:

A.) Cabela Drive from interchange bridge to and including three entrances to destination center lot.

B.) County Route 41/9 connection to Cabela Drive.

C.) Distribution road from Cabela Drive to distribution site.

3.) Locate, design, permit and install utility line extensions:

A.) Install water tank with Cabela's logo.

B.) Install water main with extensions to meters of Destination and Distribution Centers including a tap to pad sites.

C.) Install pump station and sewer line extensions to Destination and Distribution Centers including a tap to pad sites.

D.) Install main electric service line to site and meters of Destination and Distribution Centers including tap to pad sites.

E.) Install main phone service line to site appropriate connection points to Destination and Distribution Centers including a tap to pad sites.