

# Outline of Offers

|                      | Dennis Dahlmann             | CA Ventures                 | Ron Hughes                       | Opus   | Ron Mucha                         |
|----------------------|-----------------------------|-----------------------------|----------------------------------|--|-----------------------------------|
| Price                | \$5,250,000.00              | \$5,150,000.00              | \$5,200,000.00                   | \$5,200,000.00   | \$4,200,000.00                    |
| Cash or Other        | Cash                        | Cash                        | Cash                             | Cash   | Cash                              |
| Due Diligence Period | 30 days max                 | 30 days                     | 180 days + (2) 60 day extensions | 90 days + 180 days for permits   | 60 days + 180 days for permits    |
| Close this Year?     | Yes                         | Yes                         | No                               | No   | No                                |
| Plan                 | Apartments, Office & Retail | Half Apartments, Half Hotel | Apartments, Office & Retail      | Half Apartments, Half Hotel  | Mixed Use Project - exact use TBD |
| Contingencies        | No                          | No                          | No                               | Yes, contingent upon parking deal with the City and the City bringing all utilities to site (\$500,000+) | No                                |
| Qualified            | Yes                         | Yes                         | Yes                              | Yes  | Yes                               |
| Offer Type           | Binding Sales Agreement     | Binding Sales Agreement     | Binding Sales Agreement          | Letter of Intent   | Letter of Intent                  |