

EXHIBIT A

Real Estate (legal description)

[attached]

EXHIBIT B

Description of Project

The development and improvement of the Real Estate by constructing, refurbishing and renovating residential dwelling units in two phases as well as storm water sewer, exterior elevator tower construction and additional parking site work improvements at the historic La Crosse Rubber Mills Building. Upon completion, Phase 1 will include 38 residential studio apartments and Phase 2 shall include an additional 30 residential studio apartments.

EXHIBIT D

Description of Public Improvements

None

EXHIBIT E

Project Cost Breakdown

[attached]

MACC - Phase I- 38 Apts
Balance to Finish "A" "B" Bldgs

08/19/2016

BUILDING "A"							
Axley Brynelson - Legal Consultants				\$50,000			
Plumbing. Labor & Material				\$58,000			
Elevator/Stair - Contract				\$100,000			
HVAC				\$21,000			
ELECTRIC				\$75,000			
FIRE SPRINKLER "A"				\$3,000			
FIRE SPRINKLER "A" ELEVATOR/STAIR				\$7,500			
FRAMING				\$6,500			
CASEWORK, DOORS & HARDWARE				\$28,000			
CABINETS - COUNTERTOPS				\$10,800			
PAINTING				\$7,200			
FLOORING/VINYL				\$2,800			
CARPET				\$28,400			
LAMINATE				\$17,000			
BASE				\$9,400			
CARPENTRY/LABOR				\$22,000			
DRYWALL/HANG				\$10,400			
	TAPE & FINISH			\$24,000			
WINDOWS				\$12,000			
F.F.&E.				\$4,800			
ACCESSORIES				\$8,000			
CEILING'S (SUSPENDED)				\$7,500			
STORM SEWER				\$64,000			
CURB & GUTTER				\$14,000			
BIT PAVING				\$40,000			
RETAINING WALL ENTRY/LANDSCAPE				\$12,000			
CONTINGENCY				\$10,000			
PROJECT MANAGEMENT/GEN LABOR				\$13,400			
		TOTAL "A"		\$666,700		Projected Completion 10/30/16	
		ELEVATOR/STAIR PARKING				Projected Completion 10/30/16	
BUILDING "B"							
PAINTING				\$700.00			
FLOOR COVERING				\$3,750.00			
F.F. & E.				\$3,000.00			
CARPENTRY, LABOR				\$2,300.00			
MATERIALS				\$2,200.00			
UNIT ACCESSORIES				\$700.00			
APPLIANCES				\$1,200.00			
EXTINGUISHERS				\$300.00			
		TOTAL "B"		\$17,250.00		Projected Completion 08/10/16	

BUDGET FOR BLDG "C" APARTMENTS/ 3RD & 4TH FLOOR \$2,750,000.00 Budget Only
with Elevator/Stair Tower East side of Building "C"

EXHIBIT F

Construction Schedule

Commence construction of Project

October 1, 2016

Substantial completion of Project

October 31, 2017