# EXHIBIT B

Description of Project

The Lofts at River Point will offer additional residential density to the River Point community and is intended to be a vibrant, mixed-use development where professionals seeking active, healthy lifestyles come to live, work and play. Residents will be encouraged to utilize the amenities, outdoor spaces and commercial tenants afforded by this project as well as the entirety of the River Point District. The spaces will be programmed throughout the year and offer opportunities for continuous activity and vibrancy. The Lofts at River Point will include small commercial space on the ground floor, aimed to be cost effective and efficient for local businesses to be able to afford. This will be a destination for those who want the best combination of urban living and the great outdoors. Combined with the forthcoming Gateway Commons project, it will serve as the entryway and brand-setting project for the entire district, leveraging artistic signage, uniquely designed exterior spaces and integration of natural landscapes. The project will give visitors a first impression that the River Point District is a truly special place that is vibrant, active and celebrates the outdoors as an outstanding part of life in the City of La Crosse.

Parking & Access

The project includes 62 surface parking spaces, including dedicated handicap spaces. Each unit will be assigned a dedicated parking space.

Commercial Spaces

The building will feature approximately 2,400 square feet of commercial space along River Bend Drive that is able to be subdivided for multiple tenants. This will be an extension of commercial space proposed at Gateway Commons that wraps around the intersection at Copeland Ave and down River Bend Drive into the River Point district, providing continuity of commercial frontage and active first floors, drawing visitors into the development.

Residential Units

The project includes approximately 55 residential units on four floors. It will feature a mix of two-bedroom, one-bedroom and efficiency one-bedroom units. The efficiency one-bedroom units offer a more affordable price point for a high-quality living opportunity within the project. Most units will feature balconies, and all will have access to the building’s amenities.