

Addendum A to Offer to Purchase - Lot 1 & 2 River Point Drive

The Offer to Purchase is contingent upon satisfaction of the following items:

1. Buyer to submit plans within 60 days of acceptance of offer for twenty townhomes to be constructed on Lot 1 and 2 with an anticipated value of at least \$12 Million. Plans to shall include exterior rendering. Buyer anticipates two four-unit buildings and a small commercial space on Lot 1 and three four-unit buildings on Lot 2.
2. Buyer & Seller to agree to and execute a Development Agreement for Buyer's proposed plan. Prior to execution of the Development Agreement, Buyer may assign the Offer to Purchase and Development Agreement to an entity for which Ryan Radue is the sole member or at least 50% ownership of.
3. Seller to assist with and allocate grant funding received by Seller for a Remedial Action Plan for addressing soil conditions on site for Buyer's proposed use and project design. The parties shall make joint efforts to complete this prior to closing on the purchase of the lots.
4. Buyer acknowledges that existing soil conditions are inadequate for construction of buildings. Buyer may at Buyer's expenses obtain soil testing and other engineering to determine the design and cost of substructure adequate to support Buyer's proposed project.
5. Buyer and Seller will cooperate on subdividing Lots 1 and 2 to meet the needs of Buyer's development plans. If feasible, Buyer intends to create individual zero lot lines for 4 unit buildings with individual sewer and water services to each.

Authentisign
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01/28/26