

## PROJECT ENHANCEMENTS

### 1. Design Features

Generally: The Project will have a timeless design similar to a “historic mercantile” building. The building incorporates historic architectural and building elements that evoke both a modern and historic building incorporating elements of design and building (e.g. brick and stone) found in other downtown buildings such as the Wells Fargo Bank, Fire Headquarters, Castle Rock Music, and the White Construction/Folkestad and Fazekas office.

Building Façade: The elevations of the Project and architectural renderings are depicted on the attached drawings.

Building Materials: Construction of the building façade will make extensive use of real stone such as rhyolite (as opposed to cast stone); brick (not veneer) and cementations stucco (not EIFS-type system). Windows will be glazed glass.

Restaurant Compatibility: The building design and construction shall include a grease trap complying with all applicable codes, including architectural plans that will enable a restaurant tenant to install a cooking hood to support a commercial restaurant on the first floor.

### 2. Development Challenges

Development of the Project results in the incurrence of the certain extraordinary expenses, including

- Relocation of several utilities, as well as the need to provide an easement for access to relocated utilities, including 2 power poles, power to the Douglas County facility and adjacent lots and a gas line to neighboring businesses.
- Caissons of extraordinary depth to bedrock (45’).
- Purchase of additional land in order to meet fire code to facilitate access to a minimum of 2 sides of a 4-story building.