



MMPI

MMPI
222 Merchandise Mart Plaza
Suite 470
Chicago IL 60654 USA
merchandise mart properties.com
312 527 4141

July 15, 2009

Mrs. Barbara Shergalis

Project Director
Cuyahoga County
1275 Ontario Street
Cleveland, Ohio 44113

RE: Cleveland Convention Center & Medical Mart Project
Approval For Balance of Feasibility Costs.

Dear Mrs. Shergalis,

This letter is in reference to the "Partial Site Selection Notification under Development Agreement" dated June 9, 2009 which was delivered by Cuyahoga County and agreed to by MMPI Cleveland Development LLC (the "Developer").

The Developer has received a NTE (not to exceed) proposal in the amount of \$2,443,573.00 (Two Million Four Hundred Forty Three Thousand Five Hundred and Seventy Three Dollars) from its pre-construction design builder and various consultants for performing work on the feasibility plans, as described in Section 2.3 of the Development Agreement dated April 16, 2009.

Pursuant to our discussions, we have commenced the feasibility study and due diligence efforts. The Partial Site Selection Notification letter established a preliminary limit of \$500,000.00 (Five Hundred Thousand Dollars) for the predevelopment costs. Based on the required scope of work, the Developer hereby requests approval for increasing the feasibility expenditures by up to \$1,943,573.00 (One Million Nine Hundred Forty Three Thousand Five Hundred and Seventy Three Dollars) to perform this work. This would equal the not to exceed amount.

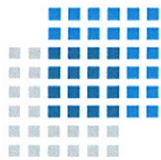
Thank you . Please let me know if you have any questions or need additional information.

Sincerely,

Myron Maurer
Senior Vice President

Enclosures:

cc: Mark Falanga
Randall Clark
Lloyd Davidson
Ryan Grommes
Maulik Shah



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CLEVELAND MMCC
CONSULTANT LIST & BUDGET FOR FEASIBILITY / PRECONSTRUCTION PHASE

CONSULTANT TYPE	FIRM	NTE PROPOSAL
Acoustical Consultants	Rick Talaske	\$16,450
Architect - Feasibility	VDT	\$347,643
AV Consultant	Rick Talaske	\$15,650
Civil Engineer/Survey	Osborn Engineering	\$50,000
Convention Center Mechanical Peer Review Consultant	Mike McCleskey	\$50,000
Electrical Contractor	Lake Erie Electric	\$25,000
Elevator/Escalator Consultant	Lerch Bates	\$27,500
Exterior Skin/Roofing	Westlake, Reed, Leskosky	\$24,000
Food Service Consultant	Culinary Advisors	\$23,500
General Contractor	Walsh Construction	\$582,393
Geo-Tech Engineer	Osborn Engineering	\$15,700
Historical Renovation / Tax Credit	Sandvick Consultants	\$64,000
Lighting Design	C. M. Kling Assoc.	\$25,886
MEP Engineer	Karpinski Engineering	\$140,000
Mechanical Subcontractor	Coleman Spahn	\$20,000
North Bridge Consultant	Osborn Engineering	\$20,400
Operations Consultant	James R. Reilly	\$20,000
Peer Review Consultant	TVS Design	\$161,236
Permitting/Code Consultant	Sandvick Consultants	\$31,000
Structural Engineer	Osborn	\$114,500
Convention Center Structural Overview	Magnusson Klemencic	\$26,250
Structural Overview Expert	Robert Darvas Associates	\$20,000
As-Built Survey	Neff & Associates	\$30,360
Phase I Environmental Study	Eckland	\$4,605
Landscape Consultant	TBD	\$50,000
Traffic / Transportation Study	URS	\$37,500
Legal Fees	MMPI	\$100,000
Contingency	MMPI	\$500,000
TOTAL		\$2,443,573