

## EXHIBIT A: SOFT COST BUDGET

<b>Soft Cost Budget</b>		
<b>ITEM</b>	<b>PROFESSIONALS</b>	<b>Budget</b>
1	Architecture, engineering	850,000.00
2	Architecture, engineering	450,000.00
3	Expediting, permits, misc.	100,000.00
4	GL & Builders Risk Insurance	350,000.00
5	Energy consultants, Misc.	150,000.00
6	Development overhead	550,000.00
<b>Total Completed In Place</b>		<b>2,450,000</b>
<b>ITEM</b>	<b>CONDO &amp; OTHER</b>	<b>Budget</b>
1	Legal Fees Sponsor	90,000.00
2	Lender Legal Fees	45,000.00
3	Expediting Filing Fees	50,000.00
4	Permits / Violations / Misc.	15,000.00
5	Condo Plan	100,000.00
6	Utilities	20,000.00
7	Accounting	15,000.00
8	Insurance	350,000.00
9	Surveys / Stakeouts	30,000.00
10	Testing Labs & Inspections	50,000.00
11	Real Estate Taxes	250,000.00
13	Title Fees	80,000.00
14	Misc. Soft Costs	80,000.00
	<b>SUB-TOTAL</b>	<b>1,095,000</b>
	10% CONTINGENCY	109,500
<b>Total Construction</b>		<b>1,204,500</b>
<b>GRAND TOTAL</b>		<b>\$3,654,500</b>