



June 23, 2016

Par 5 Property Group LLC
C/O Del DeMao
DeMao Retail Consultants

Architectural Design: Dollar Tree Building; Richmond, IN

Thank you for this opportunity to present a design proposal for a building for Dollar Tree (The Tenant) at 2525 Chester Road in Richmond, IN for Par 5 Property Group LLC (The Client). This proposal is based on the following information:

Curran Architecture (The Architect) will develop the design, construction documents and construction administration for a free standing build to suit retail building for The Tenant with approximately 10,000 SF and including buildout per the provided "exhibit C" document. Architectural Design is included in the proposal. MEP, Civil and Structural Engineering will be performed under separate contracts. LEED Certification is not included as part of this project.

The Architect will develop this project in a series of phases as delineated below. No work will proceed on phases without prior approval for that phase of work.

ANTICIPATED PROJECT SCOPE

SCHEMATIC DESIGN

- Meet with The Client and Civil Engineer to review the project scope and determine the building and site requirements.
- Civil Engineer will perform survey work (ALTA, topo and utility).
- Develop plans and elevations for review by The Client and The Tenant.
- Develop 3D model of the building to show visibility from adjacent roads.

DESIGN DEVELOPMENT

- Coordinate with Civil Engineer on submittal package for TAC submittals.
- Attend 1 meeting for TAC approval if required. Additional meetings for zoning variances or re-submittals will be performed on an hourly basis.

CONTRACT DOCUMENTS

- Prepare full construction documents and specifications for the building including required interior buildout.
- Coordinate with The Client's civil, structural and MEP engineers.
- Meet with The Client to review progress.
- Finalize drawings and prepare Energy Compliance reports for building envelope. Lighting and mechanical compliance reports to be prepared by The Client's MEP engineer.
- Submit final drawings to The Client for distribution to The Tenant for approvals.
- Submit the package for state approval.
- Provide copies of the Contract Documents to General Contractors for final pricing and permitting.
- Review any questions during bidding and issue Addenda as required.

CONSTRUCTION ADMINISTRATION

- Respond to questions, issue RFI's and review shop drawing submittals.
- Make (3) site visits during construction to ensure general compliance with the contract documents. Additional site visits will be performed upon request of The Client on an hourly basis.
- Perform (1) punch list walk thru at the completion of construction.

FEES AND REIMBURSABLE EXPENSES

Curran Architecture will bill monthly based on percentage of completion of the project by phase. This proposal is limited in scope to that which is defined above.

Professional Fees

Architectural Design

Schematic Design	\$3,500.00
Design Development	\$2,000.00
Contract Documents	\$12,000.00
Construction Administration	\$5,000.00
Total Professional Fees	\$22,500.00

Hourly Rates

Any work performed in addition to the scope in this proposal will be performed on an hourly basis at the following rates:

- Registered Architect: \$125.00/hr
- Production Manager: \$100.00/hr
- Graduate Architect: \$85.00/hr
- Clerical: \$50.00/hr

Reimbursable Expenses

Following are reimbursable expenses that will be billed back to the project in addition to the professional fees above.

- Drawing Reproductions \$4.00 / sheet
- Auto Travel (local) Federal rate

In addition, the following expenses will be invoiced at cost plus 10%:

- Postage, mailing, handling of drawings
- State Filing Fees
- Consultant Fees
- Messenger service
- Incidental materials
- Cost of any building permits, zoning applications, etc...

Additional Services (hourly plus expenses, unless noted otherwise)

- Attendance at plan commission, board of zoning appeals, and/or technical advisory hearing meetings are not included in this proposal except as specifically mentioned.
- Tenant build out drawings other than referenced in this proposal.
- Re-design or documentation of Client requested change orders.

Environmental Considerations

The Architect assumes no responsibility for the detection or removal of any hazardous substances found on the project site. Any testing, reporting, or removal of substances will be the responsibility of The Client.

Limitation of Liability

The Architect shall maintain, at his own expense, general liability insurance. It is acknowledged that this limit of liability applies to any action, be it contract, tort, or any other theory. The Client agrees to bring any claims against The Architect's corporate entity, not any individual owners or employees of The Architect's firm. The Client and The Architect both agree to waive any claims for consequential damages against each other.

Job Site Safety

The Architect is not responsible for job site safety or means and methods. Job site safety and means and methods are the responsibility of the contractor. The Architect has no stop work authority.

Client Provided Information

The Architect shall have the right to rely on the accuracy of any information provided by The Client/Tenant. The Architect will not be responsible for verification of the accuracy of this information, nor will The Architect be responsible for errors or changes resulting from The Client's/Tenant's failure to provide information, or the inaccuracy of The Client's/Tenant's information. Additionally, suppliers and sub-contractors of The

Client/Tenant shall be considered as The Client's/Tenant's responsibility in this respect with regard to timeliness and accuracy of information.

Accounting Records

The Architect shall maintain accurate records of all time spent and expenses incurred, which may be reviewed by The Client at any mutually convenient time.

Interest

All professional fees are subject to net 30-day terms. Monthly interest of 1.5% shall be charged on outstanding invoices over 30 days old, compounded monthly. The Client will be responsible for all collection and attorney fees if a collection agency is required to obtain late payments.

Ownership of Documents

The drawings, ideas, designs and concepts related to the project are the exclusive intellectual property of The Architect and are not to be used or reproduced, whole or in part without the written consent of The Architect. The Client, for use in connection with ownership and occupancy of this specific project, shall be permitted to retain copies including reproducible copies of all above-referenced documents.

The Architect will be permitted to photograph the project and utilize the images in promotion of The Architect. The Client and The Tenant will be permitted to review the photos prior to any publication.

Re-Negotiation

If re-planning of the project is required, as a result of unanticipated budgetary changes or increased costs due to strikes or other unanticipated complexities, The Architect and The Client shall reserve the right to re-negotiation of this contract.

Termination

This agreement may be terminated by either party for convenience with 30 days written notice, or for cause with 7 days written notice. The project may be suspended by the client with 30 days written notice. In the event of suspension or cancellation for convenience, The Client shall pay all expenses incurred by The Architect and/or The Architect's consultants prior to the date of suspension or cancellation.

Agreement

This proposal will be considered accepted upon receipt of a signed copy of the agreement.

Signature _____

Title _____

Date _____

CURRAN ARCHITECTURE

Signature _____

Title Shawn M. Curran, AIA, RA, RID; President

Date June 23, 2016

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