

Commercial Letter of Intent

October 13, 2020

Re: +/- 227 acres, Lynch Rd. & US HWY 41 Evansville, IN

This letter is to set forth the basic terms upon which River Point Inc or a newly formed LLC ("Buyer") located at 9799 Old St. Augustine Rd, Jacksonville, FL 32257, would be willing to purchase the above referenced property ("Property"). The terms, including the purchase price, amount of earnest money deposit, inspection rights and purchase contingencies, along with closing date are set forth below:

Purchase Price: \$3,000,000

Terms: \$25,000 Deposit; \$500,000 Down Payment; \$2,500,000 First Mortgage to Seller, 5-year balloon accruing 3% interest with half the balance to be paid off within 3 years.

Due Diligence: The first of several necessary reports will be ordered and paid by the Buyer within 10 days after acceptance and continue to be ordered based on the outcome of previous reports. The Buyer will do everything possible to expedite the reports to a completion within a 60-day inspection period. However, Buyer is not in control of the time required so the inspection period may be extended until the last report received not to exceed 30 days.

Closing: To take place within 30 days after due diligence.

Brokerage: Buyer is not a licensed agent or broker and will receive no commission.

Confidentiality: Buyer and Seller agree to keep this offer, the terms of this offer, the acceptance of this offer and any other information disclosed which is pertinent to this offer confidential and will only disclose it to those representatives, lenders, and third parties on a need to know basis in order to accurately determine the site's feasibility.

It would be the intent of the Buyer to enter into a purchase and sale agreement submitted by buyer not later than the 19th day of October, 2020. The agreement would incorporate the terms set forth herein, together with such terms as may be agreed to by the parties.

This letter is intended as a non-binding expression of interest on the part of the Buyer to purchase the Property and not as a purchase offer which, if accepted, would create a legally binding contract.

If the terms set forth herein form an acceptable basis upon which you would sell the Property, and you would like to move forward to negotiate a purchase contract, please so indicate by signing in the space below and return to tish@legrandprojects.com.

River Point Inc.
Ron LeGrand, its President

Agreed to and accepted this _____ day of _____, 2020

Seller's Signature

Print Name

Title

Commercial Letter of Intent

November 2, 2020

Re: +/- 31 acres, 875 N Bella Lago Ln. Liberty Lake, WA

This letter is to set forth the basic terms upon which River Point Inc or a newly formed LLC ("Buyer") located at 9799 Old St. Augustine Rd, Jacksonville, FL 32257, would be willing to purchase the above referenced property ("Property"). The terms, including the purchase price, amount of earnest money deposit, inspection rights and purchase contingencies, along with closing date are set forth below:

Purchase Price: \$1,125,000

Terms: \$15,000 Deposit; \$100,000 Down Payment; \$1,025,000 First Mortgage to Seller, 3-year balloon

Due Diligence: Seller to provide GeoTech report to Buyer, the Due Diligence period shall commence upon the Buyer's receipt of GeoTech report from Seller. The first of several necessary reports will be ordered and paid by the Buyer within 10 days after start of Due Diligence period and continue to be ordered based on the outcome of previous reports. The Buyer will do everything possible to expedite the reports to a completion within a 60-day inspection period. However, Buyer is not in control of the time required so the inspection period may be extended until the last report received not to exceed 30 days.

Closing: To take place within 30 days after due diligence.

Brokerage: Buyer is not a licensed agent or broker and will receive no commission.

Confidentiality: Buyer and Seller agree to keep this offer, the terms of this offer, the acceptance of this offer and any other information disclosed which is pertinent to this offer confidential and will only disclose it to those representatives, lenders, and third parties on a need to know basis in order to accurately determine the site's feasibility.

It would be the intent of the Buyer to enter into a purchase and sale agreement submitted by buyer not later than the 6th day of November, 2020. The agreement would incorporate the terms set forth herein, together with such terms as may be agreed to by the parties.

This letter is intended as a non-binding expression of interest on the part of the Buyer to purchase the Property and not as a purchase offer which, if accepted, would create a legally binding contract.

If the terms set forth herein form an acceptable basis upon which you would sell the Property, and you would like to move forward to negotiate a purchase contract, please so indicate by signing in the space below and return to tish@legrandprojects.com.

River Point Inc.
Ron LeGrand, its President

Agreed to and accepted this _____ day of _____, 2020

Seller's Signature

Print Name

Title

Commercial Letter of Intent

October 9, 2020

Re: +/- 30 acres, 7138 Emerson Rd. Brooksville, FL

This letter is to set forth the basic terms upon which River Point Inc or a newly formed LLC ("Buyer") located at 9799 Old St. Augustine Rd, Jacksonville, FL 32257, would be willing to purchase the above referenced property ("Property"). The terms, including the purchase price, amount of earnest money deposit, inspection rights and purchase contingencies, along with closing date are set forth below:

Purchase Price: \$500,000

Terms: \$5,000 Deposit; \$50,000 Down Payment; \$450,000 First Mortgage to Seller, 3-year balloon

Due Diligence: The first of several necessary reports will be ordered and paid by the Buyer within 10 days after acceptance and continue to be ordered based on the outcome of previous reports. The Buyer will do everything possible to expedite the reports to a completion within a 60-day inspection period. However, Buyer is not in control of the time required so the inspection period may be extended until the last report received not to exceed 30 days.

Closing: To take place within 30 days after due diligence.

Brokerage: Buyer is not a licensed agent or broker and will receive no commission.

Confidentiality: Buyer and Seller agree to keep this offer, the terms of this offer, the acceptance of this offer and any other information disclosed which is pertinent to this offer confidential and will only disclose it to those representatives, lenders, and third parties on a need to know basis in order to accurately determine the site's feasibility.

It would be the intent of the Buyer to enter into a purchase and sale agreement submitted by buyer not later than the 15th day of October, 2020. The agreement would incorporate the terms set forth herein, together with such terms as may be agreed to by the parties.

This letter is intended as a non-binding expression of interest on the part of the Buyer to purchase the Property and not as a purchase offer which, if accepted, would create a legally binding contract.

If the terms set forth herein form an acceptable basis upon which you would sell the Property, and you would like to move forward to negotiate a purchase contract, please so indicate by signing in the space below and return to tish@legrandprojects.com.

River Point Inc.
Ron LeGrand, its President

Agreed to and accepted this _____ day of _____, 2020

Seller's Signature

Print Name

Title

Commercial Letter of Intent

September 17, 2020

Re: +/- 6 acres, 9050 66th Ave. Sebastian, FL

This letter is to set forth the basic terms upon which River Point Inc or a newly formed LLC ("Buyer") located at 9799 Old St. Augustine Rd, Jacksonville, FL 32257, would be willing to purchase the above referenced property ("Property"). The terms, including the purchase price, amount of earnest money deposit, inspection rights and purchase contingencies, along with closing date are set forth below:

Purchase Price: \$165,000

Terms: Cash, \$5,000 Deposit

Due Diligence: The first of several necessary reports will be ordered and paid by the Buyer within 10 days after acceptance and continue to be ordered based on the outcome of previous reports. The Buyer will do everything possible to expedite the reports to a completion within a 60-day inspection period. However, Buyer is not in control of the time required so the inspection period may be extended until the last report received not to exceed 30 days.

Closing: To take place within 30 days after due diligence.

Brokerage: Buyer is not a licensed agent or broker and will receive no commission.

Confidentiality: Buyer and Seller agree to keep this offer, the terms of this offer, the acceptance of this offer and any other information disclosed which is pertinent to this offer confidential and will only disclose it to those representatives, lenders, and third parties on a need to know basis in order to accurately determine the site's feasibility.

It would be the intent of the Buyer to enter into a purchase and sale agreement submitted by buyer not later than the 23rd day of September, 2020. The agreement would incorporate the terms set forth herein, together with such terms as may be agreed to by the parties.

This letter is intended as a non-binding expression of interest on the part of the Buyer to purchase the Property and not as a purchase offer which, if accepted, would create a legally binding contract.

If the terms set forth herein form an acceptable basis upon which you would sell the Property, and you would like to move forward to negotiate a purchase contract, please so indicate by signing in the space below and return to tish@legrandprojects.com.

River Point Inc.
Ron LeGrand, its President

Agreed to and accepted this _____ day of _____, 2020

Seller's Signature

Print Name

Title