



RIS Incorporated

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October 7, 2008

RE: RIS Incorporated's new power retail center at the Lake of the Ozarks, Missouri.

RIS Incorporated has began site work for a 220 acre commercial retail center located in Lake Ozark, MO. The center, known as "The Shoppes at Eagles' Landing," will be located just north of town at what will be the first intersection between business 54 and highway 54. This intersection, coupled with the business 54 stoplight, and also the proposed Horseshoe Bend Expressway stoplight, will give the Lake Ozark project unparalleled visibility and traffic flow. The Shoppes at Eagles' Landing is set be the premiere power retail center in the region.

The Tax Increment Financing plan (TIF) attached as exhibit A, was completed and passed by the city of Lake Ozark in 2007. The TIF, \$63 million dollars in total, will serve as financial incentive to the overall construction of the site. The TIF plan breaks the Lake Ozark Project into four phases. Phases 1, 2, and 3 being located between Business 54 and the future bypass, phases 4A and 4B just to the East of the future bypass. Phases 1,2, and 3 represent the heart of the power retail center, and when coupled with the bypass grading, represent the developers primary initial focus.

For more than seven years Developer Gary Prewitt has been watching this site, and also watching the market mature. He became directly involved with the project in early 2006 with the purchase of the initial property parcel. From that point Mr. Prewitt steadily gained momentum, contracting the final property in late 2007 to completely capture the MODOT right of way and all properties located within the project boundaries.

In early 2006, Mr. Prewitt met with MODOT executives and convinced them into designing the future bypass to accommodate the retail center. MODOT engineers worked together with Gary's engineering team to design the bypass in a mutually beneficial way. Simultaneously, Mr. Prewitt's legal team worked with that or MODOT to draft an agreement for Mr. Prewitt's entity RIS Incorporated to bring the site to rough grade. This cooperative agreement provides 1.5 million yards of excess fill from the MODOT Bypass to the Eagles' Landing site, bringing it to grade as well. The contract will also allow RIS Incorporated to control the construction timeline, gain access points,

and be given all excess right of way after the bypass is opened in 2010 (See attached Cooperative Agreement's Excess ROW Exhibit). MODOT's website suggests that the cooperative agreement will save the State well over \$6,000,000 in taxpayer money, while also providing the Lake Area with much needed extra infrastructure that MODOT was unable to afford without the aid of the Prewitt Entity. The attached MODOT/RIS Incorporated Cooperative Agreement was signed on October 1, 2008, and RIS Incorporated will begin moving MODOT dirt in November.

Retail interest in the project has been strong, despite the economic slowdown as of late. Lake of the Ozarks has always been considered recession proof, in the fact that people will always have to go somewhere to have fun. Lake area commerce has reported increased revenue for the area for the past five consecutive years, leading to the conclusion that the majority of people living in the Midwest are spending their vacation dollars at the lake. In accordance with that, our site has caught the eye of the national retail market, and now has a contract signed by Menards, is expecting a contract from an undisclosed theatre group any day, and also strong interest from Kohls, and Best Buy, to name a few.

Menards signed in August of 2008, and plans to build a 200,000 square foot home improvement store located in Phase 3 of the site. Onsite meetings with retailers including Best Buy, Kohl's, Michael's Arts & Crafts, Bed Bath & Beyond, Buffalo Wild Wings, QuickTrip, and Wal-Mart Supercenter have all received strong positive feedback. Scheduled onsite meetings include a grocery chain and theatre group as well. The level of interest in this development has owner Gary Prewitt confident that "the square footage of the center will be leased months before the property is ready." The apparent retail gap at the Lake of the Ozarks is soon to be filled.

The financial consideration you have expressed in this project is greatly appreciated. I look forward to working with you to set up a project financing plan that will be beneficial for the corporations we both represent. Together we will make this the premier power retail center in the region.